

**Commercial Revalue
2012 Assessment roll**

**AREA
17**

**King County, Department of Assessments
Seattle, Washington**

Lloyd Hara, Assessor

Commercial Area 17





King County

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Appraisal Date 1/1/2012- 2012 Assessment Year

Geographic Area: Wallingford, University District, North Lake Union, Sand Point, Roosevelt, Ravenna, and Laurelhurst

Area Numerical Designation: 17

Sales – Improved Summary:

Number of Sales: 38

Range of Sales Dates: 01/2009– 5/2012

Sales – Ratio Study Summary:

	Improved Value	Sale Price	Ratio	COD*	COV*
2011 Average Value	\$893,100	\$1,068,700	83.6%	9.39%	13.73%
2012 Average Value	\$975,700	\$1,068,700	91.3%	6.04%	8.04%
Change	\$82,600		7.7%	-3.35%	-5.69%
% Change	9.25%		9.21%	35.68%	41.44%

*COD and COV are measures of uniformity, the lower the number the better the uniformity. The negative figures -3.35 and -5.69 represent an improvement in uniformity and the ratio of sales price to assessed value.

Sales used in Analysis: All improved sales which were verified as good that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis.

Population - Parcel Summary Data:

	Land	Imps	Total
2011 Value	\$3,998,072,500	\$963,155,900	\$4,961,228,400
2012 Value	\$4,103,234,900	\$978,274,100	\$5,081,344,400
Percent Change	2.63%	1.57%	2.42%

Number of Parcels in the Population: 1,450 excluding specialties

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting these values for the 2012 assessment year.

Analysis Process

Effective Date of Appraisal: January 1, 2012

Date of Appraisal Report: April 9, 2012

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best of the majority of the appraised parcels as commercial use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

Interim Use: In many instances a property's highest and best use may change in the foreseeable future. A tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. Similarly, there may not be enough demand for office space to justify the construction of a multistory office building at the present time, but increased demand may be expected within five years. In such situations, the immediate development of the site or conversion of the improved property to its future highest and best use is usually not financially feasible.

The use to which the site is put until it is ready for its future highest and best use is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short time.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Current data was verified and corrected when necessary via field inspection.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from January, 2009 through May, 2012 were considered in the analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area 17: University, Wallingford, Roosevelt, Sandpoint

Boundaries:

Area 17 is bound on the north by NE 95th. Street, on the east by Lake Washington, and on the south by Lake Union. The western boundary is Interstate 5 from NE 95th Street to NE 50th Street. Thence, the boundary runs westerly along 50th Street to Woodland Park Avenue N and from there south to Lake Union.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

The area included in the Assessor's Commercial Area 17 includes northeast Seattle approximately from Interstate 5 to Lake Washington and from Lake Union and Portage Bay north to NE 95th Street. The neighborhoods for geographic area 17 were reconfigured prior to the 2012 revalue and in preparation of the next six year revalue plan. The updated neighborhoods provide greater homogeneity with property uses. The new configuration also balances the number of parcels between neighborhoods. Of the neighborhoods inspected for 2012 under the final year of the revalue plan approved by the Department of Revenue, neighborhoods 80 and 90 increased in size. All properties scheduled to be inspected were inspected as well as the additional properties reassigned to these neighborhoods. Area 17 is divided for the purpose of assessment into economic neighborhoods each of which includes one or more business districts, as shown on the following table:

Neighborhood #	Neighborhood Name
10	Stone Way - Northlake - Pacific Street
20	Wallingford
40	Roosevelt
50	University District
60	University Park
70	University Village
80	Ravenna
90	Wedgwood - View Ridge
100	Laurelhurst - Sand Point
110	University of Washington

Neighborhood 10 is Stone Way - Northlake - Pacific Street. Along Stone Way between N 45th Street and Lake Union is an area of older retail and service businesses with a number of industrial properties. The three commercially developed east-west streets lying north of Lake Union are Northlake Avenue, N 34th Street, and Pacific Avenue. Neighborhood 10 is a combination of newer residential and mixed use projects, small office buildings, and older industrial properties.

Neighborhood 20 includes Wallingford, a major business district located along N 45th Street between Stone Way N and I-5. Wallingford is an urban neighborhood with many specialty shops, restaurants, and commercial services. Most of the improvements in this area are older buildings that have been well maintained and have urban charm. There has been very little new development in this neighborhood.

Neighborhood 40 is the Roosevelt business district. It includes the commercial areas along Roosevelt Way and Lake City Way from NE 75th Street south to the ship canal and Interstate Highway 5 to the west. The predominant commercial properties in this area are long established businesses in older improvements, including auto retailers, specialty shops, and small office oriented businesses. Recently there has been some updating and remodeling of these improvements. There has been very little new development in this neighborhood.

Neighborhood 50 is the University District. This area is often referred to as “the Ave”. It includes the commercial businesses along University Way NE and extends from NE Ravenna Boulevard south to the ship canal and from 12th Avenue NE east to 15th Avenue NE. This area has experienced some new development; however, the predominant current trend is the updating and remodeling of existing improvements. This neighborhood has many specialty retail shops, daycare providers, and small private schools. A light-rail transit station is scheduled to open in 2014 at NE 45th Street. It has fueled plans for mixed-use construction primarily in underdeveloped sites such as surface parking lots.

Neighborhood 60 is University Place. It is bordered by 15th Avenue NE on the west, Ravenna Avenue NE to the east, NE Ravenna Boulevard on the north, and the University of Washington on the south. This neighborhood is directly north of the University campus is a residential area which includes fraternities, sororities, and rooming houses, which provide student housing.

Neighborhood 70 is the University Village neighborhood. It includes the retail and service businesses located along 25th Avenue NE, NE Blakely Street, NE 50th Street, and Union Bay Place NE. This is predominantly a retail destination neighborhood that services the surrounding residential neighborhoods. The University Village complex is valued by the Major Retail specialty appraiser. There are several major retailers located in the University Village that attract customers from all over the Puget Sound Region and this enhances the surrounding commercial properties.

Neighborhood 80 includes the shopping districts along NE 65th Street from 12th Avenue NE and east to 32nd Ave NE. Rising Sun Farms is expected to occupy their newly constructed space this spring located at 15th Avenue Northeast and Northeast 65th Street.

Neighborhood 90, from 30th Avenue NE to 40th Avenue NE and from NE 95th Street on the north to NE 55th Street on the south. This area is predominantly residential. The commercial development is along 35th avenue NE serving the needs of the neighborhood. There are many former single family residences which have been converted into offices and 35th Avenue NE has many residential properties.

Neighborhood 100, lying to the east of 40th Avenue NE, is a primarily residential neighborhood, including View Ridge, Windermere, Laurelhurst, and Sand Point. The former Sand Point Naval Air Station has been converted to other public uses, including Warren G. Magnuson Park, public housing, and office space for community organizations. There is a small shopping district along Sand Point Way at about 50th Avenue NE. The Children's Orthopedic Hospital is located at Sand Point Way and NE 40th Street. Except for hospital expansion, there has been very little new development in this neighborhood.

Neighborhood 110 is the University of Washington. The University has opened two new student dormitories this year in the southwest campus area.

Current Development and Changes in Area 17:

The most significant construction taking place in area 17 is development by tax exempt entities. In dollar amount, sixteen of the top twenty-five building permits are for tax exempt institutions. Children's Hospital is expanding with a new multi-million dollar critical care and cancer treatment center referred to as Building Hope. It will connect to the main hospital by a multi-level sky bridge. Children's Hospital has pledged to improve the safety of pedestrians and bicyclists in the neighborhood and is paying to install a signal light at 40th Avenue Northeast for crossing Sand Point Way, a four lane arterial. It will facilitate safe crossing from the Burke Gilman Trail as well as the Ronald McDonald House. The University of Washington also is expanding its hospital with the addition of a building for neonatal intensive care, cancer treatment and diagnostic imaging. Just east of the hospital, Sound Transit has started construction of the light rail station that will serve the University of Washington campus as well as Husky Stadium that is currently being reconstructed. The University of Washington has completed two new dormitories and will be constructing two additional dorms and apartments by 2016. The Husky Union Building (the HUB), the University student union building, is being completely renovated and enlarged by 40,000 square feet and is scheduled to re-open in the fall of 2012.

Merrill Gardens, known for their elder care facilities, is expanding its business model to include apartments with no age restrictions. The development of the apartments will focus on urban villages around the Puget Sound Area, including Wallingford, Ballard and the Seattle Center. Merrill Gardens purchased several parcels on Stone Way Avenue North, in Wallingford, and has recently broken ground on an apartment complex.

University Village is a life-style shopping mall located just northeast of the University of Washington. It has had strong retail sales, even in the down economy, and is constructing a 700 stall parking garage in the south end of the development. The garage is expected to be open in time for the 2012 holiday season.

We can anticipate significant changes in the Roosevelt/Ravenna neighborhoods in the coming years. The City of Seattle recently approved zoning changes that permit greater density in residential, commercial and mixed use properties. Sound Transit light rail will have a station in the heart of the district. There are a number of derelict buildings that are currently boarded up that would be ripe for redevelopment. The Rising Sun Farms and Produce has built a new produce outlet across the street from its current location on NE 65th Street. They plan to move to the new store by the end of April 2012. When they

vacate their current space the entire city block will be abandoned. With the zoning change in place I would anticipate an urban village style of development to take place.

Physical Inspection Identification:

Four neighborhoods were inspected for the 2012 assessment year, neighborhoods 80, 90, 100 and 110. This concludes the six year revalue plan established by the Assessor and approved by the Washington State Department of Revenue.

Preliminary Ratio Analysis:

A Ratio Study was completed prior to the application of the recommended 2012 assessment year values. This study benchmarks the current assessment level using 2011 posted values. The study was repeated after application of the 2012 recommended values. The results, included in the validation section of this report, show an improvement of the Coefficient of Variation (COV) from 13.73% to 8.04%. The Coefficient of Dispersion (COD) improved from 9.39% to 6.04%. The weighted mean ratio improved from 83.6% to 91.3%. The Price-Related-Differential (PRD) improved from 1.08 to 1.03. The results are included in the validation section of this report.

Scope of Data

Land Value Data:

Vacant sales between January 2009 and December 2011 were considered in valuing land. Vacant sales are defined as transactions representing Value-In-Land to the purchaser. The category includes properties undeveloped at the time of sale and properties which were purchased for redevelopment rather than to continue the existing use.

Improved Parcel Total Value Data:

Sales of improved properties between January, 2009 and May, 2012 were considered in estimating market values of improved properties. Sales information is obtained from excise tax affidavits and reviewed by neighborhood appraisers to confirm that sales are "arms length" market transactions representing market value. Appraisers confirm sales through public record, through inspection of sale properties, and through interviews with buyers, sellers, and agents. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report.

Land Value

Land Sales, Analysis, Conclusions:

All parcels in area 17 are located within the City of Seattle and various zoning designations are represented. Vacant land sales recorded between January 2009 and December 2011 were considered most representative of the current market. The most prevalent activity appears to be with the multi

family zoned parcels. Builders are maximizing the density potential of these multi-family zoned parcels through the construction of new common wall housing, rooming houses, and multi-family dwellings offered for purchase or lease.

In the older established commercial districts retail and office buildings are being purchased and updated for new use. Small office buildings are being purchased and converted into daycare facilities, single family residences are being converted into small business spaces, and existing older retail buildings are being updated. There were also several mixed-use projects that were purchased as investments with little to no anticipated changes. New development in Area 17 is slowly increasing from last year.

Vacant Land Model:

The Sales Comparison approach to valuation was considered the most reliable and was utilized in the land valuation model. Values were estimated as a price per square foot. Location, zoning and development potential were the primary variables considered in the valuation process. The assessed land value for the 2011 assessment year for Area 17 was \$3,998,072,500. The recommended assessed land value for the 2012 assessment year is \$4,103,234,900 which results in a change from the 2011 assessment year of 2.63%. The change in land values is intended to improve uniformity and assessment levels. These statistics for the land value increase is somewhat misleading. The properties that had the largest increase were exempt waterfront land in the Sand Point, Magnuson Park, and Matthews Beach areas. Exempt land changed from \$2,878,811,500 in 2011 to \$2,998,971,700 for 2012, a 4.17% increase. Taxable land changed from \$1,119,261,000 in 2011 to \$1,104,263,200 for 2012, a -1.34% decrease. The decrease in land values was primarily for multi-family zoned land where financing for apartments has been limited.

Zoning Definitions (per the City of Seattle Zoning Code):

Residential

SF (5000, 7200, and 9600) Single Family – Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. The three single family zones vary by minimum lot size required for each detached structure.

RSL (Residential Small Lot) – An area within an urban village that allows for the development of smaller detached homes that may be more affordable than available housing in single family zones. There are four separate RSL designations which may only be assigned to areas within urban villages through adoption of a Neighborhood Plan.

- RSL – One house per lot
- RSL/T – Tandem Housing
- RSL/C – Cottage Housing
- RSL/TC- Tandem Cottage Housing

Multifamily

- LR-1** – Low-rise 1- 6 units/9,600 sf lot
- LR-2** – Low-rise 2- 8 units/9,600 sf lot

LR-3 – Low-rise 3- 12 units/9,600 sf lot

LR-3 PUD – Low-rise 3-12 units/9,600 sf lot Planned Unit Development

MR – Midrise – Midrise apartment building

Industrial

IG1 – General Industrial 1 – Typical Land Uses: General and heavy manufacturing commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

IG2 – General Industrial 2 – Typical Land Uses: Same as IG1 with some retail exceptions.

IB – Industrial Buffer – Typical Land Uses: Light and general manufacturing commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses. Industrial buffer parcels near residential units subject to limited height restrictions.

IC – Industrial Commercial – Typical Land Uses: Light and general manufacturing, commercial uses, transportation facilities, entertainment other than adult, institutions generally in existing buildings, utilities and salvage and recycling uses.

Commercial

NC1 – Neighborhood Commercial 1 – A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood.

NC2 – Neighborhood Commercial 2 – A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood.

NC3 – Neighborhood Commercial 3 – A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses.

C1 – Commercial 1 – An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele.

C2 – Commercial 2 – An auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets.

Major Institution Overlay

Provide for the coordinated growth of major institutions through major institutions conceptual master plans and the establishment of major institution overlay zones – allows for variant major institution use from the base zoning. The University of Washington and Children’s Hospital have Major Institution overlays.

The table on the following page summarizes the land valuation model applied to the properties in area 17. All dollar amounts are stated as a price per square foot of land area.

Area 17- Land Values for 2012 Assessment by Zoning and Neighborhood

Zoning	17-10 Stone Way, Northlake, Pacific St	17-20 Wallingford	17-40 Roosevelt District	17-50 University District	17-60 University Park	17-70 University Village	17-80 Ravenna	17-90 Wedgwood- View Ridge	17-100 Laurelhurst- Sand Point	17-110 University of Washington
SF 5000, SF 5000- PUD, SF 7200, SF 9600	\$50/SF	\$50/SF	\$50- \$60/SF	\$60/SF	\$60- \$85/SF	\$50- \$75/SF	\$45- \$50/SF	\$45- \$50/SF	\$45- \$75/SF	NA
LR-1, LR-1-RC, LR-2, LR2- RC, LR3, LR3-RC, LR-3-PUD	\$85- \$100/SF	\$85- \$120/SF	\$75- \$105/SF	\$100- \$110/SF	\$100- \$110/SF	\$75- \$105/SF	\$80- \$90/SF	\$80-\$85/SF	\$60-\$85/SF	NA
NC1-30, NC1-40, C1-30, C1- 40, C1-65	\$76- \$86/SF	\$95/SF	\$80- \$110/SF	NA	NA	\$90- 105/SF	\$85/SF	\$80-\$85/SF	\$75/SF	\$90/SF
NC2-30 NC2P-30, NC2-40, NC2P-40, NC2-65, NC2P-65, C2-30, C2- 40, C2-65	\$90- \$100/SF	\$105/SF	\$90- \$100/SF	\$100/SF	\$100/SF	\$95- \$110/SF	\$95- \$100/SF	\$85-\$90/SF	\$70- \$100/SF	NA
NC3-40, NC3P-40, NC3-65, NC3P-65, NC3-85	\$110/SF	\$115/SF	\$115- \$120/SF	\$115- \$120/SF	NA	NA	NA	NA	NA	\$90/SF
MR, MR-RC	NA	NA	\$115/SF	\$115/SF	NA	NA	NA	NA	NA	\$85- \$100/SF
IC-45	\$45- \$72/SF	NA	NA	NA	NA	NA	NA	NA	NA	\$80-\$90/SF

Improved Parcel Total Values:

Sales comparison approach model description:

In the sales comparison approach, sales of improved properties are used to establish value ranges for various types of use. Sales for Area 17 were verified and analyzed to determine the sale price per square foot of net rentable area. This information was stratified according to use and location in order to set value ranges for classes of properties. A set of value ranges was created for the entire geographic area and is then adjusted for local conditions within each neighborhood.

Commercial condominiums were valued using the sales comparison approach. Based on size, quality, and use, the value ranged from \$200/Net Rentable Area (in square feet) to \$335/NRA.

Live-work-lofts were valued using the sales comparison approach. Based on age and size, the value ranged from \$225/NRA to \$240/NRA.

Cost approach model description:

Value estimates by the cost approach were made using the Marshall Valuation Service, a widely accepted guide to construction costs in the real estate industry. The cost model requires that the floor area of the building be classified among a series of coded uses and that the building structure, quality, shape, and heating system be specified. The appraiser estimates the building's effective age based on its actual age, observed condition, and obsolescence present, and the model calculates replacement cost and depreciation. Depreciated replacement cost is added to site value to obtain the value estimate by the cost approach.

The cost approach is used to estimate the value of public facilities and other buildings such as churches, fraternities and sororities, and public student housing, which have highly specialized configuration and which are not frequently sold. Estimates of depreciated replacement cost are calculated for other properties as well but are typically given less weight than the sales comparison and income approaches, which are considered to more accurately reflect the real estate market.

Cost calibration

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall Valuation Service.

Income capitalization approach model description

The income capitalization model consists of a series of tables in which ranges of rent, vacancy, operating expenses, and overall capitalization rates are arrayed according to building quality and effective age. Tables are prepared for different types of income producing properties, (e.g. office buildings, retail stores, or restaurants). Tables are prepared for each neighborhood, and the income model applies the appropriate table to each of the income producing properties in each neighborhood to produce a value estimate by direct capitalization.

The valuation process includes the following steps:

- (1) The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI)
- (2) The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
- (3) The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

As stated earlier in this report, the Assessor utilizes all three approaches to value. At times one approach is clearly the only or the most reasonable approach e.g.; vacant land utilizing the sales comparison approach and special purpose properties such as churches and auditoriums utilizing the cost approach.

The economic income approach is most often given the greatest consideration when there is sufficient market information for a particular type of property, such as offices buildings, where there is published data on lease terms, vacancy, and capitalization rates. The appraiser develops the income model from multiple sources. Rental data from appeals and information gathered during physical inspection are compared with published data. The appraiser did not send a rental survey to property owners this year. Past attempts produced an overwhelming response from owner occupied properties that were not helpful in establishing the income tables.

Lease information is gathered from Costar and other websites. In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate. The following tables demonstrate the ranges of capitalization rates and trends that are compiled with information that is collected on a national and regional scale. This information is reconciled with data specific to the real estate market in are 17 to develop the income model.

SEATTLE / PACIFIC NW CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	Yr. End 2011	Seattle	7.14%	7.27%	7.58%	
		Pacific Region	6.32%	7.03%	7.14%	
PWC – Korpacz	4Q 2011	Pacific NW	7.57%	-	-	Range = 5.5% to 12.00%
CBRE – Capital Markets Cap. Rate survey.	Aug.-11					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd 1/2 of 2011 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions.
CBRE – Capital Markets Cap. Rate survey.		Seattle	5.00% - 5.50% 6.00% - 7.00% 6.50% - 7.00% 7.00% - 8.00% 5.50% - 6.25% 6.00% - 7.60% 6.50% - 7.50% 7.00% - 8.00% - - - -	- - - - - - - - 6.25% - 7.00% 6.75% - 7.25% 6.50% - 7.25% 7.75% - 8.25% - -	- - - - - - - - - - - - 5.75% - 6.50% 7.00% - 7.50%	CBD - Class A CBD - Class A – Value Added CBD - Class B CBD - Class B – Value Added Suburban - Class A Suburban - Class A – Value Added Suburban - Class B Suburban - Class B – Value Added Class A Class A - Value Added Class B Class B - Value Added Class A (Neigh./Comm. w/Grocery) Class B (Neigh./Comm. w/Grocery)
	Mar.-12					
CBRE – Capital Markets Cap. Rate survey.		Seattle	5.50% - 5.75% 6.00% - 7.00% 6.50% - 7.00% 7.00% - 8.00% 5.50% - 6.25% 6.00% - 8.00% 6.50% - 7.50% 7.00% - 8.00% - - - -	- - - - - - - - 5.25% - 5.50% 6.00% - 6.50% 6.00% - 6.50% 6.50% - 7.00% - -	- - - - - - - - - - - - 5.00% - 6.25% 5.00% - 6.25% 6.25% - 7.25% 6.25% - 7.25%	CBD - Class A CBD - Class A – Value Added CBD - Class B CBD - Class B – Value Added Suburban - Class A Suburban - Class A – Value Added Suburban - Class B Suburban - Class B – Value Added Class A Class A - Value Added Class B Class B - Value Added Class A (Neigh./Comm.) Class A (Neigh./Comm.) – Value Added Class B (Neigh./Comm.) Class B (Neigh./Comm.) – Value Added
Real Capital Analytics	4Q 2011	Seattle	7.60%	7.20%	7.20%	
Real Capital Analytics	Yr. End 2011	Seattle	6.80%	7.30%	7.40%	
IRR Viewpoint for 2012	Yr. End 2011	Seattle	6.00% 6.50% - - - -	- - 8.25% - 8.75% 7.00% - -	- - - - 6.50% - 7.50% 7.50%	“Institutional Grade Properties” CBD Office Suburban Office Manuf./Bulk/R&D Office/Warehouse Reg./Comm. Mall Neigh. Strip Ctrs.
Reis Quarterly Reports	4th Qtr 2011	Seattle	6.60%	-	8.50%	
Colliers International Office Highlights	Q4 2011	Seattle - Puget Sound	6.36% 7.94%	- -	- -	CBD Office Suburban Office
Terranomics Chainlinks Retail Advisors	Fall 2011	Pacific Region	-	-	7.00%	Shopping Centers (All Types)

NATIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	Yr. End 2011	National	6.53% 7.84% 7.16% - 7.74% 6.33%	7.65% 8.92% 7.62% - 8.15% 7.52%	7.00% 8.14% 7.39% - 7.68% 6.66%	Overall Sq.Ft. = <50k Sq.Ft. = 50k-200k Sq.Ft. = 200K+
Korpacz (PWC)	4Q 2011	National	6.84% 7.43% - - -	- - 7.48% - 8.71% - -	- - - 7.23% - 7.35% 7.16%	CBD Office Sub. Office Flex/R&D/Whse Regional Mall /Power Center Neigh. Strip Ctrs
Real Capital Analytics	4Q 2011	National	7.20%	7.60%	7.50%	
	Yr End 2011	National	7.30%	7.80%	7.50%	
IRR Viewpoint for 2012	Yr End 2011	National	7.98% 8.13% - - - -	- - 8.46% 8.22% - -	- - - - 7.56% - 7.83% 7.96%	CBD Office - (Range 5.25% - 12.75%) Sub. Office - (Range 6.50% - 10.00%) R&D - (Range 6.75% - 9.50%) Off./Whse. - (Range 6.75% - 10.00%) Reg./Comm. Mall - (Range 5.75% - 9.50%) Neigh. Strip Ctrs. - (Range 5.75% - 9.25%)
Emerging Trends in Real Estate 2011	August 2011	National	6.32% (CBD) 7.77% (Suburban)	7.02% - 7.59% (Office/Whse./R&D)	6.66% - 7.43% (Reg. Mall/Power Ctr.) 7.12% (Neigh./Comm. Ctr.)	
RERC-CCIM Investment Trends Quarterly	4Q 2011	National W. Region	6.40% 5.70% - 6.60% 7.00%	7.40% 6.70% - 7.40% 7.10%	7.70% 6.70% - 7.10% 7.40%	RERC Realized Cap Rates NCREIF Implied Cap Rates
Marcus & Millichap (Net Lease Single-Tenant Retail Report)	1 st Half 2011	National	N/A	N/A	7.30% 7.70% 8.90%	Drug Store Quick Service Rest. Casual Dining
Calkin Site Service (Net Lease Single-Tenant Retail Report)	Yr End 2011	National	N/A	N/A	7.69% 7.40% 7.50% 7.50%	Overall (Average) Drug Store Quick Service Rest. Big Box

Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, interviews with tenants, owners, and brokers and the appraiser's independent market research. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in area 17 that are valued by the income approach include, but are not limited to, offices, retail stores, and mixed-use buildings.

Income approach calibration

Parameters used in the income model (market rental rates, vacancy and operating expense ratios, and overall capitalization rates) were derived from published sources, and from analysis of sales of improved properties in the Area within the past three years. Apartments located in mixed-use buildings in Area 17 are valued by the geographic appraiser.

The following table is a summary of typical components of the economic income approach:

Property Type	Rents	Vacancy & Credit Loss	Expenses	OAR
Apartments	\$15.00 to \$27.00	7%	35%	7.00%-8.00%
Restaurants	\$15.00 to \$30.00	10%	10%	7.00%-8.00%
Retail	\$15.00 to \$23.00	7%	10%	7.00%-8.00%
Offices	\$12.00 to \$24.00	10%-12%	30%	7.25%-8.00%
Med/Dent Offices	\$16.50 to \$30.00	7%-10%	35%	7.00%-8.00%
Supermarket	\$13.00 to \$21.00	10%	10%	7.25%-8.00%
Discount store	\$12.00 to \$19.00	10%	10%	7.25%-8.00%
Convenience Stores	\$15.00 to \$27.00	7%-10%	10%	7.00%-8.00%
Industrial/Whse.	11.00 to \$15.00	10%	10%	7.00%-8.00%
Service Garages and Mini-Lubes	\$10.00 to \$14.00	7%	10%	7.00%-8.00%
Storage garage	\$7.00 to \$10.00	7%	10%	7.00%-8.00%
Basement, Mezzanine	\$5.00 to \$10.00	7%	10%	7.00%-8.00%

Reconciliation

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications these parameters were applied to the income model.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is desk reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which of the three approaches to value best reflects market value for a particular property. Adjustments may be made for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in an improved equity between individual properties as shown by the improvement in the Coefficient of Dispersion (C.O.D.) from 9.39% to 6.04% and a change in the weighted mean ratio from 83.6% to 91.3%. The change in the Coefficient of Variation (C.O.V.) from 13.73% to 8.04% and the Price-Related Differential (P.R.D.) from 1.08 to 1.03 also indicate improved ratios. These figures are presented in the 2011 and 2012 Ratio Analysis charts included in this report.

The total assessed value of Area 17 for Assessment Year 2011 was \$4,961,228,400. The total recommended assessed value for the 2012 Assessment Year is \$5,081,344,400. This amounts to a total change of +2.28%. The total value for both years includes all taxable and exempt properties assigned to the geographic appraiser.

Area 17	Year 2011	Year 2012	Difference	% Change
Total Assessed Value	\$4,961,228,400	\$5,081,292,600	\$120,116,000	+ 2.42%

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

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. (Sammish 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. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*
- *The appraiser made the physical inspection of neighborhoods 80, 90, 100, and 110. She performed analysis of the land and improved sales, selected land values, analyzed the income parameters, built the income model, and made the final value selections.*

Commercial Appraiser II

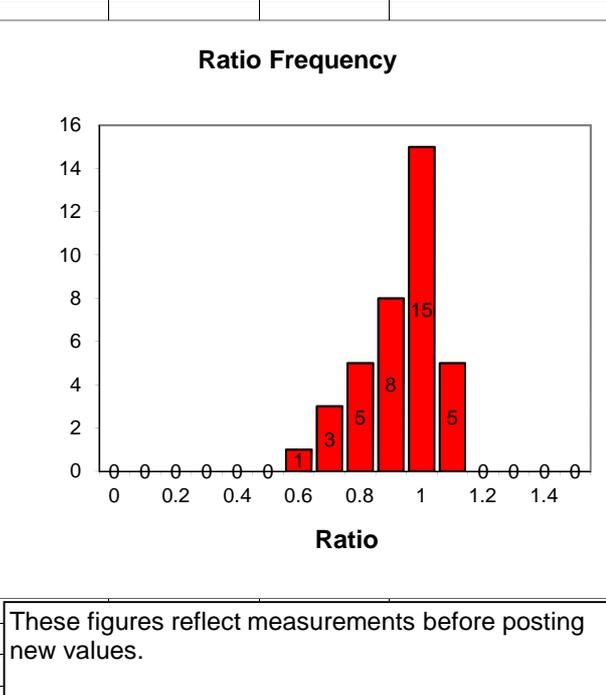
April 9, 2012

Area 017 - U District
2012 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
051000-1350	1,509,700	2,400,000	12/22/2011	0.6290	0.3043
051000-2530	484,400	493,000	4/12/2011	0.9826	0.0492
051000-2532	484,400	495,000	1/31/2011	0.9786	0.0453
051000-2533	484,400	520,000	11/1/2010	0.9315	0.0018
051000-2541	433,400	450,000	9/21/2010	0.9631	0.0298
051000-2542	420,000	420,000	2/1/2011	1.0000	0.0667
051000-2543	433,400	420,000	12/24/2010	1.0319	0.0986
085330-0015	1,014,000	1,135,000	5/18/2009	0.8934	0.0399
092504-9064	2,407,000	2,927,750	12/14/2011	0.8221	0.1112
092504-9073	555,500	896,000	5/11/2011	0.6200	0.3134
092504-9095	3,081,400	5,437,250	12/14/2011	0.5667	0.3666
092504-9281	950,400	1,100,000	7/16/2009	0.8640	0.0693
114200-1070	1,222,600	1,510,000	6/10/2010	0.8097	0.1237
182504-9123	1,225,600	1,633,500	5/19/2010	0.7503	0.1830
229390-0230	353,800	362,000	6/28/2010	0.9773	0.0440
243620-0630	1,051,700	1,650,000	6/1/2011	0.6374	0.2959
286210-0485	260,200	245,000	12/7/2010	1.0620	0.1287
286760-0020	400,000	405,000	11/18/2010	0.9877	0.0543
392003-0070	434,200	439,000	5/21/2009	0.9891	0.0557
392003-0080	320,600	439,000	7/27/2009	0.7303	0.2030
392003-0090	322,600	439,000	5/28/2009	0.7349	0.1985
408380-3165	915,200	950,000	4/8/2010	0.9634	0.0300
409230-0445	575,400	560,000	5/4/2010	1.0275	0.0942
674670-0035	2,407,300	2,499,000	7/16/2010	0.9633	0.0300
674670-2110	609,000	590,000	6/3/2011	1.0322	0.0989
686520-0621	420,000	450,000	8/25/2009	0.9333	0.0000
686520-0925	1,217,000	1,701,224	4/1/2009	0.7154	0.2180
860280-0010	151,000	180,000	6/21/2010	0.8389	0.0944
882390-0170	618,000	649,000	6/28/2010	0.9522	0.0189
882390-0850	1,016,600	1,149,500	3/11/2011	0.8844	0.0489
882390-0965	600,000	760,000	5/25/2010	0.7895	0.1439
882390-1240	695,800	790,500	4/26/2010	0.8802	0.0531
882390-1840	834,800	964,000	5/24/2011	0.8660	0.0674
919120-1450	325,700	335,000	11/24/2010	0.9722	0.0389
922140-0125	638,000	635,000	7/13/2010	1.0047	0.0714
922140-0505	630,200	659,000	12/20/2010	0.9563	0.0230
952810-3127	637,100	640,000	7/10/2009	0.9955	0.0621

Area 017 - U District
2012 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2011	3/29/2012	1/1/09 - 02/29/12
Area	Appr ID:	Prop Type:	Trend used?: Y / N
17	JPLA	Improvement	N
SAMPLE STATISTICS			
<i>Sample size (n)</i>	37		
<i>Mean Assessed Value</i>	814,600		
<i>Mean Sales Price</i>	1,008,900		
<i>Standard Deviation AV</i>	637,924		
<i>Standard Deviation SP</i>	994,792		
ASSESSMENT LEVEL			
<i>Arithmetic mean ratio</i>	0.885		
<i>Median Ratio</i>	0.933		
<i>Weighted Mean Ratio</i>	0.807		
UNIFORMITY			
<i>Lowest ratio</i>	0.5667		
<i>Highest ratio:</i>	1.0620		
<i>Coeffient of Dispersion</i>	11.22%		
<i>Standard Deviation</i>	0.1330		
<i>Coefficient of Variation</i>	15.03%		
<i>Price-related Differential</i>	1.10		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.864		
<i>Upper limit</i>	0.972		
95% Confidence: Mean			
<i>Lower limit</i>	0.842		
<i>Upper limit</i>	0.928		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	1126		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.1330		
Recommended minimum:	28		
<i>Actual sample size:</i>	37		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	16		
<i># ratios above mean:</i>	21		
<i>z:</i>	0.657595949		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			



Area 017 - U District
2012 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
051000-1350	1,683,000	2,400,000	12/22/2011	0.7013	0.2303
686520-0925	1,217,000	1,701,224	4/1/2009	0.7154	0.2162
392003-0070	320,600	439,000	5/21/2009	0.7303	0.2012
392003-0080	320,600	439,000	7/27/2009	0.7303	0.2012
392003-0090	322,500	439,000	5/28/2009	0.7346	0.1969
092504-9073	667,000	896,000	5/11/2011	0.7444	0.1871
182504-9123	1,283,700	1,633,500	5/19/2010	0.7859	0.1457
882390-0965	600,000	760,000	5/25/2010	0.7895	0.1421
114200-1070	1,200,000	1,510,000	6/10/2010	0.7947	0.1368
092504-9095	4,478,100	5,437,250	12/14/2011	0.8236	0.1079
882390-1840	795,300	964,000	5/24/2011	0.8250	0.1065
860280-0010	151,000	180,000	6/21/2010	0.8389	0.0926
092504-9281	950,000	1,100,000	7/16/2009	0.8636	0.0679
882390-1240	695,800	790,500	4/26/2010	0.8802	0.0513
882390-0850	1,016,600	1,149,500	3/11/2011	0.8844	0.0472
882390-0170	578,500	649,000	6/28/2010	0.8914	0.0402
085330-0015	1,014,000	1,135,000	5/18/2009	0.8934	0.0381
243620-0630	1,493,300	1,650,000	6/1/2011	0.9050	0.0265
051000-2533	484,400	520,000	11/1/2010	0.9315	0.0000
686520-0621	420,000	450,000	8/25/2009	0.9333	0.0018
674670-0035	2,345,200	2,499,000	7/16/2010	0.9385	0.0069
674670-2110	556,500	590,000	6/3/2011	0.9432	0.0117
092504-9064	2,761,900	2,927,750	12/14/2011	0.9434	0.0118
229390-0230	345,900	362,000	6/28/2010	0.9555	0.0240
051000-2541	433,400	450,000	9/21/2010	0.9631	0.0316
408380-3165	915,200	950,000	4/8/2010	0.9634	0.0318
919120-1450	324,900	335,000	11/24/2010	0.9699	0.0383
051000-2532	484,400	495,000	1/31/2011	0.9786	0.0470
051000-2530	484,400	493,000	4/12/2011	0.9826	0.0510
286760-0020	400,000	405,000	11/18/2010	0.9877	0.0561
952810-3127	633,600	640,000	7/10/2009	0.9900	0.0585
922140-0505	656,900	659,000	12/20/2010	0.9968	0.0653
922140-0125	633,900	635,000	7/13/2010	0.9983	0.0667
051000-2542	420,000	420,000	2/1/2011	1.0000	0.0685
051000-2543	433,400	420,000	12/24/2010	1.0319	0.1004
286210-0485	258,200	245,000	12/7/2010	1.0539	0.1223
409230-0445	608,700	560,000	5/4/2010	1.0870	0.1554

Area 017 - U District
2012 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:										
North Crew	1/1/2012	3/29/2012	1/1/09 - 02/29/12										
Area	Appr ID:	Prop Type:	Trend used?: Y / N										
17	JPLA	Improvement	N										
SAMPLE STATISTICS													
<i>Sample size (n)</i>	37	<p style="text-align: center;">Ratio Frequency</p> <table border="1"> <caption>Ratio Frequency Data</caption> <thead> <tr> <th>Ratio</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>0.8</td> <td>9</td> </tr> <tr> <td>0.9</td> <td>8</td> </tr> <tr> <td>1.0</td> <td>17</td> </tr> <tr> <td>1.1</td> <td>3</td> </tr> </tbody> </table>		Ratio	Frequency	0.8	9	0.9	8	1.0	17	1.1	3
Ratio	Frequency												
0.8	9												
0.9	8												
1.0	17												
1.1	3												
<i>Mean Assessed Value</i>	875,300												
<i>Mean Sales Price</i>	1,008,900												
<i>Standard Deviation AV</i>	827,509												
<i>Standard Deviation SP</i>	994,792												
ASSESSMENT LEVEL													
<i>Arithmetic mean ratio</i>	0.897												
<i>Median Ratio</i>	0.932												
<i>Weighted Mean Ratio</i>	0.868												
UNIFORMITY													
<i>Lowest ratio</i>	0.7013												
<i>Highest ratio:</i>	1.0870												
<i>Coefficient of Dispersion</i>	9.24%												
<i>Standard Deviation</i>	0.1045												
<i>Coefficient of Variation</i>	11.65%												
<i>Price-related Differential</i>	1.03												
RELIABILITY													
95% Confidence: Median													
<i>Lower limit</i>	0.864	<p>These figures reflect measurements after posting new values.</p>											
<i>Upper limit</i>	0.963												
95% Confidence: Mean													
<i>Lower limit</i>	0.863												
<i>Upper limit</i>	0.930												
SAMPLE SIZE EVALUATION													
<i>N (population size)</i>	1126												
<i>B (acceptable error - in decimal)</i>	0.05												
<i>S (estimated from this sample)</i>	0.1045												
Recommended minimum:	17												
<i>Actual sample size:</i>	37												
Conclusion:	OK												
NORMALITY													
Binomial Test													
<i># ratios below mean:</i>	17												
<i># ratios above mean:</i>	20												
<i>z:</i>	0.328797975												
Conclusion:	Normal*												
*i.e., no evidence of non-normality													

Improvement Sales for Area 017 with Sales Used

05/23/2012

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	182504	9123	7,100	2443534	\$1,633,500	05/19/10	\$230.07	T & N WOODWORKERS	IC-45	2	Y	
017	010	229390	0230	2,160	2448673	\$362,000	06/28/10	\$167.59	MOTION GRAPHICS	NC2-40	1	Y	
017	010	408330	4290	1,090	2538523	\$400,000	04/10/12	\$366.97	LUNART WORKSHOP/GALLERY AN	LR2 RC	1	Y	
017	020	051000	1350	12,105	2523880	\$2,400,000	12/22/11	\$198.27	Multi-tenant office building	NC2P-40	1	Y	
017	020	051000	2530	1,730	2486622	\$493,000	04/12/11	\$284.97	Live Work Townhouse	NC2-40	1	Y	
017	020	051000	2532	1,730	2478769	\$495,000	01/31/11	\$286.13	townhouse plat	NC2-40	1	Y	
017	020	051000	2533	1,730	2466508	\$520,000	11/01/10	\$300.58	Live/ Work	NC2-40	1	Y	
017	020	051000	2541	1,548	2459564	\$450,000	09/21/10	\$290.70	Live/Work	NC2-40	1	Y	
017	020	051000	2542	1,548	2477511	\$420,000	02/01/11	\$271.32	townhouse	NC2-40	1	Y	
017	020	051000	2543	1,768	2473245	\$420,000	12/24/10	\$237.56	Live/Work	NC2-40	1	Y	
017	020	408380	3165	2,288	2436160	\$950,000	04/08/10	\$415.21	Restaurant	NC2P-40	1	Y	
017	020	686520	0621	1,400	2406074	\$450,000	08/25/09	\$321.43	DENTAL CLINIC	SF 5000	1	Y	
017	020	686520	0870	2,400	2541587	\$549,500	04/26/12	\$228.96	SFR converted to architect offic	LR3 RC	1	Y	
017	040	286210	0485	1,148	2469845	\$245,000	12/07/10	\$213.41	Wayward Cafe	SF 5000	1	Y	
017	040	286760	0020	1,782	2467861	\$405,000	11/18/10	\$227.27	GRANDVIEW PLAZA CONDOMINIUM	MR	1	Y	
017	040	409230	0445	3,836	2441781	\$560,000	05/04/10	\$145.99	Rooming House	L-3	1	Y	
017	040	674670	2110	2,707	2494791	\$590,000	06/03/11	\$217.95	Retail Building	NC2-40	1	Y	
017	040	922140	0125	2,386	2450042	\$635,000	07/13/10	\$266.14	Natural Medicine Clinic	NC3-65	1	Y	
017	040	922140	0505	2,000	2472820	\$659,000	12/20/10	\$329.50	Kubota, Kato, & Chin, Architects	NC2-40	1	Y	
017	040	952810	3127	2,450	2398995	\$640,000	07/10/09	\$261.22	ANANDA	NC3P-65	1	Y	
017	050	114200	1070	8,000	2445508	\$1,510,000	06/10/10	\$188.75	Second Time Around	NC3P-65	1	Y	
017	050	674670	0035	30,994	2453849	\$2,499,000	07/16/10	\$80.63	UNIVERSITY BAPTIST CHURCH	NC3-85	1	Y	
017	050	881640	0975	20,962	2534750	\$3,256,327	03/15/12	\$155.34	BANK OF AMERICA	NC3P-65	1	Y	
017	060	092504	9064	8,700	2522876	\$2,927,750	12/14/11	\$336.52	ROOMING HOUSE 39 UNITS	LR3	2	Y	
017	060	092504	9073	3,420	2492685	\$896,000	05/11/11	\$261.99	faternity	LR3	1	Y	
017	060	092504	9095	14,700	2522875	\$5,437,250	12/14/11	\$369.88	HUSKY COURT 70 unit congregat	LR3	2	Y	
017	060	092504	9281	3,168	2400490	\$1,100,000	07/16/09	\$347.22	ROOMING HOUSE	L-3	1	Y	
017	060	882390	0170	3,090	2447787	\$649,000	06/28/10	\$210.03	SFR - Rooming House	SF 5000	1	Y	
017	060	882390	0415	5,110	2538589	\$1,050,000	04/12/12	\$205.48	SFR - Rooming House	SF 5000	1	Y	
017	060	882390	0850	4,880	2482919	\$1,149,500	03/11/11	\$235.55	17 Bdrm Duplex	L-3	1	Y	
017	060	882390	0965	2,000	2443808	\$760,000	05/25/10	\$380.00	4-plex	L-3	1	Y	
017	060	882390	1240	3,340	2439049	\$790,500	04/26/10	\$236.68	SFR - Rooming House	SF 5000	1	Y	
017	060	882390	1790	5,166	2543229	\$1,044,000	05/11/12	\$202.09	Rooming house	LR3	1	Y	
017	060	882390	1840	4,174	2492960	\$964,000	05/24/11	\$230.95	ROOMING HOUSE	LR3	1	Y	
017	070	085330	0015	3,604	2391084	\$1,135,000	05/18/09	\$314.93	BLAKELEY COMMONS	C1-40	2	Y	
017	070	243620	0630	11,050	2494421	\$1,650,000	06/01/11	\$149.32	BORDNER CONSTRUCTION CO	C1-40	1	Y	
017	070	919120	1450	850	2468337	\$335,000	11/24/10	\$394.12	Thai Dusit Restaurant (takeout)	NC2-40	1	Y	

Vacant Sales for Area 017 with Sales Used

02/08/2012

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	226150	0120	6,500	2522771	\$525,000	12/12/11	\$80.77	TRIPLEX	C1-40	1	Y	
017	010	802985	0010	30,255	2471016	\$6,000,000	12/16/10	\$198.31	STONE WAY	NC3-40	2	Y	
017	020	189000	0155	5,557	2444602	\$655,000	06/01/10	\$117.87	vacant	NC3P-40	1	Y	
017	040	286210	0680	13,607	2479051	\$1,410,000	02/15/11	\$103.62	DAISYWAGON MOTORSPORTS	NC2-40	1	Y	
017	040	674670	1185	57,716	2512257	\$12,000,000	09/30/11	\$207.91	COML PARKING LOT	NC3-85	2	Y	
017	040	881240	0300	6,420	2524066	\$975,000	12/21/11	\$151.87	Vacant Multi-Family Land	MR	2	Y	
017	040	881240	0380	4,280	2500542	\$540,000	07/12/11	\$126.17	sfr	MR	1	Y	
017	070	919120	1690	13,504	2394074	\$2,200,000	06/08/09	\$162.91	value in land	NC2P-30	2	Y	
017	080	179750	0005	8,142	2380588	\$1,150,000	02/19/09	\$141.24	value in land CLINIC & APT & HOU	NC2-40	1	Y	
017	090	684470	1590	33,660	2479755	\$3,250,000	02/23/11	\$96.55	STROM JEWISH COMM CTR&DAY CA	NC2-40	1	Y	

Improvement Sales for Area 017 with Sales not Used

06/12/2012

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	182504	9076	6,164	2516169	\$890,000	10/27/11	\$144.39	WAREHOUSE/OFC	IC-45	1	52	Statement to dor
017	010	226150	0030	13,995	2430599	\$1,900,000	02/26/10	\$135.76	BRIDGEWAY BUILDING	C1-40	1	13	Bankruptcy - receiver or trustee
017	010	408330	5610	7,116	2468520	\$2,149,900	11/18/10	\$302.12	J AND P FOODS, AND OTHERS	L-2 RC	1	11	Corporate affiliates
017	010	408330	7120	8,051	2492241	\$3,585,000	05/20/11	\$445.29	RESTAURANTS UNLIMITED	C2-40	1	15	No market exposure
017	010	420690	0310	8,190	2396266	\$2,250,000	06/24/09	\$274.73	STONE PRESS ADDITIONS	IC-45	3	36	Plottage
017	020	313120	1905	5,760	2530192	\$1,399,000	02/10/12	\$242.88	MIXED USE BLDG	NC3P-40	1	15	No market exposure
017	020	686520	0322	1,465	2484497	\$304,286	03/16/11	\$207.70	live work townhouse plat	NC2-30	1	61	Financial institution resale
017	020	686520	0323	1,553	2484498	\$309,286	03/16/11	\$199.15	live work townhouse	NC2-30	1	61	Financial institution resale
017	020	686520	0324	1,657	2484500	\$344,286	03/16/11	\$207.78	live work townhouse	NC2-30	1	59	Bulk portfolio sale
017	020	686520	0325	1,657	2484502	\$344,286	03/16/11	\$207.78	7 Live Work Townhouses	NC2-30	1	61	Financial institution resale
017	020	686520	0326	1,553	2484505	\$299,286	03/16/11	\$192.71	live work townhouse	NC2-30	1	59	Bulk portfolio sale
017	020	686520	0327	1,493	2484506	\$294,286	03/16/11	\$197.11	live work townhouse	NC2-30	1	59	Bulk portfolio sale
017	020	686520	0328	962	2484507	\$254,284	03/16/11	\$264.33	live work townhouse	NC2-30	1	59	Bulk portfolio sale
017	020	686520	0925	4,310	2385644	\$1,701,224	04/01/09	\$394.72	Archie McPhee	NC2P-40	1	15	No market exposure
017	020	782120	0160	28,668	2498551	\$6,605,000	06/30/11	\$230.40	Retail and office building	NC2-40	1	61	Financial institution resale
017	040	114200	0400	3,000	2532734	\$3,900,000	03/05/12	\$1,300.00	Restaurant	NC3-85	1	17	Non-profit organization
017	040	114200	0575	4,902	2490492	\$400,000	05/03/11	\$81.60	Rooming house	NC3-85	1	22	Partial interest (1/3, 1/2, etc.)
017	040	392003	0010	1,768	2473122	\$534,000	12/29/10	\$302.04	work-loft	NC2-40	1	31	Exempt from excise tax
017	040	392003	0010	1,768	2498364	\$788,000	06/22/11	\$445.70	work-loft	NC2-40	2	61	Financial institution resale
017	040	392003	0030	1,312	2493838	\$315,000	05/25/11	\$240.09	WORK LOFT	NC2-40	1	61	Financial institution resale
017	040	392003	0030	1,312	2473110	\$387,150	12/29/10	\$295.08	WORK LOFT	NC2-40	1	31	Exempt from excise tax
017	040	392003	0040	1,312	2473101	\$387,150	12/29/10	\$295.08	WORK LOFT	NC2-40	1	31	Exempt from excise tax
017	040	392003	0040	1,312	2498262	\$290,000	06/22/11	\$221.04	WORK LOFT	NC2-40	1	61	Financial institution resale
017	040	392003	0050	1,617	2501624	\$380,000	07/18/11	\$235.00	WORK LOFT	NC2-40	1	61	Financial institution resale
017	040	392003	0050	1,617	2473100	\$467,250	12/29/10	\$288.96	WORK LOFT	NC2-40	1	31	Exempt from excise tax
017	040	392003	0070	1,336	2392075	\$439,000	05/21/09	\$328.59	WORK LOFT	NC2-40	1	N	Imp characteristics changes since sale
017	040	392003	0080	1,336	2401765	\$439,000	07/27/09	\$328.59	WORK LOFT	NC2-40	1	N	Imp characteristics changes since sale
017	040	392003	0090	1,344	2393201	\$439,000	05/28/09	\$326.64	WORK LOFT	NC2-40	1	N	Imp characteristics changes since sale
017	040	392003	0100	1,768	2473093	\$534,000	12/29/10	\$302.04	WORK LOFT	NC2-40	1	31	Exempt from excise tax
017	040	409230	0446	1,562	2437052	\$400,000	04/12/10	\$256.08	Rooming house	L-3	1	59	Bulk portfolio sale
017	040	409230	0447	1,514	2437055	\$400,000	04/12/10	\$264.20	6 BDRM ROOMING HOUSE	L-3	1	59	Bulk portfolio sale
017	040	409230	0448	1,562	2437061	\$400,000	04/12/10	\$256.08	6 bedroom rooming house	L-3	1	59	Bulk portfolio sale
017	040	409230	1375	0	2450333	\$3,946,430	07/15/10	\$0.00	CONGREGATE HOUSING (SEE MI 1390)	L-3	3	59	Bulk portfolio sale
017	040	409230	1585	3,209	2500304	\$320,000	07/08/11	\$99.72	DUPLEX	LR3	1	12	Estate administrator, guardian, or e
017	040	913710	0705	11,420	2385793	\$400,000	03/30/09	\$35.03	Holman's Body & Fender Shop	NC2-40	1	22	Partial interest (1/3, 1/2, etc.)
017	040	913710	0705	11,420	2431851	\$200,000	03/04/10	\$17.51	Holman's Body & Fender Shop	NC2-40	1	22	Partial interest (1/3, 1/2, etc.)

Improvement Sales for Area 017 with Sales not Used

06/12/2012

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	050	114200	0005	13,200	2460503	\$1,760,444	09/29/10	\$133.37	U OF W ALUMNI ASSOCIATION	NC3-65	1	16	Government agency
017	050	114200	0135	7,472	2434418	\$1,950,000	03/29/10	\$260.97	Retail	NC3P-65	1	11	Corporate affiliates
017	050	114200	0145	9,993	2520422	\$1,100,000	11/22/11	\$110.08	VARSITY THEATRE	NC3P-65	1	59	Bulk portfolio sale
017	050	114200	0150	4,120	2529720	\$875,000	02/13/12	\$212.38	DAVIS OPTICAL	NC3P-65	1	N	No market exposure
017	050	114200	0150	4,120	2535206	\$1,250,000	03/22/12	\$303.40	DAVIS OPTICAL	NC3P-65	1	15	No market exposure
017	050	114200	0155	7,920	2520973	\$2,160,000	11/29/11	\$272.73	KENNEL BOOK STORE	NC3P-65	1	15	No market exposure
017	050	114200	0235	23,163	2526145	\$89,188	09/27/11	\$3.85	NEPTUNE THEATER	NC3P-65	1	51	Related party, friend, or neighbor
017	050	114200	1395	3,880	2516615	\$2,385,000	10/31/11	\$614.69	Retail stores (Johnny's Flowers,	NC3P-65	1	59	Bulk portfolio sale
017	050	114200	1585	2,263	2541508	\$1,800,000	05/01/12	\$795.40	TRI-PLEX	MR	1	17	Non-profit organization
017	050	522630	0025	4,640	2489991	\$1,400,000	04/26/11	\$301.72	DUPLEX & ROOMS	LR3	1	N	Change of use
017	050	881640	0345	7,502	2388249	\$513,000	04/27/09	\$68.38	RETAIL/OFFICE	NC3P-65	1	22	Partial interest (1/3, 1/2, etc.)
017	050	881640	1070	7,040	2438035	\$130,000	04/20/10	\$18.47	STARBUCKS & RESTAURANTS	NC3P-65	1	22	Partial interest (1/3, 1/2, etc.)
017	050	881640	1115	4,120	2520421	\$925,000	11/20/11	\$224.51	RETAIL/ RESTAURANT	NC3P-65	1	59	Bulk portfolio sale
017	050	881740	0085	3,600	2455128	\$900,000	08/19/10	\$250.00	OUTRAGEOUS TACO	NC3-65	1	15	No market exposure
017	050	881740	0130	2,506	2490053	\$749,700	04/29/11	\$299.16	Heron Botanicals/duplex	LR3	1	15	No market exposure
017	060	221800	0355	3,140	2542808	\$545,000	05/01/12	\$173.57	SFR - Rooming House	SF 5000	1	13	Bankruptcy - receiver or trustee
017	060	221800	0355	3,140	2535705	\$212,762	03/21/12	\$67.76	SFR - Rooming House	SF 5000	1	22	Partial interest (1/3, 1/2, etc.)
017	060	717480	0525	0	2407181	\$298,750	09/01/09	\$0.00	SINGLE FAMILY RESIDENCE	L-2	1	46	Non-representative sale
017	060	717480	0535	2,970	2428070	\$485,000	02/03/10	\$163.30	TRIPLEX	L-2	1	12	Estate administrator, guardian, or e
017	060	717480	0555	0	2445787	\$169,500	05/25/10	\$0.00	SINGLE FAMILY RESIDENCE	L-2	1	22	Partial interest (1/3, 1/2, etc.)
017	060	717480	0555	0	2445790	\$169,500	06/09/10	\$0.00	SINGLE FAMILY RESIDENCE	L-2	1	31	Exempt from excise tax
017	060	717480	0620	4,012	2524202	\$568,000	12/21/11	\$141.58	TRIPLEX	LR2	1	31	Exempt from excise tax
017	060	882390	1055	5,020	2450902	\$620,000	07/14/10	\$123.51	SFR - Rooming House	SF 5000	1	12	Estate administrator, guardian, or e
017	060	882390	1725	2,130	2441973	\$7,000	05/14/10	\$3.29	SFR	L-3	1	24	Easement or right-of-way
017	080	716920	0007	3,876	2385259	\$475,000	03/26/09	\$122.55	MCCARTHY & SCHIERING	NC2-40	1	22	Partial interest (1/3, 1/2, etc.)
017	080	882490	0005	7,408	2377900	\$1,184,945	01/09/09	\$159.95	RETAIL & OFFICE	NC2-40	4	56	Builder or developer sales
017	090	684470	1005	65,000	2442661	\$2,000	05/14/10	\$0.03	OUR LADY OF THE LAKE CHURCH	SF 5000	1	24	Easement or right-of-way
017	090	797720	1980	5,124	2480826	\$635,000	03/02/11	\$123.93	VIEW RIDGE PHARMACY	NC2-30	1	15	No market exposure
017	090	921290	0351	6,225	2448694	\$1,500,000	06/30/10	\$240.96	WINDERMERE REAL ESTATE	NC2-40	1	11	Corporate affiliates
017	110	168365	0010	3,685	2518968	\$693,854	11/17/11	\$188.29	COLLEGE INN CONDOMINIUM	MIO-65-	1	18	Quit claim deed
017	110	420740	1557	6,879	2404664	\$1,300,000	08/11/09	\$188.98	OFFSHORE CAFE , CROWN CONTI	IC-45	1	44	Tenant

Vacant Sales for Area 017 with Sales not Used

03/29/2012

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	182504	9046	5,980	2513929	\$647,500	10/04/11	\$108.28	TWO TRIPLEXES	C1-40	1	10	Tear down
017	040	674670	0955	9,000	2383771	\$2,500,000	03/18/09	\$277.78	land	NC3-65	2	17	Non-profit organization
017	040	881240	0380	4,280	2490457	\$520,000	04/26/11	\$121.50	sfr	MR	1	18	Quit claim deed
017	070	092504	9293	10,705	2402198	\$1,500,000	07/27/09	\$140.12	Blakely Home Store	C1-40	1	26	Imp. Characteristics changed since sale
017	040	674670	1390	7,595	2385859	\$1,050,000	04/02/09	\$138.25	UNIVERSITY MAZDA	NC3-85	1	44	Tenant
017	040	952810	3115	12,119	2513754	\$3,850,000	10/12/11	\$317.68	Vacant Comm'l former Scarlett Tr	NC3P-65	1	57	Selling or buying costs affecting sa
017	020	189000	0155	5,557	2423536	\$500,000	12/22/09	\$89.98	vacant	NC3P-40	1	60	Short sale