

**Commercial Revalue**

**2012 Assessment roll**

**AREA**

**80**

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

**Lloyd Hara, Assessor**



## King County

Department of Assessments  
Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

***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.

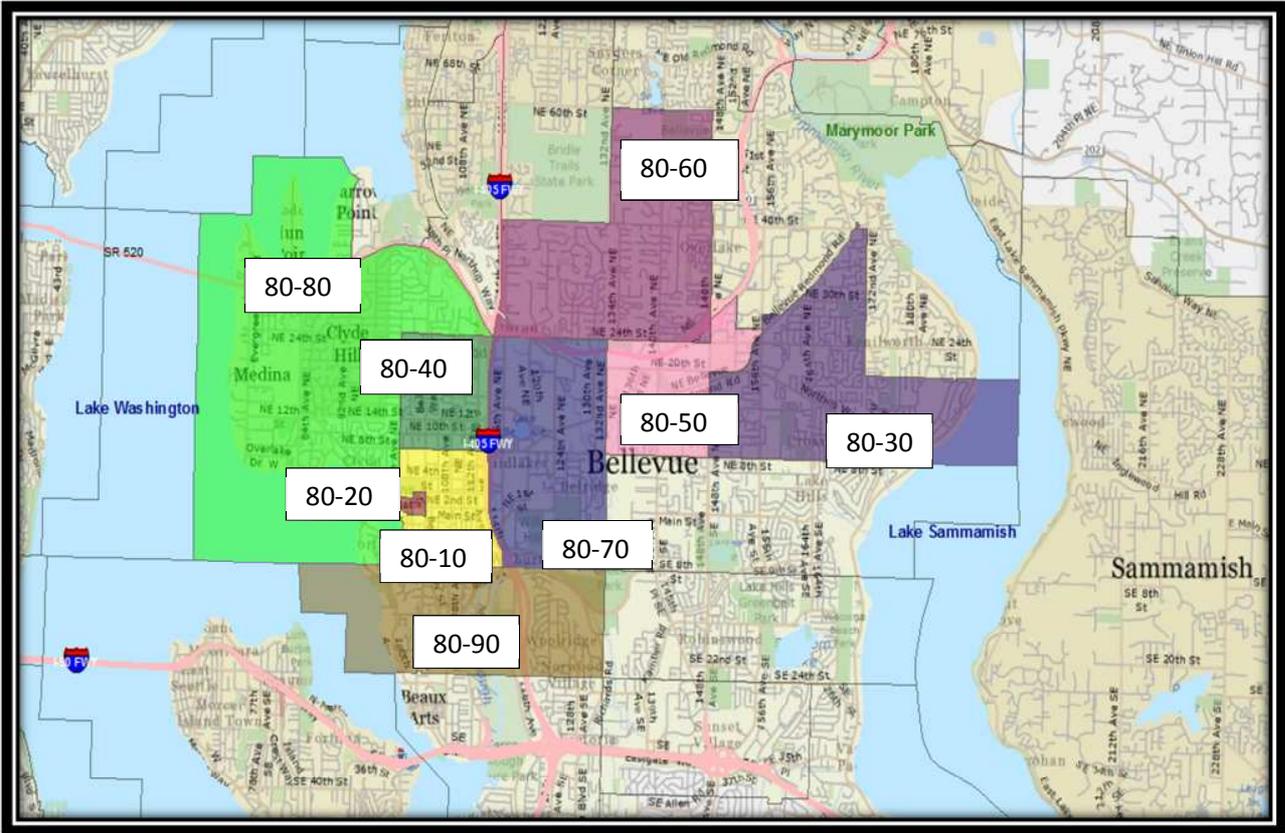
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

# AREA 80



# Executive Summary Report

Appraisal Date 1/1/2012- 2013 Assessment Year

Quadrant Name: Northeast King County Commercial Area

Geographic Area: 80

Previous Physical Inspection: 1/2011

## Sales – Improved Summary:

Number of Sales: 22

Range of Sales Dates: 01/21/2009 – 12/12/2011

## Sales – Ratio Study Summary:

	Improved Value	Sale Price	Ratio	COD
2011 Average Value	\$1,184,500	\$1,407,400	84.10%	16.89%
2012 Average Value	\$1,296,900	\$1,407,400	92.10%	11.00%
Change	\$112,400		8.00%	-5.89%
% Change	9.49%		9.51%	-3.49%

\*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figure of -3.49% actually represent an improvement. The ratio study indicates an increase in value; the market has stabilized and the ratio has increases to reflect this shift.

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	\$3,758,162,500	\$1,161,595,100	\$4,919,757,600
2012 Value	\$3,732,829,800	\$1,231,334,800	\$4,964,164,600
Percent Change	-0.67%	6.00%	0.90%

Number of Parcels in the Population: 1,444 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 2013 assessment year.

## **Analysis Process**

**Effective Date of Appraisal:** January 1, 2012

**Date of Appraisal Report:** April 1, 2012

*The following appraiser did the valuation for this geographic area:*

### ***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 use 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 01/01/2009 to 12/31/2011 (at minimum) were considered in all analyses.

Time adjustments were not made to sales due to the lack of sales activity with which to consider for time trend analysis.

This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## **Identification of the Area**

**Name or Designation: Bellevue Area 80**

### **Boundaries:**

- West – Lake Washington
- North –State Highway 520 west of I405 and NE 60<sup>th</sup> east of I405
- East – Lake Sammamish
- South –SE 24<sup>th</sup> St west of 132<sup>nd</sup> Ave SE and NE 8<sup>th</sup> to the east.

### **Maps:**

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

### **Area Description:**

Geographic Area 80 consists of the downtown Bellevue Central Business District (CBD) and Old Bellevue (OB), both located west of I-405. To the east of I-405 is the Midlakes neighborhood, home to Bellevue's Auto Row, Overlake Hospital and medical and dental offices. Area 80 extends east to the Overlake area with its numerous shopping centers, office buildings, retail, and other small enterprises. The North Bellevue neighborhood includes the cities of Medina, Yarrow Point, Clyde Hill, and Hunts Point. This neighborhood serves the immediate residential properties with service stations, convenience stores, a nursery and eating establishments. In North Bellevue, many of the commercial properties are tax exempt such as schools, municipal offices, fire and police stations. The South Bellevue neighborhood extends from Main Street to Interstate Highway 90. It is similar to the North Bellevue neighborhood with the commercial properties generally serving the nearby residential needs.

Geographic Area 80 has eight neighborhoods with a total of 1,444 parcels that have been established for valuation purposes.

## **Background of Bellevue:**

Bellevue is the fifth largest city in the state of Washington with an area of approximately 33.9 square miles and a population of roughly 122,363 based on the 2010 census. It is located along the eastern shore of Lake Washington. It was incorporated as a city in 1953. The name 'Bellevue' means 'beautiful view' in French. It has the second largest downtown district in the state of Washington with its major retail, skyscraper office buildings, tall condominium towers, and other business establishments. It was ranked as the 4<sup>th</sup> best place to live in America by Money magazine in 2010. The primary Eastside hub for the local transit organizations, King County Metro and Sound Transit, is in the Midlakes part of Bellevue. Bellevue's high school's consistently rank at the top not only in the state, but also in the country. It remains a high tech magnet and a chief retail center. The city of Bellevue has had long-term plans in the Bel-Red Corridor Project that include large-scale planning effort to encourage the redevelopment of a large northern section of the city which borders Redmond in the northeastern corner. Revitalization plans of this Bel-Red corridor have been ongoing for several years and they include "superblock" mixed use projects. As of November 2011, the Bellevue City Council signed a memorandum with Sound Transit detailing city contributions for a downtown light rail tunnel and design alterations to minimize impacts of the rail line on its communities. The city hopes to mitigate transportation problems impeding earlier efforts in redeveloping the downtown core; viewed as an economic development opportunity by many in the business and building development community, the process has focused on infrastructure and the encouragement of private construction in a large-scale urban renewal effort. Though new construction has decelerated, new projects are in the pipeline but most developers are waiting for economic conditions to improve before breaking ground. More than half the jobs located in Bellevue are in the managerial or professional sectors. Bellevue has a great deal of appeal and offers a wide array of parks, open spaces, and numerous trails. There are 4 libraries in Bellevue and the downtown branch is the largest with an impressive amount of inventory. Old Bellevue, on Main Street, was gracefully preserved with some of its original charm despite new development. Extensive public transportation has made living downtown and walking to work a pleasant task. The city has a corridor that connects the transit center to offices and shopping. Lincoln Square is connected to Bellevue Square and Place One through sky bridges.

Bellevue's governments, as well as private sectors, are business friendly and understand the importance of cultivating trade and fostering new businesses which portray the city as livable, viable, and accessible. It has Puget Sound's second largest convention center. It is also headquarters to more than 150 companies, many which are involved in foreign trade.

### **Bellevue Central Business District: Area 80-10**

**Boundaries:** The Bellevue Central Business district is located at the heart of downtown Bellevue.

- North – NE 8<sup>th</sup> St
- South – SE 8<sup>th</sup> St
- West - 100<sup>th</sup> Ave NE
- East - 405 Freeway

**Neighborhood Description:** The downtown Bellevue Central Business District hardly saw growth in 2011. New construction activity remained flat. A number of new construction projects remain on hold until economics improves. There have been few vacant land sales transactions. The Bellevue CBD has great access to public transportation and it is home to many residents due to the newer condominium and apartment buildings. Landmark properties now include: Bellevue Square, Lincoln Square, Meydenbauer Center, Bellevue Galleria, Bellevue Club, Residence Inn Hotel by Marriott, and The Bravern.

### **Old Bellevue: Area 80-20**

**Boundaries:** The Old Bellevue district is located just southwest of the Bellevue CBD.

- North – NE 1<sup>st</sup> St and NE 2<sup>nd</sup> St east of 102<sup>nd</sup> Ave NE
- South – SE 1<sup>st</sup> St
- West - 100<sup>th</sup> Ave NE
- East - Bellevue Way NE

**Neighborhood Description:** Old Bellevue consists mostly of parcels on Main St between 100<sup>th</sup> Ave NE and Bellevue Way NE. This was Bellevue's downtown sector in the 1950's. Old Bellevue is attractive and charming due to careful planning by the City. Posh storefronts, boutiques, and gourmet eateries line Main Street.

### **Crossroads : Area 80-30**

**Boundaries:** The Crossroads area is located east of Bellevue.

- North – NE Bellevue Red Road
- South – NE 8<sup>th</sup> St
- West – 148<sup>th</sup> Ave NE
- East - 172<sup>nd</sup> Ave NE down to NE 20<sup>th</sup> St and Lake Sammamish

**Neighborhood Description:** The Crossroads area has a high number of low rise office buildings, and neighborhood shopping centers, plus a larger shopping mall. Crossroads contains a high quantity of apartment buildings and condominiums. The Crossroads Mall is located in this sub-area. The east side of 80-30 consists primarily of single family homes with only a few tax exempt parcels. This area remains very busy with its high density and large concentration of businesses.

### **North Bellevue CBD: Area 80-40**

**Boundaries:** Area 80-40 consists of parcels located north of NE 8<sup>th</sup> in the downtown Bellevue CBD.

- North – NE 24<sup>th</sup> St
- South – NE 8<sup>th</sup> St
- West - 100<sup>th</sup> Ave NE
- East - 405 Freeway

**Neighborhood Description:** The North Bellevue CBD is the north half of the downtown Bellevue CBD. It consists of office buildings, retail, and condominium and apartment buildings. Medical buildings are abundant on 112<sup>th</sup> Ave NE, just north of NE 12<sup>th</sup>. The Downtown Residential zoning accommodates development of multifamily buildings located between 108<sup>th</sup> Ave NE and 112<sup>th</sup> Ave NE, just south of NE 12<sup>th</sup> St. Tearing down low rises which do not meet highest and best use standards remains though new construction activity has been scarce. Noteworthy properties in this sub-area are Place One Bellevue, Washington Square, The Belletini, and 989 Elements.

### **Overlake I: Area 80-50**

**Boundaries:** Area 80-50 is clustered along NE Bellevue Redmond Rd.

- North – NE 24<sup>th</sup> St
- South – NE 8<sup>th</sup> St
- West - 132<sup>nd</sup> Ave NE
- East - 148<sup>th</sup> Ave NE and Bel-Red Road

**Neighborhood Description:** Overlake I is the heart of the NE Bellevue Redmond Rd. There are many 1970's and 1980's low rise office buildings along with neighborhood shopping centers, industrial properties, office parks, apartments, condominiums, and several high end automobile showrooms, including Rolls Royce. This sub-area underwent an extensive Bel-Red rezone by the City of Bellevue.

### **Overlake II: Area 80-60**

**Boundaries:** The main street in area 80-60 is 148<sup>th</sup> Ave NE.

- North – NE 40<sup>th</sup> St up to 132<sup>nd</sup> Ave NE, then NE 60<sup>th</sup> St
- South – NE 24<sup>th</sup> St
- West - I 405 Freeway
- East - 148<sup>th</sup> Ave NE

**Neighborhood Description:** The primary street in Overlake II is 148<sup>th</sup> Ave NE which is densely populated by apartment buildings and condominiums. The southwestern portion of this area has office buildings that have outstanding access to SR 520. There are also a number of tax exempt parcels and

schools because the area is also comprised by tracts of single family homes. 80-60 borders Redmond on the north side. This sub area is also part of the Bel Red rezone.

### **Midlakes: Area 80-70**

**Boundaries:** NE 8<sup>th</sup> St and NE Bellevue Redmond Road intersect in this area.

- North – NE 24<sup>th</sup> St
- South – SE 8<sup>th</sup> St
- West - 405 Freeway
- East - 132<sup>nd</sup> Ave SE

**Area Description:** The Midlakes area is a heavily commercial and active section of Bellevue. This area was previously home to auto row though some dealerships are still here. The higher end dealerships are Lexus and the classic Barrier Motors. Overlake Hospital and a wide variety of medical buildings occupy the north end of 116<sup>th</sup> Ave NE. Uwajimaya, Home Depot, and Best Buy are situated on 120<sup>th</sup> Ave NE. Significant properties in this area include Barrier Motors, Whole Foods Supermarket, Overlake Hospital and Medical Centers. This sub-area is part of the Bel Red district rezone.

### **North Bellevue: Area 80-80**

**Boundaries:** Area 80-80 is primarily residential and encompasses Medina and Clyde Hill.

- North – SR 520
- South - SE 8<sup>th</sup> St
- West - Lake Washington
- East - 100<sup>th</sup> Ave NE up to NE 24<sup>th</sup>

**Area Description:** North Bellevue is an overwhelmingly high end residential area that has the exclusive Overlake Golf & Country Club. There are many luxurious view and waterfront homes and a variety of churches, and schools in this community. Medina and Clyde Hill have few income producing properties or multi-family dwellings. Most of the commercial parcels in 80-80 are found by the SR 520 and I 405 intersections where office parks and retail structures are located. Well-known properties in this area are: The Overlake Country Club, The Bellevue Marina at Meydenbauer Bay, Wells Medina Nursery, and Schoenfeld's Furniture.

### **South Bellevue: Area 80-90**

**Boundaries:** Area 80-90 has SE 8<sup>th</sup> as its primary arterial.

- North – SE 8<sup>th</sup> St
- South – SE 24<sup>th</sup> St
- West - Lake Washington
- East - Richards Road and 132<sup>nd</sup> Ave NE

**Area Description:** The heaviest commercial section in South Bellevue is clustered around SE 8<sup>th</sup> St. Bellefield Office Park occupies a large section and is comprised of numerous office buildings. There is great access to the I-405 and I-90 freeways from 80-90. This area also extends into the Lake Hills connector with abundant apartment and condominiums as well as some low rise offices. Overlake Blueberry Farm is located in this vicinity as is the Winter's House which is regularly leased for social

gatherings like weddings, etc. Significant properties in this area include: Bellefield Office Park, Gateway 405, Bellevue Gateway II, Winter's House, and Greenbaum Furniture.

**Physical Inspection Area:**

Neighborhoods 80-80 (North Bellevue) and 80-90 (South Bellevue) were physically inspected for the 2012 assessment year. Neighborhood 80-80 is the northwestern portion of Bellevue and also encompasses Medina and Clyde Hill. 80-90 is the southern western portion of Bellevue; along the I405 corridor. Area 80-80 is encumbered with many single family dwellings and other lower density uses such as school, churches, etc. Area 80-90 is also in an area populated with many residential dwellings but there are abundant office buildings along I405.

**Preliminary Ratio Analysis:**

A Preliminary Ratio Study was done in April 2012. The study included sales of improved parcels and showed a COD of 16.89%.

The study was also repeated after application of the 2012 recommended values. The results are included in the validation section of this report, showing a change in the COD from 16.89% to 11.00%.

## **Scope of Data**

### **Land Value Data:**

Sales from 2009 through 2011 were given primary consideration for valuing land. In some cases older sales were included in the analysis when warranted. Many of Bellevue's commercial "land sales" are properties which are improved with buildings which no longer contribute to the overall value and where the intent of the purchaser is for redevelopment.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. A sales questionnaire was mailed to sellers and purchasers of properties which sold in Area 80 from 2009 through 2011. Participation was voluntary and the response was modest. In addition, sales were verified, when possible, by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Property characteristics are verified for all sales if possible. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides on the Assessor's website.

## Land Value

### Land Sales, Analysis, Conclusions:

The Bellevue real estate market has not experienced an escalation in land prices and the number of sales decreased in 2010. The number of land sales verified as market sales for the 2012 revalue is 10. This is a decrease from last year's total of 13 sales.

The FAR analysis to land valuation is considered to be the most appropriate and meaningful in an urban area though it was not used in the Bellevue Central Business district: neighborhoods 80-10, 80-20, and 80-40. It allows for a better comparison of parcel development potential, however adjustments are required to recognize limitations due to site configuration. Adjustments for topography, irregular shape, narrow width and location were made. The primary reason this study was not used is because the assessed values on land would have been increased to a considerably higher level.

Area 75, southeast Bellevue, and area 90, Redmond, are adjacent to the subject area. Sales from these areas were considered in valuing nearby properties in Area 80. Every effort was made to equalize the assessed land values of similarly zoned land between these adjacent areas. Assessed land values are based on land sales of properties with the same zoning or with similar development potential. For example, sales of O (office) zoned properties can be compared to OLB (office and limited business) zoned properties or with PO (professional office). Overall land values in Bellevue decreased -0.74%. Changes in individual neighborhoods varied from -0.37% in the Downtown Bellevue CBD (80-10), +3.61% in Old Bellevue (80-20), -1.64% in Crossroads (80-30), -0.72% in the North Bellevue CBD (80-40), -2.85% in Overlake I (80-50), 1.00% in Overlake II (80-60), -0.35% in Midlakes (80-70), -0.12% in North Bellevue (80-80), and -0.56% in South Bellevue (80-90).

The total land value for the 2011 assessment (taxes payable in 2012) for Area 80 was \$3,762,274,900. The total recommended assessed land value for the 2012 assessment year is \$3,734,584,900. The recommended land values for the 2012 assessment year result in a decrease from the 2011 assessment of -0.74%. The preceding totals include all taxable and nontaxable parcels in Area 80.

	2011 Total Land	2012 Total Land	\$ Decrease	% Change
<b>LAND VALUES</b>	<b>\$3,762,274,900</b>	<b>\$3,734,584,900</b>	<b>-\$27,690,000</b>	<b>-0.74%</b>

The following table is a description of land values in area 80:

**Typical Land Value Ranges  
By Neighborhood and Land Use  
2012 Revaluation**

Area 80 Neighborhoods	Commercial Land Uses		Multi-Family Land Uses		Industrial Land Uses	
	Zoning Designation	\$/SF Range	Zoning Designation	\$/SF Range	Zoning Designation	\$/SF Range
80-10 Bellevue CBD South	DNTN-O1, DNTN-O2 DNTN-MU DNTN-OLB OLB O, PO	\$210 - \$250 \$130 - \$210 \$85 \$55 \$70 - \$90	R-4 R-20 R-30	\$15 \$40 \$30 - \$65		
80-20 Old Bellevue	DNTN - OB	\$120 - \$180				
80-30 Crossroads	BR CR, BR-RC3 CB NB O PO EH-D	\$45 - \$55 \$35 - \$40 \$30 - \$55 \$40	R-3.5, R-5 R-10 R-20 R-30	\$8 - \$12 \$13 \$16 \$14 - \$19		
80-40 Bellevue CBD North	DNTN-O2 DNTN-MU DNTN-OLB, OLB O	\$210 - \$250 \$140 - \$220 \$75 - \$90 \$45 - \$55	DNTN-R R-1.8 R-2.5 R-3.5, R-4	\$110 - \$170 \$15 \$20 \$20 - \$25		
80-50 Overlake 1	BR-GC BR-ORT BR-CR, BR-RC-2, BR-OR-2 GC O PO OV1 OV2 OV3	\$35 - \$45 \$12 - \$23 \$30 - \$45 \$40 \$35 - \$45 \$35 - \$50	BR-ORT BR-CR, BR-RC-2, BR-OR-2 R-1 R-2.5 R-5 R-10	\$15 - \$45 \$30 - \$45 \$10 \$10 \$12 \$15		
80-60 Overlake 2	BR-CR GC O, OLB, PO	\$40 \$40 \$35 - \$40	BR-CR R-1 R-2.5, R-3.5 R-5 R-20	\$40 \$10 \$10 \$11 \$16		
80-70	BR-GC BR-MO BR-MO1 BR-OR, BR-OR-1, BR-OR-2 BR-ORT BR-RC-1, BR-RC-2 GC CB I, MI O, PO, OLB	\$35 - \$80 \$40 - \$60 \$60 - \$70 \$15 - \$40 \$45 - \$55 \$30 - \$40 \$60 - \$85 \$45 \$45 - \$65 \$40 - \$80	BR-OR, BR-OR-1, BR-OR-2 BR-ORT BR-RC-1 BR-RC-2 R-1 R-3.5 R-4 R-15	\$15 - \$40 \$45 - \$55 \$30 - \$40 \$6 \$10 - \$15 \$18		
80-80 North Bellevue	GC P OLB O NB	\$40 \$20 - \$31 \$40 \$60 \$25	R-1, R1 R-2.5 R-3.5 R-4 SR30	\$15 - \$25 \$20 \$20 - \$25 \$25 \$20		
80-90 South Bellevue	OLB O PO NB	\$30 - \$45 \$35 - \$45 \$35 \$35	R-1, R-15 R-1.8 R-3.5 R-4 R-10 R-20 R-30	\$3 - \$10 \$16 - \$18 \$10 - \$16 \$20 - \$25 \$25 - \$35 \$12 - \$25 \$35	LI	\$16 - \$20

\*Please note that this table is a summary of "typical" land values and is therefore not all inclusive

**NEIGHBORHOOD AND SALES:**

The following is a breakdown of each neighborhood and a summary of the land sales considered. The assessor considered these and historic sales as the primary method of establishing new assessed land values for each neighborhood.

Area 80-10 Central Business District-Bellevue (CBD) and Area 80-40 Central Business District-North Bellevue (CBD)

Areas 80-10 and 80-40 are the downtown core of the Bellevue Central Business District (CBD). These neighborhoods contain the only high-rise office zoning in Bellevue, DNTNO-1 and DNTNO-2 as well as DNTN-MU (multiple use). Two sales of DNTNO-1 and DNTNO-2 land are included in the model. There were 10 total land sales considered in the Area 80 land valuation analysis.

Zoning designations codes DNTNO-1 and DNTNO-2 decreased by -0.72%, DNTN-MU land indicated a minor reduction of -0.56%, and DNTN-R (multi-residential) land remained unchanged.

Below are the two sales of high-rise office land used in the model:

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Property Name	Zone
080	010	154410	0251	30,800	2400615	\$9,500,000	07/16/09	\$308.44	TEARDOWN	DNTNO-1
080	010	067900	0140	12,487	2392896	\$4,600,000	05/27/09	\$368.38	TEARDOWN	DNTNO-2

There was a sale of Downtown Multiple Use in late 2011:

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld Area	Property Name	Zone
080	010	067900	0095	25,025	2525236	\$7,050,000	12/12/11	\$281.72	TEARDOWN	DNTN-MU

Below is the sale of Downtown Residential:

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Property Name	Zone
080	040	292505	9087	22,050	2424213	\$4,100,000	12/28/09	\$185.94	TEARDOWN	DNTN-R

Office-zoned land sales influencing the value are as follows:

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Property Name	Zone
080	030	262505	9296	40,730	2496933	\$1,500,000	06/17/11	\$36.83	VACANT LAND	O
080	070	282505	9291	290,923	2383295	\$13,000,000	03/16/09	\$44.69	VACANT LAND	O

**Area 80-20 Old Bellevue**

Area 80-20 is Old Bellevue, with its small shops and restaurants and close proximity to Bellevue Square and Bellevue Park. Several mixed-use projects still have not been started. Land values rose slightly from the 2011 revalue. Zoning designation code DNTN-OB increased by 3.61%.

### Area 80-30 Crossroads

The Crossroads neighborhood abuts Area 75 to the south and 90 to the north. Sales in the adjacent areas affected the land values in this neighborhood. Sales from Areas 75 and 90, as well as current listings, indicated a need to equalize land values for this neighborhood. The appraisers responsible for the three areas collaborated to insure equalization of values for properties of like zoning. Land values dropped slightly by -1.64% from 2011.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Property Name	Zone
080	030	262505	9283	24,750	2495303	\$700,000	05/19/11	\$28.28	PARKING LOT	CB
080	030	262505	9296	40,730	2496933	\$1,500,000	06/17/11	\$36.83	VACANT LAND	O

### Area's 80-50 and 80-60 Overlake 1 & 2

The assessed land values have remained stable in these neighborhoods. Land was checked for equalization and a minor decrease was based on equalization with neighboring areas with the same zoning codes. Land in Neighborhoods 80-50 and 80-60 decreased an average of -2.25%.

Below is the sale in area 80-50

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / LD AREA	Property Name	Zone
80	50	272505	9197	14,122	2406823	\$650,000	08/31/09	\$46.03	TEARDOWN	GC

### Area 80-70 Midlakes

The Midlakes area extends from 116<sup>th</sup> Avenue NE to 130<sup>th</sup> Avenue NE. There are a variety of zoning codes in this vicinity due to the Bel-Red rezone that was enacted in 2009. The Midlakes neighborhood saw no increase and only adjustments for equalization purposes. Land values in this neighborhood decreased just by -0.35%.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Property Name	Zone
080	070	282505	9291	290,923	2383295	\$13,000,000	03/16/09	\$44.69	VACANT LAND	O
080	070	332505	9012	375,183	2404646	\$35,794,758	08/19/09	\$95.41	TEARDOWN	GC

### Area 80-80 Northwest Bellevue

This neighborhood encompasses the cities of Medina, Clyde Hill, Yarrow Point and Hunts Point. Land values in this neighborhood decrease just slightly by -0.12%.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / LD AREA	Property Name	Zone
80	80	389950	0480	14,912	2390467	\$1,050,000	05/01/09	\$70.41	TEARDOWN	GC

### Area 80-90 South Bellevue

This neighborhood is located just south of the central business district and south of Old Bellevue. It is predominantly along Bellevue Way SE. There has not been a land sale in this neighborhood for a few years. Sales in Area 75 were also considered. Land values in this neighborhood were equalized with adjacent neighborhoods and the average overall decrease was -0.56%.

### Improved Parcel Total Values:

#### General Market Conditions

**NATIONAL:** National economic indicators show that the commercial real estate market has begun to improve and its effect on commercial real estate activity has been positive. The national economic slowdown appears to have finally dissipated and its benefits have reached this area. Economists point to continued positive fiscal signs and the recovery has finally gradually materialized. 2012 has seen a fair amount of stabilization in the commercial real estate sector and prospects for a sustainable recovery hinge on a number of economic factors including improvement in the employment sector.

**BELLEVUE:** The commercial real estate market in Bellevue has forged ahead in 2011 with a higher number of sales and relatively lower vacancies. There are optimistic signs that the Bellevue market has bottomed out and that the anticipated recovery has arrived. As long as employment improves, the local commercial real estate market will continue its positive absorption and therefore, steady progress. Bellevue's residents typically enjoy high paying occupations in managerial and technical fields. Software and high tech businesses will continue to be an important component of the Bellevue market. The Seattle-Bellevue commercial real estate sector has, once again, become an attractive market for investors.

Increased lease activity for offices has helped the commercial real estate recovery with lower vacancies and fewer concessions. And because the rate of new construction projects has remained low, there are fewer 'For Lease' signs and rental rates have remained steady. But once again, the economy remains fragile and investors are cautious.

Retail vacancies have fallen and absorption has improved. Lease rates are more optimistic though landlords will have to be flexible and open to concessions in order to retain and attract tenants.

**2011 PROJECTS:** The downtown Bellevue library is adding a large parking garage and construction is still in the early stages. New construction remains below historical normal for the region.

**NEW CONSTRUCTION:** Soma on Main has recently been completed. The large medical building on the medical campus of Overlake Hospital will likely be completed in 2012. There are still a number of permitted projects that have not been started: office buildings, hotel, condominiums, etc.

### **Sales comparison approach model description**

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, effective year built, condition and size. A search was made for data that most closely fit a subject property within each geographic area.

There were 22 improved sales in Area 80 considered good, fair market transactions reflective of market conditions. The sales are organized into market segments based on predominant use. Based on a sales analysis, each segment was assigned a market range of price per square foot of net rentable area. The sales price ranges served to establish a general upper and lower market boundary for the various property types within the subject area. Location, quality, and effective year built were factors considered for adjustment.

The sales comparison, income capitalization, and cost approaches were reviewed by the appraiser for most improved properties. The sales comparison approach was given a fair amount of weight for this revalue as sales continue to dictate the market. And, in many cases, these sales exceed the traditional parameters of investor purchases. In a majority of neighborhoods, office and retail properties were valued based on market sales (\$ per square foot of net rentable area). Real estate financing has eased somewhat and this is reflected in the number of sales in 2011 which is higher than 2010. Prices are reflecting a rebounding commercial real estate market. Smaller buildings, typically under 4,000 SF, were valued based on the market approach.

### **Sales comparison calibration**

The search for comparable sales was within each geographic neighborhood and was expanded to include the surrounding neighborhoods within the geographic area.

### **Cost approach model description**

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. The cost approach was exclusively used for some types of properties that are never investment properties, such as public schools and federally owned post offices. In addition, this method works well for properties such as automobile dealerships where there is often a large land to building ratio.

### **Cost calibration**

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

### **Income capitalization approach model description**

The Income Approach was considered a reliable approach to valuation throughout Area 80 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estate publications and websites.

### **Income approach calibration**

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective year built, and construction quality as recorded in the Assessor's records.

Income: Income parameters were derived from the market place through the listed fair market sales as well as through published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Costar, Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the assessor used triple net expenses for typical retail/mixed-use & industrial type uses. For typical office/medical buildings, the assessor used full service expenses within the valuation models.

Capitalization Rates: Capitalization rates were determined by local published market surveys, such as CoStar, Real Capital Analytics, The American Council of Insurance Adjustors, Colliers International, Integra Realty Resources, and Korpaz. Other national reports include; Marcus and Millichap, CB Richard Ellis, Reis Quarterly Reports, Terranomics Chainlinks Retail Advisors, Calkin Site Service, Emerging Trends in Real Estate, Real Estate Research Corporation, and Price Waterhouse. The effective year built and condition of each building determines the capitalization rate used by the appraiser. For example; a building in poorer condition with an older effective year built will typically warrant a higher capitalization rate, and a building in better condition with a newer effective year built will warrant a lower capitalization rate.

### **Income Capitalization Approach model description**

The income approach is considered the most reliable approach to valuation in area 80 where relevant income and expense data is available to ascertain market rates. During the sales verification process, an attempt is made to obtain income and expense data from the parties involved in the transactions through interviews or via mail. The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield rental and expense information only. As a supplement, 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.



**SEATTLE / PACIFIC NW CAP RATES**

Source	Date	Location	Office	Industrial	Retail	Remarks
Colliers International Office Highlights	Q4 2011	Seattle - Puget Sound	6.36%	-	-	CBD Office Suburban Office
			7.94%	-	-	
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%	7.65%	7.00%	Overall Sq.Ft. = <50k Sq.Ft. = 50k-200k Sq.Ft. = 200K+
			7.84%	8.92%	8.14%	
			7.16% - 7.74%	7.62% - 8.15%	7.39% - 7.68%	
			6.33%	7.52%	6.66%	
Korpaz (PWC)	4Q 2011	National	6.84%	-	-	CBD Office Sub. Office Flex/R&D/Whse Regional Mall /Power Center Neigh. Strip Ctrs
			7.43%	-	-	
			-	7.48% - 8.71%	-	
			-	-	7.23% - 7.35%	
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%	-	-	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%)
			8.13%	-	-	
			-	8.46%	-	
			-	8.22%	-	
			-	-	7.56% - 7.83%	
Emerging Trends in Real Estate 2011	August 2011	National	6.32%	7.02% - 7.59%	6.66% - 7.43%	
			(CBD)	(Office/Whse./R&D)	(Reg. Mall/Power Ctr.)	
			7.77%		7.12%	
RERC-CCIM Investment Trends Quarterly	4Q 2011	National	6.40%	7.40%	7.70%	RERC Realized Cap Rates NCREIF Implied Cap Rates
		W. Region	5.70% - 6.60%	6.70% - 7.40%	6.70% - 7.10%	
Marcus & Millichap  (Net Lease Single-Tenant Retail Report)	1 <sup>st</sup> Half 2011	National			7.30%	Drug Store Quick Service Rest. Casual Dining
			N/A	N/A	7.70%	
					8.90%	
Calkin Site Service (Net Lease Single-Tenant Retail Report)	Yr End 2011	National			7.69%	Overall (Average) Drug Store Quick Service Rest. Big Box
			N/A	N/A	7.40%	
					7.50%	
					7.50%	

The preceding tables demonstrate ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale. This information is reconciled

with data specific to the real estate market in area 80 to develop the income model. The range of capitalization rates in the income model for area 80 reflects the variety of properties in this area. Since property taxes are considered an allowable operating expense, no effective tax rate is included in the capitalization rates used in area 80.

### **Income approach calibration**

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective year built, and construction quality as recorded in the Assessor’s records. Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, 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 80 that are valued by the income approach include, but are not limited to, offices, retail stores, and mixed-use buildings.

Stratification of these parameters for the various property types indicates:

#### **Bellevue CBD/North Bellevue CBD Area 80-10 & 80-40**

<b>Land Use</b>	<b>Rent Range per Sq.Ft.</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate per Sq. Ft./%</b>	<b>Capitalization Rate %</b>
<b>Office/Medical Office</b>	\$23.00 to \$32.00	12% - 14%	33%	7.00% to 8.25%
<b>Retail/Mixed Use</b>	\$9.50 to \$31.50	5% - 10%	10%	6.75% to 8.50%
<b>Industrial/Whse.</b>	\$6.50 to \$18.50	8% - 12%	10%	7.50% to 9.00%

Annual office rents range from \$23.00 to \$32.00 per net rentable area. Offices have annual expense rates of 33% and the overall capitalization rates range from 7.00% to 8.25%. The vacancy allotted for offices is from 12% to 14% and medical offices are from 10% to 13% in the downtown core.

The retail and mixed-use retail annual rent rates are \$9.50 to \$31.50 per net rentable area. Retail rents are capitalized using triple net (NNN) leases with expenses of 10% and an overall capitalization rate of 6.75% to 8.50%. Retail vacancy and credit loss is from 5% to 10%.

Industrial, storage warehouse, industrial flex properties and service garages annual rental rates range from \$6.50 to \$18.50 per square foot of net rentable area. They have an annual expense rate of 10% and

overall capitalization rates ranging from 7.50% to 9.00%. Vacancy and collection loss ranges from 8% to 12%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**Old Bellevue (CBD-OB) Area 80-20**

Land Use	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$23.00 to \$34.00	12% - 14%	33%	7.00% to 8.25%
Retail/Mixed Use	\$16.00 to \$35.00	5% - 7%	10%	6.75% to 8.50%
Industrial/Whse.	\$6.00 to \$18.00	7% - 10%	10%	7.25% to 8.25%

Annual office rents range from \$23.00 to \$34.00 per square foot of net rentable area. Offices have an annual expense rate of 33% and overall capitalization rates of 7.00% to 8.25%. Vacancy and collection loss is 14% for offices and 12% for medical offices.

Retail, restaurant and mixed-use retail rents range from \$16.00 to \$35.00 annually per square foot of net rentable area. They have a triple net annual expense rate of 10% and the overall capitalization rates range from 6.75% to 8.50%. Vacancy and collection loss ranges from 5% to 7%.

The industrial, storage warehouse, industrial flex properties and service garages annual rents range from \$6.00 to \$18.00 per square foot of net rentable area. They have a triple net annual expense rate of 10% and overall capitalization rates ranging from 7.25% to 8.25%. Vacancy and collection loss is from 7% to 10%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**CROSSROADS Area 80-30**

Land Use	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.00 to \$27.50	14% - 15%	33%	7.50% to 8.75%
Retail/Mixed Use	\$11.00 to \$28.00	5% - 10%	10%	7.50% to 9.00%
Industrial/Whse.	\$6.50 to \$17.00	10% - 12%	10%	7.75% to 9.25%

Annual office rents range from \$18.00 to \$27.50 per square foot of net rentable area. A vacancy and collection loss factor of 14% to 15% is applied and expenses of 33% are allotted. The overall capitalization rates range from 7.50% to 8.75%.

Retail, restaurant, and mixed-use retail rents range from \$11.00 to \$28.00 per square foot of net rentable area annually. They have a triple net expense rate of 5% to 10%. Overall capitalization rates range from 7.50% to 9.00%. Vacancy and collection loss is from 5% to 10%.

Industrial, storage warehouse, industrial flex properties and service garages annual rates range from \$6.50 to \$17.00 per square foot of net rentable area. They have a triple net expense rate of 10% and overall capitalization rates ranging from 7.75% to 9.25%. Vacancy and collection loss is 10% to 12%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**OVERLAKE I AND II            Areas 80-50 & 80-60**

Land Use	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.00 to \$29.50	15% - 18%	33%	7.25% to 8.50%
Retail/Mixed Use	\$9.00 to \$27.00	5% - 9%	10%	7.25% to 9.00%
Industrial/Whse.	\$6.40 to \$16.50	8% - 15%	10%	7.75% to 8.75%

Annual office and medical rents range from \$18.00 to \$29.50 per square foot of net rentable area. A vacancy and collection loss rate of 15% to 18% was used and expenses of 33%. Overall capitalization rates range from 7.25% to 8.50%. This area encompasses much of Bel-Red Road.

Retail, restaurant, and mixed-use retail annual rents range from \$9.00 to \$27.00 per square foot of net rentable area. They have a triple net expense rate of 10% and overall capitalization rates ranging from 7.25% to 9.00%. Vacancy and collection loss is from 5% to 9%.

Industrial, storage warehouse, industrial flex properties and service garages annual rental rates range from \$6.40 to \$16.50 per square foot of net rentable area. They have an annual expense rate of 10% and overall capitalization rates ranging from 7.75% to 8.75%. Vacancy and collection loss is 10%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**MIDLAKES            Area 80-70**

Land Use	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.50 to \$29.00	14% - 15%	33%	7.50% to 8.75%
Retail/Mixed Use	\$9.00 to \$27.50	7% to 15%	10%	7.25% to 9.00%
Industrial/Whse.	\$7.15 to \$16.50	10% - 12%	10%	7.75% to 9.00%

Annual office rent rates range from \$18.50 to \$29.00 per square foot of net rentable area. A vacancy and collection loss of 14% to 15% was used for general offices and medical offices. The offices have annual expenses of 33% and the overall capitalization rates range from 7.50% to 8.75%.

Retail, restaurant, and mixed-use retail rent rates range from \$9.00 to \$27.50 per square foot of net rentable area annually. They have a triple net expense rate of 10%. Overall capitalization rates range from 7.25% to 9.00%. Vacancy and collection loss ranges from 7% to 15%.

Industrial, storage warehouse, industrial flex properties and service garages annual rates range from \$7.15 to \$16.50 per square foot of net rentable area. They have a triple net expense rate of 10% and overall capitalization rates ranging from 7.75% to 9.00%. Vacancy and collection loss is 10% to 12%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**NORTH BELLEVUE Area 80-80**

Land Use	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.00 to \$30.00	16% - 18%	33%	7.25% to 8.75%
Retail/Mixed Use	\$9.25 to \$24.00	5% - 10%	10%	7.25% to 8.50%
Industrial/Whse.	\$6.30 to \$17.50	11% - 12%	10%	7.50% to 8.75%

Annual office rent rates range from \$18.00 to \$30.00 per square foot of net rentable area. A vacancy and collection loss of 18% was used for general offices and 16% for medical offices. The offices have annual expenses of 33% and the overall capitalization rates range from 7.25% to 8.75%.

Retail, restaurant, and mixed-use retail rents range from \$9.25 to \$24.00 per square foot of net rentable area annually. They have a triple net expense rate of 10%. Overall capitalization rates range from 7.25% to 8.50%. Vacancy and collection loss is from 5% to 10%.

Industrial, storage warehouse, industrial flex properties and service garages annual rents range from \$6.30 to \$17.50 per square foot of net rentable area. Vacancy and collection loss is at 11.00% and 12.00%. They have a triple net expense rate of 10% and overall capitalization rates ranging from 7.50% to 8.75%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, size and location.

**SOUTH BELLEVUE Area 80-90**

Land Use	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$19.50 to \$31.50	16% - 18%	33%	7.25% to 8.75%
Retail/Mixed Use	\$8.75 to \$26.50	5% - 10%	10%	7.25% to 8.75%
Industrial/Whse.	\$6.00 to \$17.50	10% - 15%	10%	7.75% to 8.75%

Annual office rents range from \$19.50 to \$31.50 per square foot of net rentable area. . A vacancy and collection loss of 18% was used for general offices and 16% for medical offices. The offices have annual expenses of 33% and the overall capitalization rates range from 7.25% to 8.75%.

Retail, restaurant, and mixed-use retail rents range from \$8.75 to \$26.50 per square foot of net rentable area annually. They have a triple net expense rate of 10%. Overall capitalization rates range from 7.25% to 8.75%. Vacancy and collection loss is from 5% to 10%.

Industrial, storage warehouse, industrial flex properties annual rents and service garages range from \$6.00 to \$17.50 per square foot of net rentable area. They have a triple net expense rate of 10% and overall capitalization rates ranging from 7.75% to 8.75%. Vacancy and collection loss ranges from 10% to 15%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, size and location.

### **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.

The income approach to value was considered to be a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. An administrative review of the selected values was made by a Senior Appraiser for quality control purposes.

## Model Validation

### Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed during the entire cycle and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is reflected in the weighted mean ratio of 92.1%. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2011 and 2012 Ratio Analysis charts included in this report.

The total assessed value for the 2011 assessment year for Area 80 was \$4,919,757,600. The total recommended assessed value for the 2012 assessment year is \$4,964,164,600. Improved economic conditions, higher vacancies and lower capitalization rates created a slight increase in assessed value.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of +0.90%. The total value for the Geographic assigned parcels increased as follows:

	2011 Assessment Year	2012 Assessment year	\$ Change	% Change
<b>Total Value</b>	<b>\$4,919,757,600</b>	<b>\$4,964,164,600</b>	<b>+\$44,407,000</b>	<b>+0.90%</b>

**Note:** Additional details and information regarding aspects of the valuations and the report are retained in the appraisers working files.

# 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, 3<sup>rd</sup> 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.*
- *Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance and participation in hearings, data collection, sales verification and identifying new construction and the recording the corresponding data.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*

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Appraiser II

Date

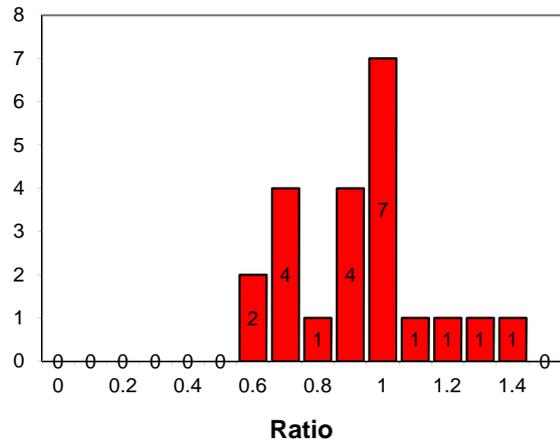
Area 080 - BELLEVUE  
2012 Assessment Year

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
126620-0165	854,000	950,000	1/21/2009	0.8989	0.0060
638998-0090	537,500	590,000	2/19/2009	0.9110	0.0060
154510-0124	1,109,300	1,300,000	5/19/2009	0.8533	0.0517
259721-0010	1,297,900	1,372,000	6/25/2009	0.9460	0.0410
239960-0045	1,883,600	2,000,000	7/16/2009	0.9418	0.0368
664885-0060	250,900	370,000	10/1/2009	0.6781	0.2269
306310-0015	1,000,000	1,450,000	1/20/2010	0.6897	0.2153
619598-0030	424,300	455,000	7/6/2010	0.9325	0.0275
569840-0020	1,860,200	2,380,000	7/30/2010	0.7816	0.1234
066600-0071	1,440,000	2,400,000	8/20/2010	0.6000	0.3050
081795-0020	570,600	560,000	11/10/2010	1.0189	0.1139
064580-0020	868,000	725,000	3/13/2011	1.1972	0.2923
282505-9216	1,688,300	2,725,000	5/13/2011	0.6196	0.2854
639050-0010	1,500,000	1,500,000	5/16/2011	1.0000	0.0950
609350-0120	865,800	669,250	6/15/2011	1.2937	0.3887
526830-0040	1,546,200	1,637,500	6/17/2011	0.9442	0.0393
067210-0032	1,499,500	1,680,000	6/28/2011	0.8926	0.0124
066600-0069	972,100	1,800,000	7/29/2011	0.5401	0.3649
282505-9207	905,400	1,320,000	9/14/2011	0.6859	0.2191
939970-0145	2,005,400	2,180,000	10/25/2011	0.9199	0.0149
619598-0010	1,439,100	1,075,000	11/28/2011	1.3387	0.4337
001230-0040	1,541,600	1,830,000	12/12/2011	0.8424	0.0626

Area 080 - BELLEVUE  
2012 Assessment Year

<b>Quadrant/Crew:</b>	<b>Appr date :</b>	<b>Date:</b>	<b>Sales Dates:</b>
East Crew	1/1/2011	4/12/2012	1/1/09 - 03/31/12
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y / N</b>
80	RUPE	Improvement	N
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	22		
<i>Mean Assessed Value</i>	1,184,500		
<i>Mean Sales Price</i>	1,407,700		
<i>Standard Deviation AV</i>	497,218		
<i>Standard Deviation SP</i>	683,335		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic mean ratio</i>	0.888		
<i>Median Ratio</i>	0.905		
<i>Weighted Mean Ratio</i>	0.841		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.5401		
<i>Highest ratio:</i>	1.3387		
<i>Coefficient of Dispersion</i>	16.89%		
<i>Standard Deviation</i>	0.2094		
<i>Coefficient of Variation</i>	23.60%		
<i>Price-related Differential</i>	1.05		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.690		
<i>Upper limit</i>	0.946		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.800		
<i>Upper limit</i>	0.975		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	956		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.2094		
<b>Recommended minimum:</b>	65		
<i>Actual sample size:</i>	22		
<b>Conclusion:</b>	Uh-oh		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<i># ratios below mean:</i>	9		
<i># ratios above mean:</i>	13		
<i>z:</i>	0.639602149		
<b>Conclusion:</b>	<b>Normal*</b>		
*i.e., no evidence of non-normality			

Ratio Frequency



These figures reflect measurements before posting new values.

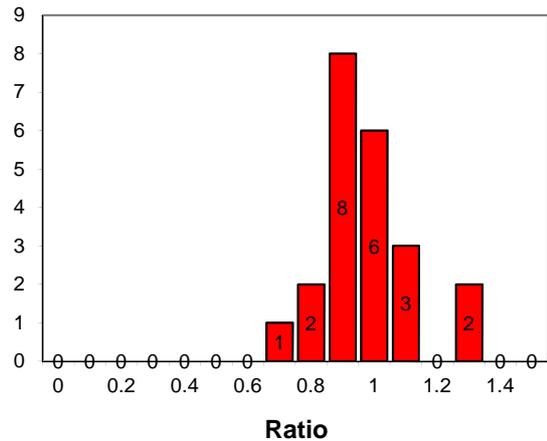
Area 080 - BELLEVUE  
2012 Assessment Year

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
126620-0165	854,000	950,000	1/21/2009	0.8989	0.0220
638998-0090	564,400	590,000	2/19/2009	0.9566	0.0357
154510-0124	1,109,300	1,300,000	5/19/2009	0.8533	0.0676
259721-0010	1,297,900	1,372,000	6/25/2009	0.9460	0.0251
239960-0045	1,883,600	2,000,000	7/16/2009	0.9418	0.0209
664885-0060	256,900	370,000	10/1/2009	0.6943	0.2266
306310-0015	1,040,000	1,450,000	1/20/2010	0.7172	0.2037
619598-0030	397,600	455,000	7/6/2010	0.8738	0.0471
569840-0020	1,775,600	2,380,000	7/30/2010	0.7461	0.1748
066600-0071	2,160,000	2,400,000	8/20/2010	0.9000	0.0209
081795-0020	485,000	560,000	11/10/2010	0.8661	0.0548
064580-0020	726,900	725,000	3/13/2011	1.0026	0.0817
282505-9216	2,379,400	2,725,000	5/13/2011	0.8732	0.0477
639050-0010	1,482,900	1,500,000	5/16/2011	0.9886	0.0677
609350-0120	865,800	669,250	6/15/2011	1.2937	0.3728
526830-0040	1,731,500	1,637,500	6/17/2011	1.0574	0.1365
067210-0032	1,696,700	1,680,000	6/28/2011	1.0099	0.0890
066600-0069	1,728,000	1,800,000	7/29/2011	0.9600	0.0391
282505-9207	1,139,500	1,320,000	9/14/2011	0.8633	0.0576
939970-0145	2,070,000	2,180,000	10/25/2011	0.9495	0.0286
619598-0010	1,345,800	1,075,000	11/28/2011	1.2519	0.3310
001230-0040	1,541,600	1,830,000	12/12/2011	0.8424	0.0785

Area 080 - BELLEVUE  
2012 Assessment Year

<b>Quadrant/Crew:</b>	<b>Appr date :</b>	<b>Date:</b>		<b>Sales Dates:</b>
East Crew	1/1/2012	4/12/2012		1/1/09 - 03/31/12
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>		<b>Trend used?: Y / N</b>
80	RUPE	Improvement		N
<b>SAMPLE STATISTICS</b>				
Sample size (n)	22			
Mean Assessed Value	1,296,900			
Mean Sales Price	1,407,700			
Standard Deviation AV	603,095			
Standard Deviation SP	683,335			
<b>ASSESSMENT LEVEL</b>				
Arithmetic mean ratio	0.931			
Median Ratio	0.921			
Weighted Mean Ratio	0.921			
<b>UNIFORMITY</b>				
Lowest ratio	0.6943			
Highest ratio:	1.2937			
Coefficient of Dispersion	11.00%			
Standard Deviation	0.1439			
Coefficient of Variation	15.45%			
Price-related Differential	1.01			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>				
Lower limit	0.863			
Upper limit	0.989			
<b>95% Confidence: Mean</b>				
Lower limit	0.871			
Upper limit	0.991			
<b>SAMPLE SIZE EVALUATION</b>				
N (population size)	956			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1439			
Recommended minimum:	32			
Actual sample size:	22			
Conclusion:	Uh-oh			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
# ratios below mean:	11			
# ratios above mean:	11			
z:	-0.213200716			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

Ratio Frequency



These figures reflect measurements after posting new values.

## Improvement Sales for Area 080 with Sales Used

04/09/2012

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
080	040	126620	0165	2,135	2377762	\$950,000	01/21/09	\$444.96	MURENCO ENGINEERING conv SFR	O	1	Y
080	070	638998	0090	1,075	2380592	\$590,000	02/19/09	\$548.84	ONE LAKE BELLEVUE	GC	1	Y
080	020	154510	0124	2,017	2391797	\$1,300,000	05/19/09	\$644.52	SALUTE RESTAURANT	DNTN-OB	1	Y
080	050	259721	0010	4,016	2397316	\$1,372,000	06/25/09	\$341.63	FOREST PARK BUILDING #A	O	1	Y
080	010	239960	0045	2,160	2401980	\$2,000,000	07/16/09	\$925.93	OFFICE conv SFR	DNTN-MU	1	Y
080	030	664885	0060	1,195	2411486	\$370,000	10/01/09	\$309.62	PARK PROFESSIONAL CENTER THE C	O	1	Y
080	010	306310	0015	1,600	2426571	\$1,450,000	01/20/10	\$906.25	BELLEVUE SOUND	DNTN-MU	1	Y
080	070	619598	0030	1,768	2449431	\$455,000	07/06/10	\$257.35	Northwest Medical	O	1	Y
080	050	569840	0020	11,192	2452360	\$2,380,000	07/30/10	\$212.65	GERBER COLLISION AND GLASS	BR-CR	2	Y
080	020	066600	0071	7,200	2455440	\$2,400,000	08/20/10	\$333.33	RETAIL BUILDING	DNTN-OB	1	Y
080	050	081795	0020	5,706	2466502	\$560,000	11/10/10	\$98.14	BIRCH TREE PROFESSIONAL CENTE	PO	1	Y
080	070	064580	0020	2,170	2483567	\$725,000	03/13/11	\$334.10	CONV SFR	BR-MO	1	Y
080	070	282505	9216	11,940	2491756	\$2,725,000	05/13/11	\$228.22	SUZUKI	BR-RC-2	1	Y
080	020	639050	0010	4,427	2491665	\$1,500,000	05/16/11	\$338.83	ONE MAIN STREET	DNTN-OB	3	Y
080	070	609350	0120	1,924	2499387	\$669,250	06/15/11	\$347.84	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	2	Y
080	070	526830	0040	8,674	2496507	\$1,637,500	06/17/11	\$188.78	MCCARTHY PARK 1940 BLDG	BR-MO	1	Y
080	050	067210	0032	7,846	2498992	\$1,680,000	06/28/11	\$214.12	CONTINENTAL OFFICE PARK	BR-ORT	1	Y
080	020	066600	0069	5,760	2503641	\$1,800,000	07/29/11	\$312.50	MING'S	DNTN-OB	1	Y
080	070	282505	9207	9,440	2510448	\$1,320,000	09/14/11	\$139.83	DESIGNER'S EDGE	BR-MO	1	Y
080	070	939970	0145	8,008	2515979	\$2,180,000	10/25/11	\$272.23	THE STATION OFFICE BLDG	PO	2	Y
080	070	619598	0010	6,006	2520615	\$1,075,000	11/28/11	\$178.99	Northwest Medical	O	3	Y
080	010	001230	0040	3,854	2522130	\$1,830,000	12/12/11	\$474.83	ABELLA	DNTN-MU	1	Y

Vacant Sales for Area 080 with Sales Used

06/20/2012

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	010	067900	0095	25,025	2525236	\$7,050,000	12/12/11	\$281.72	TACO TIME	DNTN-MU	3	Y	
080	010	067900	0140	12,487	2392896	\$4,600,000	05/27/09	\$368.38	Frame Shop	DNTNO-2	1	Y	
080	010	154410	0251	30,800	2400615	\$9,500,000	07/16/09	\$308.44	CLEANERS & DELI	DNTNO-1	2	Y	
080	030	262505	9283	24,750	2495303	\$700,000	05/19/11	\$28.28	PARKING LOT	CB	1	Y	
080	030	262505	9296	40,730	2496933	\$1,500,000	06/17/11	\$36.83	ASSOCIATED PARKING FOR TAX L	O	1	Y	
080	040	292505	9087	22,050	2424213	\$4,100,000	12/28/09	\$185.94	NORTHWARD BLDG OFFICE	DNTN-R	1	Y	
080	050	272505	9197	14,122	2406823	\$650,000	08/31/09	\$46.03	SERVICE BUILDING	GC	1	Y	
080	070	282505	9291	290,923	2383295	\$13,000,000	03/16/09	\$44.69	VACANT COMMERCIAL LAND	O	3	Y	
080	070	332505	9012	375,183	2404646	\$35,794,758	08/19/09	\$95.41	DODGE OF BELLEVUE	GC	4	Y	
080	080	389950	0480	14,912	2390467	\$1,050,000	05/01/09	\$70.41	EASTSIDE ROOFING SUPPLY	GC	2	Y	

## Improvement Sales for Area 080 with Sales not Used

04/23/2012

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	050	272505	9284	11,240	2385030	\$117,955	03/19/09	\$10.49	CASCADIA OFFICE PARK	PO	3	52	Statement to dor
080	010	322505	9004	64,446	2389564	\$100,000	04/08/09	\$1.55	INCA BUILDING	DNTNOLB	1	24	Easement or right-of-way
080	050	222505	9221	1,341	2414848	\$1,800,000	10/29/09	\$1,342.28	SHELL SERVICE STATION	PO	1	8	Questionable per appraisal
080	070	332505	9018	51,451	2418079	\$7,191,967	11/19/09	\$139.78	RIDGEWOOD CORP SQUARE	O	1	59	Bulk portfolio sale
080	070	332505	9192	65,884	2418078	\$8,492,869	11/19/09	\$128.91	RIDGEWOOD PLAZA OFF	O	1	59	Bulk portfolio sale
080	070	332505	9199	45,590	2418080	\$16,390,164	11/19/09	\$359.51	RIDGEWOOD CORP SQUARE	O	3	59	Bulk portfolio sale
080	070	064580	0120	1,830	2420752	\$465,000	12/07/09	\$254.10	SFR OFFICE ZONED	O	1	46	Non-representative sale
080	010	154410	0329	6,188	2436147	\$1,130,000	04/01/10	\$182.61	SMITH BARNEY	DNTNO-2	1	11	Corporate affiliates
080	070	282505	9111	11,601	2470734	\$1,400,000	12/15/10	\$120.68	COLUMBIA COURT	BR-ORT	1	8	Questionable per appraisal
080	030	262505	9067	1,699	2483246	\$2,000,000	03/22/11	\$1,177.16	OFFICE/HOUSE	O	1	37	Securing of debt
080	050	272505	9315	4,880	2489428	\$905,000	04/28/11	\$185.45	OFFICE ON THE CREEK	BR-ORT	1	15	No market exposure
080	030	262505	9177	27,350	2507877	\$1,100	08/11/11	\$0.04	PACIFIC VILLAGE CENTER	CB	1	24	Easement or right-of-way
080	080	242504	9104	19,371	2509297	\$15,500	08/29/11	\$0.80	BELLEVUE CHRISTIAN ELEMENTA	P*	1	24	Easement or right-of-way
080	070	385490	0021	15,276	2523909	\$2,600,000	12/19/11	\$170.20	THE FORUM	BR-ORT	1	61	Financial institution resale
080	070	292505	9329	14,510	2530351	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	070	292505	9329	14,510	2530352	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	070	292505	9329	14,510	2530355	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	070	292505	9329	14,510	2530357	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	070	292505	9329	14,510	2530358	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	070	292505	9329	14,510	2530359	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	070	292505	9329	14,510	2530361	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	070	292505	9329	14,510	2530363	\$325,000	02/15/12	\$22.40	WASH PARK QUADRANT BLDG	BR-MO	1	22	Partial interest (1/3, 1/2, etc.)
080	020	066600	0035	2,418	2536377	\$1,600,000	03/27/12	\$661.70	RETAIL	DNTN-OB	1	Y	
080	040	126620	0065	9,074	2537983	\$3,300,000	04/06/12	\$363.68	Office Building	O	1	Y	
080	070	526830	0010	3,453	2539103	\$1,350,000	04/13/12	\$390.96	MCCARTHY PARK 2100 BLDG	BR-MO	1		

## Vacant Sales for Area 080 with Sales not Used

03/22/2012

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	030	262505	9283	24,750	2495293	\$15,000	06/09/11	\$0.61	PARKING LOT	CB	1	18	Quit claim deed
080	050	262505	9166	65,700	2424227	\$7,260,000	12/30/09	\$110.50	BANK OF AMERICA	RC	1	15	No market exposure
080	070	282505	9015	68,768	2500902	\$3,550,947	07/13/11	\$51.64	VACANT INDUSTRIAL LAND	MI	1	31	Exempt from excise tax
080	070	282505	9072	73,700	2424876	\$153,972	01/05/10	\$2.09	VACANT INDUSTRIAL LAND	LI	1	31	Exempt from excise tax