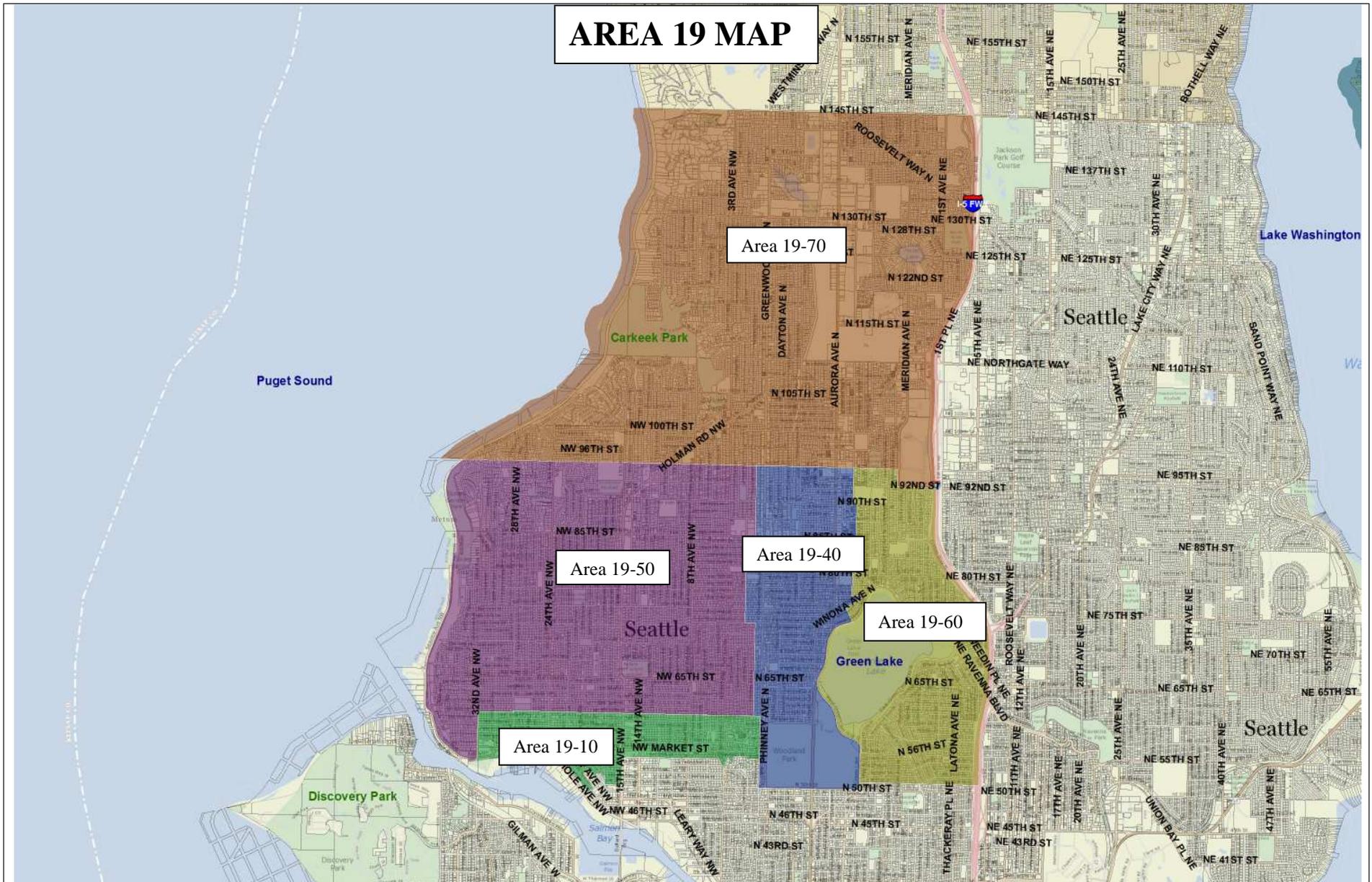


**COMMERCIAL REVALUE
2015 ASSESSMENT ROLL**

AREA 19

**Ballard, Green Lake, Greenwood/Phinney
Ridge, Broadview/Bitter Lake, Northgate Way
and N Aurora Avenue Corridor**





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King County

Department of Assessments

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Lloyd Hara *Assessor*

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor



King County

Department of Assessments
Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 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 2015 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 1/1/2015

Geographic Appraisal Area:

- Area 19: Ballard, Green Lake, Greenwood/Phinney Ridge, Broadview/Bitter Lake, Northgate Way, N Aurora Avenue Corridor

Sales – Improved Summary

- Number of Sales: **96**
- Range of Sales Dates: **01/01/2012– 12/29/2014**

Sales – Ratio Study Summary

Sales – Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2014 Value	\$1,211,200	\$1,319,100	91.80%	8.22%
2015 Value	\$1,297,900	\$1,319,100	98.40%	2.98%
Abs. Change	\$86,700		6.60%	-5.24%
% Change	+7.16%		+7.19%	-63.75%

*COD is a measure of uniformity, lower numbers represent better uniformity

Sales used in analysis: All improved sales that 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. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after sale, or have been segregated or merged since being purchased.

The COD is skewed downward in part due to the high number of business condominium and live/work unit sales. They are typically valued via the market approach to value and often have a higher Assessed Value to Sale Price (AV/SP) ratio which skews the COD.

Total Population – Parcel Summary Data			
	Land	Improvement	Total
2014 Value	\$1,391,702,100	\$732,233,400	\$2,123,935,500
2015 Value	\$1,486,481,000	\$765,500,200	\$2,251,981,200
% Change	+6.81%	+4.54%	+6.03%

Number of Parcels in the Ratio Study Population: **1,478** excluding specialties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2015 revalue year have increased 6.03%. The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2015 Assessment Year.

Analysis Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: April 9, 2015

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 nominal value of \$1,000 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 01/01/2012 to 12/31/2014 (at minimum) were considered in all 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 19 (Ballard, Green Lake, Greenwood/Phinney Ridge, Broadview/Bitter Lake, Northgate Way, and N Aurora Corridor)**

Boundaries

- West – Seaview Ave NW, Shilshole Bay N to Puget Sound
- North – N 145th Street (Seattle City Limits)
- East – Interstate 5 (I-5) Freeway
- South – I-5 to North 50th Street to NW 54th Street to the Ship Canal

Maps

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

Area Description

Area 19 is comprised of five neighborhoods located in Northwest Seattle. They are older, established communities with a mix of residential, commercial, and industrial properties. This area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. For assessment purposes, it is divided into economic neighborhoods that include one or more business districts.

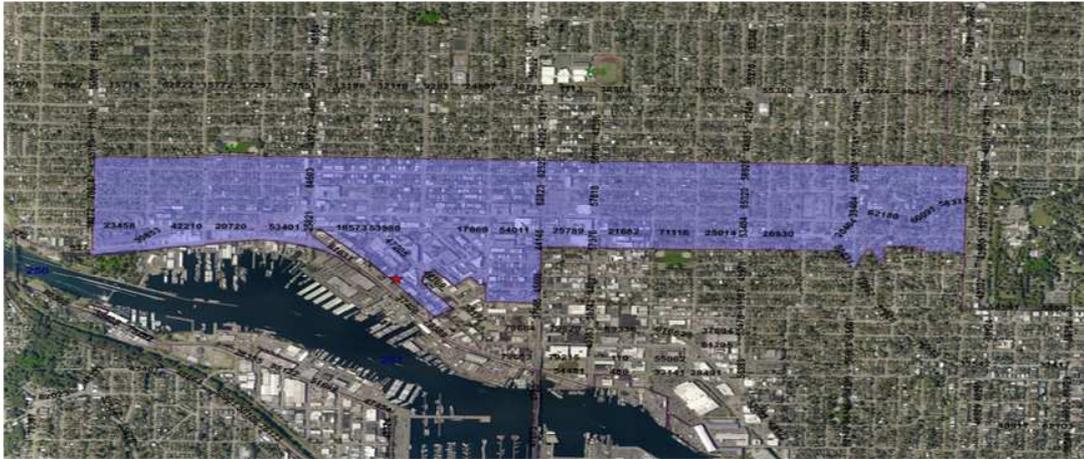
Shopping facilities, neighborhood conveniences, banks, restaurants, and pharmacies are conveniently located in each economic vicinity of area 19. Employment opportunities are located in the Seattle CBD, University of Washington, Seattle Pacific University, Seattle Children's Hospital, Ballard/Swedish Hospital, Northwest Medical Center and Hospital, North Seattle Community College, Northgate Mall, Shoreline Community College and miscellaneous businesses located in the Ballard, Greenwood, and Green Lake neighborhood business cores.

Community services such as churches, schools, parks, playgrounds and recreational facilities are satisfactory. Golden Gardens Park, Green Lake, Shilshole Bay Marina, the Ballard Hiram M. Chittenden Locks, Carkeek Park and Woodland Park Zoo, are located in area 19.

Ballard Neighborhood: Area 19-10

Boundaries: This is the heart of Ballard with NW Market Street as the primary arterial.

- North - NW 60th Street
- West - 32nd Avenue NW
- East - Greenwood Avenue North
- South - NW 54th Street to NW 50th Street



Neighborhood Description:

Ballard has become one of Seattle's most popular and fastest growing urban neighborhoods and a vibrant place to live, work, shop, eat, and play. This locality has a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, service shops, retail stores, medical office buildings, banks, and other mixed use properties. Ballard Hospital provides medical care and services to this community. The Ballard Avenue Landmark District was created by the Seattle City Council in 1976 and has become a popular location to rehabilitate older buildings while creating an infusion of five star rated restaurants, retail, and other commercial establishments. Buildings throughout the District embody the distinctive characteristics of modest commercial architecture from the 1890s through the 1940s. Visitors to this unique neighborhood will find boutiques, artist studios, and galleries side by side with manufacturers of fishing equipment and even a television studio. There are numerous long standing businesses: Ballard Blossom, Old Pequiliar, Sunset Tavern, Hattie's Hat, and The Tractor Tavern. Other historic edifices located along NW Market Street are the Majestic Bay Theater and The Ballard Carnegie Library which is now a commercial establishment for retail and restaurants. Recently, Ballard added more venues for live music, high-end restaurants, and a new luxury hotel.

Ballard has become headquarters for high and mid-rise mixed use apartment and condominium structures. These projects are replacing longstanding neighborhood businesses such as Sunset Bowl, Archie McPhee's, Jacobsen's Marine, and Denny's. But there's another type of noticeable development in Ballard: residential townhouses, live-work units, and narrow single family homes built on subdivided lots. Newest multifamily developments are micro-apartments/micro housing/congregate housing which are attractive to the single person population due to their affordable rents. The idea is to fill up the extra space in Seattle with more housing; essentially building dwellings on limited available land. It's density in a milder, more subtle form.

According to Mark Knoll, the CEO of Blueprint Capitol, a development firm that has been leading the way in the development of townhouses in this area and Seattle as a whole, Ballard is experiencing much redevelopment for two reasons: many parcels are zoned multifamily and its location is highly desirable because of its proximity to jobs and amenities. Most projects centered in Ballard are either completed, on the market, pending a sale or under construction.

Area 19-10 current developments in progress and proposed new projects:



The VIK Condominium project located at 1760 NW 56th Street was started in August of 2014. The new condominium is a six-story mixed use structure with two levels of below grade parking. The building consists of 1,282 square feet of street-level retail space with 117 residential units above and



two levels of below grade parking for 128 vehicles. Residential units are being marketed with list prices starting at \$321,900.



Martin Selig recently paid \$16.25 million, or about \$339 per square foot, for four parcels to construct a new office building. The site currently has a Burger King, a Shell Gas Station, a two-story office building and a small parking lot. These parcels are located at 1445 NW 56th Street, 1448 and 1432 NW Market Street. The three existing improvements will be demolished to construct a new office structure called the 15th & Market. The

proposed 15th & Market offices will have a total area of 240,000 square feet with five floors and underground parking. Martin Selig Real Estate's website says it will be available by fall of 2017. It is currently being marketed for lease.



Currently under construction is The Flora; a five-story with basement living area micro congregate housing structure located at 1510 NW 52nd Street. Total building area will be 14,777 square feet with 58 residential sleeping rooms and shared kitchens on the second and fourth floors. Completion is expected the fall of 2015.



Goodman Real Estate is developing a six-story project that will house 90 market-rate apartment units and one ground-floor 500 square foot live/work unit at 1516 NW 51st Street in Ballard. The new apartment building will include studios, open one-bedroom and one-bedroom units. Plans call for a large rooftop deck with a built-in barbecue and a ground-level parking garage for 35 vehicles. Exterior materials will be fiber cement panels, concrete and cedar siding. The building will be set back from the property line to allow more space between neighboring apartments. The existing single-story industrial structure will be demolished. Permits and plans have been approved and construction began April of 2015.



InHaus Development is constructing a new project called Salt Ballard Condos. The proposed condominium will be located at 5601 20th Avenue NW and is certified Built Green. The new structure will be a six-story mixed use building with 38 residential units and 1,800 square feet of retail space with loft mezzanine and underground parking and storage. The 38 residential unit mix will be one, two, and three-bedrooms plus three live-work units with sizes ranging from 556 to 1,428 square feet. Pre-sale starting prices are in the low \$300,000's. Construction is due to commence the summer of 2015 and the opening date is set for May of 2016.



The new Ballard West mixed use apartment complex is located on the site of the former Old Seattle Public Library at 5711 24th Avenue NW. Construction began November of 2013 and it is near completion. The Ballard West is a six story wood frame mixed use building consisting of 111 apartment units and 4,565 square feet of street level retail space with two parking levels. Total building area is 121,218 square feet and the net rentable area is 74,500 square feet.

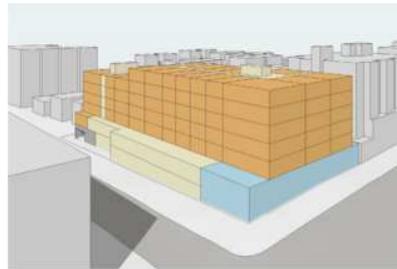


Construction of the new Amli Ballard Jacobsen Apartment located at 2428 NW Market Street began in May of 2012 and was recently completed in March of 2015. The new project is a seven-story wood frame mixed use building with 304 residential units, two levels of retail space with 21,770 square feet, and an underground parking garage for 335 vehicles. The mixed use apartment has a total area of 418,285 square feet with 241,384 square feet of rentable space and the complex occupies six parcels with total land area of 71,368 square feet.





Henbart LLC is planning a two-building complex consisting of one six-story and one five story mixed-use structure at 5601 22nd Avenue NW. The site is near three Ballard landmarks – old and new: Greenfire Campus, Ballard Commons Park and the historic Ballard Library. The newly proposed two-building complex will have 80 apartment units, four townhouse units, 21,500 square feet of office space, 22,000 square feet of retail space and 132 underground parking spaces on a .7-acre site. The office spaces will range from 1,200 to 1,800 square feet and should appeal to small tech or creative companies. Henbart owned the previous building which had been occupied by Bartell Drugs and was demolished in February of 2015. On March of 2015, excavation began to construct the new project. Once completed, Bartell Drugs will occupy a 14,000 square foot portion of the new space. Completion is expected in 2016.



Permits and plans have been approved by the City of Seattle to construct the proposed Merrill Garden at Ballard located at 5601 24th Avenue NW. The project consists of a seven story structure containing 105 assisted-living units with 3,500 square feet of retail space at street level and below ground level parking for 65 vehicles. The previous commercial space, five-unit apartment, and single family improvements were demolished in February of 2015 with site preparation for new construction slated to begin the summer of 2015.

Located at 1731 NW 57th Street is an existing multifamily building that will be demolished in order to construct a new six story apartment complex with a total area of 21,897 square feet. The new structure will have a total of 48 units. Permits and plans are in the review process at the City of Seattle.

Permits and plans have been approved for demolition of an existing 1900 year built duplex located at 1762 NW 59th Street to construct a three story, 25 unit apartment structure with basement storage for 20 bicycles. Construction has not begun.



The Low Income Housing Institute project is a six-story 51 unit apartment that will accommodate low-income seniors and an on-site manager. The first level will house the Urban Rest Stop with 1,948 square feet and a separate entrance to offer free showers, restrooms and laundry facilities to homeless



men, women, and children. This project is located at 2014 NW 57th Street. LIHI is a nonprofit housing developer that has received a \$7.6 million grant from the U.S. Department of Housing and Urban Development for the project. Expected total cost is \$12.5 million including the November 29, 2010 sales price of \$1,220,000 for the 10,000-square foot lot. Construction began January of 2014 and it is nearing completion. It is currently being platted as LIHI Ballard Condominium and it is called The Cheryl Chow Court in Ballard.



Vancouver, B.C.-based InHaus Development started construction in September of 2013 of a new 20 unit condominium project situated at 2018 NW 57th Street in Ballard. The seven-story Solo Lofts was designed by AIA honor award winner Chris Pardo. The builder is Absher Construction. Pre-construction sales began in January of



2014 with asking prices starting in the mid \$200,000's per unit. The project is slated for completion December of 2015. It will contain eight one-bedroom and eight two-bedroom units plus four penthouses with sizes ranging from 500 to 1,200 square feet. The Solo Lofts has Built Green 4-star rating, with sustainable source construction materials, low-maintenance metal cladding, solar panels, a heat recovery ventilation system, highly efficient lighting and on-demand hot water.



A new four story with basement micro congregate housing building is in progress at 2418 NW 57th Street. Construction commenced August of 2014 and it's nearing completion. The new structure contains an above grade total area of 10,330 square feet and the finished basement living unit's area is 2,372 square feet in size.



The Ballard Tallman Apartment located at 5343 Tallman Avenue NW is a new seven-story wood frame structure with a total building area of 318,835 square feet and net rentable area of 199,557 square feet. The Ballard Tallman consists of 303 apartment units with underground basement parking. Construction started September of 2013 and completion is projected for July 31, 2015.



Four new townhouses containing a total of eight residential units are in progress at 2421 NW 57th Street. This property had sold on May 21, 2014 for \$500,000 at \$100 per square foot of land area. The old duplex structure was demolished September of 2014. Completion is near and they are currently on the market for sale.

Permits and plans have been issued by the city of Seattle for construction of a new project at 1537 NW 56th Street. The land use application was approved for a seven-story apartment structure containing 102 residential units with four live-work units and parking for 86 vehicles. Construction is set to begin in late 2015.

A new seven-story apartment building is in the planning stages at 1701 NW 56th Street with 177 residential units, 22 live-work units, 4,400 square feet of retail space, and parking for 144 vehicles. The proposed mixed use structure will occupy six parcels which comprise a total land area of 28,500 square feet. Permits and plans have been submitted to the City of Seattle to demolish the existing five single family homes and obtain approval to initiate construction of the proposed new project.

A permit application was submitted to the city of Seattle to construct a new four story apartment building containing 33 residential units. The location of this proposed project is 1506 NW 61st Street.



A new mixed use project is proposed on the current site of the 1945 colonial revival style funeral building known as Wiggen and Son Funeral Home located at 2003 NW 57th Street. Tiscareno Associates is designing the Modera Ballard, a six story mixed use apartment complex with 118 residential units, 14 live-work units, and two levels of below grade parking for 102 vehicles.



The new Modera Ballard will have studios, open and traditional one-bedrooms, two-bedrooms, and three-bedrooms residential units. The unit size will range from 530 to 1,200 square feet. Permits and plans have been submitted to the City of Seattle for review and approval.

Greenwood, Phinney/Woodland Park, Aurora Avenue N (19-40)

Boundaries: The area comprises the Greenwood and Phinney Ridge neighborhoods and the most significant landmark is the Woodland Park Zoo.

North - North 95th Street

West - Palatine Avenue North to 1st Avenue NW and back to Palatine Avenue North

East - Stone Avenue North, along Green Lake, and back to Stone Avenue North

South - North 50th Street



Neighborhood Description:

The majority of commercial properties in this neighborhood are located on or near Phinney Avenue North, Greenwood Avenue North, NW 85th Street and Aurora Avenue North. The commercial businesses are a mix of small office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, banks, and mixed-use properties. The award winning Woodland Park Zoo is a well-established Seattle attraction and it is famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. Long range plans include an events center and an environmentally sustainable office building for zoo staff.

Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. The commercial center surrounds the intersection of Greenwood Avenue North and North 85th Street and has ongoing new construction and renovations. New mixed use multifamily, live-work townhouses, and the newest micro-apartments/micro-congregate housing structures are in the process of construction. Development and revitalization in this vicinity is on-going.

Area 19-40 current developments in progress and proposed new projects:



Expansion of the existing 1918 year built Taproot Theatre located at 204 North 85th Street began May of 2013 and was completed in May of 2014. It consisted of a two-story 12,000 square foot performing arts theatre with eating and drinking areas plus office space.



A Medina developer has proposed a 4-story, 34-unit apartment building to be located at 7216 Aurora Avenue North. The site currently houses a retail building. The future new structure calls for 18 apartment units, 16 live-work units, and 3,300 square feet of retail space with 22 parking spaces. Permits have been issued and plans are still in review by the City of Seattle



The Sedges at Piper Village opened in 2009 on a 5 acre site that was previously occupied by a McDonald's fast food restaurant located at 8533 Greenwood Ave North. It's being developed in four phases over a period of 10 years and original plans called for similar mixed-use buildings. Phase one was a three story complex with 46 apartments on the second and third floors plus 12,000 square feet of retail on the ground level. The second phase consisted of three mixed use buildings that were completed in July of 2014. All three are two story wood frames with combined total area of 22,343 square feet. The retail and office space comprise 18,219 square feet and the six apartment units have an area of 4,124 square feet. The next two phases will be on the sites situated at 200 North 85th Street and the four vacant sites located at approximately at 8612 and 8616 Palatine Avenue North.



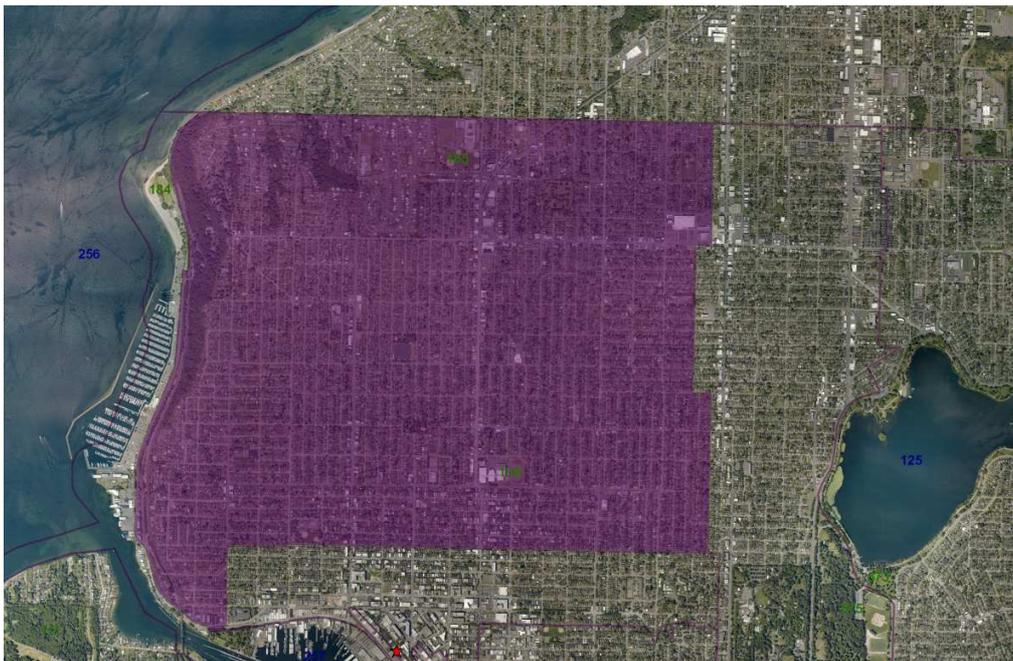
The Isola Greenwood, a mixed use luxury condominium, is a future project to be located at 6800 Greenwood Avenue North. The proposed mixed use building will be a four-story structure containing 32 luxury residential units and 4,000 square feet of retail space at ground level. Below grade there will be an additional 1,500 square feet of retail area with parking for 28 vehicles. The 32 residential units will range in size from 550 to 1,030 square feet. The unit mix will be: 12 one-bedrooms, 11 one-bedrooms-plus-den, and 9 two-bedrooms. Other amenities will be outdoor spaces with both private and shared roof decks and views of Green Lake, downtown, and the mountains. Ground level units will have private yards and high ceilings. The firm is targeting the Phinney Ridge /Greenwood neighborhood because rents are lower than in Capitol Hill plus this area has few apartments and since retail is limited, Isola plans call for commercial space. It is currently in the design and review process at the City of Seattle.

A new project calls for a four story apartment building with 48 small efficiency units located at 9002 Greenwood Avenue North. The existing structure will be demolished. It's in the design and review process at the City of Seattle.

Crown Hill/North Ballard (19-50)

Boundaries: This area is comprised of Crown Hill and North Ballard. Primary arterial is 15th Avenue NW.

- North - NW 95th Street
- West - Seaview Avenue NW
- East - Palatine Avenue North to 1st Avenue NW and back to Palatine Ave N
- South - NW 60th Street



Neighborhood Description:

The majority of commercial properties in this neighborhood are located on 15th Ave NW from NW 60th St. north to Holman Road and on NW 85th Street from 1st Ave NW west to 15th Ave NW. The neighborhood's notable landmarks include the Hiram M. Chittenden Locks, the Nordic Heritage Museum, the Shilshole Bay Marina, Golden Gardens, Carkeek Park, and Dick's Drive-In. Commercial properties in this area include retail stores, grocery store chains, banks, restaurants, office buildings, service buildings, and mixed-use properties.

Residential dwellings include single family homes, apartments, townhouses, and now live-work units. The construction of apartments, townhouses and live-work structures has become more common because local zoning allows and encourages multi-family and commercial development.

Area 19-50 current developments in progress and proposed new projects:



In November 2014, the former Pizza Hut, a vacant boarded-up single family house, and a duplex were demolished and excavation began January of 2015 to construct the new 85th and First Apartments. The



structure will be a five story mixed use building with 105 residential units, 8,900 square feet of street level retail space, and below grade parking for 86 vehicles. This mixed use development is in the heart of Greenwood; directly across from Fred Meyer and Bartell Drugs. CBRE is marketing the retail spaces which range in size from 2,761 to 3,232 square feet and asking rental rates of \$32.00 NNN per square foot.



A new five-story micro congregate rooming house called the 85th Street Studio located at 143 NW 85th Street is under construction. The five-story multi-family building will have seven live-work units and 32 units with average room size of 229 square feet. The project was begun January of 2014 and it is nearing completion.



Construction started on the 85th Court building located at 358 NW 85th Street in May of 2014. It is a four story mixed use micro congregate rooming house with 32 units, 1,475 square feet of street level retail space, and a parking garage for five vehicles. The average congregate unit size is 243 square feet and each room has a three-quarter bath. It is nearing completion.



Ballard Lofts Phases I, II, & III are in progress with two new mixed use apartment buildings on the sites located at 6404 24th Avenue NW and 2248 NW 64th Street. Ballard Lofts Phases I & II are five-story mixed use structures with total building area of 83,921 square feet consisting of 26 apartment units, 23 live-work units, retail space of 5,039 square feet, and a two level parking garage for 72 vehicles. Ballard Lofts Phase III is a five-story apartment with total building area of 27,699 square feet that includes 22 apartment units, three live-work units, and below grade parking for 38 vehicles. Construction started in April of 2014. All phases of Ballard Lofts are projected to be 90% complete by the 7/31/2015 maintenance lien date.

A proposal was made for a new four-to-five story mixed use apartment building with 83 residential units, seven live-work units, commercial space of 3,000 square feet, and a below grade parking garage for 46 vehicles located at 7016 15th Avenue NW. The existing 1948 year built mixed use apartment and 1928 single family home will be demolished and replaced by the new structure. The project is in the permitting and plan review process at the City of Seattle.

Plans have been made to demolish the existing single family home situated at 1436 NW 62nd Street and construct a new four-story 30 unit apartment building. All work is in the design and review stage at the city.

Tyson Alexander of Xander Real Holdings LLC is planning to construct a new four-story apartment structure with 40 residential units located at 1506 NW 61st Street. The site is currently occupied with a 1901 single family home in poor condition that is slated for demolition. The project is in the permitting and review stage at the City of Seattle.

There's a proposal to construct a four-story mixed use apartment building with 61 residential units, two live-work units, and 3,000 square feet of commercial space at 6301 15th Avenue NW. The site is currently occupied by a vacant bank that will eventually be demolished. The property is in escrow at a reduced asking price of \$1,750,000. It had been on the market since November of 2012. Closing is pending permit and plan approval which are in the design and review phase at the City of Seattle.

Permit application was submitted to the City of Seattle to demolish the existing Ballard Muffler Shop situated at 7530 15th Avenue NW to construct new multifamily structures. The new project will consist of eight new townhouses with 31 residential units, 22 live-work units, and parking for 55 vehicles.

Green Lake (19-60)

Boundaries: Green Lake is located in this neighborhood and attracts pedestrians from all over Seattle as well as surrounding suburbs. It remains a top attraction all year round.

North - North 95th Street and North 92nd Street

West - Stone Avenue North, along Green Lake, and back to Stone Avenue North

East - Interstate 5 (I-5) Freeways

South - North 50th Street



Neighborhood Description:

Green Lake is a vibrant neighborhood in north central Seattle. The centerpieces are the lake and park which were named by David Phillips. In September of 1855, Mr. Phillips conducted a survey for the United States Surveyor General. His notes referred to the area as “Lake Green” because the lake appeared green in color due the algae blooms in the water.

The main attraction is Green Lake Park itself, which encompasses a 2.8-mile path around the lake for runners, bikers, skaters, and walkers. Many others use the athletic fields or visit the park for boating, picnicking, and swimming. In the northeastern part of the park, its first community center was built in 1929 at a cost of \$95,598. Since it was constructed on the land fill from the 1911 draining, the community center sits on pilings. It has two conference rooms, a gym with showers and bathrooms, and a stage. Toward the east side of the lake, another stepped swimming area was constructed. The tennis courts were built in 1945 and in 1955, a 150,000 gallon swimming pool was added. It was named the Evans Pool in honor of two brothers, Ben and Lou Evans, for their long service to athletics at Seattle parks.

The major commercial properties in this neighborhood are located on the streets around the lake from East Green Lake Way North to West Green Lake Way North, between Green Lake Drive North and I-5, from NE 65th Street to NE 75th Street. These commercial properties consist primarily of retail stores, restaurants and cafes, banks, small offices and mixed-use properties.

Area 19-60 current developments in progress and proposed new projects:



The new Hearthstone (West) Building is located at 6850 Woodlawn Avenue NE and construction is in progress for this mixed use senior retirement living complex. The structure will have four stories with 28 apartment



units, retail space of 2,740 square feet on the main level, and below grade parking for 28 vehicles. The unit mix will contain one-bedroom and two-bedrooms with full size kitchens, in unit washers and dryers, and expanded cable services with WI-FI. Other amenities will be a modern fitness center, massage therapy sessions, and its own staff. Excavation started in 2012 and construction stopped. It was re-started in July of 2014. This project involves three phases and they are currently on phase one. The next phase of construction will be the adjacent site located at 6569 4th Avenue NE. The website is <http://www.hearthstone.org/23-2/village-cove/>

Located at 414 NE Ravenna Blvd, a permit was issued to construct a new mixed use apartment building with a below grade parking garage. Application for the permit was submitted to the City of Seattle on March 20, 2014 and it was issued on May 12, 2015.



The Green Lake Village located at 417 NE 72nd Street, the former Vita-Milk Dairy site, which had been at a standstill since 2007 due to the economic downturn, was restarted in August of 2012. The new structure has three 6-story mixed use buildings with approximately 477,104 square feet. Plans called for 297 residential units over 50,000 square feet of street level retail and below grade parking for 429 cars. PCC Natural Markets is the anchor retail tenant. The Green Lake Village project was completed in February of 2014.

Broadview/Bitter Lake, Northgate, N Aurora Corridor (19-70)

Boundaries: The primary arterials in this neighborhood are Aurora Ave North and Greenwood Ave North with heavy commerce and mostly residential dwellings in the minor streets. This area has Northgate influence.

- North - North 145th Street, which is the boundary between the Cities of Seattle and Shoreline
- West - Puget Sound
- East - Interstate 5 (I-5) Freeway
- South - North 95th Street



Neighborhood Description:

This area begins at North 95th St and continues north to North 145th St; at the boundary between the Cities of Seattle and Shoreline. This vicinity encompasses the northern portions of Greenwood and the Aurora Ave North corridor, Bitter Lake, Broadview, Licton Springs and the western portion of Northgate. Most commercial properties are found on Aurora Ave North and are a mixture of old and new retail stores, restaurants, quick service chains, warehouses, automobile dealerships, used car sales lots, banks, grocery stores and offices. Also along Aurora Ave North are nationally anchored major retail and other businesses such as Home Depot, Ross Dress for Less, Petsmart, Staples, Sam's Club (affiliated with the Wal-Mart Corporation), LA Fitness, Office Depot, and Lowes. In addition, several hotel/motel businesses are situated on this corridor and provide lodging services for travelers.

Along Northgate Way and Meridian Avenue North are mid-rise medical and business office buildings, retail stores, and restaurants. Located at 2140 North Northgate Way is the Hotel Nexus which has accessibility and visibility from the Interstate 5 (I-5) freeway and it is one of the few hotels in this locale.

Major institutions include North Seattle College located at 9600 College Way North. It is one of three colleges comprising the Seattle Community College District (the others are Seattle Central College and South Seattle College), and one of the 33 member colleges of the State of Washington Community and

Technical Colleges system. The main campus occupies 62 acres, including 11 acres of environmentally sensitive wetlands, in the Licton Springs/North College Park neighborhood of the North Seattle area. The campus is five miles north of the Seattle city center and is easily accessible from Interstate 5 (I-5).

Northwest Hospital and Medical Center, established in 1960, is located at 1550 North 115th Street. This facility gives the community access to more than 500 health care providers. The main hospital contains 281 beds providing overnight medical care services to patients. The medical campus occupies 33 acres of land area that consist of the main hospital building, five medical offices and outpatient surgical buildings plus a parking garage building with open parking spaces.

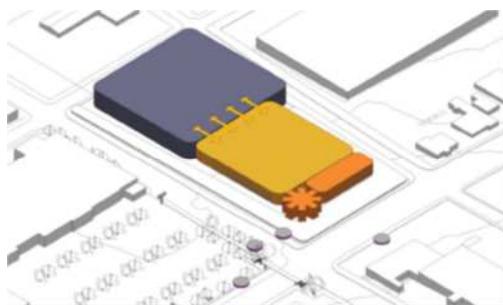
Area 19-70 current developments in progress and proposed new projects:



In 2012, the City of Seattle Council approved the construction of a new North Precinct Police Station to replace the outdated building located at 10049 College Way North. On December 16, 2013, legislation was passed



authorizing the acquisition of three parcels – situated at the southeast corner of Aurora Avenue North and North 130th Street – for this endeavor. The first two parcels are located at 12800 Aurora Avenue North and 1132 North 128th Street and were acquired on June 24, 2014 through a negotiated settlement and power of eminent domain (condemnation) for public use with favorable tax advantages to the sellers. The final parcel was located at 1155 North 130th Street and was purchased on May 22, 2014 after the property was listed for sale with an asking price of \$4,300,000 and multiple offers. The City of Seattle negotiated a price of \$3,750,000 plus favorable tax advantages to the sellers. The total land area is 178,700 square feet. The proposed new North Precinct Police Station will be a three story building with 47,737 square feet and a 112,024 square foot attached three story parking garage to store police vehicles and equipment.



<http://www.seattle.gov/Documents/Departments/NorthPrecinctStation/North-Precinct-Station-Seattle-Design-Commission-Presentation.pdf>



Permit and plan applications have been submitted to the City of Seattle for review to construct a new four story apartment building containing 93 residential units with ground-floor retail and surface parking for 15 vehicles. The site is located at 1008 North 109th Street.

Permit and plan applications were submitted to the City of Seattle for review to build a new six-story structure with 74 residential units and retail/office space on the main floor plus ground level parking for 66 vehicles. The new mixed use apartment building will have a total area of 57,359 square feet. The project site address is 9510 Stone Avenue North.



The Interurban Senior Living Apartments situated at 14002 Linden Avenue North, in the Bitter Lake area, is a seven-story apartment complex with 178 low income senior housing units and first floor office and residential amenity space plus below grade parking for 104 vehicles. Construction started July of 2012 and it was completed August of 2014.



The Greenwood Place Apartment located at 14307 Greenwood Avenue North started construction in March of 2014. This new development is a four-story mixed use



building that will have 39 residential units, 3,400 square feet of commercial space, and below grade parking for 43 vehicles. The unit mix consists of studio, one-bedroom, one-bedroom/1.5 bath, live-work lofts, two-bedrooms, and two-bedrooms/two baths that will range in size from 512 to 1,020 square feet. It is currently being marketed for lease with asking rents from \$1,295 to \$2,195 per month. Each unit is equipped with a washer and dryer.

A permit application was submitted to the City of Seattle in December of 2014 for a proposed new 140-room Northgate Hotel located at 10733 Meridian Avenue North at the site of a former Arby's fast food restaurant that was originally constructed in 1977. The projected structure will be a five-story 140-room hotel with below grade parking for 143 vehicles. The site had been listed for sale since 2013 with an asking price of \$2,890,000 and the sale is pending.

Physical Inspection Area

WAC 458-07-015 requires each property to be physically inspected at least once during a 6 year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Area 19-40 was physically inspected for the 2015 assessment year. The inspection area comprised 327 parcels, or approximately 21.54% of the 1,518 total parcels located in Area 19 (not including specialties and government-owned properties). A list of the physically inspected parcels and an identifying map are included in the addendum of this report.

Scope of Data

Land Value Data: Vacant sales from 1/01/2012 to 12/31/2014 were given primary consideration for valuing land. Since January of 2012, there were 51 land sales that were considered in Area 19. The sales verified as “good” were coded “Y” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

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. All sales considered were verified, if possible, by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. 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 Seattle market has experienced upward pressure on land values as well as an increase in transaction volume. Within Geographic Area 19, there are approximately 51 verified commercial land sales that occurred during the last three years that were utilized for the 2015 revalue. This is a significant increase over the 20 verified sale transactions used for the 2014 revalue. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In some neighborhoods, new commercial development sites are being created through the demolition of existing single family residences located on commercially zoned lots and through the demolition of older commercial and multi-family buildings.

Every effort was made to equalize the assessed land values of similarly zoned land between adjacent areas. Assessed land values are based on land sales of properties with the same zoning or with similar development potential.

Overall land values in Area 19 increased 8.34%. The smallest increase occurred in neighborhood 19-70. The total recommended assessed land value for the 2015 assessment year is \$2,986,693,700. The recommended land values for the 2015 assessment year result in an increase from the 2014 assessment of +8.34%. The preceding totals include all taxable and nontaxable parcels in Area 19, excluding government owned parcels.

Changes in Assessed Land Value by Neighborhood Area				
Neighborhood	2014 Land Values	2015 Land Values	Changes	% Changes
19-10	\$637,129,400	\$699,809,000	+\$62,679,600	+9.84%
19-40	\$352,109,900	\$385,820,600	+\$33,710,700	+9.57%
19-50	\$466,925,300	\$528,565,300	+\$61,640,000	+13.20%
19-60	\$209,961,500	\$236,168,400	+\$26,206,900	+12.48%
19-70	\$1,090,770,050	\$1,136,330,400	+\$45,560,350	+4.18%
Total	\$2,756,896,150	\$2,986,693,700	+\$229,797,550	+8.34%

Neighborhoods 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 Overview

Since 2014, there have been a total of fifty-one (51) commercial land sales throughout Area 19 that meet the requirements of a fair market transaction.

Area 19-10 – Ballard

This neighborhood includes the historic district and downtown business center of Ballard. The following is a summary of the land sales according to use and their respective sales price per square foot in this neighborhood. The 26 land transactions were sold with existing older improvements that were subsequently torn down for redevelopment purposes with new mixed use structures, live/work units and residential townhouses buildings.

Commercial	Industrial	Multi-family	Total
18	1	7	26
\$123-\$490	\$105	\$100 - \$300	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code
								Area					
019	010	276760	4045	4,650	2651886	\$650,000	01/29/14	\$139.78		Proposed New Rooming House	LR3	1	Y
019	010	276760	4755	5,000	2573890	\$558,000	11/07/12	\$111.60		Proposed New Rooming House Buildin	LR3	1	Y
019	010	276760	4925	5,000	2615528	\$700,000	06/27/13	\$140.00		SFR DUPLEX STRUCTURE (1/2 OF B	MR-RC	1	Y
019	010	276770	0035	5,000	2671313	\$500,000	05/21/14	\$100.00		Duplex	LR3	1	Y
019	010	276770	0040	5,000	2687354	\$705,000	08/22/14	\$141.00		duplex	LR3	1	Y
019	010	276770	0080	5,000	2616936	\$1,500,000	07/10/13	\$300.00		SFR HOUSE	MR-RC	1	Y
019	010	276770	0295	7,800	2633296	\$1,400,000	09/27/13	\$179.49		U-FRAME-IT & PILGRIMS NUTRITION	NC3-65	2	Y
019	010	276770	0481	7,500	2580665	\$925,000	12/20/12	\$123.33		DENTAL/MEDICAL OFFICE	NC3-65	1	Y
019	010	276770	0490	10,000	2580675	\$1,500,000	12/20/12	\$150.00		NORDIC PROFESSIONAL BUILDING	NC3-65	1	Y
019	010	276770	0500	3,400	2580680	\$1,100,000	12/19/12	\$323.53		LAW OFFICES	NC3-65	1	Y
019	010	276770	0500	23,400	2616635	\$7,300,000	07/09/13	\$311.97		LAW OFFICES	NC3-65	4	Y
019	010	276770	0900	9,500	2568913	\$1,550,000	10/01/12	\$163.16		NEILSON CARPETS	NC3-65	1	Y
019	010	276770	1130	71,368	2536317	\$16,050,000	03/29/12	\$224.89		PARKING LOT TO ACCOUNT #276770	C1-65	6	Y
019	010	276770	1650	14,270	2681714	\$1,850,000	07/29/14	\$129.64		JUBILEE FISHERIES	C1-65	1	Y
019	010	276770	3410	12,100	2633928	\$1,500,000	09/18/13	\$123.97		ARNE'S AUTO SERVICE	C1-65	1	Y
019	010	276770	3631	37,045	2597081	\$8,750,000	04/01/13	\$236.20		TALLMAN MEDICAL CLINIC	NC3-85	6	Y
019	010	276770	3631	37,045	2597089	\$12,705,000	04/01/13	\$342.96		TALLMAN MEDICAL CLINIC	NC3-85	6	Y
019	010	276770	3656	12,000	2597091	\$3,795,000	04/01/13	\$316.25		ANGELO HAIR DESIGN	NC3-85	3	Y
019	010	276770	3656	2,000	2597088	\$680,000	04/01/13	\$340.00		ANGELO HAIR DESIGN	NC3-85	1	Y
019	010	276810	0365	12,380	2707127	\$4,427,793	12/22/14	\$357.66		PARKING FOR ACCOUNT #276810-0	C1-65	2	Y
019	010	867340	0185	4,700	2648650	\$575,000	12/23/13	\$122.34		Duplex	LR3	1	Y
019	010	867340	0200	15,368	2652837	\$1,610,000	01/27/14	\$104.76		Awaiting for Proposed New Retail/Offic	IB U/45	1	Y
100	135	276770	3660	10,000	2597085	\$2,000,000	03/28/13	\$200.00		TALLMAN PLAZA APTS., 8 Units	NC3-85	2	Y
100	145	276770	0395	5,000	2676411	\$910,000	06/20/14	\$182.00		5 UNIT APT	NC3-65	1	Y
410	000	276810	0477	10,572	2707126	\$5,180,518	12/23/14	\$490.02		SHELL FOOD MART	C1-65	1	Y
413	010	276810	0465	25,000	2707123	\$6,641,689	12/23/14	\$265.67		BURGER KING	C1-65	1	Y

Area 19-40 - Greenwood/Phinney Ridge

This neighborhood includes the eastern portion of Greenwood, Phinney Ridge/Woodland Park, and the Aurora Avenue North corridor. The following is a summary of the land sales according to use and respective sales price per square foot. There were a total of three transactions whose older improvements were torn down after the sale for the development of new mixed use multifamily structures.

Commercial	Industrial	Multi-family	Total
3	0	0	3
\$95-\$160	N/A	N/A	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code
								Area					
019	040	287710	3845	5,263	2634596	\$840,000	10/02/13	\$159.60		FRANCINE SEDERS GALLERY	NC2-40	2	Y
019	040	551160	0230	10,020	2647045	\$1,600,000	12/18/13	\$159.68		RETAIL STORE	NC3-40	1	Y
019	040	946520	0180	6,365	2686239	\$605,000	08/19/14	\$95.05		GREENWOOD ALTERATION,RELININ	C1-40	1	Y

Area 19-50 – Crown Hill, Loyal Height, Sunset Hill

This is the most northwestern neighborhood in area 19 and it's primarily zoned multi-family. There were a total of 16 land transactions which once again, sold with older improvements that have mostly been torn down for redevelopment and replaced with mixed use structures, live/work townhouses and residential townhouse buildings.

Commercial	Industrial	Multi-family	SFR	Total
10	0	5	1	16
\$75-\$195	N/A	\$68-\$109	\$59	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code
								Area					
019	050	123200	1150	3,332	2632532	\$300,000	09/25/13	\$90.04		RETAIL STORE	NC2-40	1	Y
019	050	186240	0411	36,468	2701694	\$3,999,600	11/12/14	\$109.67		QUEEN ANNE AUTO BODY REPAIR	C1-40	2	Y
019	050	276760	0115	7,513	2541188	\$1,200,000	04/30/12	\$159.72		BARBER SHOP & SFR HOUSE	NC1-65	2	Y
019	050	276760	0345	4,996	2685182	\$545,000	08/04/14	\$109.09		GRACE GOSPEL CHAPEL	LR1	1	Y
019	050	276760	2985	5,850	2563763	\$400,000	09/06/12	\$68.38		GLAD TIDINGS ASSEMBLY OF GOD	LR1	1	34
019	050	276770	4295	5,000	2632862	\$508,000	09/17/13	\$101.60		SFR House Tear Down	LR3	1	Y
019	050	277660	0113	5,310	2701486	\$595,000	11/03/14	\$112.05		SFR House structure converted to Res	NC2-40	1	Y
019	050	291920	0045	4,181	2626966	\$400,000	08/26/13	\$95.67		Proposed New Mixed Use Building	NC2-40	1	Y
019	050	291920	0060	25,127	2626974	\$2,100,000	08/23/13	\$83.58		RETAIL STORE	NC2-40	3	Y
019	050	305270	0080	3,750	2655707	\$375,000	02/20/14	\$100.00		CITY NAILS	NC2-40	1	Y
019	050	305270	0120	7,487	2640442	\$850,000	10/29/13	\$113.53		SHOTWELL CHIROPRACTIC OFFICE	NC2-40	9	29
019	050	330070	0765	8,000	2685244	\$600,000	08/08/14	\$75.00		warehouse	C1-30	1	Y
019	050	638250	0076	21,651	2611994	\$1,560,000	06/13/13	\$72.05		Former CROWN LUTHERN CHURCH	LR2	2	29
019	050	751850	6715	15,300	2575278	\$900,000	11/19/12	\$58.82		CALVARY LUTHERAN	SF 5000	1	29
100	145	276760	0225	4,999	2602407	\$975,000	04/29/13	\$195.04		Ballard Lofts Phase 3	NC1-65	1	Y
100	145	276760	1365	5,000	2536748	\$432,000	03/19/12	\$86.40		4-PLEX (CONV SING FA RES)	LR1	1	Y

Area 19-60 – Green Lake

Green Lake had a total of three land sales. The two commercially zoned parcels were purchased by developers to construct mixed use buildings for senior retirement living. The multifamily zoned land sale will have a residential townhouse building.

Commercial	Industrial	Multi-family	Total
2	0	1	3
\$134 - \$205	N/A	\$103	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code
								Area					
019	060	952810	3625	11,000	2638237	\$2,250,000	10/29/13	\$204.55		Parking Lot	NC2-40	1	Y
019	060	952810	4725	8,800	2674597	\$1,177,000	06/19/14	\$133.75		PLASTIC SALES & SERVICE	NC3-40	2	Y
100	150	952810	3430	4,600	2607956	\$474,000	05/23/13	\$103.04		4-PLEX	LR3	1	29

Area 19-70 – Broadview/Bitter Lake, Northgate, N Aurora Ave Corridor

This neighborhood is just south of North 145th Street, which is the City of Seattle and City of Shoreline boundary line. The following is a summary of the three land sales according to use and respective sales price per square foot. The single family SFR zoned lot was platted into 27 resident lots and new single family homes have been constructed on those parcels. There were two commercially zoned land sales and one is in the planning stages for a new police precinct (two other parcels for this endeavor were purchased under the threat of eminent domain) and the other is slated for multifamily structures.

Commercial	Industrial	Multi-family	SFR	Total
2	0	0	1	3
\$43 - \$118	N/A	N/A	\$17	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code
								Area					
019	070	192604	9176	133,197	2535398	\$2,300,000	03/23/12	\$17.27		SFR LAND	SF 5000	1	Y
019	070	192604	9218	31,800	2670713	\$3,750,000	05/22/14	\$117.92		PI BANK OFFICE BUILDING	C1-65	1	Y
019	070	192604	9320	21,875	2578724	\$950,000	12/11/12	\$43.43		LAURELHURST FUEL CO	C2-65	1	Y

The table below summarizes the land valuation model as it was applied to the properties in Area 19. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide to “typical” land values with additional adjustments made for individual site variations.

Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2015 Land Revaluation					
Zoning	19-10	19-40	19-50	19-60	19-70
Lowrise (Multi-family)					
LDT					
LR1	\$85 - \$90	\$75 - \$90	\$75 - \$85	\$90 - \$100	\$65
LR1 RC		\$75 - \$90		\$90 - \$100	
LR2	\$100	\$75 - \$90	\$80 - \$100	\$75 - \$110	\$65 - \$75
LR2 RC			\$80 - \$100	\$75 - \$110	
LR3	\$100 - \$110	\$85 - \$110	\$90 - \$110	\$85 - \$110	\$65 - \$80
LR3 RC	\$100 - \$110	\$85 - \$110	\$90 - \$110	\$85 - \$110	
LR3 PUD					\$65 - \$80
LR4					
Midrise (Multi-family)					
MR	\$130				\$65 - \$70
MR-RC	\$130				
MR 85					\$70
Commercial					
C1-30			\$70		
C1-40		\$60 - \$85	\$80 - \$95	\$120	\$40 - \$80
C1-65	\$120 - \$155	\$60 - \$85			\$40 - \$70
C2-40					\$40 - \$70
C2-65	\$115 - \$150	\$55 - \$60		\$55 - \$60	\$40 - \$70
Neighborhood Commercial					
NC1-30	\$100	\$60	\$90 - \$100	\$105 - \$110	\$65 - \$70
NC1-40		\$110	\$100 - \$110	\$110	\$40
NC1-65			\$115		
NC2-30			\$95		\$65
NC2-40	\$110	\$85 - \$110	\$95 - \$105	\$120	\$65
NC2P-40		\$85 - \$110	\$95 - \$105	\$120	
NC2P2-40					
NC2-65	\$165	\$100			
NC2P-65		\$100		\$125	
NC2P2-65					
NC2-65 (1.3)			\$90		
NC2-65 (3.0)			\$90		
NC3-40	\$110	\$60 - \$95	\$90 - \$110	\$120	\$55
NC3P-40		\$60 - \$95	\$90 - \$110		
NC3-65	\$165 - \$175				\$65
NC3P-65	\$165 - \$175				
NC3-65 (3.0)			\$90 - \$95		
NC3P-65 (3.0)			\$90 - \$95		
NC3-85	\$195				\$65

Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2015 Land Revaluation					
Zoning	19-10	19-40	19-50	19-60	19-70
Major Institution Overlay District					
MIO-65-MR	\$140				
MIO-105-MR	\$140				
MIO-105-LR2					\$55
MIO-105-LR3					
MIO-37-LR2					\$45
MIO-50-LR2					\$55
MIO-65					
MIO-105-NC3-65	\$150				
MIO-65-NC3-65	\$135 - \$150				
MIO-65-NC3-85	\$150				
Industrial General					
IG1U/65					
IG2U/65					
Industrial Buffer					
IBU/45	\$80 - \$85				
Single Family					
SF 5000	\$45	\$20 - \$80	\$30 - \$55	\$35 - \$110	\$25 - \$35
SF 7200			\$35 - \$50		\$10 - \$50
SF 9600					
Total Parcels Incl Spec	505	457	657	256	702

Please note that this table of summary of "Typical" land values therefore not all are inclusive

City of Seattle Zoning Classifications:

23.30.010 - Classifications for the purpose of this Subtitle III

- A. General zoning designations. The zoning classification of land shall include one of the designations in this subsection 23.30.010.A. Only in the case of land designated "RC" the classification shall include both "RC" and one additional multifamily zone designation in this subsection 23.30.010.A.

Zones	Abbreviated	Zones	Abbreviated
Residential, Single-family 9,600	SF 9600	Neighborhood Commercial 1	NC1
Residential, Single-family 7,200	SF 7200	Neighborhood Commercial 2	NC2
Residential, Single-family 5,000	SF 5000	Neighborhood Commercial 3	NC3
Residential Small Lot	RSL	Commercial 1	C1
Residential, Multifamily, Lowrise 1	LR1	Commercial 2	C2
Residential, Multifamily, Lowrise 2	LR2	General Industrial 1	IG1
Residential, Multifamily, Lowrise 3	LR3	General Industrial 2	IG2
Residential, Multifamily, Lowrise 4	LR4	Industrial Buffer	IB
Residential, Multifamily, Midrise	MR	Industrial Commercial	IC
Residential, Multifamily, Highrise	HR	Seattle Mixed	SM
Residential-Commercial	RC	Major Institution Overlay District	MIO
Residential, Lowrise Duplex/Triplex	LDT		
Master Planned Community	MPC	Pioneer Square Mixed	PSM
Downtown Office Core 1	DOC1	International District Mixed	IDM
Downtown Office Core 2	DOC2	International District Residential	IDR
Downtown Retail Core	DRC	Downtown Harborfront 1	DH1
Downtown Mixed Commercial	DMC	Downtown Harborfront 2	DH2
Downtown Mixed Residential	DMR	Pike Market Mixed	PMM

- B. Suffixes—Height Limits, Letters and Incentive Provisions. The zoning classification for land subject to some of the designations in subsection 23.30.010.A include one or more numerical suffixes indicating height limit(s) or a range of height limits, or one or more letter suffixes indicating certain overlay districts or designations, or numerical suffixes enclosed in parentheses indicating the application of incentive zoning provisions, or any combination of these. A letter suffix may be included only in accordance with provisions of this title expressly providing for the addition of the suffix. A zoning classification that includes a numerical or letter suffix or other combinations denotes a different zone than a zoning classification without any suffix or with additional, fewer or different suffixes. Except where otherwise specifically stated in this title or where the context otherwise clearly requires, each reference in this title to any zoning designation in subsection 23.30.010.A without a suffix, or with fewer than the maximum possible number of suffixes, includes any zoning classifications created by the addition to that designation of one or more suffixes.

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. A preliminary ratio study was done prior to the application of the 2015 recommended values. This preliminary ratio indicated an assessment level of 91.8%, a Coefficient of Dispersion of 8.22% and a Price Related Differential of 1.01 which fell within the recommended IAAO standards but the figures were subsequently improved after applying the 2015 values.

<i>RATIO STUDIES (Before and After)</i>	<i>1/1/2014</i>	<i>1/1/2015</i>
Arithmetic Mean Ratio	0.928	0.992
Median Ratio	0.974	0.996
Weighted Mean Ratio	0.918	0.984
Coefficient of Dispersion (COD)	8.22%	2.98%
Standard Deviation (SD)	0.1415	0.0434
Coefficient of Variation (COV)	15.25%	4.38%
Price Related Differential (PRDP)	1.01	1.01

RECOMMENDED IAAO STANDARDS ON RATIO STUDIES	
Appraisal Level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Coefficient of Variation (COV)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

Improved Parcel Total Values

The Seattle economy has been expanding with employment in the construction and wholesale/retail trades. Commercial real estate sales transaction volume has increased and underlying economic fundamentals have improved. Fueled by increased demand for apartment housing with decreasing vacancy rates and upward pressure to increase rental rates, development of new multi-family apartment projects continues at a fast pace. The majority of new construction projects in area 19 are mixed use and multi-family structures.

2015 Year End Metrics				
	Office	Retail	Industrial	Apartment
Vacancy	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Rental Rate	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)
Capitalization Rate	↔ (stable)	↔ (stable)	↔ (stable)	↘ (slight decrease)
Improved Property Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)
Land Values	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)

Figure 1

Office Market Conditions: Research publication reports from Jones Lang LaSalle, CoStar, and Cushman & Wakefield indicate rental rates continue to increase in the Seattle CBD/Seattle In-City office market. At the core of these markets, rental rates are sufficient to justify new construction with lease-up times being the major risk elements. The downward vacancy trend and upward pressure on rental rates in the Seattle market and Seattle CBD, in particular, is expected to continue into 2015.

CoStar Office Report Year-End 2014 publication indicates the office vacancy rate in the Seattle/Puget Sound market area decreased to 9%. Office survey reports vacancy rates at the end of the 2014 fourth quarter for Class A at 9.8%, Class B at 9.5% and Class C at 5.9%. The overall office vacancy in the North Seattle area decreased to 8.4% at year-end 2014.

The average quoted annual asking rate for all classes of available office space was \$29.13 per square foot at year-end 2014. This represents a 2.8% annual rental rate increase from the end of the 2014 third quarter of \$28.33 per square foot. The average quoted annual rental rate for the Class A sector was \$36.82 per square foot at the end of the 2014 fourth quarter, while the Class B sector stood at \$25.18 per square foot, and Class C at \$20.32 per square foot. This trend reflects continued upward movement of office market rental rates into 2015.

The Class B and C midrise office and medical office buildings are predominantly located in neighborhoods 19-10 Ballard and 19-70 Northgate. Market survey reports indicate an asking annual rental rate range from \$20.00 to \$42.00 per square foot (full services and/or NNN). Landlord, tenant, and property managers' rental survey questionnaires denote a rental rate range from \$18.00 to \$35.00 per square foot (full services and/or NNN) and indicate a vacancy rate range from 5.50% to 10.50%.

		Inventory	Direct	Direct	Overall	Overall	Direct	Overall	YTD Leasing	Direct	Overall
			Sq Ft.	Vacancy	Sq Ft.	Vacancy	Absorption	Absorption		Wtd. Avg. Rental	Wtd. Avg. Rental
			Available	Rate	Available	Rate	YTD 2014	YTD 2014		Rate (\$)	Rate (\$)
Class C											
SEATTLE IN-CITY		644,959	17,008	2.60%	17,008	2.60%	5,307	5,307	112,517	\$20.96	\$20.96
	North Seattle/Northgate	312,047	11,857	3.80%	11,857	3.80%			36,472	\$22.78	\$22.78
	South Seattle Close-in	134,798	3,924	2.90%	3,924	2.90%	-249	-249	27,354	\$16.38	\$16.38
	East Seattle/Capitol Hill	198,114	1,227	0.60%	1,227	0.60%	5,556	5,556	48,691	\$18.00	\$18.00
Class B											
SEATTLE IN-CITY		1,453,574	205,244	14.10%	207,635	14.30%	-84,445	-86,836	281,361	\$20.97	\$21.00
	North Seattle/Northgate	790,212	44,325	5.60%	46,716	5.90%	9,734	7,343	98,682	\$23.89	\$23.89
	South Seattle Close-in	364,150	149,551	41.10%	149,551	41.10%	-105,101	-105,101	60,634	\$19.73	\$19.73
	East Seattle/Capitol Hill	299,212	11,368	3.80%	11,368	3.80%	10,922	10,922	122,045	\$25.87	\$25.87
Class A											
SEATTLE IN-CITY		2,961,626	403,722	13.60%	440,457	14.90%	240,262	203,527	99,772	\$35.30	\$34.80
	North Seattle/Northgate	1,480,253	61,080	4.10%	92,615	6.30%	179,220	147,685	5,284	\$24.73	\$26.13
	South Seattle Close-in	1,040,893	324,728	31.20%	324,728	31.20%	15,979	15,979	6,680	\$37.48	\$37.48
	East Seattle/Capitol Hill	440,480	17,914	4.10%	23,114	5.20%	45,063	39,863	87,808	\$31.92	\$31.92
Overall Market & Submarket											
SEATTLE IN-CITY		5,060,159	625,974	12.40%	665,100	13.10%	161,124	121,998	493,650	\$30.21	\$30.14
	North Seattle/Northgate	2,582,512	117,262	4.50%	151,188	5.90%	188,954	155,028	140,438	\$24.22	\$25.17
	South Seattle Close-in	1,539,841	478,203	31.10%	478,203	31.10%	-89,371	-89,371	94,668	\$31.75	\$31.75
	East Seattle/Capitol Hill	937,806	30,509	3.30%	35,709	3.80%	61,541	56,341	258,544	\$29.10	\$29.51
Market											
		Overall Vacancy Rate		Direct Wtd. Avg. Rental Rate (\$)		Overall Absorption					
		4Q13	4Q14	4Q13	4Q14	YTD 2013	YTD 2014				
SEATTLE IN-CITY		11.50%	13.10%	\$25.69	\$30.21	206,260	121,998				
	North Seattle/Northgate	11.50%	5.90%	\$24.30	\$24.22	-64,779	155,028				
	South Seattle Close-in	16.00%	31.10%	\$27.59	\$31.75	98,406	-89,371				
	East Seattle/Capitol Hill	4.70%	3.80%	\$25.08	\$29.10	172,633	56,341				

*Sources: Cushman & Wakefield Puget Sound Office 2014 4th Quarter

Office Statistic	4th Q	Y-t-D Completion (SF)	Inventory (SF)	YtD Direct		YtD Total		Direct Vacancy (SF)	Direct Vacancy %	Total Vacancy (SF)	Total Vacancy %	Average Asking Rents (\$PSF)	Under Construction /Renovation (SF)	
				net absorption (SF)	net absorption (SF)	net absorption (SF)	net absorption (SF)							
Ballard/U District														
Class A		100,000	747,962	17,070	117,070	0	100,000	13.40%	0	0.00%	17,070	2.30%	\$35.00	0
Class B			1,351,624	-2,267	12,410	-2,267	12,410	0.90%	15,712	1.20%	15,712	1.20%	\$27.48	0
Total		100,000	2,099,316	14,803	129,480	-2,267	112,410	5.40%	15,712	0.70%	32,782	1.60%	\$29.90	0
Northend														
Class A		0	1,229,504	17,869	35,534	7,208	16,207	1.30%	186,742	15.20%	206,069	16.80%	\$29.96	0
Class B		0	6,322,477	-23,960	251,515	-21,993	294,888	4.70%	719,536	11.40%	719,936	11.40%	\$27.03	0
Total		0	7,551,981	-6,091	287,049	-14,785	311,095	4.10%	906,278	12.00%	926,005	12.30%	\$27.77	0

*Inventory includes Class A & B >30,000 sf. Owner occupied, medical, and government owned building are excluded.

*Sources: Jones Long LaSalle, Office Statistics Seattle, Q4 2014.

OFFICE SUBMARKET STATISTICS									
Market	Existing Inventory			Vacancy		YtD Net	YtD	Under	Quoted
	#BLD	Total GLA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
CLASS A									
Northend	18	1,962,951	193,017	212,344	10.8%	16,860	0	0	\$25.78
Ballard / U District	4	311,108	25,688	42,758	13.7%	74,538	100,000	0	\$34.14
Northgate / N Seattle	2	205,361	19,984	19,984	9.7%	-3,354	0	0	\$26.25
Queen Anne / Magnolia	12	1,798,247	153,464	160,179	8.9%	205,326	0	0	\$34.06
CLASS B									
Northend	590	14,348,533	1,245,100	1,250,307	8.7%	379,166	4,000	0	\$23.38
Ballard / U District	113	3,318,258	73,032	73,032	2.2%	-11,508	0	0	\$26.11
Northgate / N Seattle	56	1,369,745	81,562	83,802	6.1%	30,232	0	0	\$23.10
Queen Anne / Magnolia	68	2,668,674	151,833	155,089	5.8%	90,799	0	0	\$23.17
CLASS C									
Northend	919	5,335,499	363,967	364,967	6.8%	53,193	0	0	\$18.75
Ballard / U District	308	1,430,296	19,146	19,146	1.3%	12,440	0	0	\$22.87
Northgate / N Seattle	122	738,257	66,828	66,828	9.1%	-26,580	0	0	\$20.26
Queen Anne / Magnolia	131	1,072,377	84,460	87,381	8.1%	21,572	0	0	\$22.53
Total Office									
Northend	1527	21,646,983	1,802,084	1,827,618	8.4%	449,219	4,000	0	\$22.89
Ballard / U District	425	5,059,662	117,866	134,936	2.7%	75,470	100,000	0	\$26.55
Northgate / N Seattle	180	2,313,363	168,374	170,614	7.4%	298	0	0	\$22.96
Queen Anne / Magnolia	211	5,539,298	389,757	402,649	7.3%	317,697	0	0	\$28.17

*Sources: CoStar Group Year End 2014

Retail Market Conditions: CoStar Retail Report Year-End 2014 publication indicates the Seattle/Puget Sound retail market conditions experienced slight improvements in the fourth quarter of 2014 which will be carried forward into 2015. The vacancy rates decreased from 5.3% to 4.9%. Over the past four quarters, the market has seen an overall decrease in vacancy rates which trended from 5.8% the first quarter of 2014, to 5.6% at the end of second, 5.3% at the end of third, and finally ended at 4.9% at the end of the fourth quarter of 2014. The amount of vacant sublease space also trended downward in 2014.

Research reports indicate increased tenant demand will offset the rise in inventory during 2015 moving the vacancy rate down to 4.8%. As vacancy tightens, the forecasted rents will increase by 1.5% from 1.1% last year.

Average quoted asking rental rates in the Seattle/Puget Sound retail market are up from the preceding four quarters. Quoted rents ended at \$17.53 per square foot at year-end 2014. That compares to \$17.48 per square foot the third quarter of 2014, and \$17.29 per square foot at the end of the first quarter of 2014. This represents a 1.39% increase over the four quarters.

Published research reports from CoStar Retail Report and Puget Sound Market indicate the annual rental rates range from \$15.00 to \$35.00 per square feet (NNN). The rental survey questionnaires returned by landlords, tenants, and property managers quoted annual rental rate ranges from \$14.00 to \$35.00 per square feet (NNN). Market survey reports indicated a vacancy rate range from 1.2% to 7.5%.

The rise in household, favorable demographics and a strong economy are drawing investors to retail assets. Many out-of-state buyers, especially from other West Coast markets, are targeting net-leased assets. More buyers will search in neighborhoods like Ballard, Greenwood, Green Lake, and Aurora Avenue North. Older properties along this and other major transit corridors are targeted by builders for their redevelopment potential. Some of these assets are being turned into higher-density residential projects with ground-floor retail spaces. Other investors may seek assets outside the city limits this year because the minimum wage is set to rise. The impact to small businesses is still unknown and could hinder interest in retail properties with short leases until some of the implications to retailers such as bars and restaurants become clear.

Within Area 19 submarkets, the picture is more positive than other Seattle neighborhoods. Quoted rates increased modestly in the Ballard, Green Lake, Greenwood/Phinney Ridge, and North Seattle submarkets. These increases are balanced by slight decreases in vacancy rates, indicating that the retail market is relatively stable. The table below summarizes vacancy rates and quoted rental rates in yellow highlights for general retail properties within Area 19.

Puget Sound Retail Market - Second Half 2014												
Submarket	# Bldgs	Net Rentable Area	Direct Vacant SF	Total Vacant SF	Direct Vacancy Rate	Total Vacancy Rate	Net (Direct Only) Absorption	Net (Direct+Sublet) Absorption	Construction Deliveries	Under Construction	Planned	Direct Asking Rate (NNN\$/yr)
Central Business District	28	1,483,544	111,171	114,203	7.49%	7.70%	(15,953)	(15,953)	0	0	0	\$34.68
Downtown Seattle	28	1,483,544	111,171	114,203	7.49%	7.70%	(15,953)	(15,953)	0	0	0	\$34.68
South/West Seattle	21	775,236	18,162	18,162	2.34%	2.34%	7,483	9,679	0	0	0	\$30.03
SeaTac	49	766,494	74,446	74,446	9.71%	9.71%	7,303	7,303	0	0	0	\$15.60
Renton/Tukwila	111	5,694,741	170,250	170,250	2.99%	2.99%	137,945	137,945	0	0	0	\$27.93
Kent/Auburn	193	4,467,266	409,522	409,522	9.17%	9.17%	89,034	89,034	11,914	0	417,300	\$19.57
Federal Way	82	2,590,348	273,009	273,009	10.54%	10.54%	8,298	8,298	0	0	282,500	\$17.61
Southend	421	14,494,035	945,338	945,338	6.52%	6.52%	250,113	252,509	11,914	0	699,800	\$19.21
Bellevue CED	17	2,371,945	62,766	62,766	2.66%	2.66%	(193,233)	(193,233)	0	266,856	427,775	\$33.15
Bellevue Suburban/50 Cc	149	4,693,252	193,526	193,526	3.38%	3.38%	(25,235)	(25,235)	0	0	10,900	\$23.05
Kirkland/Totem Lake	37	875,259	69,656	69,656	7.96%	7.96%	2,075	2,075	0	0	0	\$23.70
Redmond/Willows	71	2,360,818	55,834	55,834	2.37%	2.37%	33,338	33,338	0	0	0	\$27.73
Bothell/Woodinville	123	2,344,870	169,510	173,096	7.23%	7.39%	25,425	22,899	0	0	481,925	\$22.94
Bellevue/Eastside	402	12,646,144	516,340	519,866	4.09%	4.11%	(155,656)	(160,181)	0	266,856	920,600	\$25.50
Northgate/North Seattle	102	4,878,550	163,572	165,838	3.35%	3.83%	76,708	71,442	0	0	145,400	\$26.32
Lynnwood/Mountlake Terr	96	4,071,485	164,192	166,392	4.03%	4.09%	(21,232)	(21,232)	0	156,000	250,360	\$18.69
Everett/N. Snohomish Co.	193	6,221,345	278,797	280,045	4.48%	4.50%	5,460	5,460	0	0	443,300	\$20.26
Northend/Everett	391	15,171,330	606,561	633,275	4.00%	4.17%	60,936	55,670	0	156,000	699,000	\$21.42
Tacoma	114	3,694,265	234,038	234,038	6.34%	6.34%	65,191	245,857	0	0	120,000	\$18.23
Rife/Milton	21	225,550	71,457	71,457	31.66%	31.66%	2,141	2,141	0	0	124,750	\$16.94
Puyallup/Bornay Lake	139	4,204,947	455,442	455,442	10.83%	10.83%	(27,484)	(27,484)	0	0	427,577	\$18.19
Lakeview/University Place	60	1,995,922	303,891	303,891	15.23%	15.23%	7,556	7,556	0	35,711	133,174	\$17.26
Gig Harbor	60	1,272,298	66,787	66,787	5.25%	5.25%	(4,621)	(4,621)	0	0	178,200	\$24.65
Pierce Co./Tacoma	414	11,392,932	1,131,645	1,131,645	9.93%	9.93%	42,783	223,449	0	35,711	933,701	\$18.54
Puget Sound Region	1,656	55,183,135	3,311,105	3,344,377	6.00%	6.08%	181,224	355,494	11,914	483,567	3,443,161	\$21.09

*Sources: Puget Sound Market – Second Half 2014

RETAIL SUBMARKET STATISTICS									
Market	Existing Inventory		Vacancy			YtD Net	YtD	Under	Quoted
	#BLD/CTR	Total GLA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
General Retails									
Northend	2658	22,182,279	828,282	836,185	3.8%	342,790	99,035	168,920	\$14.96
Ballard / U District	1278	7,593,420	157,372	162,689	2.1%	26,925	33,218	4,974	\$23.72
Northgate / N Seattle	461	3,513,001	56,490	56,490	1.6%	34,503	8,000	0	\$18.29
Queen Anne / Magnolia	279	1,622,483	28,441	29,401	1.8%	-595	0	0	\$23.22
Mall Market									
Northend	4	3,754,329	48,003	48,003	1.3%	-13,307	0	0	\$30.63
Ballard / U District	1	368,965	0	0	0	0	0	0	0
Northgate / N Seattle	1	1,021,989	0	0	0	0	0	0	0
Queen Anne / Magnolia	0	0	0	0	0	0	0	0	0
Power Center Market									
Northend	8	3,091,376	51,295	51,295	1.7%	-4,082	0	0	\$23.48
Ballard / U District	0	0	0	0	0	0	0	0	0
Northgate / N Seattle	1	302,095	7,930	7,930	2.6%	-4,820	0	0	\$29.00
Queen Anne / Magnolia	0	0	0	0	0	0	0	0	0
Shopping Center Market									
Northend	367	16,151,903	1,203,252	1,256,686	7.8%	186,308	24,490	197,830	\$17.52
Ballard / U District	33	674,153	48,883	48,883	7.3%	2,884	0	0	\$33.16
Northgate / N Seattle	29	1,273,144	43,559	48,825	3.8%	111,460	0	0	\$15.80
Queen Anne / Magnolia	17	413,060	3,590	3,590	0.9%	14,644	0	0	\$21.52
Total Retail Market									
Northend	3,609	45,581,016	2,130,832	2,192,169	4.8%	511,709	123,525	366,750	\$16.83
Ballard / U District	1,334	8,636,538	206,225	211,572	2.4%	29,809	33,218	4,974	\$26.07
Northgate / N Seattle	526	6,110,229	107,979	113,245	1.9%	141,143	8,000	0	\$17.09
Queen Anne / Magnolia	299	2,035,343	32,031	32,991	1.6%	14,049	0	0	\$22.47

*Sources: CoStar Group Year End 2014

Industrial Market Conditions:

CoStar Industrial Report Year-End 2014 market report indicates the industrial market had healthy growth during 2014. Total vacancy is down, direct lease rates are slightly up, and net absorption is up. The overall industrial vacancy rate in the Seattle/Puget Sound area decreased to 5% at year-end 2014. It went from 5.4% the second quarter of 2014 down to 5.3% the third quarter and further decreased to 5% at the end of the fourth quarter of 2014.

The average quoted asking annual rental rate for available industrial space was \$7.22 per square foot at the end of the 2014 fourth quarter in the Seattle/Puget Sound industrial market area. This represents a 0.4% increase in quoted rental rates from the end of the 2014 third quarter, when reported rents were \$7.19 per square foot. The flex sector average rental rate was \$14.07 per square foot the third and fourth quarters of 2014, while the warehouse annual rental rates stood at \$6.19 per square foot.

The industrial market rental rates are just slightly up with a decrease in vacancy that will generate a modest increase to the overall valuation.

INDUSTRIAL SUBMARKET STATISTICS									
Market	Existing Inventory			Vacancy		YtD Net Absorption	YtD Deliveries	Under Const SF	Quoted Rates
	#BLD	Total GLA	Direct SF	Total SF	Vac %				
FLEX MARKET									
Northend	237	7,703,313	719,683	727,594	9.4%	303,062	0	0	\$14.60
Ballard	13	233,712	10,376	10,376	4.4%	-7,262	0	0	\$7.52
Northgate / N Seattle	15	157,091	0	0	0.0%	1,500	0	0	\$14.80
Greenwood/Fremont	6	58,142	0	0	0.0%	0	0	0	\$0.00
U District / Ravenna	4	173,384	0	0	0.0%	0	0	0	\$0.00
Magnolia Ind	11	192,370	0	0	0.0%	0	0	0	\$18.37
Queen Anne Ind	9	1,041,675	76,039	76,039	7.3%	2,699			\$11.09
WAREHOUSE MARKET									
Northend	1365	42,025,405	1,999,259	2,131,771	5.1%	592,357	40,000	265,063	\$7.35
Ballard	227	2,521,773	8,686	8,686	0.3%	-819	0	0	\$0.00
Northgate / N Seattle	125	1,351,735	9,717	9,717	0.7%	32,977	0	0	\$6.44
Greenwood/Fremont	113	1,212,456	17,114	17,114	1.4%	-33,021	0	0	\$8.66
U District / Ravenna	31	639,803	0	0	0.0%	0	0	0	\$0.00
Magnolia Ind	145	2,433,813	36,386	36,386	1.5%	7,949	0	0	\$9.56
Queen Anne Ind	85	1,376,443	38,899	44,499	3.2%	-19,502	0	0	\$9.50
TOTAL INDUSTRIAL MARKET									
Northend	1602	49,728,718	2,718,942	2,859,365	5.7%	859,419	40,000	265,063	\$8.99
Ballard	240	2,755,485	19,062	19,062	0.7%	-8,081	0	0	\$14.70
Northgate / N Seattle	140	1,508,826	9,717	9,717	0.6%	34,477	0	0	\$6.60
Greenwood/Fremont	119	1,270,598	17,114	17,114	1.3%	-33,021	0		\$8.66
U District / Ravenna	35	813,187	0	0	0.0%	0	0	0	\$0.00
Magnolia Ind	156	2,626,183	36,386	36,386	1.4%	7,949	0	0	\$10.92
Queen Anne Ind	94	2,418,118	114,938	120,538	5.0%	-16,803	0	0	\$9.78

*Sources: CoStar Group Year End 2014

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected, when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records including location, effective age, building quality and net rentable area. Sales with characteristics most similar to the subject properties were considered.

The improved sales used range in sale dates from 1/01/2012 to 12/29/2014. There were 96 improved sales in Area 19 that were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

These sales were organized into market segments based on predominant use. The sale price unit value ranges serve to establish a general upper and lower market boundary for the various property types within the subject area and were useful when analyzing the income parameters and capitalization rates used in the income models for the various neighborhoods. Location, quality, and effective age were factors considered for adjustment. Stratification of these sales shows the following market ranges:

Property Type	Sale Price per SqFt Range
Retail/Restaurant	\$165 to \$512
Line Retail	\$197 to \$298
Office	\$124 to \$538
M/U Apartment	\$141 to \$432
Industrial/Warehouse	\$135 to \$175
Garage Service Repairs	\$132 to \$278

Commercial condominium units in mixed use condominium buildings, live-work townhouse units, and single family residences for commercial use were typically valued by the sales comparison approach when there were sufficient comparable sales available in the complex or from similar buildings. Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type available and because there was adequate market income data available.

Property Type	Sale Price per SqFt Range	Sale Price per Unit Range
Commercial Condominium	\$168 to \$417	\$259,000 to \$1,400,000
Live-Work Townhouse Units	\$165 to \$396	\$308,000 to \$690,000
SFR House Commercial Use	\$270 to \$340	\$525,000 to \$900,000

Sales comparison calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established via an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual prices were applied based on various characteristics deemed appropriate by each market. Specific variables and prices for each neighborhood are discussed in more detail above.

Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. Cost figures were adjusted to the western region and the Seattle area. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income and expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method might be fraternal halls, daycares, and new or on-going construction.

Cost calibration

The Marshall & Swift Valuation modeling system, which is built into the Real Property Application, is calibrated to the region and the Seattle area.

Income capitalization approach model description

The Income Approach using direct capitalization was considered a reliable approach to valuation throughout Area 19 for most improved property types since income and expense data was available to ascertain market rates.

Income: Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. Officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), 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 the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 19, the assessor used triple net expenses for retail/mixed-use and industrial type uses. For office/medical buildings, the assessor used full service/gross expenses.

Capitalization Rates: When market sales are available an attempt is made to ascertain the capitalization rate on the sale or a pro-forma cap rate on the first year performance, during the sales verification process. Also, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Korpacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

The effective age and condition of each building contributes to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year (1939, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following table recaps the rates as reported by the industry publications.

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2014)					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2014 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.
		Seattle	4.75% - 5.25% 6.25% - 6.75% 6.75% - 6.25% 7.00% - 7.50% 7.00% - 7.50% 8.00% - 8.75% 5.50% - 6.00% 6.75% - 7.50% 6.25% - 6.75% 7.50% - 8.25% 7.25% - 8.50% 8.25% - 9.00%	- - - - - - - - - - - -	- - - - - - - - - - - -	CBD - Class A CBD - Class A – Value Added CBD - Class B CBD - Class B – Value Added CBD - Class C CBD - Class C – Value Added Suburban - Class A Suburban - Class A – Value Added Suburban - Class B Suburban - Class B – Value Added Suburban - Class C Suburban - Class C – Value Added Class A Class A - Value Added Class B Class B - Value Added Class C Class C - Value Added Class A (Neigh./Comm. w/Grocery) Class A (Neigh./Comm.) – Value Added Class B (Neigh./Comm. w/Grocery) Class B (Neigh./Comm.) – Value Added Class C (Neigh./Comm. w/Grocery) Class C (Neigh./Comm.) – Value Added Class A (Power Centers) Class A (Power Centers) – Value Added Class B (Power Centers) Class B (Power Centers) – Value Added Class C (Power Centers) Class C (Power Centers) – Value Added High Street Retail (Urban Core)
IRR: Viewpoint for 2015	Yr. End 2014	Seattle	5.25% 6.00% 6.00% 7.00%	- - - 5.00% 7.25%	- - - 5.00% 6.00% 6.25%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial – Class A Flex Industrial – Class A Reg. Mall – Class A Community Retail – Class A Neighborhood Retail – Class A
		West Region	6.23% 6.79% 6.73% 7.26%	- - - 6.29% 7.04%	- - - 6.22% 6.52% 6.67%	CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial – Class A Flex Industrial – Class A Reg. Mall – Class A Community Retail – Class A Neighborhood Retail – Class A
CoStar	Yr. End 2014	King Co.	6.22% 5.27%	- 6.24% 6.57%	- - 5.58% 5.18%	Sales Price Under \$5 Million Sales Price Over \$5 Million Sales Price Under \$5 Million Sales Price Over \$5 Million Sales Price Under \$5 Million Sales Price Over \$5 Million

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2014					1 st Tier properties are defined as new or newer quality const. in prime to good location
		National	6.90% 7.40%	- - 7.20% 7.60% 7.60%	- - - - 6.90% 7.20% 7.20%	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
IRR: Viewpoint for 2015	Yr. End 2014	National	7.05% 7.84% 7.43% 8.06%	- - - 7.11% 7.79%	- - - - - 6.83% 7.17% 7.33%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial – Class A Flex Industrial – Class A Reg. Mall – Class A Community Retail – Class A Neighborhood Retail – Class A
ACLI	Yr. End 2014	National	5.90% 7.50% 6.09% - 6.83% 5.67%	6.90% 7.49% 6.96% - 7.49% 6.74%	6.46% 7.17% 6.11% - 6.44% 6.20%	Overall Sq.Ft. - <50k Sq.Ft. - 50k-200k Sq.Ft. - 200K+
PWC / Korpaz	4Q 2014	National	6.16% 6.66% 7.27%	- - - 7.53% 5.82%	- - - - 6.21% 6.60% 7.05%	CBD Office - (3.75% - 8.00%) Sub. Office - (5.00% - 9.00%) Medical Office - (4.25% - 10.00%) Flex/R&D - (6.00% - 10.00%) Warehouse - (4.50% - 7.00%) Mall- A+ = 4.88%; A = 5.47%; B+ = 6.67% Power Center - (5.50% - 8.00%) Neigh. Strip Ctrs. - (5.00% - 10.00%)
The Boulder Group: Net Lease Market Report	4Q 2014	National West Region	7.31% - - - - - - -	8.03% - - - - - - -	6.50% 6.71% 6.00% 7.00% 6.78% 6.72% 6.48% 5.75%	Overall (Average) Big Box "Overall" Big Box "Investment Grade" Big Box "Non-Investment Grade" Jr. Big Box - (20,000/SF - 39,999/SF) Mid. Big Box - (40,000/SF - 79,999/SF) Mega Big Box - (80,000/SF +) Overall (Average)

The preceding tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 19 to develop the income model. The range of capitalization rates in the income model for Area 19 reflects the variety of properties in this area.

Income approach calibration

Income tables were developed for each of the five neighborhoods that comprise Area 19. The tables pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole. All tables are included in the addendum of this report.

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements.

Typical income model parameters for the various markets that make up Area 19 are summarized in the following table. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

Area 19 Typical Income Model Parameters						
Property Type	19-10 Annual Rental Rates/SF Range	19- 40, 50, 60 Annual Rental Rates/SF Range	19-70 Annual Rental Rates/SF Range	Vacancy Rate Range	Expense Rate Range	OAR Range
Office, Medical Office, Dental Office	\$22 - \$36	\$18 - \$32	\$16 - \$30	10% - 12%	30% - 37%	6.75% to 8.25%
Retail, Restaurant, Bar/Tavern, Cocktail Lounge	\$16 - \$36	\$12 - \$28	\$10 - \$26	5% - 7%	7% - 10%	6.75% to 8.25%
Bank	\$16 - \$34	\$16 - \$34	\$16 - \$34	5% - 7%	7% - 10%	6.75% to 8.25%
Discount Store Supermarket	\$8 - \$18	\$8 - \$18	\$8 - \$18	5% - 7%	7% - 10%	6.75% to 8.25%
Market, Bsmt Retail/Finish	\$10 - \$22	\$8 - \$20	\$6 - \$20	5% - 7%	7% - 10%	6.75% to 8.25%
Warehouse: Discount, Food, Showroom Store	\$6 - \$16	\$6 - \$16	\$6 - \$16	5% - 7%	7% - 10%	6.75% to 8.25%
Auto Ctr & Gar Repair Svcs	\$10 - \$20	\$10 - \$20	\$8 - \$20	5% - 7%	7% - 10%	6.75% to 8.25%
Mini Lube Gar	\$14 - \$32	\$14 - \$32	\$14 - \$32	5% - 7%	7% - 10%	6.75% to 8.25%
Vet Hosp & Kennel	\$14 - \$28	\$14 - \$28	\$14 - \$28	10% - 12%	30% - 37%	6.75% to 8.25%
Industrial, Manufacture, Storage Whse	\$4 - \$12	\$4 - \$12	\$4 to \$12	5% - 7%	7% - 10%	6.75% to 8.25%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$5 - \$18	\$5 - \$18	\$5 - \$18	5% - 7%	7% - 10%	6.75% to 8.25%
Drug Store	\$10 - \$26	\$10 - \$26	\$10 - \$26	5% - 7%	7% - 10%	6.75% to 8.25%
Apartments, Multifamily	\$12 - \$28	\$12 - \$28	\$12 - \$26	5% - 7%	30% - 45%	6.00% to 7.00%
Rooming House	\$12 - \$30	\$12 - \$26	\$12 - \$24	5% - 7%	35% - 45%	6.00% to 7.00%

Reconciliation

All parcels were individually reviewed for correct application of the model 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 ample 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 total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, superadequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Ruth Peterson, 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 in the physical inspection neighborhood was field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

The standard statistical measures of valuation performance are presented in both the 2014 and 2015 Ratio Analysis charts included in this report. Comparison of the 2014 Ratio Study Analysis with the 2015 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level went from 91.8% to 98.4%. The Coefficient of Dispersion (COD) went down from 8.22% to 2.98%, the Coefficient of Variation (COV) went down from 15.25% to 4.38%, and the Price-related Differential (PRD) remained at 1.01. These figures are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates substantial improvement in uniformity. However with a sample size of only 96 improved sales for many different commercial types the weight given to the ratio study should be tempered.

In the 2015 valuation model the income approach is used to value the majority of the income producing properties that aren't obsolesced (land value is greater than value by the income method) because there are an insufficient number and variety of sales to value the various sectors by the market approach (in 2015 there were total 96 improved sales in Area 19 of which ten were 10 commercial condo units and 20 live-work townhouse units). The income approach also insures greater uniformity and equalization of values. With improving market fundamentals, values by the income method are generally increasing although they sometimes are below the value of the sales. This may be because some of these properties are purchased by owner-users, or in the case of interim use properties they might be purchased for investment value or future income rather than current income.

The total assessed values for Area 19 for the 2014 assessment year was \$2,123,935,500 and the total recommended value for the 2015 assessment year is \$2,251,981,200. This does not include specialty properties but it does include commercial condos (not multi-family units). In addition the 2015 total does not include the value of new construction parcels which will be determined later, and it does not reflect the downward contamination adjustments that will be applied later to several parcels by the contamination specialist appraiser. Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in a total value change of +6.03% from the previous year.

2014 saw a trend of increased land sales (vacant and obsolesced properties) at higher than previously assessed land values. These properties were typically purchased by investors for mixed use apartment and multi-family developments throughout Area 19. These land sales support an increase in the assessed land values for most of the zoning designations in the 2015 revalue and an overall land value increase of 8.34%.

Application of these recommended values for the 2015 assessment year results in a total change from the 2014 assessments of +6.03%. The adjustments in values are intended to improve uniformity and equalization.

Change In Total Assessed Value			
2014 Total Value	2015 Total Value	\$ Change	% Change
\$2,123,935,500	\$2,251,981,200	\$128,045,700	6.03%

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 is 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 recording the corresponding data.*

Area 019 - Ballard, GreenLake, Greenwood, Broadview/BitterLake, W Northgate, Haller Lake, N Aurora
2015 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
030600-0570	4,263,200	4,275,000	6/8/2012	0.9972	0.0234
045190-0010	765,700	775,000	9/27/2012	0.9880	0.0142
045800-0020	544,400	537,500	12/12/2012	1.0128	0.0390
046100-2730	495,600	502,000	11/16/2012	0.9873	0.0134
046470-0010	1,410,800	1,400,000	1/16/2013	1.0077	0.0339
047500-0005	605,800	600,000	6/19/2013	1.0097	0.0359
054600-0560	601,700	620,000	5/10/2013	0.9705	0.0033
091700-0053	380,000	373,000	1/25/2013	1.0188	0.0450
091700-0053	380,000	439,000	4/14/2014	0.8656	0.1082
091700-0054	380,000	399,950	12/26/2012	0.9501	0.0237
091700-0056	380,000	419,000	5/22/2014	0.9069	0.0669
091700-0057	380,000	395,000	8/13/2012	0.9620	0.0118
091700-0058	380,000	396,800	5/16/2012	0.9577	0.0162
091700-0275	691,700	725,000	8/28/2013	0.9541	0.0197
091700-0285	1,059,400	1,060,000	2/27/2012	0.9994	0.0256
102503-9164	680,000	690,000	7/29/2013	0.9855	0.0117
102503-9337	640,000	640,000	11/5/2013	1.0000	0.0262
102503-9338	680,000	676,000	3/4/2014	1.0059	0.0321
102503-9339	680,000	689,000	11/7/2013	0.9869	0.0131
123200-1149	152,300	480,000	12/19/2014	0.3173	0.6565
123200-1156	107,600	415,000	12/29/2014	0.2593	0.7145
125420-0115	932,800	914,250	11/6/2013	1.0203	0.0465
132715-0020	254,400	259,000	8/26/2013	0.9822	0.0084
163270-0005	451,000	625,000	1/13/2015	0.7216	0.2522
163270-0020	4,468,100	4,300,000	10/10/2012	1.0391	0.0653
164650-0265	517,100	535,000	6/12/2013	0.9665	0.0073
192604-9091	889,200	760,000	9/26/2014	1.1700	0.1962
192604-9215	24,961,900	27,000,000	11/19/2013	0.9245	0.0493
192604-9295	766,900	812,000	5/31/2013	0.9445	0.0294
192604-9359	4,372,600	4,492,377	10/31/2013	0.9733	0.0005
192604-9423	7,251,400	7,246,400	9/18/2013	1.0007	0.0269
276760-0545	1,229,900	1,700,000	10/14/2014	0.7235	0.2503
276760-1480	1,005,800	1,537,300	10/10/2014	0.6543	0.3195
276770-0865	785,000	750,000	4/1/2013	1.0467	0.0729
276770-1341	3,537,900	3,580,000	1/13/2012	0.9882	0.0144
276770-1805	904,000	980,000	9/16/2013	0.9224	0.0514
276770-2501	533,500	525,000	6/3/2013	1.0162	0.0424
276770-2501	533,500	613,000	10/29/2014	0.8703	0.1035
276770-2550	738,000	790,000	12/27/2012	0.9342	0.0396
276770-2565	1,843,700	1,900,000	2/27/2014	0.9704	0.0034
276770-2715	2,101,400	3,273,800	11/3/2014	0.6419	0.3319
276770-2950	3,032,900	5,505,000	6/9/2014	0.5509	0.4229
276770-3010	2,555,600	2,500,000	12/28/2012	1.0222	0.0484
276770-4815	2,019,400	2,050,000	2/14/2013	0.9851	0.0113
276810-0225	888,200	899,500	1/17/2014	0.9874	0.0136
276810-0230	598,100	900,000	6/6/2014	0.6646	0.3093

Area 019 - Ballard, GreenLake, Greenwood, Broadview/BitterLake, W Northgate, Haller Lake, N Aurora
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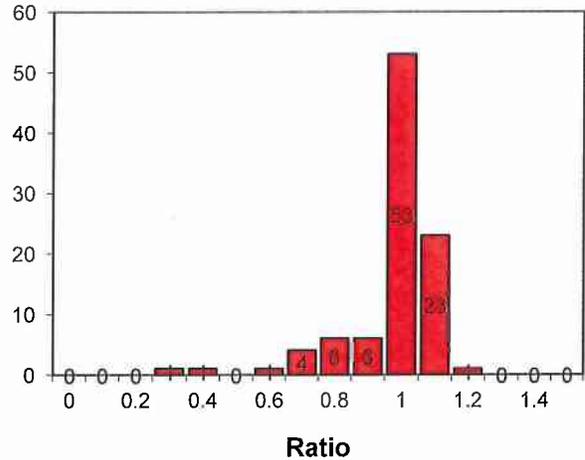
277660-0112	845,400	825,000	4/6/2012	1.0247	0.0509
287710-3851	603,600	650,000	11/18/2013	0.9286	0.0452
291920-0725	949,900	1,335,000	12/24/2014	0.7115	0.2623
291920-1000	777,600	787,500	11/6/2012	0.9874	0.0136
291920-1300	1,116,200	1,074,000	4/26/2013	1.0393	0.0655
291920-1305	1,303,300	1,300,000	4/12/2013	1.0025	0.0287
291920-1320	852,500	875,000	4/5/2013	0.9743	0.0005
291920-1330	574,600	600,000	4/12/2013	0.9577	0.0161
305270-0090	472,600	545,000	8/18/2014	0.8672	0.1067
330070-0945	518,700	550,000	9/19/2014	0.9431	0.0307
330070-0974	937,400	950,000	2/5/2013	0.9867	0.0129
335950-0645	672,100	684,600	10/10/2013	0.9817	0.0079
369240-0050	279,700	280,000	1/22/2014	0.9989	0.0251
385690-5365	537,700	570,000	4/3/2012	0.9433	0.0305
390250-0020	224,700	312,500	10/8/2014	0.7190	0.2548
444980-0002	310,000	308,000	6/19/2012	1.0065	0.0327
444980-0004	400,000	369,950	8/6/2014	1.0812	0.1074
444980-0005	400,000	365,000	4/11/2014	1.0959	0.1221
554080-0175	416,200	480,000	6/25/2014	0.8671	0.1067
614560-2775	432,400	460,000	12/19/2012	0.9400	0.0338
614970-0006	726,800	745,000	2/27/2013	0.9756	0.0018
614970-0010	901,100	899,000	11/23/2012	1.0023	0.0285
630000-0575	926,900	965,000	9/30/2013	0.9605	0.0133
630050-0005	827,900	875,000	12/14/2012	0.9462	0.0276
630050-0015	1,092,300	1,325,000	3/5/2015	0.8244	0.1494
643000-0190	436,400	460,000	10/14/2013	0.9487	0.0251
643000-0191	384,500	390,000	10/7/2013	0.9859	0.0121
643050-0300	1,705,300	2,000,000	6/27/2014	0.8527	0.1212
643050-0305	735,400	950,000	3/24/2014	0.7741	0.1997
645030-0105	424,100	462,000	4/23/2013	0.9180	0.0558
751900-2170	442,100	425,000	8/29/2012	1.0402	0.0664
755930-0560	413,000	412,000	11/5/2014	1.0024	0.0286
760870-0127	406,500	625,000	10/24/2014	0.6504	0.3234
787300-0440	243,700	262,500	2/4/2014	0.9284	0.0454
787300-0450	236,000	248,000	6/28/2013	0.9516	0.0222
873243-0010	507,300	515,000	2/26/2013	0.9850	0.0112
873243-0020	558,600	565,000	8/22/2013	0.9887	0.0149
913610-0006	1,203,800	1,300,000	8/31/2013	0.9260	0.0478
923190-0305	400,000	399,950	10/24/2013	1.0001	0.0263
923190-0306	400,000	415,000	11/14/2013	0.9639	0.0100
923190-0307	500,000	499,950	11/22/2013	1.0001	0.0263
923190-0308	500,000	505,000	10/29/2013	0.9901	0.0163
923190-0312	500,000	505,000	10/16/2013	0.9901	0.0163
923190-0313	500,000	499,950	10/17/2013	1.0001	0.0263
924790-0005	908,400	995,000	7/2/2014	0.9130	0.0608
952410-0005	3,496,500	3,500,000	5/9/2013	0.9990	0.0252
952410-0170	350,000	357,950	5/7/2014	0.9778	0.0040
952410-0171	350,000	362,950	5/7/2014	0.9643	0.0095
952410-0172	350,000	382,081	4/23/2014	0.9160	0.0578

Area 019 - Ballard, GreenLake, Greenwood, Broadview/BitterLake, W Northgate, Haller Lake, N Aurora
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955020-4350	389,500	510,000	6/2/2014	0.7637	0.2101
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Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2014	5/21/2015	1/1/12 - 12/29/14
Area	Appr ID:	Prop Type:	Trend used?: Y/N
19	YCHI	Improvement	N
SAMPLE STATISTICS			
<i>Sample size (n)</i>	96		
<i>Mean Assessed Value</i>	1,211,200		
<i>Mean Sales Price</i>	1,319,100		
<i>Standard Deviation AV</i>	2,684,473		
<i>Standard Deviation SP</i>	2,901,805		
ASSESSMENT LEVEL			
<i>Arithmetic mean ratio</i>	0.928		
<i>Median Ratio</i>	0.974		
<i>Weighted Mean Ratio</i>	0.918		
UNIFORMITY			
<i>Lowest ratio</i>	0.2593		
<i>Highest ratio:</i>	1.1700		
<i>Coefficient of Dispersion</i>	8.22%		
<i>Standard Deviation</i>	0.1415		
<i>Coefficient of Variation</i>	15.25%		
<i>Price-related Differential</i>	1.01		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.954		
<i>Upper limit</i>	0.987		
95% Confidence: Mean			
<i>Lower limit</i>	0.899		
<i>Upper limit</i>	0.956		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	1478		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.1415		
Recommended minimum:	31		
<i>Actual sample size:</i>	96		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	26		
<i># ratios above mean:</i>	70		
<i>z:</i>	4.388669122		
Conclusion:	Non-normal		
*i.e., no evidence of non-normality			

Ratio Frequency



These figures reflect measurements before posting new values.

Area 019 - Ballard, GreenLake, Greenwood, Broadview/BitterLake, W Northgate, Haller Lake, N Aurora
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Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
030600-0570	4,219,100	4,275,000	6/8/2012	0.9869	0.0094
045190-0010	783,900	775,000	9/27/2012	1.0115	0.0151
045800-0020	557,500	537,500	12/12/2012	1.0372	0.0409
046100-2730	511,700	502,000	11/16/2012	1.0193	0.0230
046470-0010	1,410,800	1,400,000	1/16/2013	1.0077	0.0114
047500-0005	605,800	600,000	6/19/2013	1.0097	0.0133
054600-0560	641,800	620,000	5/10/2013	1.0352	0.0388
091700-0053	410,000	373,000	1/25/2013	1.0992	0.1029
091700-0053	410,000	439,000	4/14/2014	0.9339	0.0624
091700-0054	400,000	399,950	12/26/2012	1.0001	0.0038
091700-0056	400,000	419,000	5/22/2014	0.9547	0.0417
091700-0057	400,000	395,000	8/13/2012	1.0127	0.0163
091700-0058	400,000	396,800	5/16/2012	1.0081	0.0117
091700-0275	697,700	725,000	8/28/2013	0.9623	0.0340
091700-0285	1,059,400	1,060,000	2/27/2012	0.9994	0.0031
102503-9164	680,000	690,000	7/29/2013	0.9855	0.0108
102503-9337	640,000	640,000	11/5/2013	1.0000	0.0037
102503-9338	680,000	676,000	3/4/2014	1.0059	0.0096
102503-9339	680,000	689,000	11/7/2013	0.9869	0.0094
123200-1149	480,000	480,000	12/19/2014	1.0000	0.0037
123200-1156	410,000	415,000	12/29/2014	0.9880	0.0084
125420-0115	915,900	914,250	11/6/2013	1.0018	0.0055
132715-0020	258,200	259,000	8/26/2013	0.9969	0.0006
163270-0005	594,200	625,000	1/13/2015	0.9507	0.0456
163270-0020	4,585,100	4,300,000	10/10/2012	1.0663	0.0700
164650-0265	517,100	535,000	6/12/2013	0.9665	0.0298
192604-9091	805,700	760,000	9/26/2014	1.0601	0.0638
192604-9215	26,286,400	27,000,000	11/19/2013	0.9736	0.0228
192604-9295	786,800	812,000	5/31/2013	0.9690	0.0274
192604-9359	4,372,600	4,492,377	10/31/2013	0.9733	0.0230
192604-9423	7,251,400	7,246,400	9/18/2013	1.0007	0.0044
276760-0545	1,725,400	1,700,000	10/14/2014	1.0149	0.0186
276760-1480	1,232,400	1,537,300	10/10/2014	0.8017	0.1947
276770-0865	799,300	750,000	4/1/2013	1.0657	0.0694
276770-1341	3,746,000	3,580,000	1/13/2012	1.0464	0.0500
276770-1805	990,000	980,000	9/16/2013	1.0102	0.0139
276770-2501	574,600	525,000	6/3/2013	1.0945	0.0981
276770-2501	574,600	613,000	10/29/2014	0.9374	0.0590
276770-2550	817,100	790,000	12/27/2012	1.0343	0.0380
276770-2565	1,972,100	1,900,000	2/27/2014	1.0379	0.0416
276770-2715	2,997,300	3,273,800	11/3/2014	0.9155	0.0808
276770-2950	4,774,300	5,505,000	6/9/2014	0.8673	0.1291
276770-3010	2,392,100	2,500,000	12/28/2012	0.9568	0.0395
276770-4815	2,019,400	2,050,000	2/14/2013	0.9851	0.0113
276810-0225	888,200	899,500	1/17/2014	0.9874	0.0089
276810-0230	845,700	900,000	6/6/2014	0.9397	0.0567

Area 019 - Ballard, GreenLake, Greenwood, Broadview/BitterLake, W Northgate, Haller Lake, N Aurora
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277660-0112	845,400	825,000	4/6/2012	1.0247	0.0284
287710-3851	605,800	650,000	11/18/2013	0.9320	0.0643
291920-0725	1,396,200	1,335,000	12/24/2014	1.0458	0.0495
291920-1000	779,800	787,500	11/6/2012	0.9902	0.0061
291920-1300	1,081,800	1,074,000	4/26/2013	1.0073	0.0109
291920-1305	1,346,200	1,300,000	4/12/2013	1.0355	0.0392
291920-1320	863,200	875,000	4/5/2013	0.9865	0.0098
291920-1330	574,600	600,000	4/12/2013	0.9577	0.0387
305270-0090	540,900	545,000	8/18/2014	0.9925	0.0039
330070-0945	549,400	550,000	9/19/2014	0.9989	0.0026
330070-0974	957,600	950,000	2/5/2013	1.0080	0.0117
335950-0645	681,700	684,600	10/10/2013	0.9958	0.0006
369240-0050	279,600	280,000	1/22/2014	0.9986	0.0022
385690-5365	574,800	570,000	4/3/2012	1.0084	0.0121
390250-0020	299,600	312,500	10/8/2014	0.9587	0.0376
444980-0002	310,000	308,000	6/19/2012	1.0065	0.0102
444980-0004	365,000	369,950	8/6/2014	0.9866	0.0097
444980-0005	365,000	365,000	4/11/2014	1.0000	0.0037
554080-0175	439,400	480,000	6/25/2014	0.9154	0.0809
614560-2775	466,900	460,000	12/19/2012	1.0150	0.0187
614970-0006	751,200	745,000	2/27/2013	1.0083	0.0120
614970-0010	950,900	899,000	11/23/2012	1.0577	0.0614
630000-0575	951,700	965,000	9/30/2013	0.9862	0.0101
630050-0005	855,500	875,000	12/14/2012	0.9777	0.0186
630050-0015	1,198,800	1,325,000	3/5/2015	0.9048	0.0916
643000-0190	453,900	460,000	10/14/2013	0.9867	0.0096
643000-0191	384,500	390,000	10/7/2013	0.9859	0.0104
643050-0300	1,941,100	2,000,000	6/27/2014	0.9706	0.0258
643050-0305	919,300	950,000	3/24/2014	0.9677	0.0287
645030-0105	425,200	462,000	4/23/2013	0.9203	0.0760
751900-2170	442,100	425,000	8/29/2012	1.0402	0.0439
755930-0560	413,000	412,000	11/5/2014	1.0024	0.0061
760870-0127	602,600	625,000	10/24/2014	0.9642	0.0322
787300-0440	255,800	262,500	2/4/2014	0.9745	0.0219
787300-0450	247,800	248,000	6/28/2013	0.9992	0.0029
873243-0010	507,300	515,000	2/26/2013	0.9850	0.0113
873243-0020	558,600	565,000	8/22/2013	0.9887	0.0077
913610-0006	1,245,600	1,300,000	8/31/2013	0.9582	0.0382
923190-0305	400,000	399,950	10/24/2013	1.0001	0.0038
923190-0306	400,000	415,000	11/14/2013	0.9639	0.0325
923190-0307	500,000	499,950	11/22/2013	1.0001	0.0038
923190-0308	500,000	505,000	10/29/2013	0.9901	0.0062
923190-0312	500,000	505,000	10/16/2013	0.9901	0.0062
923190-0313	535,000	499,950	10/17/2013	1.0701	0.0738
924790-0005	958,400	995,000	7/2/2014	0.9632	0.0331
952410-0005	3,560,200	3,500,000	5/9/2013	1.0172	0.0209
952410-0170	358,300	357,950	5/7/2014	1.0010	0.0046
952410-0171	358,300	362,950	5/7/2014	0.9872	0.0091
952410-0172	393,300	382,081	4/23/2014	1.0294	0.0330

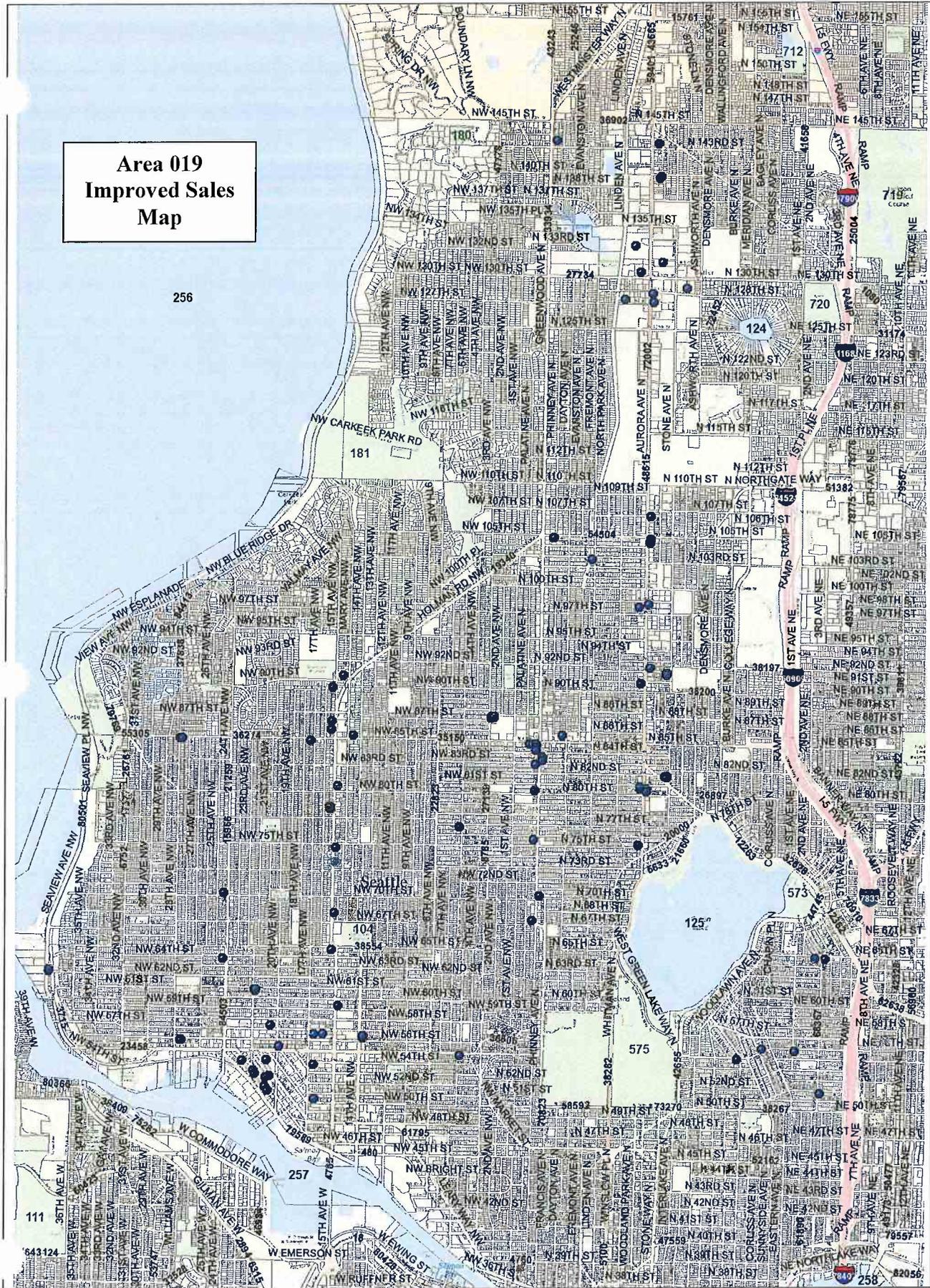
Area 019 - Ballard, GreenLake, Greenwood, Broadview/BitterLake, W Northgate, Haller Lake, N Aurora
2015 Assessment Year

955020-4350	507,400	510,000	6/2/2014	0.9949	0.0014
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Quadrant/Crew:	Appr date :	Date:		Sales Dates:
North Crew	1/1/2015	5/21/2015		1/1/12 - 12/29/14
Area	Appr ID:	Prop Type:		Trend used?: Y / N
19	YCHI	Improvement		N
SAMPLE STATISTICS				
Sample size (n)	96			
Mean Assessed Value	1,297,900			
Mean Sales Price	1,319,100			
Standard Deviation AV	2,826,555			
Standard Deviation SP	2,901,805			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.992			
Median Ratio	0.996			
Weighted Mean Ratio	0.984			
UNIFORMITY				
Lowest ratio	0.8017			
Highest ratio:	1.0992			
Coefficient of Dispersion	2.98%			
Standard Deviation	0.0434			
Coefficient of Variation	4.38%			
Price-related Differential	1.01			
RELIABILITY		<p>These figures reflect measurements after posting new values. The COD is skewed in part due to the high number of business condominium and live/work unit sales. They are typically valued via the market approach to value and often have a higher Assessed Value to Sale Price (AV/SP) ratio which skews the COD</p>		
95% Confidence: Median				
Lower limit	0.987			
Upper limit	1.000			
95% Confidence: Mean				
Lower limit	0.983			
Upper limit	1.001			
SAMPLE SIZE EVALUATION				
N (population size)	1478			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.0434			
Recommended minimum:	3			
Actual sample size:	96			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	45			
# ratios above mean:	51			
z:	0.510310363			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

**Area 019
Improved Sales
Map**

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**King County
Assessments**
4/9/15

Improvement Sales for Area 019 with Sales Used

03/21/2015

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	047500	0005	1,600	2617685	\$600,000	06/19/13	\$375.00	LE GOURMAND RESTAURANT	NC1-30	1	Y	
019	010	276770	0865	3,895	2597856	\$750,000	04/01/13	\$192.55	BALLARD CAMERA	NC3-85	1	Y	
019	010	276770	1341	16,015	2527549	\$3,580,000	01/13/12	\$223.54	SPORTS MEDICINE CLINIC	NC3-65	2	Y	
019	010	276770	1805	5,600	2631897	\$980,000	09/16/13	\$175.00	ISUZU DIESEL	C2-65	1	Y	
019	010	276770	2501	1,800	2698392	\$613,000	10/29/14	\$340.56	SFR HOUSE STRUCTURE USE AS	NC2-65	1	Y	
019	010	276770	2501	1,800	2609607	\$525,000	06/03/13	\$291.67	SFR HOUSE STRUCTURE USE AS	NC2-65	1	Y	
019	010	276770	2510	27,784	2583111	\$9,500,000	12/28/12	\$341.92	MIXED USE APARTMENT & RETAIL	NC2-65	2	34	Use-change after sale; not in ratio
019	010	276770	2550	1,800	2582728	\$790,000	12/27/12	\$438.89	OLD TOWN ALE HOUSE	NC2-65	1	Y	
019	010	276770	2565	13,500	2655741	\$1,900,000	02/27/14	\$140.74	RETAIL/OFFICE/STORAGE MIXED-U	NC2-65	1	Y	
019	010	276770	2715	7,564	2699097	\$3,273,800	11/03/14	\$432.81	MIXED USE APARTMENT	NC2-65	1	Y	
019	010	276770	2950	10,220	2673067	\$5,505,000	06/09/14	\$538.65	KING HOTEL BUILDING	C1-65	3	Y	
019	010	276770	3010	7,494	2583119	\$2,500,000	12/28/12	\$333.60	MIXED USE RETAIL/OFFICE BUILDI	NC2-65	2	Y	
019	010	276770	4815	4,000	2589369	\$2,050,000	02/14/13	\$512.50	Blockbuster Video	NC3-40	1	Y	
019	010	276810	0225	4,112	2650465	\$899,500	01/17/14	\$218.75	OFFICE BLDG	NC2-40	1	Y	
019	010	276810	0230	2,160	2672591	\$900,000	06/06/14	\$416.67	MEDICAL & NEUROLOGIC CLINIC	NC2-40	1	Y	
019	010	867340	0180	1,298	2641742	\$490,000	11/14/13	\$377.50	Townhouse Unit A	LR3	1	34	Use-change after sale; not in ratio
019	010	867340	0181	1,298	2645388	\$485,000	12/10/13	\$373.65	Townhouse Unit B	LR3	1	34	Use-change after sale; not in ratio
019	040	091700	0275	3,315	2628821	\$725,000	08/28/13	\$218.70	ADVANCE PAYDAY LOAN	C1-40	2	Y	
019	040	091700	0285	5,808	2531886	\$1,060,000	02/27/12	\$182.51	BENJAMIN MOORE SEATTLE PAINT	C1-40	1	Y	
019	040	164650	0265	2,268	2611019	\$535,000	06/12/13	\$235.89	RETAIL STORE (MULTI-TENANTS)	NC2-40	1	Y	
019	040	287710	3851	2,400	2643756	\$650,000	11/18/13	\$270.83	MAIKU RESTAURANT (SFR CONVE	NC2-40	1	Y	
019	040	291920	0725	5,208	2707487	\$1,335,000	12/24/14	\$256.34	RETAIL STORE	NC2P-40	1	Y	
019	040	291920	1000	3,600	2574406	\$787,500	11/06/12	\$218.75	FIXTURE GALLERY	NC2P-40	1	Y	
019	040	291920	1285	6,080	2597852	\$835,000	04/02/13	\$137.34	THE 2ND HAND ROSE THRIFT SHO	NC2P-40	1	26	Imp changed after sale; not in ratio
019	040	291920	1300	6,577	2602217	\$1,074,000	04/26/13	\$163.30	MIXED-USE RESTAURANT W/12 RC	NC2P-40	2	Y	
019	040	291920	1305	6,560	2599916	\$1,300,000	04/12/13	\$198.17	RETAIL STORES	NC2P-65	1	Y	
019	040	291920	1320	1,806	2599911	\$875,000	04/05/13	\$484.50	RETAIL/RESTAURANT STORE	NC2P-65	1	Y	
019	040	291920	1330	2,436	2599923	\$600,000	04/12/13	\$246.31	RETAIL STORE (MULTI-TENANT)	NC2P-65	1	Y	
019	040	379700	2325	2,820	2665205	\$310,000	04/25/14	\$109.93	BUTCH'S GUN SHOP	NC3-40	1	26	Imp changed after sale; not in ratio
019	040	554080	0175	1,927	2675828	\$480,000	06/25/14	\$249.09	FUSHEN RESTAURANT	C1-40	1	Y	
019	040	643000	0190	2,088	2636282	\$460,000	10/14/13	\$220.31	DUPLEX	C1-40	1	Y	
019	040	643000	0191	1,630	2635526	\$390,000	10/07/13	\$239.26	OFFICE BUILDING	C1-40	1	Y	
019	040	643050	0300	7,020	2677102	\$2,000,000	06/27/14	\$284.90	LEARN, PLAY, SWEAT	NC2P-40	4	Y	
019	040	643050	0305	4,032	2660396	\$950,000	03/24/14	\$235.62	ALLEGRA PRINT & IMAGING	NC2P-40	1	Y	
019	040	952410	0005	19,062	2605051	\$3,500,000	05/09/13	\$183.61	Aurora Collision Center	C1-65	2	Y	
019	040	952410	0170	1,175	2668167	\$357,950	05/07/14	\$304.64	Residential Townhouse Unit A	LR3	1	Y	
019	040	952410	0171	1,175	2668168	\$362,950	05/07/14	\$308.89	Residential Townhouse Unit	LR3	1	Y	
019	040	952410	0172	1,311	2665318	\$382,081	04/23/14	\$291.44	Residential Townhouse Unit C	LR3	1	Y	
019	050	045800	0020	3,800	2578946	\$537,500	12/12/12	\$141.45	MIXED USE RETAIL W/2 APT UNITS	NC2-40	1	Y	
019	050	046100	2730	2,919	2575321	\$502,000	11/16/12	\$171.98	MIXED-USE APARTMENT WITH OFF	NC2-40	1	Y	
019	050	054600	0560	2,228	2605502	\$620,000	05/10/13	\$278.28	GARAGE, SERVICE REPAIR	LR2	1	Y	

Improvement Sales for Area 019 with Sales Used

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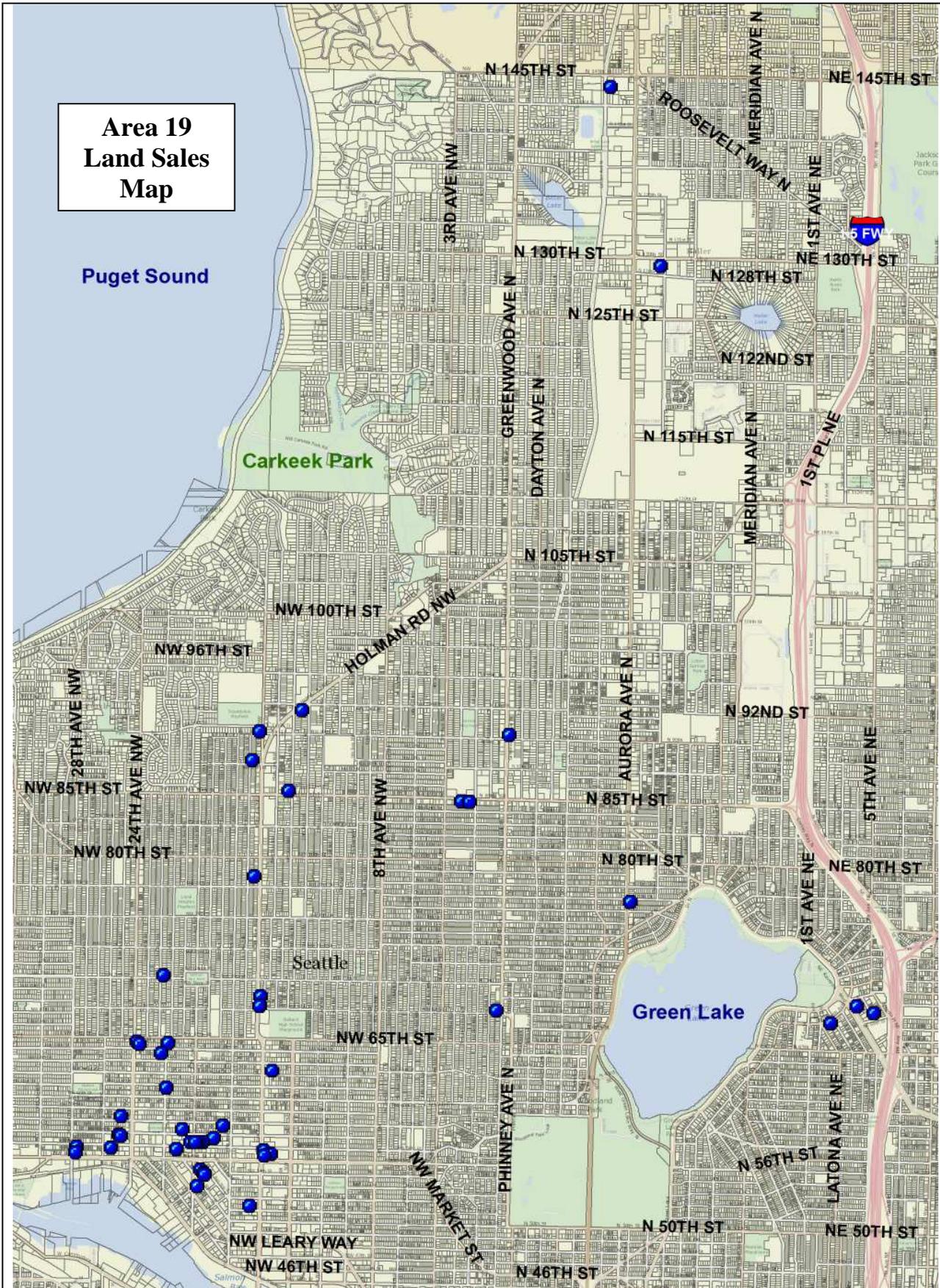
Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	102503	9164	2,295	2621533	\$690,000	07/29/13	\$300.65	LIVE/WORK TOWNHOUSE UNIT LO	C1-40	1	Y	
019	050	102503	9337	2,209	2640712	\$640,000	11/05/13	\$289.72	LIVE/WORK TOWNHOUSE UNIT LO	C1-40	1	Y	
019	050	102503	9338	2,172	2656733	\$676,000	03/04/14	\$311.23	LIVE/WORK TOWNHOUSE UNIT LO	C1-40	1	Y	
019	050	102503	9339	2,028	2645098	\$689,000	11/07/13	\$339.74	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	123200	1149	1,535	2707258	\$480,000	12/19/14	\$312.70	Live/Work Townhouse	NC2-40	1	Y	
019	050	123200	1156	1,028	2710163	\$415,000	12/29/14	\$403.70	Residential Townhouse Units	NC2-40	1	Y	
019	050	125420	0115	5,520	2640512	\$914,250	11/06/13	\$165.63	MIXED USE RETAIL/APARTMENT	LR2 RC	1	Y	
019	050	276760	0545	5,696	2695535	\$1,700,000	10/14/14	\$298.46	Excel Plaza	NC3-40	1	Y	
019	050	276760	1480	4,155	2696376	\$1,537,300	10/10/14	\$369.99	DENTISTRY FOR ADULTS & CHIDRI	LR3 RC	2	Y	
019	050	276760	2985	1,191	2640151	\$440,000	11/05/13	\$369.44	Rowhouse Unit 1 (Former GLAD TIDI	LR1	1	34	Use-change after sale; not in ratio
019	050	276760	2987	1,970	2616029	\$699,000	06/19/13	\$354.82	Former GLAD TIDINGS ASSEMBLY C	LR1	1	34	Use-change after sale; not in ratio
019	050	276760	2989	1,043	2644168	\$420,000	11/21/13	\$402.68	Rowhouse Unit 3	LR1	1	34	Use-change after sale; not in ratio
019	050	276760	2990	1,172	2642642	\$429,000	11/15/13	\$366.04	Rowhouse Unit 4	LR1	1	34	Use-change after sale; not in ratio
019	050	277660	0112	4,995	2539466	\$825,000	04/06/12	\$165.17	VANGUARD PRESS	NC2-40	1	Y	
019	050	305270	0090	4,100	2685503	\$545,000	08/18/14	\$132.93	GARAGE SERVICE REPAIR	NC2-40	1	Y	
019	050	330070	0840	7,548	2611993	\$940,000	06/13/13	\$124.54	Former CROWN LUTHERAN CHURCH	C1-40	2	29	Seg/merge after sale; not in ratio
019	050	330070	0945	3,320	2692067	\$550,000	09/19/14	\$165.66	GOOFYS	NC3P-40	1	Y	
019	050	330070	0974	5,600	2587909	\$950,000	02/05/13	\$169.64	Scandanavian Bakery and Specialties	NC3P-40	1	Y	
019	050	444980	0002	1,215	2549761	\$308,000	06/19/12	\$253.50	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	444980	0004	1,290	2684872	\$369,950	08/06/14	\$286.78	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	444980	0005	1,338	2663141	\$365,000	04/11/14	\$272.80	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	751900	2170	2,424	2562424	\$425,000	08/29/12	\$175.33	TRIMARK	LR2 RC	1	Y	
019	050	923190	0305	2,425	2638472	\$399,950	10/24/13	\$164.93	Live/Work Townhouse Unit	NC3-65 (3.0)	1	Y	
019	050	923190	0306	2,425	2641213	\$415,000	11/14/13	\$171.13	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (3.0)	1	Y	
019	050	923190	0307	1,878	2643092	\$499,950	11/22/13	\$266.21	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (3.0)	1	Y	
019	050	923190	0308	1,878	2638470	\$505,000	10/29/13	\$268.90	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (3.0)	1	Y	
019	050	923190	0312	1,878	2636854	\$505,000	10/16/13	\$268.90	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	Y	
019	050	923190	0313	1,878	2637127	\$499,950	10/17/13	\$266.21	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	Y	
019	060	091700	0053	1,350	2663812	\$439,000	04/14/14	\$325.19	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	060	091700	0053	1,350	2587809	\$373,000	01/25/13	\$276.30	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	060	091700	0054	1,350	2582823	\$399,950	12/26/12	\$296.26	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	060	091700	0056	1,340	2669961	\$419,000	05/22/14	\$312.69	LIVE/WORK LOFT TOWNHOUSE UN	NC1-40	1	Y	
019	060	091700	0057	1,410	2559369	\$395,000	08/13/12	\$280.14	LIVE/WORK LOFT TOWNHOUSE UN	NC1-40	1	Y	
019	060	091700	0058	1,410	2544096	\$396,800	05/16/12	\$281.42	LIVE/WORK LOFT TOWNHOUSE UN	NC1-40	1	Y	
019	060	335950	0645	3,250	2636294	\$684,600	10/10/13	\$210.65	MIXED USE 3-PLEX (Soci Hair Salon)	NC1-30	1	Y	
019	060	385690	5365	2,144	2537206	\$570,000	04/03/12	\$265.86	OFFICE	SF 5000	1	Y	
019	060	913610	0006	4,640	2629193	\$1,300,000	08/31/13	\$280.17	RETAIL/RES/APTS	NC1-30	1	Y	
019	060	955020	4350	1,558	2672648	\$510,000	06/02/14	\$327.34	ROOMING HOUSE	SF 5000	1	Y	
019	070	030600	0570	19,110	2547543	\$4,275,000	06/08/12	\$223.70	GOLDS GYM	C2-65	1	Y	
019	070	163270	0005	2,375	2709877	\$625,000	01/13/15	\$263.16	PHO MIMI VIETNAMESE RESTAURA	C1-65	1	Y	
019	070	163270	0020	21,751	2569457	\$4,300,000	10/10/12	\$197.69	AURORA COMMONS BUILDING	C1-65	2	Y	

Improvement Sales for Area 019 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	070	192604	9091	5,400	2692772	\$760,000	09/26/14	\$140.74	PTARMIGAN PRESS QUALITY CUST	NC2-40	1	Y	
019	070	192604	9215	128,144	2641691	\$27,000,000	11/19/13	\$210.70	RITE-AIDE SHOPPING CENTER	C1-65	3	Y	
019	070	192604	9295	7,752	2608769	\$812,000	05/31/13	\$104.75	CAMBRIA	C2-40	1	Y	
019	070	192604	9359	23,914	2639078	\$4,492,377	10/31/13	\$187.86	LINCOLN MERCURY AUTO SHOWR	C1-65	2	Y	
019	070	192604	9423	26,115	2631397	\$7,246,400	09/18/13	\$277.48	PETSMART	C1-65	1	Y	
019	070	614560	0010	3,070	2708804	\$470,000	01/02/15	\$153.09	MIXED USE APARTMENT W/RETAIL	C1-40	1	26	Imp changed after sale; not in ratio
019	070	614560	2775	2,560	2580650	\$460,000	12/19/12	\$179.69	EARLY LEARNING & DEVELOPMEN	LR2	1	Y	
019	070	614970	0006	4,332	2591908	\$745,000	02/27/13	\$171.98	MIDVALE PROFESSIONAL CENTER	C2-65	1	Y	
019	070	614970	0010	6,659	2576588	\$899,000	11/23/12	\$135.01	MIDVALE PROFESSIONAL CENTER	C2-65	1	Y	
019	070	630000	0575	4,055	2633690	\$965,000	09/30/13	\$237.98	CHICAGO NAILS & GREAT CUTS	C1-40	2	Y	
019	070	630050	0005	3,900	2580239	\$875,000	12/14/12	\$224.36	RETAIL STORE	NC3-40	1	Y	
019	070	630050	0015	7,180	2717378	\$1,325,000	03/05/15	\$184.54	Former SCHUCK AUTO SUPPLIES	NC3-40	1	Y	
019	070	645030	0105	2,921	2602445	\$462,000	04/23/13	\$158.17	PRECISION SHEET METAL FABRIC	C2-65	1	Y	
019	070	760870	0127	3,844	2698317	\$625,000	10/24/14	\$162.59	RED HEAD STEERING GEARS	C1-40	1	Y	
019	070	924790	0005	5,968	2677354	\$995,000	07/02/14	\$166.72	RESTAURANT	C2-65	2	Y	
700	010	046470	0010	7,235	2585008	\$1,400,000	01/16/13	\$193.50	BALLARD PLACE CONDOMINIUM (1	NC3-65	1	Y	
700	090	755930	0560	1,502	2699871	\$412,000	11/05/14	\$274.30	SAPPHIRE CONDOMINIUM	NC3P-40	2	Y	
700	105	787300	0440	1,523	2652414	\$262,500	02/04/14	\$172.36	SOUND VIEW WEST CONDOMINIUM	C1-40	1	Y	
700	105	787300	0450	1,475	2615424	\$248,000	06/28/13	\$168.14	SOUND VIEW WEST CONDOMINIUM	C1-40	1	Y	
700	135	132715	0020	771	2627100	\$259,000	08/26/13	\$335.93	CANAL STATION NORTH CONDOMI	C1-65	1	Y	
700	140	369240	0050	1,190	2650593	\$280,000	01/22/14	\$235.29	JENNIFER ROSE BUILDING CONDC	NC2-40	1	Y	
700	145	045190	0010	3,646	2566891	\$775,000	09/27/12	\$212.56	BALLARD CONDOMINIUM (1532 NW	NC3-65	1	Y	
700	150	390250	0020	749	2694394	\$312,500	10/08/14	\$417.22	KIRKWOOD PLACE	NC1-30	1	Y	
700	150	873243	0010	1,691	2591499	\$515,000	02/26/13	\$304.55	225 AT GREENLAKE CONDOMINIUM	NC1-30	1	Y	
700	150	873243	0020	2,069	2625946	\$565,000	08/22/13	\$273.08	225 AT GREENLAKE CONDOMINIUM	NC1-30	1	Y	

Area 19 Land Sales Map



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Vacant Sales for Area 019 with Sales Used

05/26/2015

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	276760	4045	4,650	2651886	\$650,000	01/29/14	\$139.78	Proposed New Rooming House	LR3	1	Y	
019	010	276760	4755	5,000	2573890	\$558,000	11/07/12	\$111.60	Proposed New Rooming House Building	LR3	1	Y	
019	010	276760	4925	5,000	2615528	\$700,000	06/27/13	\$140.00	SFR DUPLEX STRUCTURE (1/2 OF B)	MR-RC	1	Y	
019	010	276770	0035	5,000	2671313	\$500,000	05/21/14	\$100.00	Duplex	LR3	1	Y	
019	010	276770	0040	5,000	2687354	\$705,000	08/22/14	\$141.00	duplex	LR3	1	Y	
019	010	276770	0080	5,000	2616936	\$1,500,000	07/10/13	\$300.00	SFR HOUSE	MR-RC	1	Y	
019	010	276770	0295	7,800	2633296	\$1,400,000	09/27/13	\$179.49	U-FRAME-IT & PILGRIMS NUTRITION	NC3-65	2	Y	
019	010	276770	0481	7,500	2580665	\$925,000	12/20/12	\$123.33	DENTAL/MEDICAL OFFICE	NC3-65	1	Y	
019	010	276770	0490	10,000	2580675	\$1,500,000	12/20/12	\$150.00	NORDIC PROFESSIONAL BUILDING	NC3-65	1	Y	
019	010	276770	0500	3,400	2580680	\$1,100,000	12/19/12	\$323.53	LAW OFFICES	NC3-65	1	Y	
019	010	276770	0500	23,400	2616635	\$7,300,000	07/09/13	\$311.97	LAW OFFICES	NC3-65	4	Y	
019	010	276770	0900	9,500	2568913	\$1,550,000	10/01/12	\$163.16	NEILSON CARPETS	NC3-65	1	Y	
019	010	276770	1130	71,368	2536317	\$16,050,000	03/29/12	\$224.89	PARKING LOT TO ACCOUNT #276770	C1-65	6	Y	
019	010	276770	1650	14,270	2681714	\$1,850,000	07/29/14	\$129.64	JUBILEE FISHERIES	C1-65	1	Y	
019	010	276770	3410	12,100	2633928	\$1,500,000	09/18/13	\$123.97	ARNE'S AUTO SERVICE	C1-65	1	Y	
019	010	276770	3631	37,045	2597081	\$8,750,000	04/01/13	\$236.20	TALLMAN MEDICAL CLINIC	NC3-85	6	Y	
019	010	276770	3631	37,045	2597089	\$12,705,000	04/01/13	\$342.96	TALLMAN MEDICAL CLINIC	NC3-85	6	Y	
019	010	276770	3656	12,000	2597091	\$3,795,000	04/01/13	\$316.25	ANGELO HAIR DESIGN	NC3-85	3	Y	
019	010	276770	3656	2,000	2597088	\$680,000	04/01/13	\$340.00	ANGELO HAIR DESIGN	NC3-85	1	Y	
019	010	276810	0365	12,380	2707127	\$4,427,793	12/22/14	\$357.66	PARKING FOR ACCOUNT #276810-03	C1-65	2	Y	
019	010	276810	0465	25,000	2707123	\$6,641,689	12/23/14	\$265.67	BURGER KING	C1-65	1	Y	
019	010	867340	0185	4,700	2648650	\$575,000	12/23/13	\$122.34	Duplex	LR3	1	Y	
019	010	867340	0200	15,368	2652837	\$1,610,000	01/27/14	\$104.76	Awaiting for Proposed New Retail/Office	IB U/45	1	Y	
019	040	287710	3845	5,263	2634596	\$840,000	10/02/13	\$159.60	FRANCINE SEDERS GALLERY	NC2-40	2	Y	
019	040	551160	0230	10,020	2647045	\$1,600,000	12/18/13	\$159.68	RETAIL STORE	NC3-40	1	Y	
019	040	946520	0180	6,365	2686239	\$605,000	08/19/14	\$95.05	GREENWOOD ALTERATION,RELININ	C1-40	1	Y	
019	050	123200	1150	3,332	2632532	\$300,000	09/25/13	\$90.04	RETAIL STORE	NC2-40	1	Y	
019	050	186240	0411	36,468	2701694	\$3,999,600	11/12/14	\$109.67	QUEEN ANNE AUTO BODY REPAIR	C1-40	2	Y	
019	050	276760	0115	7,513	2541188	\$1,200,000	04/30/12	\$159.72	BARBER SHOP & SFR HOUSE	NC1-65	2	Y	
019	050	276760	0345	4,996	2685182	\$545,000	08/04/14	\$109.09	GRACE GOSPEL CHAPEL	LR1	1	Y	
019	050	276760	2985	5,850	2563763	\$400,000	09/06/12	\$68.38	GLAD TIDINGS ASSEMBLY OF GOD	LR1	1	34	Use-change after sale; not in ratio
019	050	276770	4295	5,000	2632862	\$508,000	09/17/13	\$101.60	SFR House Tear Down	LR3	1	Y	
019	050	277660	0113	5,310	2701486	\$595,000	11/03/14	\$112.05	SFR House structure converted to Rest	NC2-40	1	Y	
019	050	291920	0045	4,181	2626966	\$400,000	08/26/13	\$95.67	Proposed New Mixed Use Building	NC2-40	1	Y	
019	050	291920	0060	25,127	2626974	\$2,100,000	08/23/13	\$83.58	RETAIL STORE	NC2-40	3	Y	
019	050	305270	0080	3,750	2655707	\$375,000	02/20/14	\$100.00	CITY NAILS	NC2-40	1	Y	

Vacant Sales for Area 019 with Sales Used

05/26/2015

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	305270	0120	7,487	2640442	\$850,000	10/29/13	\$113.53	SHOTWELL CHIROPRACTIC OFFICE	NC2-40	9	29	Seg/merge after sale; not in ratio
019	050	330070	0765	8,000	2685244	\$600,000	08/08/14	\$75.00	warehouse	C1-30	1	Y	
019	050	638250	0076	21,651	2611994	\$1,560,000	06/13/13	\$72.05	Former CROWN LUTHERN CHURCH	LR2	2	29	Seg/merge after sale; not in ratio
019	050	751850	6715	15,300	2575278	\$900,000	11/19/12	\$58.82	CALVARY LUTHERAN	SF 5000	1	29	Seg/merge after sale; not in ratio
019	060	952810	3625	11,000	2638237	\$2,250,000	10/29/13	\$204.55	Parking Lot	NC2-40	1	Y	
019	060	952810	4725	8,800	2674597	\$1,177,000	06/19/14	\$133.75	PLASTIC SALES & SERVICE	NC3-40	2	Y	
019	070	192604	9176	133,197	2535398	\$2,300,000	03/23/12	\$17.27	SFR LAND	SF 5000	1	Y	
019	070	192604	9218	31,800	2670713	\$3,750,000	05/22/14	\$117.92	PI BANK OFFICE BUILDING	C1-65	1	Y	
019	070	192604	9320	21,875	2578724	\$950,000	12/11/12	\$43.43	LAURELHURST FUEL CO	C2-65	1	Y	
019	010	276770	3660	10,000	2597085	\$2,000,000	03/28/13	\$200.00	TALLMAN PLAZA APTS., 8 Units	NC3-85	2	Y	
019	050	276760	0225	4,999	2602407	\$975,000	04/29/13	\$195.04	Ballard Lofts Phase 3	NC1-65	1	Y	
019	050	276760	1365	5,000	2536748	\$432,000	03/19/12	\$86.40	4-PLEX (CONV SING FA RES)	LR1	1	Y	
019	010	276770	0395	5,000	2676411	\$910,000	06/20/14	\$182.00	5 UNIT APT	NC3-65	1	Y	
019	060	952810	3430	4,600	2607956	\$474,000	05/23/13	\$103.04	4-PLEX	LR3	1	29	Seg/merge after sale; not in ratio
019	010	276810	0477	10,572	2707126	\$5,180,518	12/23/14	\$490.02	SHELL FOOD MART	C1-65	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Commercial Type	Par. Ct.	Ver. Code
019	070	192604	9176	133,197	2535398	\$2,300,000	03/23/12	\$17.27	SFR LAND	SF 5000	Residential	1	Y
019	070	192604	9218	31,800	2670713	\$3,750,000	05/22/14	\$117.92	PI BANK OFFICE BUILDING	C1-65	Commercial	1	Y
019	070	192604	9320	21,875	2578724	\$950,000	12/11/12	\$43.43	LAURELHURST FUEL CO	C2-65	Commercial	1	Y

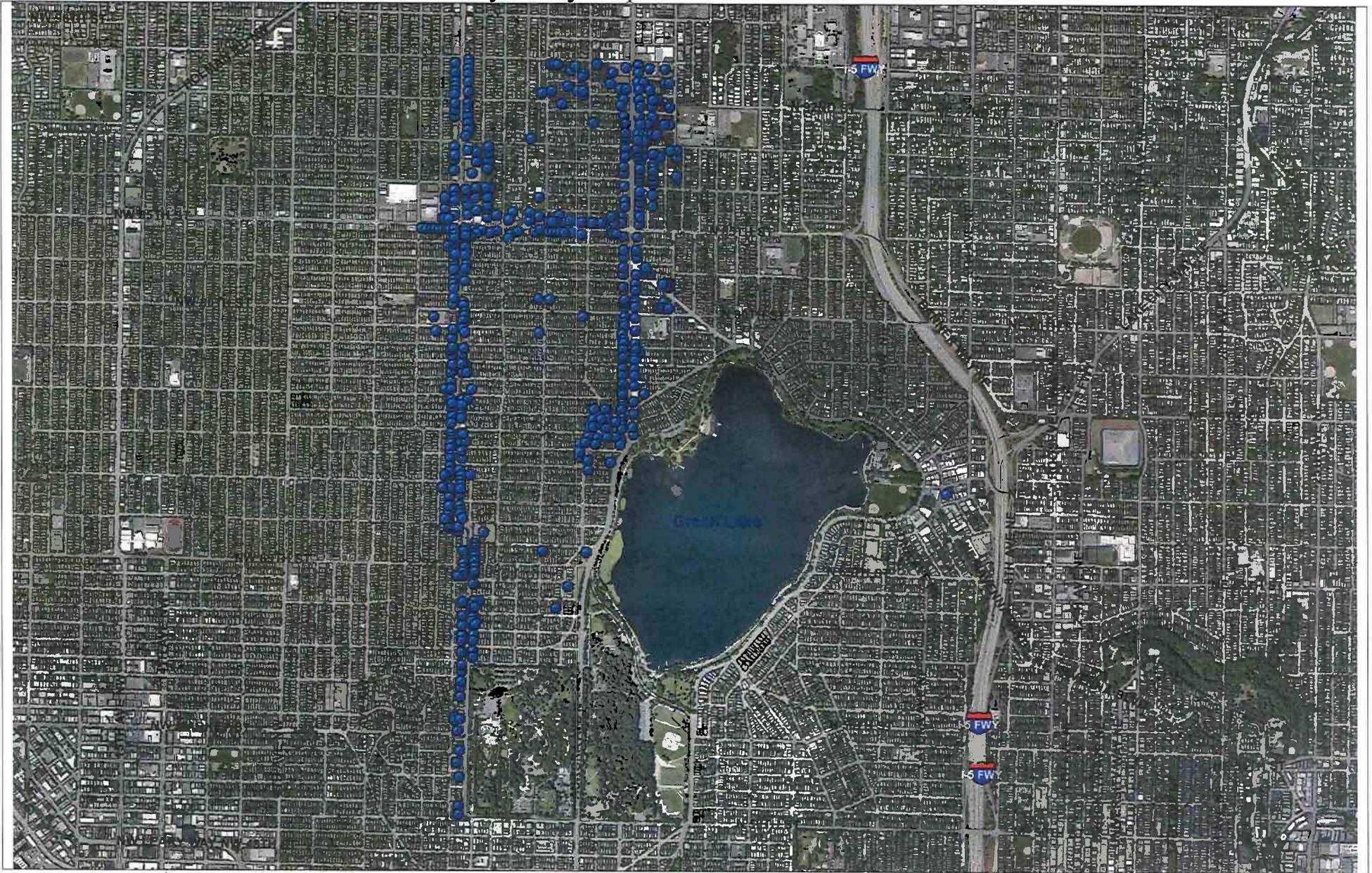
Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	117500	0960	6,160	2685770	\$1,835,000	08/11/14	\$297.89	LIQUOR AND WINE RETAIL STORE	IB U/45	1	60	Short sale
019	010	276760	3400	14,905	2621601	\$1,026,720	07/29/13	\$68.88	MIXED-USE APARTMENT	NC3-40	1	22	Partial interest (1/3, 1/2, etc.)
019	010	276770	0800	4,750	2536373	\$1,200,000	03/26/12	\$252.63	BALLARD REALTY INC	NC3-85	2	51	Related party, friend, or neighbor
019	010	276770	1525	1,290	2582889	\$175,000	12/03/12	\$135.66	LIVE-WORK UNITS	C1-65	1	51	Related party, friend, or neighbor
019	010	276830	0175	4,776	2676609	\$337,500	06/30/14	\$70.67	OFFICES	C1-65	1	44	Tenant
019	040	099300	0635	5,996	2671582	\$500,000	06/02/14	\$83.39	MIXED-USE BUILDING (OFFICE & MINI STORAGE W/	C1-65	1	51	Related party, friend, or neighbor
019	040	336240	0005	3,698	2566174	\$220,300	09/07/12	\$59.57	AURORA SUZUKI	NC3-40	1	51	Related party, friend, or neighbor
019	040	336240	0011	4,803	2566175	\$285,750	09/07/12	\$59.49	AURORA SUZUKI	NC3-40	1	51	Related party, friend, or neighbor
019	040	336240	0025	3,400	2566180	\$202,700	09/07/12	\$59.62	AURORA SUZUKI	NC3-40	1	51	Related party, friend, or neighbor
019	040	643000	0191	1,630	2582116	\$339,112	12/27/12	\$208.04	GREENLAKE DENTISTRY	C1-40	1	61	Financial institution resale
019	040	643000	0191	1,630	2568101	\$219,101	10/02/12	\$134.42	GREENLAKE DENTISTRY	C1-40	1	63	Sale price updated by sales id group
019	040	643000	0610	3,320	2539486	\$800,000	04/17/12	\$240.96	AUTO SHOWROOM & LOT	C1-40	1	23	Forced sale
019	040	643050	0363	1,936	2566673	\$1,250,000	09/26/12	\$645.66	STEVEN COLE SALON AND SPA	NC2P-65	2	23	Forced sale
019	040	643150	0402	4,200	2683221	\$641,500	08/05/14	\$152.74	RETAIL STORE	NC2P-65	1	51	Related party, friend, or neighbor
019	040	643150	0402	4,200	2576652	\$628,500	11/29/12	\$149.64	RETAIL STORE	NC2P-65	1	51	Related party, friend, or neighbor
019	040	926670	0965	5,656	2557582	\$1,150,000	07/28/12	\$203.32	AURORA VETERINARY CLINIC	C1-40	1	25	Fulfillment of contract deed
019	040	952310	0875	11,212	2601060	\$33,000	04/13/13	\$2.94	REORGANIZED LATTER-DAY SAINTS	LR3	1	18	Quit claim deed
019	050	045800	0035	1,798	2576793	\$425,000	11/30/12	\$236.37	BALLARD VACUUM CENTER & RES	NC2-40	1	51	Related party, friend, or neighbor
019	050	349130	0023	1,296	2656605	\$1,175,000	03/05/14	\$906.64	BALLARD MUFFLER SHOP	NC2-40	2	23	Forced sale
019	050	602150	3240	1,335	2528096	\$750,000	01/30/12	\$561.80	saleh's delicatessen	NC2-40	1	44	Tenant
019	060	091700	0053	1,350	2639057	\$380,000	10/01/13	\$281.48	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	18	Quit claim deed
019	060	913610	2056	3,740	2552431	\$429,458	06/12/12	\$114.83	MIXED-USE RETAIL/OPEN OFFICE W/1 APT UNIT	SF 5000	1	52	Statement to dor
019	060	913610	2056	3,740	2552444	\$6,641	06/11/12	\$1.78	MIXED-USE RETAIL/OPEN OFFICE W/1 APT UNIT	SF 5000	1	52	Statement to dor
019	060	913610	2056	3,740	2552432	\$6,641	06/11/12	\$1.78	MIXED-USE RETAIL/OPEN OFFICE W/1 APT UNIT	SF 5000	1	52	Statement to dor
019	060	952910	0025	7,760	2637565	\$370,324	09/24/13	\$47.72	NAUTILUS FITNESS CENTER	NC2P-65	1	52	Statement to dor
019	070	026300	0090	4,160	2688100	\$600,000	08/07/14	\$144.23	STORAGE WAREHOUSE	C2-65	1	44	Tenant
019	070	152930	0045	3,500	2542033	\$424,500	04/27/12	\$121.29	DUPLEX	C1-40	1	62	Auction sale
019	070	163270	0025	14,677	2646908	\$57,177	08/16/13	\$3.90	AURORA COMMONS BUILDING	C1-65	1	24	Easement or right-of-way
019	070	291520	0040	1,896	2576574	\$550,000	11/26/12	\$290.08	ARNES	C1-40	2	12	Estate administrator, guardian, or e
019	070	630050	0055	5,600	2648815	\$300,000	12/30/13	\$53.57	WEISKINDS MAYTAG & FISH	NC3-40	1	22	Partial interest (1/3, 1/2, etc.)
019	070	645030	5040	864	2566628	\$460,000	09/21/12	\$532.41	EMERALD CITY SALES	C2-65	1	44	Tenant
019	070	760870	0100	9,230	2581212	\$1,840,000	12/11/12	\$199.35	SFR House (Commercial Use)	C1-40	2	51	Related party, friend, or neighbor
019	070	891050	0220	6,597	2548274	\$420,000	06/12/12	\$63.67	ORTIZ BUILDING	LR3	1	23	Forced sale
019	070	891100	0485	815	2698221	\$245,000	10/30/14	\$300.61	CHURCH SFR HOUSE	LR2	1	33	Lease or lease-hold
700	090	863420	0030	590	2535440	\$130,000	03/24/12	\$220.34	THREE CROWNS CONDOMINIUM	NC2P-40	1	44	Tenant
700	135	132710	0010	4,415	2578400	\$665,000	12/06/12	\$150.62	CANAL STATION CONDOMINIUM	C1-65	1	62	Auction sale
700	135	132710	0020	2,486	2578473	\$395,000	11/27/12	\$158.89	CANAL STATION CONDOMINIUM	C1-65	1	62	Auction sale
700	135	132710	0030	5,077	2564432	\$1,350,000	08/31/12	\$265.91	CANAL STATION CONDOMINIUM	C1-65	1	44	Tenant
700	145	394410	0010	551	2724608	\$240,000	04/10/15	\$435.57	KRISTINE'S CONDOMINIUM	MR-RC	1	2	Good Sale/Pass 1/1/2015 Lien date
700	145	780438	0060	702	2581041	\$130,000	12/21/12	\$185.19	SKANDIA WEST CONDOMINIUM	NC1-30	1	17	Non-profit organization

Vacant Sales for Area 019 with Sales not Used

03/18/2015

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	276770	3420	5,000	2628903	\$500,000	08/29/13	\$100.00	PARKING FOR SWEDISH BALLARD H	MIO-65-NC3-65	1	17	Non-profit organization
019	040	099300	1655	15,375	2679833	\$1,025,000	07/14/14	\$66.67	Vacant Land	LR3	1	12	Estate administrator, guardian, or e
019	040	339290	0005	16,553	2638353	\$965,000	09/23/13	\$58.30	METROPOLITAN MOTORS LLC (USE	C1-40	1	51	Related party, friend, or neighbor
019	040	952310	0875	17,000	2603210	\$1,200,000	04/09/13	\$70.59	REORGANIZED LATTER-DAY SAINTS	LR3	1	15	No market exposure
019	050	123200	1156	3,330	2594217	\$235,000	03/04/13	\$70.57	2 Live/Work Townhouse Units & 2 Resid	NC2-40	1	13	Bankruptcy - receiver or trustee
019	050	291920	0025	4,291	2622798	\$300,000	08/06/13	\$69.91	VACANT	NC2-40	1	15	No market exposure
019	060	431070	2985	12,506	2585482	\$665,000	01/17/13	\$53.17	OFFICE WAREHOUSE	C2-65	1	62	Auction sale
019	070	192604	9011	32,984	2528478	\$1,100,000	02/01/12	\$33.35	INTERURBAN SENIOR LIVING APAR	C2-65	4	N	
019	070	229140	0025	14,107	2676184	\$625,000	06/24/14	\$44.30	VACANT LAND	C1-40	1	62	Auction sale
019	070	291720	0025	12,947	2665418	\$750,000	04/29/14	\$57.93	The Ould Triangle Tavern	C1-40	1	10	Tear down
019	070	312604	9521	8,624	2552412	\$150,000	06/08/12	\$17.39	Vacant SF5000 land	SF 5000	1	15	No market exposure
019	070	614970	0105	19,333	2569823	\$1,800,000	10/11/12	\$93.11	PAVED PARKING TO ACCOUNT #614	C2-65	2	60	Short sale
100	090	016400	0050	30,000	2605939	\$1,250,000	05/17/13	\$41.67	Linden Square Apartments - new const	C1-65	1	62	Auction sale
100	090	643150	0026	5,968	2577269	\$362,500	11/29/12	\$60.74	FOURPLEX	LR3	1	62	Auction sale
160	030	312604	9034	33,743	2645786	\$1,000,000	12/17/13	\$29.64	KLOSE-IN MOTEL	C2-65	1	57	Selling or buying costs affecting sa

Area 19 Physically Inspected Parcels for 2015 Revalue



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PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	009100	0085	C	C	21022	YCHI - Both - 2015	10/28/2014 8:38 AM	WOODLAND PARK METHODIST CHURCH	Church/Welfare/Relig Srvc	NC2-40	20000	1	1922	1980
19	40	062504	9049	C	C	2349	YCHI - Both - 2015	12/24/2014 12:49 PM	SPORTS RACK VEHICLE OUTFITTERS	Service Building	NC3-40	10280	1	1929	1980
19	40	062504	9063	C	C	45940	YCHI - Both - 2015	10/22/2014 5:44 PM	PHINNEY NEIGHBORHOOD CENTER	School(Public)	SF 5000	110448	2	1917	1965
19	40	062504	9092	C	C	19524	YCHI - Both - 2015	12/22/2014 12:07 PM	RETAIL BUILDINGS	Retail Store	NC3-40	38440	3	1941	1975
19	40	062504	9094	C	C	4568	YCHI - Both - 2015	12/22/2014 12:14 PM	Fomer ACTION AUTOPARTS	Retail Store	NC3-40	6789	1	1936	1990
19	40	062504	9098	C	C	2986	YCHI - Both - 2015	12/23/2014 11:43 AM	Chocolati Handmade Chocolates/Seattle Lo	Retail Store	NC3-40	4461	2	1935	1975
19	40	062504	9259	C	C	1820	YCHI - Both - 2015	12/24/2014 12:41 PM	Dental Office	Medical/Dental Office	C1-40	6555	1	1981	1995
19	40	062504	9343	C	C	2660	YCHI - Both - 2015	12/23/2014 11:40 AM	RETAIL/RESTAURANT	Restaurant/Lounge	NC3-40	3230	1	1940	1969
19	40	062504	9346	C	C	896	YCHI - Both - 2015	12/23/2014 11:38 AM	RETAIL STORE	Retail Store	NC3-40	4507	1	1929	1969
19	40	078900	0500	C	C	720	YCHI - Both - 2015	10/21/2014 9:41 AM	STORAGE WAREHOUSE	Warehouse	LR1	13330	1	1926	1940
19	40	091700	0045	C	C	2218	YCHI - Both - 2015	10/14/2014 9:48 AM	FOSTER LAW OFFICE	Office Building	C1-40	4964	1	1955	1995
19	40	091700	0046	C	C	0	YCHI - Land - 2015	10/14/2014 12:00 AM	VACANT LAND (Associate parcel to parcel	Vacant(Commercial)	C1-40	476	0	0	0
19	40	091700	0053	C	C	1350	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK TOWNHOUSE UNIT	Townhouse Plat	NC1-40	609	1	2008	2008
19	40	091700	0054	C	C	1350	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK TOWNHOUSE UNIT	Townhouse Plat	NC1-40	678	1	2008	2008
19	40	091700	0055	C	C	1858	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK TOWNHOUSE UNIT	Townhouse Plat	NC1-40	1580	1	2008	2008
19	40	091700	0056	C	C	1340	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK LOFT TOWNHOUSE UNIT	Townhouse Plat	NC1-40	584	1	2008	2008
19	40	091700	0057	C	C	1410	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK LOFT TOWNHOUSE UNIT	Townhouse Plat	NC1-40	569	1	2008	2008
19	40	091700	0058	C	C	1410	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK LOFT TOWNHOUSE UNIT	Townhouse Plat	NC1-40	569	1	2008	2008
19	40	091700	0059	C	C	1410	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK LOFT TOWNHOUSE UNIT	Townhouse Plat	NC1-40	570	1	2008	2008
19	40	091700	0060	C	C	1510	YCHI - Both - 2015	10/7/2014 12:00 AM	LIVE/WORK LOFT TOWNHOUSE UNIT	Townhouse Plat	NC1-40	2981	1	2008	2008
19	40	091700	0065	C	C	5878	YCHI - Both - 2015	10/7/2014 12:00 AM	GREEN LAKE MEDICAL & DENTAL OFFICE	Medical/Dental Office	NC1-40	5462	1	1955	1980
19	40	091700	0135	C	C	2520	YCHI - Both - 2015	12/24/2014 12:58 PM	AUCTION USED CARS	Single Family(C/I Use)	C1-40	7505	1	1910	1975
19	40	091700	0140	C	C	2494	YCHI - Both - 2015	12/24/2014 12:54 PM	SFR HOUSE STRUCTURE	Single Family(C/I Use)	C1-40	11590	1	1908	1975
19	40	091700	0210	C	C	8229	YCHI - Both - 2015	10/15/2014 5:13 PM	BETHANY EDUCATION CENTER	School(Private)	SF 5000	20460	1	1951	1982
19	40	091700	0275	C	C	1078	YCHI - Both - 2015	12/24/2014 12:40 PM	eCign' Vape	Retail Store	C1-40	1330	1	1946	1959
19	40	091700	0285	C	C	5808	YCHI - Both - 2015	12/24/2014 12:33 PM	BENJAMIN MOORE SEATTLE PAINT SUPPL	Retail Store	C1-40	11590	1	1941	1975
19	40	091700	0335	C	C	0	YCHI - Land - 2015	10/15/2014 5:15 PM	BETHANY COMMUNITY CHURCH (ASSOCIA	Single Family(Res Use/Zone	SF 5000	4080	0	0	0
19	40	091700	0340	C	C	0	YCHI - Land - 2015	10/15/2014 5:16 PM	BETHANY COMMUNITY CHURCH (ASSOCIA	Parking(Assoc)	SF 5000	4080	0	0	0
19	40	091700	0345	C	C	0	YCHI - Land - 2015	10/15/2014 5:16 PM	BETHANY COMMUNITY CHURCH (ASSOCIA	Parking(Assoc)	SF 5000	4080	0	0	0
19	40	091700	0350	C	C	0	YCHI - Land - 2015	10/15/2014 5:16 PM	BETHANY COMMUNITY CHURCH (ASSOC F	Parking(Assoc)	SF 5000	4080	0	0	0
19	40	091700	0355	C	C	16046	YCHI - Both - 2015	10/15/2014 5:14 PM	Bethany Community Church	Church/Welfare/Relig Srvc	SF 5000	4164	1	2008	2008

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	099300	0445	C	C	10152	YCHI - Both - 2015	10/16/2014 1:51 PM	Motel/Apartment (vacant & boarded up)	Hotel/Motel	LR3	20500	1	1950	1950
19	40	099300	0535	C	C	0	YCHI - Land - 2015	10/29/2014 6:37 PM	PARKING LOT	Parking(Assoc)	C1-65	5126	0	0	0
19	40	099300	0565	C	C	4684	YCHI - Both - 2015	12/22/2014 10:29 AM	JADE RESTAURANT	Restaurant/Lounge	C1-65	8875	1	1933	1980
19	40	099300	0585	C	C	3000	YCHI - Both - 2015	12/22/2014 10:28 AM	COFFEE HOUSE AND DELI	Retail Store	C1-65	4375	1	1949	1975
19	40	099300	0595	C	C	3098	YCHI - Both - 2015	12/18/2014 3:49 PM	AURORA GROCERY STORE & PROSKI SER	Apartment(Mixed Use)	C1-65	4375	2	1916	1975
19	40	099300	0605	C	C	4278	YCHI - Both - 2015	12/22/2014 11:12 AM	AURORA RENTS	Retail Store	C1-65	19000	1	1964	1975
19	40	099300	0630	C	C	1625	YCHI - Both - 2015	12/22/2014 11:10 AM	RETAIL STORE	Retail Store	C1-65	9500	1	1964	1975
19	40	099300	0635	C	C	5996	YCHI - Both - 2014	8/14/2014 11:05 AM	MIXED-USE BUILDING (OFFICE & MINI STO	Warehouse	C1-65	9500	1	1992	2000
19	40	099300	0645	C	C	0	YCHI - Land - 2015	10/29/2014 6:40 PM	VACANT LAND	Vacant(Commercial)	C1-65	19000	0	0	0
19	40	099300	1655	C	C	0	YCHI - Land - 2015	10/30/2014 12:00 AM	Vacant Land	Vacant(Multi-family)	LR3	15375	0	0	0
19	40	099300	1695	C	C	9360	YCHI - Both - 2015	12/22/2014 11:21 AM	BLUMENTHAL UNIFORMS AND EQUIPMENT	Retail Store	C1-65	19000	1	1963	1975
19	40	099300	1715	C	C	0	YCHI - Land - 2015	10/30/2014 10:10 AM	DAY-NITE TOWING	Vacant(Commercial)	C1-65	19000	0	0	0
19	40	099300	1735	C	C	7565	YCHI - Both - 2015	12/22/2014 11:13 AM	SEATTLE FABRICS	Retail(Discount)	C1-65	9500	1	1997	1997
19	40	153230	0095	C	C	4080	YCHI - Both - 2015	10/21/2014 10:05 AM	AURORA AUTO WRECKING	Warehouse	C2-65	9609	1	1900	1969
19	40	153230	0105	C	C	0	YCHI - Land - 2015	10/21/2014 10:03 AM	AURORA AUTO WRECKING LAND	Vacant(Commercial)	C2-65	8167	0	0	0
19	40	153230	0205	C	C	11770	YCHI - Both - 2015	10/21/2014 9:53 AM	AURORA AUTO WRECKING	Warehouse	C1-40	16254	2	1934	1975
19	40	164650	0265	C	C	2268	YCHI - Both - 2015	11/3/2014 3:13 PM	RETAIL STORE (MULTI-TENANTS)	Retail Store	NC2-40	4730	1	1949	1980
19	40	164650	0270	C	C	5000	YCHI - Both - 2015	11/3/2014 4:17 PM	EXECUTIVE HOUSE INC	Apartment(Mixed Use)	NC2-40	6600	1	1911	1979
19	40	164650	0295	C	C	4752	YCHI - Both - 2015	11/3/2014 4:26 PM	Garage, Service Repair	Service Building	NC2-40	4971	1	1928	1975
19	40	164650	0300	C	C	13633	YCHI - Both - 2015	11/3/2014 4:22 PM	RETAIL/OPEN OFFICE BUILDING	Retail Store	NC2-40	11089	1	1928	1975
19	40	164650	0545	C	C	2003	YCHI - Both - 2015	11/3/2014 4:29 PM	DRY CLEANERS	Retail Store	NC2-40	4200	1	1925	1975
19	40	164650	0820	C	C	3430	YCHI - Both - 2015	11/5/2014 4:07 PM	RETAIL AND RESTAURANT	Retail Store	NC2-40	4000	1	1948	1975
19	40	164650	0985	C	C	20678	YCHI - Both - 2015	10/30/2014 12:00 AM	ST JOHN EGAN HALL (GYMNASIUM/LUNCH	Church/Welfare/Relig Srvc	SF 5000	21630	1	1960	1988
19	40	164650	1040	C	C	2227	YCHI - Both - 2015	10/28/2014 8:26 AM	CHIROPRACTOR & OFFICE	Medical/Dental Office	NC2-40	4200	1	1987	1990
19	40	164650	1150	C	C	53260	YCHI - Both - 2015	10/30/2014 12:00 AM	ST JOHN CHURCH & SCHOOL	Church/Welfare/Relig Srvc	SF 5000	100880	4	1922	1979
19	40	174820	0000	K	M	2659	YCHI - Land - 2015	10/30/2014 3:17 PM	COOPER SQUARE CONDOMINIUM	Condominium(Mixed Use)	NC2-40	16047	1	1989	2006
19	40	174820	0010	K	C	1367	YCHI - Both - 2015	10/30/2014 3:17 PM	COOPER SQUARE CONDOMINIUM			0	0	1989	2006
19	40	174820	0020	K	C	1292	YCHI - Both - 2015	10/30/2014 3:17 PM	COOPER SQUARE CONDOMINIUM			0	0	1989	2006
19	40	181480	1405	C	C	1176	YCHI - Both - 2015	10/8/2014 4:28 PM	BONGOS CAFE	Restaurant/Lounge	NC1-30	9538	1	1955	1970
19	40	181480	1555	C	C	5860	YCHI - Both - 2015	10/30/2014 11:57 AM	CANCER LIFELINE	Medical/Dental Office	SF 5000	7440	1	1960	1995
19	40	192330	0275	C	C	4806	YCHI - Both - 2015	1/7/2015 3:41 PM	KOSKI BUILDING	Apartment(Mixed Use)	SF 5000	7500	1	1912	1969

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	200070	0006	C	C	6120	YCHI - Both - 2015	11/5/2014 3:13 PM	Retail Store (Whole Body Work, Yanni's G	Retail Store	NC2P-40	11275	1	1925	1975
19	40	200070	0195	C	C	4896	YCHI - Both - 2015	11/5/2014 3:45 PM	Mixed Use Retail & 3 Apartment Units	Apartment(Mixed Use)	NC2P-40	3400	1	1912	1975
19	40	200070	0196	C	C	3360	YCHI - Both - 2015	11/5/2014 3:50 PM	74TH STREET ALE HOUSE	Apartment(Mixed Use)	NC2P-40	2400	1	1912	1975
19	40	200070	0197	C	C	3010	YCHI - Both - 2015	11/5/2014 3:41 PM	OFFICE/RETAIL BUILDING	Office Building	NC2P-40	2400	1	1912	1975
19	40	200070	0210	C	C	5058	YCHI - Both - 2015	11/5/2014 3:59 PM	RETAIL STORES (STORE FRONT)	Retail Store	NC2P-40	5400	1	1910	1975
19	40	200070	0391	C	C	4690	YCHI - Both - 2015	10/21/2014 2:23 PM	RETAIL AND BANK BUILDING	Retail Store	NC2P-40	9720	1	1906	1985
19	40	200070	0405	C	C	14205	YCHI - Both - 2015	11/20/2014 4:36 PM	KEN'S MARKET (Associated parcel #230140-	Grocery Store	NC2P-40	7486	1	1926	1985
19	40	230140	0006	C	C	0	YCHI - Land - 2015	11/20/2014 4:37 PM	KEN'S MARKET (IMP DATA ON ACCOUNT #	Parking(Assoc)	NC2-40	3465	0	0	0
19	40	230140	0010	C	C	3645	YCHI - Both - 2015	11/20/2014 4:02 PM	THE RIDGE	Retail Store	NC2-40	3900	1	1918	1985
19	40	230140	0020	C	C	3440	YCHI - Both - 2015	11/20/2014 3:56 PM	GREENWOOD LITTLE CITY HALL	Retail Store	NC2-40	4875	2	1907	1990
19	40	230140	0040	C	C	6715	YCHI - Both - 2015	10/16/2014 1:30 PM	TRUE VALUE HARDWARE	Retail Store	NC2-40	9750	2	1931	1985
19	40	230140	0790	C	C	1280	YCHI - Both - 2015	11/24/2014 5:23 PM	DENTAL OFFICE/CLINIC	Medical/Dental Office	NC2-40	2925	1	1963	1980
19	40	230140	0795	C	C	3760	YCHI - Both - 2015	11/24/2014 5:25 PM	OFFICE BUILDING	Office Building	NC2-40	4388	1	1926	1990
19	40	240680	0000	K	M	5018	YCHI - Land - 2015	10/9/2014 2:36 PM	EVANSTON SQUARE CONDOMINIUM	Condominium(Mixed Use)	NC3-40	15603	1	2000	2000
19	40	240680	0010	K	C	0	YCHI - Both - 2015	10/9/2014 2:36 PM	EVANSTON SQUARE CONDOMINIUM			0	0	2000	2000
19	40	240680	0020	K	C	2934	YCHI - Both - 2015	10/9/2014 2:36 PM	EVANSTON SQUARE CONDOMINIUM			0	0	2000	2000
19	40	253895	0000	K	M	675	YCHI - Land - 2015	10/7/2014 2:27 PM	5801 PHINNEY AVE NO CONDOMINIUM	Condominium(Residential)	NC2-40	8506	1	1979	1979
19	40	253895	0010	K	C	675	YCHI - Both - 2015	10/7/2014 2:27 PM	5801 PHINNEY AVE NO CONDOMINIUM			0	0	1979	1979
19	40	253980	0000	K	M	4050	YCHI - Land - 2015	10/29/2014 11:14 AM	FINI CONDOMINIUM	Condominium(Mixed Use)	NC2-40	23401	1	2007	2007
19	40	253980	0010	K	C	1975	YCHI - Both - 2015	10/29/2014 11:14 AM	FINI CONDOMINIUM			0	0	2007	2007
19	40	253980	0020	K	C	0	YCHI - Both - 2015	10/29/2014 11:14 AM	FINI CONDOMINIUM			0	0	2007	2007
19	40	253980	0030	K	C	0	YCHI - Both - 2015	10/29/2014 11:14 AM	FINI CONDOMINIUM			0	0	2007	2007
19	40	270810	0005	C	C	2068	YCHI - Both - 2015	11/5/2014 11:00 AM	GREENWOOD AUTO REPAIR	Service Building	NC2-40	8160	1	1936	1980
19	40	270810	0020	C	C	4999	YCHI - Both - 2015	10/29/2014 9:43 AM	ROOMING HOUSE (12 UNITS)	Residence Hall/Dorm	SF 5000	10710	1	1910	1980
19	40	270810	0240	C	C	1920	YCHI - Both - 2015	11/5/2014 11:43 AM	RETAIL STORE	Retail Store	NC2-40	3500	1	1910	1975
19	40	270810	0246	C	C	3675	YCHI - Both - 2015	11/5/2014 11:09 AM	RETAIL STORE	Retail Store	NC2-40	3500	1	1910	1975
19	40	270810	0690	C	C	4376	YCHI - Both - 2015	11/5/2014 1:16 PM	MIXED USE APARTMENT	Apartment(Mixed Use)	NC2P-40	2506	1	1914	1980
19	40	270810	0695	C	C	2332	YCHI - Both - 2015	11/5/2014 2:52 PM	HECHO	Restaurant/Lounge	NC2P-40	3403	1	1927	1977
19	40	287710	3845	C	C	4129	YCHI - Both - 2015	10/30/2014 12:00 AM	FRANCINE SEDERS GALLERY	Single Family(C/I Use)	NC2-40	4388	1	1919	1980
19	40	287710	3851	C	C	2400	YCHI - Both - 2015	10/30/2014 12:00 AM	MAIKU RESTAURANT (SFR CONVERTED T	Restaurant/Lounge	NC2-40	3900	1	1910	2005
19	40	287710	3861	C	C	3030	YCHI - Both - 2015	10/30/2014 12:00 AM	EL CHUPACABRA	Single Family(C/I Use)	NC2-40	3900	1	1932	1980

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	287710	3886	C	C	1422	YCHI - Both - 2015	11/25/2014 4:46 PM	SMALL OFFICES & RES	Medical/Dental Office	NC2-40	3656	2	1925	1980
19	40	287710	3940	C	C	2500	YCHI - Both - 2015	11/25/2014 4:49 PM	PHINNEY RIDGE PROFESSIONAL CENTER	Single Family(C/I Use)	NC2-40	3413	1	1905	1985
19	40	287710	3950	C	C	25216	YCHI - Both - 2015	12/24/2014 1:18 PM	WOODLAND PARK PRESBYTERIAN CHURCH	Church/Welfare/Relig Srvc	SF 5000	24781	3	1921	1978
19	40	287710	4075	C	C	0	YCHI - Land - 2015	10/30/2014 12:00 AM	PARKING (MI 3845)	Parking(Assoc)	SF 5000	875	0	0	0
19	40	287710	4085	C	C	0	YCHI - Land - 2015	11/20/2014 3:20 PM	Former OROWHEAT BAKERY	Vacant(Commercial)	NC2-40	7313	0	0	0
19	40	287710	4100	C	C	0	YCHI - Land - 2015	10/29/2014 10:10 AM	Former OROWHEAT BAKERY THRIFT STORE	Vacant(Commercial)	NC2-40	4875	0	0	0
19	40	287710	4127	C	C	0	YCHI - Land - 2015	12/16/2014 11:13 AM	Former PARKING OROWHEAT THRIFT STORE	Vacant(Single-family)	SF 5000	4770	0	0	0
19	40	287890	0000	K	M	20542	YCHI - Land - 2015	10/30/2014 5:01 PM	GREEN LAKE CONDOMINIUM	Condominium(Mixed Use)	NC2P-65	30279	1	2003	2003
19	40	287890	0010	K	C	0	YCHI - Both - 2015	10/30/2014 5:01 PM	GREEN LAKE CONDOMINIUM			0	0	2003	2003
19	40	287890	0020	K	C	4986	YCHI - Both - 2015	10/30/2014 5:01 PM	GREEN LAKE CONDOMINIUM			0	0	2003	2003
19	40	287890	0030	K	C	3764	YCHI - Both - 2015	10/30/2014 5:01 PM	GREEN LAKE CONDOMINIUM			0	0	2003	2003
19	40	287890	0040	K	C	3727	YCHI - Both - 2015	10/30/2014 5:01 PM	GREEN LAKE CONDOMINIUM			0	0	2003	2003
19	40	287890	0050	K	C	1000	YCHI - Both - 2015	10/30/2014 5:01 PM	GREEN LAKE CONDOMINIUM			0	0	2003	2003
19	40	287890	0060	K	C	2232	YCHI - Both - 2015	10/30/2014 5:01 PM	GREEN LAKE CONDOMINIUM			0	0	2003	2003
19	40	291920	0725	C	C	5208	YCHI - Both - 2015	1/5/2015 8:35 AM	RETAIL STORE	Retail Store	NC2P-40	7431	1	1925	1990
19	40	291920	0855	C	C	3125	YCHI - Both - 2015	10/21/2014 2:11 PM	MEDICAL OFFICE	Medical/Dental Office	NC2-40	7445	1	1960	1980
19	40	291920	0865	C	C	928	YCHI - Both - 2015	10/22/2014 5:14 PM	OFFICE (SINGLE TENANT)	Medical/Dental Office	NC2-40	3722	1	1968	1980
19	40	291920	1000	C	C	3600	YCHI - Both - 2015	10/22/2014 5:05 PM	FIXTURE GALLERY	Retail Store	NC2P-40	3728	1	1911	1985
19	40	291920	1010	C	C	3444	YCHI - Both - 2015	10/28/2014 9:57 AM	MIXED USE APARTMENT	Apartment(Mixed Use)	NC2-40	3727	1	1920	1970
19	40	291920	1015	C	C	1941	YCHI - Both - 2015	10/21/2014 2:15 PM	PHINNEY RIDGE ANIMAL CLINIC	Single Family(C/I Use)	NC2-40	3726	1	1911	1980
19	40	291920	1145	C	C	4208	YCHI - Both - 2015	10/22/2014 5:03 PM	RETAIL STORE	Retail Store	NC2P-40	7465	2	1906	1975
19	40	291920	1155	C	C	0	YCHI - Land - 2015	10/21/2014 12:31 PM	VACANT	Vacant(Commercial)	NC2P-40	3732	0	0	0
19	40	291920	1160	C	C	1140	YCHI - Both - 2015	10/21/2014 12:26 PM	SFR HOUSE	Single Family(C/I Zone)	NC2P-40	2570	1	1942	1960
19	40	291920	1166	C	C	1104	YCHI - Both - 2015	10/15/2014 12:23 PM	HERB N CARE (Former Greenwood Dry Clean)	Retail Store	NC2P-40	3418	1	1971	1980
19	40	291920	1230	C	C	4695	YCHI - Both - 2015	10/9/2014 3:00 PM	MIXED USE RETAIL/OFFICE BUILDING	Office Building	NC2P-40	6691	1	1965	1975
19	40	291920	1260	C	C	12107	YCHI - Both - 2015	10/9/2014 3:24 PM	RETAIL & OFFICE MIXED-USE	Retail Store	NC2P-40	10870	1	1961	1975
19	40	291920	1265	C	C	1738	YCHI - Both - 2015	10/9/2014 3:30 PM	RETAIL (SQUIRREL'S BUY & SELL) & SFR HOUSE	Retail Store	NC2P-40	4167	2	1925	1965
19	40	291920	1270	C	C	4800	YCHI - Both - 2015	10/9/2014 3:35 PM	RETAIL STORE	Retail Store	NC2P-40	8312	1	1949	1975
19	40	291920	1281	C	C	3864	YCHI - Both - 2015	10/9/2014 3:37 PM	MIXED-USE RETAIL & APARTMENT	Apartment(Mixed Use)	NC2P-40	4086	1	1950	1969
19	40	291920	1285	C	C	6400	YCHI - Both - 2015	10/6/2014 11:17 AM	RETAIL STORE	Retail Store	NC2P-40	8280	1	1949	1985
19	40	291920	1290	C	C	0	YCHI - Land - 2015	10/9/2014 4:01 PM	PARKING LOT FOR ACCOUNT #291920-130	Parking(Assoc)	NC2P-40	4122	0	0	0

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	291920	1300	C	C	6577	YCHI - Both - 2015	12/24/2014 1:19 PM	MIXED-USE RESTAURANT W/12 ROOMING	Apartment(Mixed Use)	NC2P-40	4094	1	1919	1975
19	40	291920	1305	C	C	6560	YCHI - Both - 2015	10/14/2014 4:51 PM	RETAIL STORES	Retail Store	NC2P-65	7915	3	1926	1978
19	40	291920	1320	C	C	1806	YCHI - Both - 2015	10/14/2014 3:53 PM	RETAIL/RESTAURANT STORE	Retail Store	NC2P-65	7951	1	1910	1980
19	40	291920	1330	C	C	2436	YCHI - Both - 2015	10/15/2014 5:01 PM	RETAIL STORE (MULTI-TENANT)	Retail Store	NC2P-65	3974	1	1928	1985
19	40	292070	0030	C	C	14707	YCHI - Both - 2015	10/14/2014 2:34 PM	WALGREENS	Retail(Big Box)	NC2P-40	32748	1	1997	2005
19	40	312604	9130	C	C	4680	YCHI - Both - 2015	10/21/2014 9:18 AM	NORTHWEST BRAKE SHOP	Service Building	C2-65	13440	1	1947	1980
19	40	312604	9131	C	C	4996	YCHI - Both - 2015	10/21/2014 8:43 AM	JAPAN AUTO ET AL	Service Building	C2-65	10000	1	1954	1985
19	40	312604	9156	C	C	66704	YCHI - Both - 2015	10/21/2014 9:01 AM	2 WAREHOUSE BUILDINGS	Warehouse	C2-65	131989	2	1972	1987
19	40	312604	9241	C	C	15057	YCHI - Both - 2015	10/21/2014 9:20 AM	PUGET SOUND ENERGY NORTH SEATTLE	Industrial(Light)	C2-65	59550	1	2003	2010
19	40	312604	9330	C	C	1176	YCHI - Both - 2015	10/21/2014 8:49 AM	USED CARS SALE LOT	Auto Showroom and Lot	C2-65	15000	1	1956	1960
19	40	312604	9397	C	C	7320	YCHI - Both - 2015	10/21/2014 9:21 AM	Puget Sound Energy North Seattle Operati	Industrial(Light)	C2-65	55125	1	2011	2011
19	40	336240	0005	C	C	3698	YCHI - Both - 2015	1/6/2015 11:16 AM	TRUMPH	Retail Store	NC3-40	3915	1	1923	1975
19	40	336240	0011	C	C	4803	YCHI - Both - 2015	1/6/2015 11:15 AM	TRUMPH	Retail Store	NC3-40	5265	1	1916	1975
19	40	336240	0025	C	C	3400	YCHI - Both - 2015	1/6/2015 11:07 AM	TRUMPH	Retail Store	NC3-40	3600	1	1919	1975
19	40	336240	0031	C	C	7000	YCHI - Both - 2015	1/6/2015 11:05 AM	TRUMPH	Retail Store	NC3-40	3600	1	1927	1975
19	40	336240	0675	C	C	5225	YCHI - Both - 2015	10/8/2014 4:51 PM	MIXED USE APARTMENT	Apartment(Mixed Use)	LR3	6180	2	1904	1975
19	40	336240	0730	C	C	4448	YCHI - Both - 2015	10/13/2014 4:18 PM	AURORA LAWNMOWER	Retail Store	NC3-40	6100	1	1962	1969
19	40	336240	0750	C	C	1800	YCHI - Both - 2015	10/13/2014 4:23 PM	BETH'S ANNEX	Retail Store	NC3-40	4250	1	1945	1975
19	40	336240	0760	C	C	1952	YCHI - Both - 2015	10/14/2014 8:47 AM	BETHS CAFE	Restaurant/Lounge	NC3-40	4930	1	1946	1980
19	40	336240	0770	C	C	4184	YCHI - Both - 2015	10/14/2014 9:13 AM	KANGAROO & KIWI	Apartment(Mixed Use)	NC3-40	4930	2	1930	1982
19	40	336240	0851	C	C	7822	YCHI - Both - 2015	1/7/2015 3:49 PM	R & H GARAGE	Service Building	NC3-40	6700	1	1926	1975
19	40	336240	0935	C	C	5862	YCHI - Both - 2015	10/8/2014 4:59 PM	LINDEN GABLES APARTMENT (MIXED USE)	Apartment(Mixed Use)	LR3	6400	1	1926	1964
19	40	336240	1474	C	C	0	YCHI - Both - 2015	10/8/2014 4:59 PM	Zion Lutheran Church	Vacant(Single-family)	SF 5000	2526	0	0	0
19	40	336240	1476	C	C	7496	YCHI - Both - 2015	10/13/2014 4:07 PM	ZION LUTHERAN CHURCH	Church/Welfare/Relig Srvc	SF 5000	7581	1	1926	1980
19	40	336240	1478	C	C	0	YCHI - Both - 2015	10/13/2014 4:07 PM	Zion Lutheran Church	Vacant(Single-family)	SF 5000	3881	0	0	0
19	40	336240	1480	C	C	0	YCHI - Both - 2015	10/13/2014 4:07 PM	Zion Lutheran Church	Vacant(Single-family)	SF 5000	3000	0	0	0
19	40	336240	1482	C	C	0	YCHI - Both - 2015	10/13/2014 4:07 PM	Zion Lutheran Church	Vacant(Single-family)	SF 5000	3000	0	0	0
19	40	336290	0205	C	C	2232	YCHI - Both - 2015	11/3/2014 2:53 PM	MOON PHOTO & WISH & 2 APT UNITS	Apartment(Mixed Use)	NC2-40	2409	1	1914	1975
19	40	336290	0206	C	C	2956	YCHI - Both - 2015	11/3/2014 2:46 PM	RETAIL STORE & TRIPLEX	Apartment(Mixed Use)	NC2-40	2438	2	1910	1955
19	40	336290	0895	C	C	41600	YCHI - Both - 2015	11/5/2014 12:00 AM	PHINNEY RIDGE LUTHERAN CHURCH	Church/Welfare/Relig Srvc	NC2-40	51391	1	1951	1980
19	40	336340	0310	C	C	8594	YCHI - Both - 2015	11/20/2014 1:11 PM	MIXED USE 7 UNITS APARTMENT BUILDING	Apartment(Mixed Use)	NC2P-40	5100	1	1931	1980

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	336340	0320	C	C	2037	YCHI - Both - 2015	11/20/2014 1:08 PM	THOMAS & THOMAS EUROPEAN AUTO REF	Service Building	NC2-40	5180	1	1928	1975
19	40	336340	0321	C	C	2382	YCHI - Both - 2015	11/20/2014 1:06 PM	TERRA MAR	Apartment(Mixed Use)	NC2-40	1960	1	1910	1975
19	40	336390	0205	C	C	4932	YCHI - Both - 2015	11/25/2014 12:11 PM	A 1 PIANOS	Retail Store	NC2-40	8743	2	1910	1965
19	40	336390	0216	C	C	6687	YCHI - Both - 2015	11/25/2014 12:17 PM	MIXED USE RETAIL & 5 UNIT APARTMENTS	Apartment(Mixed Use)	NC2-40	3617	1	1953	1980
19	40	336390	0240	C	C	14238	YCHI - Both - 2015	12/16/2014 11:21 AM	ROCK OF AGES LUTHERAN CHURCH	Church/Welfare/Relig Srvc	SF 5000	20367	2	1929	1980
19	40	339290	0005	C	C	596	YCHI - Both - 2015	10/14/2014 9:54 AM	METROPOLITAN MOTORS LLC (USED CAR)	Auto Showroom and Lot	C1-40	16553	1	1958	1975
19	40	339290	0010	C	C	1997	YCHI - Both - 2015	12/24/2014 12:19 PM	AURORA CLASSIC COACHES	Auto Showroom and Lot	C1-40	13670	1	2001	2001
19	40	339290	0120	C	C	9716	YCHI - Both - 2015	12/16/2014 12:08 PM	RETAIL STORE (THE GUITAR STORE & MO	Retail Store	C1-40	10231	2	1945	1970
19	40	357400	0000	K	M	2367	YCHI - Land - 2015	10/29/2014 9:57 AM	INFINITY	Condominium(Mixed Use)	NC2-40	9593	1	2002	2002
19	40	357400	0010	K	C	0	YCHI - Both - 2015	10/6/2014 11:19 AM	INFINITY			0	0	2002	2002
19	40	357400	0020	K	C	694	YCHI - Both - 2015	10/6/2014 11:19 AM	INFINITY			0	0	2002	2002
19	40	362603	9042	C	C	22133	YCHI - Both - 2015	10/6/2014 11:19 AM	GREENWOOD LANE (FORMER MC DONALD	Apartment(Mixed Use)	NC2-65	43732	3	2013	2013
19	40	362603	9049	C	C	5300	YCHI - Both - 2015	10/9/2014 4:05 PM	202 BUILDING	Retail Store	NC2P-65	5036	1	1920	1975
19	40	362603	9057	C	C	4823	YCHI - Both - 2015	10/7/2014 12:00 AM	VOLUNTEERS OF AMERICA WESTERN WA	Warehouse	C1-40	11132	1	1960	1985
19	40	362603	9058	C	C	3642	YCHI - Both - 2015	10/7/2014 12:00 AM	VOLUNTEERS OF AMERICA WESTERN WA	Warehouse	C1-40	11129	2	1964	1985
19	40	362603	9064	C	C	22984	YCHI - Both - 2015	10/15/2014 4:30 PM	BRATTAIN BUILDING	Apartment(Mixed Use)	NC2P-65	21795	1	1929	1975
19	40	362603	9069	C	C	2080	YCHI - Both - 2015	10/14/2014 2:08 PM	RETAIL (SFR HOUSE CONVERTED TO COM	Retail Store	NC2-40	6726	1	1916	1965
19	40	362603	9119	C	C	10500	YCHI - Both - 2015	10/13/2014 1:08 PM	TAPROOT THEATRE	Movie Theater	NC2P-65	3941	1	1918	1985
19	40	362603	9157	C	C	8946	YCHI - Both - 2015	12/24/2014 1:22 PM	TAPROOT THEATRE COMPANY	Movie Theater	NC2P-65	9070	1	2013	2013
19	40	365650	0000	K	M	2702	YCHI - Land - 2015	10/7/2014 12:00 AM	JADE MOUNTAIN CONDOMINIUM	Condominium(Mixed Use)	C1-40	11126	1	2006	2006
19	40	365650	0010	K	C	1210	YCHI - Both - 2015	1/7/2015 3:45 PM	JADE MOUNTAIN CONDOMINIUM			0	0	2006	2006
19	40	365650	0020	K	C	1492	YCHI - Both - 2015	1/7/2015 3:45 PM	JADE MOUNTAIN CONDOMINIUM			0	0	2006	2006
19	40	379700	0005	C	C	1650	YCHI - Both - 2015	1/7/2015 3:45 PM	ANDY'S AUTO REPAIR	Service Building	NC3-40	4900	1	1937	1970
19	40	379700	0228	C	C	2500	YCHI - Both - 2015	12/24/2014 11:29 AM	RETAIL STORE	Retail Store	NC3-40	2615	1	1940	1975
19	40	379700	0245	C	C	1495	YCHI - Both - 2015	10/20/2014 3:28 PM	BIZZARO	Apartment(Mixed Use)	SF 5000	2975	1	1904	1970
19	40	379700	0785	C	C	6000	YCHI - Both - 2015	12/28/2014 2:30 PM	RETAIL/RESTAURANT	Retail Store	NC3-40	11053	1	1923	1975
19	40	379700	1000	C	C	0	YCHI - Land - 2015	10/30/2014 11:15 AM	VACANT	Vacant(Commercial)	NC3-40	2766	0	0	0
19	40	379700	1005	C	C	1055	YCHI - Both - 2015	12/24/2014 10:57 AM	AURORA QUALITY AUTO GLASS & PACIFIC	Service Building	NC3-40	5369	1	1950	1980
19	40	379700	1050	C	C	1750	YCHI - Both - 2015	12/4/2014 5:52 PM	SFR HOUSE STRUCTURE USE AS OPEN OF	Single Family(C/I Use)	NC3-40	2720	1	1919	1980
19	40	379700	1300	C	C	2400	YCHI - Both - 2015	1/7/2015 3:42 PM	MOTO INTERNATIONAL	Service Building	NC3-40	4110	1	1969	1980
19	40	379700	1305	C	C	2412	YCHI - Both - 2015	1/7/2015 3:43 PM	RETAIL STORE & SFR HOUSE	Retail Store	NC3-40	4110	2	1925	1975

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	379700	1845	C	C	2592	YCHI - Both - 2015	1/6/2015 12:53 PM	PRANA BARBER SHOP & SFR HOUSE CON	Retail Store	NC3-40	2726	2	1929	1975
19	40	379700	1850	C	C	2102	YCHI - Both - 2015	1/6/2015 12:54 PM	CALIFORNIA PIZZA & PASTA	Restaurant/Lounge	NC3-40	2808	1	1931	1975
19	40	379700	2105	C	C	5400	YCHI - Both - 2015	1/6/2015 12:46 PM	EXAM ONE OFFICE BUILDING	Office Building	NC3-40	8324	1	1983	1985
19	40	379700	2115	C	C	2616	YCHI - Both - 2015	1/6/2015 12:38 PM	U BER KEGS TO GO	Apartment(Mixed Use)	NC3-40	2844	1	1920	1970
19	40	379700	2120	C	C	2700	YCHI - Both - 2015	1/6/2015 12:39 PM	MIXED USE RETAIL & 2 MULTI-FAMILY UNIT	Apartment(Mixed Use)	NC3-40	2760	2	1951	1975
19	40	379700	2125	C	C	2712	YCHI - Both - 2015	1/6/2015 12:37 PM	SEATTLE LAPTOP REPAIRS	Apartment(Mixed Use)	NC3-40	2760	1	1929	1975
19	40	379700	2305	C	C	2534	YCHI - Both - 2015	1/6/2015 12:40 PM	GREENLAKE GAMES	Apartment(Mixed Use)	NC3-40	2816	1	1929	1975
19	40	379700	2315	C	C	2870	YCHI - Both - 2015	1/6/2015 11:36 AM	COMPUTER RECYCLING SERVICE	Apartment(Mixed Use)	NC3-40	2816	1	1929	1975
19	40	379700	2325	C	C	2820	YCHI - Both - 2015	10/30/2014 11:33 AM	PRECISE SHOOTER	Retail Store	NC3-40	2816	1	1929	1970
19	40	551160	0005	C	C	3320	YCHI - Both - 2015	12/24/2014 11:16 AM	RETAIL STORE	Warehouse	NC3-40	5842	1	1930	1969
19	40	551160	0015	C	C	4626	YCHI - Both - 2015	12/24/2014 11:18 AM	RETAIL	Retail Store	NC3-40	5403	1	1926	1969
19	40	551160	0230	C	C	7465	YCHI - Both - 2015	12/24/2014 11:54 AM	RETAIL STORE	Retail Store	NC3-40	10020	1	1925	1975
19	40	551160	0240	C	C	7198	YCHI - Both - 2015	12/24/2014 11:55 AM	SAINT GERMAIN FOUNDATION	Church/Welfare/Relig Srvc	NC3-40	11184	1	1925	1985
19	40	551160	0445	C	C	3300	YCHI - Both - 2015	12/24/2014 11:56 AM	IMPORT SERVICE	Service Building	NC3-40	9500	1	1935	1985
19	40	551160	0460	C	C	13290	YCHI - Both - 2015	12/28/2014 2:36 PM	PUGET CONSUMERS' COOP	Grocery Store	LR1 RC	40605	1	1990	2000
19	40	551160	0485	C	C	5027	YCHI - Both - 2015	12/24/2014 12:27 PM	WIRELESS TOYZ, DRY CLEANING STATION	Retail Store	NC3-40	7500	1	1927	1979
19	40	554080	0005	C	C	4320	YCHI - Both - 2015	12/18/2014 3:47 PM	ACME AUTO ELECTRIC	Service Building	C1-40	8670	2	1946	1970
19	40	554080	0170	C	C	3752	YCHI - Both - 2015	12/22/2014 12:30 PM	ACME AUTO ELECTRIC	Retail Store	C1-40	2550	1	1935	1965
19	40	554080	0175	C	C	1927	YCHI - Both - 2015	12/24/2014 1:27 PM	FUSHEN RESTAURANT	Restaurant/Lounge	C1-40	6120	1	1934	1985
19	40	554130	0005	C	C	0	YCHI - Land - 2015	10/21/2014 10:04 AM	AURORA AUTO WRECKING A I'S ONLY	Vacant(Commercial)	C1-40	25505	0	0	0
19	40	554130	0055	C	C	1064	YCHI - Both - 2015	10/13/2014 3:58 PM	USED CAR LOT SALE	Auto Showroom and Lot	C1-40	15300	2	1928	1969
19	40	554130	0100	C	C	0	YCHI - Land - 2015	12/24/2014 1:28 PM	USED CAR LOT	Auto Showroom and Lot	C1-40	10108	0	0	0
19	40	567600	0215	C	C	5508	YCHI - Both - 2015	12/16/2014 12:12 PM	RETAIL STORE (Boardroom Cafe)	Retail Store	C1-40	11138	1	1948	1975
19	40	604640	0765	C	C	500	YCHI - Both - 2015	12/22/2014 11:48 AM	USED CARS SALE LOT (FRASER)	Parking(Assoc)	C1-40	8670	1	1968	1968
19	40	604640	0785	C	C	780	YCHI - Both - 2015	12/22/2014 11:52 AM	FRASER (USED CARS SALE LOT)	Auto Showroom and Lot	C1-40	8670	2	1968	1968
19	40	643000	0005	C	C	622	YCHI - Both - 2015	1/7/2015 3:45 PM	TIRE HOUSE LLC	Auto Showroom and Lot	C1-40	6049	1	1937	1970
19	40	643000	0190	C	C	2088	YCHI - Both - 2015	10/30/2014 11:08 AM	LIVE/WORK DUPLEX	Duplex	C1-40	2455	1	1920	1995
19	40	643000	0191	C	C	1630	YCHI - Both - 2015	10/30/2014 11:07 AM	OFFICE BUILDING	Medical/Dental Office	C1-40	3532	1	1941	1990
19	40	643000	0305	C	C	10872	YCHI - Both - 2015	12/24/2014 1:35 PM	GREENWOOD CHRISTIAN CHURCH	Church/Welfare/Relig Srvc	SF 5000	12240	1	1976	1980
19	40	643000	0610	C	C	3320	YCHI - Both - 2015	12/24/2014 1:03 PM	AUTO SHOWROOM & LOT	Auto Showroom and Lot	C1-40	22069	3	1977	1977
19	40	643050	0006	C	C	0	YCHI - Land - 2015	12/24/2014 1:35 PM	PARKING GREENWOOD CHRISTIAN CHURCH	Parking(Assoc)	SF 5000	11220	0	0	0

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	643050	0076	C	C	770	YCHI - Both - 2015	11/3/2014 2:33 PM	TACO DEL MAR	Restaurant(Fast Food)	NC2P-40	3692	1	1930	1980
19	40	643050	0158	C	C	2914	YCHI - Both - 2015	10/21/2014 2:09 PM	BLEACHER'S PUP	Tavern/Lounge	NC2-40	9706	1	1946	1980
19	40	643050	0225	C	C	1464	YCHI - Both - 2015	10/21/2014 1:44 PM	KABAB HOUSE	Restaurant/Lounge	NC2-40	3011	1	1951	1980
19	40	643050	0227	C	C	10370	YCHI - Both - 2015	10/21/2014 12:48 PM	GREENWOODWOOD MIXED USE 9 APT UN	Apartment(Mixed Use)	NC2P-40	12628	1	1912	1980
19	40	643050	0228	C	C	4974	YCHI - Both - 2015	10/21/2014 1:38 PM	TONY'S GREENWOOD AUTO BODY COLLIS	Service Building	NC2-40	7144	1	1924	1980
19	40	643050	0300	C	C	2070	YCHI - Both - 2015	10/15/2014 12:18 PM	THE COUTR BUZZARD BOOKS STORE	Retail Store	NC2P-40	2194	1	1946	1980
19	40	643050	0301	C	C	0	YCHI - Land - 2015	10/15/2014 12:17 PM	PARKING LOT	Parking(Commercial Lot)	NC2P-40	2768	0	0	0
19	40	643050	0302	C	C	12360	YCHI - Both - 2015	10/15/2014 12:20 PM	U.S. POST OFFICE	Post Office/Post Service	NC2P-40	10822	1	1945	1975
19	40	643050	0304	C	C	3440	YCHI - Both - 2015	10/15/2014 12:18 PM	RETAIL STORE	Retail Store	NC2P-40	4771	1	1938	1980
19	40	643050	0305	C	C	4032	YCHI - Both - 2015	10/15/2014 12:21 PM	Retail Store	Retail Store	NC2P-40	4005	1	1951	1980
19	40	643050	0310	C	C	1880	YCHI - Both - 2015	10/6/2014 12:00 AM	DARRYL BERNSTEIN STUDIO	Apartment(Mixed Use)	NC2-40	3168	1	2010	2010
19	40	643050	0312	C	C	0	YCHI - Land - 2015	10/30/2014 1:31 PM	PARKING FOR MI 0322	Parking(Assoc)	NC2-40	3171	0	0	0
19	40	643050	0335	C	C	6710	YCHI - Both - 2015	10/9/2014 12:19 PM	OFFICE BUILDING	Office Building	SF 5000	19840	1	1958	1985
19	40	643050	0342	C	C	4048	YCHI - Both - 2015	10/6/2014 11:26 AM	ENCORE MEDIA GROUP	Office Building	NC2-40	12240	1	1978	1990
19	40	643050	0345	C	C	3201	YCHI - Both - 2015	10/6/2014 11:27 AM	GREENWOOD FAMILY MEDICINE	Medical/Dental Office	NC2P-40	18529	1	1950	1980
19	40	643050	0354	C	C	0	YCHI - Land - 2015	10/6/2014 11:27 AM	PARKING LOT	Parking(Commercial Lot)	NC2P-40	12090	0	0	0
19	40	643050	0356	C	C	7800	YCHI - Both - 2015	10/9/2014 11:18 AM	OFFICE BUILDING	Office Building	NC2P-40	10126	1	1960	2011
19	40	643050	0357	C	C	5346	YCHI - Both - 2015	10/9/2014 11:12 AM	THE MEDICINE MAN DRUG FOR LESS	Retail Store	NC2P-40	10758	1	1928	1970
19	40	643050	0360	C	C	7200	YCHI - Both - 2015	10/21/2014 10:44 AM	THE UPPER CRUST	Restaurant/Lounge	NC2P-65	3670	1	1926	1975
19	40	643050	0361	C	C	0	YCHI - Land - 2015	12/24/2014 1:34 PM	ASSOCIATED PARKING LOT TO IMPROVED	Parking(Assoc)	NC2P-40	4742	0	0	0
19	40	643050	0362	C	C	1584	YCHI - Both - 2015	10/21/2014 12:16 PM	RETAIL STORES	Restaurant/Lounge	NC2P-65	3846	1	1931	1975
19	40	643050	0363	C	C	1936	YCHI - Both - 2015	10/21/2014 10:54 AM	RETAIL STORE	Retail Store	NC2P-65	1968	1	1927	1975
19	40	643050	0364	C	C	6000	YCHI - Both - 2015	10/21/2014 10:50 AM	GREENWOOD SPACE TRAVEL SUPPLY CO	Retail Store	NC2P-65	6265	1	1927	1975
19	40	643050	0365	C	C	5200	YCHI - Both - 2015	10/21/2014 12:07 PM	COBBLESTONE USED FURNITURE STORE	Retail Store	NC2P-65	3578	1	1925	1975
19	40	643100	0085	C	C	8192	YCHI - Both - 2015	12/24/2014 1:11 PM	TASC & VOGEL'S CARPETS	Service Building	C1-40	10920	2	1945	1975
19	40	643100	0405	C	C	1637	YCHI - Both - 2015	10/30/2014 10:56 AM	New Starbuck Retail Store (Former CITY M	Restaurant/Lounge	C1-40	10861	1	2014	2014
19	40	643100	0585	C	C	0	YCHI - Land - 2015	12/16/2014 5:31 PM	Associated Parking Parcel for Starbuck o	Parking(Assoc)	C1-40	10823	0	0	0
19	40	643100	0605	C	C	9055	YCHI - Both - 2015	1/7/2015 3:49 PM	GARAGE, SERVICE REPAIR	Service Building	C1-40	26915	1	1988	1990
19	40	643100	0955	C	C	4546	YCHI - Both - 2015	1/7/2015 3:50 PM	85 ST GUEST HOUSE	Residence Hall/Dorm	LR2	6424	2	1927	1991
19	40	643150	0233	C	C	12244	YCHI - Both - 2015	10/9/2014 2:25 PM	GREENWOOD BOYS & GIRLS CLUB	Sport Facility	SF 5000	53044	1	1947	1977
19	40	643150	0261	C	C	14575	YCHI - Both - 2015	10/9/2014 11:23 AM	THE WINDWARD COMMUNICATION GROUF	Industrial(Light)	NC3-40	18041	1	1937	1986

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	643150	0310	C	C	6664	YCHI - Both - 2015	10/9/2014 11:00 AM	BANK OF AMERICA	Bank	NC2P-40	26606	1	1948	1980
19	40	643150	0360	C	C	22635	YCHI - Both - 2015	10/14/2014 12:00 AM	CHASE (WASHINGTON MUTUAL BANK)	Retail Store	NC2P-65	37080	2	1925	1975
19	40	643150	0361	C	C	15339	YCHI - Both - 2015	10/9/2014 10:17 AM	Former DEPARTMENT OF LICENSING	Office Building	NC2-40	45353	1	1955	1980
19	40	643150	0381	C	C	6902	YCHI - Both - 2015	10/14/2014 2:51 PM	LINE RETAIL	Retail Store	NC2P-65	8760	1	1928	1975
19	40	643150	0382	C	C	5859	YCHI - Both - 2015	10/14/2014 3:04 PM	LINE RETAIL	Retail Store	NC2P-65	7725	2	1928	1975
19	40	643150	0394	C	C	7239	YCHI - Both - 2015	12/24/2014 1:33 PM	RETAIL STORE (STOREFRONT)	Retail Store	NC2P-65	7630	1	1937	1975
19	40	643150	0395	C	C	4097	YCHI - Both - 2015	10/9/2014 9:12 AM	HARBOR CHIROPRACTIC CLINIC	Medical/Dental Office	NC2-40	8850	1	1962	1980
19	40	643150	0400	C	C	3910	YCHI - Both - 2015	10/14/2014 3:07 PM	YEN WOR GARDEN	Restaurant/Lounge	NC2P-65	16777	1	1928	1975
19	40	643150	0402	C	C	4200	YCHI - Both - 2015	12/24/2014 1:33 PM	RETAIL STORE	Retail Store	NC2P-65	4560	1	1941	1975
19	40	669050	0005	C	C	748	YCHI - Both - 2015	10/22/2014 5:39 PM	DIVA EXPRESSO	Retail Store	NC2P-40	5573	1	1947	1988
19	40	669050	0006	C	C	11448	YCHI - Both - 2015	10/22/2014 5:40 PM	MASONIC LODGE BUILDING	Club	NC2P-40	5577	1	1924	1980
19	40	669050	0275	C	C	3156	YCHI - Both - 2015	10/22/2014 5:40 PM	MATT'S GREENWOOD AUTO CARE	Service Building	NC2-40	4924	1	1937	1980
19	40	669050	0285	C	C	1810	YCHI - Both - 2015	10/22/2014 5:41 PM	WING DOME	Tavern/Lounge	NC2-40	2592	1	1949	1975
19	40	675870	0005	C	C	1680	YCHI - Both - 2015	10/22/2014 5:45 PM	MIXED-USE DUPLEX	Duplex	LR3 RC	3420	1	1919	1975
19	40	675870	0015	C	C	2970	YCHI - Both - 2015	10/22/2014 5:46 PM	Triplex & Retail	Triplex	LR3 RC	3452	1	1998	1998
19	40	675870	0020	C	C	3095	YCHI - Both - 2015	10/22/2014 5:46 PM	MIXED USE MEDICAL OFFICE W/2 APT UNIT	Apartment(Mixed Use)	LR3 RC	3452	1	1950	1995
19	40	675870	0030	C	C	3508	YCHI - Both - 2015	10/22/2014 5:48 PM	PITCHER'S BROS (MIXED USE RETAIL W/2	Apartment(Mixed Use)	LR3 RC	3452	1	1911	1975
19	40	675870	0040	C	C	3182	YCHI - Both - 2015	10/22/2014 5:49 PM	MIXED-USE RETAIL/3 UNIT MULTI-FAMILY E	Apartment(Mixed Use)	LR3 RC	3452	1	1920	1985
19	40	730887	0000	K	M	2340	YCHI - Both - 2015	11/3/2014 2:56 PM	RIDGEMONT	Condominium(Mixed Use)	NC2-40	10548	1	2002	2002
19	40	730887	0010	K	C	2340	YCHI - Both - 2015	11/3/2014 2:56 PM	RIDGEMONT			0	0	2002	2002
19	40	732190	0050	C	C	1020	YCHI - Both - 2015	12/2/2014 5:32 PM	RETAIL AND SFR	Single Family(C/I Zone)	LR3 RC	2500	2	1913	1980
19	40	732190	0220	C	C	4809	YCHI - Both - 2015	11/6/2014 9:34 AM	EMERALD CITY CHIROPRACTIC	Apartment(Mixed Use)	NC2-40	3083	1	1956	1990
19	40	745988	0000	K	M	2908	YCHI - Both - 2015	10/29/2014 12:26 PM	ROYCROFT CONDOMINIUM	Condominium(Mixed Use)	NC2-40	14923	1	2004	2004
19	40	745988	0010	K	C	1704	YCHI - Both - 2015	10/29/2014 12:26 PM	ROYCROFT CONDOMINIUM			0	0	2004	2004
19	40	745988	0020	K	C	1204	YCHI - Both - 2015	10/29/2014 12:26 PM	ROYCROFT CONDOMINIUM			0	0	2004	2004
19	40	755930	0000	K	M	2849	YCHI - Both - 2015	10/9/2014 12:00 AM	SAPPHIRE CONDOMINIUM	Condominium(Mixed Use)	NC3P-40	31484	1	2006	2006
19	40	755930	0560	K	C	687	YCHI - Both - 2015	10/9/2014 12:00 AM	SAPPHIRE CONDOMINIUM			0	0	2006	2006
19	40	755930	0570	K	C	815	YCHI - Both - 2015	10/9/2014 12:00 AM	SAPPHIRE CONDOMINIUM			0	0	2006	2006
19	40	755930	0580	K	C	1347	YCHI - Both - 2015	10/9/2014 12:00 AM	SAPPHIRE CONDOMINIUM			0	0	2006	2006
19	40	769857	0000	K	M	4420	YCHI - Both - 2015	11/20/2014 3:47 PM	73RD ST VIEWPOINTE CONDOMINIUM	Condominium(Mixed Use)	NC2-40	2980	1	1996	1996
19	40	769857	0010	K	C	504	YCHI - Both - 2015	11/20/2014 3:47 PM	73RD ST VIEWPOINTE CONDOMINIUM			0	0	1996	1996

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	863420	0000	K	M	1590	YCHI - Both - 2015	10/29/2014 8:46 AM	THREE CROWNS CONDOMINIUM	Condominium(Mixed Use)	NC2P-40	11158	1	1979	1979
19	40	863420	0010	K	C	400	YCHI - Both - 2015	10/29/2014 8:46 AM	THREE CROWNS CONDOMINIUM			0	0	1979	1979
19	40	863420	0020	K	C	600	YCHI - Both - 2015	10/29/2014 8:46 AM	THREE CROWNS CONDOMINIUM			0	0	1979	1979
19	40	863420	0030	K	C	590	YCHI - Both - 2015	10/29/2014 8:46 AM	THREE CROWNS CONDOMINIUM			0	0	1979	1979
19	40	923190	0025	C	C	4000	YCHI - Both - 2015	10/15/2014 4:41 PM	BARANOF RESTAURANT	Restaurant/Lounge	NC2P-65	5850	1	1942	1975
19	40	923190	0030	C	C	7550	YCHI - Both - 2015	10/15/2014 4:35 PM	MIXED USE RETAIL W/3 APARTMENT UNITS	Apartment(Mixed Use)	NC2P-65	5850	1	1926	1959
19	40	923190	0035	C	C	0	YCHI - Land - 2015	10/13/2014 1:32 PM	Vacant Land	Vacant(Commercial)	NC2-65	6350	0	0	0
19	40	923190	0040	C	C	0	YCHI - Land - 2015	10/13/2014 1:38 PM	Vacant Land	Vacant(Commercial)	NC2-65	6350	0	0	0
19	40	923290	0020	C	C	7888	YCHI - Both - 2015	10/6/2014 11:03 AM	ANDERSON MAGUDER MECH CONTRACTE	Industrial(Light)	C1-40	16806	1	1961	1980
19	40	926670	0005	C	C	2961	YCHI - Both - 2015	12/16/2014 9:05 AM	Motor Technik Inc	Service Building	C1-40	3570	1	1981	1991
19	40	926670	0020	C	C	0	YCHI - Land - 2015	10/29/2014 6:30 PM	VACANT LAND (Used Car Sale Lot)	Vacant(Commercial)	C1-40	5100	0	0	0
19	40	926670	0025	C	C	3875	YCHI - Both - 2015	12/22/2014 11:07 AM	SPEEDY GLASS	Service Building	C1-40	8670	1	1949	1975
19	40	926670	0965	C	C	5656	YCHI - Both - 2015	12/22/2014 11:00 AM	AURORA VETERINARY CLINIC	Apartment(Mixed Use)	C1-40	13770	1	1968	1979
19	40	926670	1025	C	C	1400	YCHI - Both - 2015	12/22/2014 11:33 AM	USED CARS SALE LOT (BABYLON AUTO SA	Auto Showroom and Lot	C1-40	22508	1	1960	1960
19	40	926720	0005	C	C	900	YCHI - Both - 2015	12/5/2014 4:32 PM	DUNN LUMBER	Warehouse	C1-65	8578	1	1900	1975
19	40	926720	0020	C	C	0	YCHI - Both - 2015	12/5/2014 10:20 AM	Vacant Lot (Dunn Lumber)	Vacant(Commercial)	C1-65	9616	0	0	0
19	40	926720	0120	C	C	8538	YCHI - Both - 2015	12/5/2014 4:33 PM	DUNN LUMBER	Warehouse	C1-65	13383	1	1930	1975
19	40	926720	0235	C	C	1680	YCHI - Both - 2015	12/5/2014 4:36 PM	DUNN LUMBER	Warehouse	C1-65	13337	1	1900	1975
19	40	932016	0000	K	M	6546	YCHI - Both - 2015	10/30/2014 12:00 AM	WESTVIEW AT GREENWOOD CONDOMINIUM	Condominium(Mixed Use)	NC2-40	31695	1	1998	1998
19	40	932016	0010	K	C	1954	YCHI - Both - 2015	10/30/2014 12:00 AM	WESTVIEW AT GREENWOOD CONDOMINIUM			0	0	1998	1998
19	40	932016	0020	K	C	894	YCHI - Both - 2015	10/30/2014 12:00 AM	WESTVIEW AT GREENWOOD CONDOMINIUM			0	0	1998	1998
19	40	932016	0030	K	C	1689	YCHI - Both - 2015	10/30/2014 12:00 AM	WESTVIEW AT GREENWOOD CONDOMINIUM			0	0	1998	1998
19	40	932016	0040	K	C	2006	YCHI - Both - 2015	10/30/2014 12:00 AM	WESTVIEW AT GREENWOOD CONDOMINIUM			0	0	1998	1998
19	40	946520	0010	C	C	1788	YCHI - Both - 2015	10/7/2014 12:00 AM	OPEN OFFICE	Office Building	C1-40	9448	1	1949	1975
19	40	946520	0025	C	C	1632	YCHI - Both - 2015	10/6/2014 11:04 AM	GARAGE SERVICE REPAIR (AUTO CARE)	Service Building	C1-40	11813	1	1946	1970
19	40	946520	0035	C	C	6118	YCHI - Both - 2015	10/6/2014 11:04 AM	LIQUOR & WINE STORE / MINI MART	Retail Store	C1-40	17721	1	1973	1985
19	40	946520	0165	C	C	3591	YCHI - Both - 2015	10/6/2014 11:08 AM	FISHING VESSELS RESERVE	Office Building	C1-40	11823	1	1961	1975
19	40	946520	0180	C	C	600	YCHI - Both - 2015	10/6/2014 11:08 AM	Former GREENWOOD ALTERATION,RELINIU	Retail Store	C1-40	6365	1	1949	1960
19	40	946820	0005	C	C	3088	YCHI - Both - 2015	11/25/2014 12:24 PM	MIXED USE RETAIL & OFFICE BUILDING	Retail Store	NC2-40	2800	1	1975	1985
19	40	946820	0007	C	C	5664	YCHI - Both - 2015	11/25/2014 4:26 PM	JOHNSON & JOHNSON ANTIQUES & OLIVE	Retail Store	NC2-40	5636	1	1929	1975
19	40	946820	0016	C	C	0	YCHI - Land - 2015	10/29/2014 11:12 AM	Former gas service building	Vacant(Commercial)	NC2-40	11700	0	0	0

PHYSICALLY INSPECTED PARCELS

Area	Nbr	Major	Minor	PT	AG	TotNRA	InspectedBy	InspectedDate	PropName	PresentUse	ZoneDesig	SqFtLot	NbrBld	YrBuilt	EffYr
19	40	946820	0017	C	C	2814	YCHI - Both - 2015	11/25/2014 4:33 PM	MIXED USE OFFICE & APARTMENT	Apartment(Mixed Use)	NC2-40	4500	1	1914	1985
19	40	946820	0032	C	C	4000	YCHI - Both - 2015	11/25/2014 4:35 PM	KORT HAUS & STUMBLING GOAT BISTRO	Restaurant/Lounge	NC2-40	8036	1	1927	1975
19	40	946820	0045	C	C	2936	YCHI - Both - 2015	11/6/2014 9:28 AM	RED MILL BURGER & STARBUCK	Restaurant/Lounge	NC2-40	10300	1	1929	1975
19	40	948270	0295	C	C	800	YCHI - Both - 2015	10/13/2014 4:15 PM	SALON LOTUS	Retail Store	NC3-40	8735	1	1954	1975
19	40	948270	0365	C	C	2400	YCHI - Both - 2015	10/13/2014 4:12 PM	7-11 STORE	Conv Store without Gas	NC3-40	15593	1	1977	1987
19	40	952310	0770	C	C	18092	YCHI - Both - 2015	10/7/2014 2:22 PM	ST JOHN'S LUTHERAN CHURCH	Church/Welfare/Relig Srvc	LR3	34000	1	1955	1983
19	40	952310	0873	C	C	0	YCHI - Land - 2015	10/29/2014 12:34 PM	Vacant Land	Vacant(Single-family)	SF 5000	3751	0	0	0
19	40	952310	0874	C	C	0	YCHI - Land - 2015	10/29/2014 12:34 PM	VACANT LAND	Vacant(Single-family)	SF 5000	3751	0	0	0
19	40	952310	0875	C	C	0	YCHI - Land - 2015	10/7/2014 2:22 PM	Former REORGANIZED LATTER-DAY SAINT	Vacant(Multi-family)	LR3	9503	0	0	0
19	40	952310	1240	C	C	3042	YCHI - Both - 2015	10/16/2014 1:24 PM	OPEN OFFICE/RETAIL & SFR HOUSE	Retail Store	NC2-40	5073	2	1920	1975
19	40	952310	1280	C	C	3124	YCHI - Both - 2015	12/2/2014 5:17 PM	LA BOHEME TAVERN & A.I.'S	Apartment(Mixed Use)	NC2-40	5500	3	1905	1975
19	40	952310	1310	C	C	3429	YCHI - Both - 2015	10/16/2014 1:08 PM	MIXED USE APARTMENT W/COMMERCIAL	Apartment(Mixed Use)	NC2-40	5000	1	1906	1979
19	40	952310	1490	C	C	3238	YCHI - Both - 2015	12/2/2014 5:36 PM	STOREFRONT AND SFR HOUSE (ONE UNIT)	Retail Store	LR3 RC	7600	2	1902	1975
19	40	952310	1505	C	C	1766	YCHI - Both - 2015	12/2/2014 5:36 PM	RUDY'S BARBER SHOP & SFR HOUSE (1-UI)	Retail Store	LR3 RC	3900	2	1918	1975
19	40	952310	1570	C	C	9556	YCHI - Both - 2015	11/6/2014 8:48 AM	THE PHINNEY RIDGE APARTMENTS	Apartment(Mixed Use)	LR3 RC	9500	2	1914	1985
19	40	952310	2060	C	C	8180	YCHI - Both - 2015	10/8/2014 5:12 PM	GREEN LAKE PRESBYTERIAN CHURCH	Church/Welfare/Relig Srvc	SF 5000	18805	1	1961	1984
19	40	952310	2640	C	C	685	YCHI - Both - 2015	12/2/2014 1:04 PM	SFR HOUSE STRUCTURE USE AS RESTAU	Restaurant/Lounge	NC2-40	1500	1	1915	1980
19	40	952310	2641	C	C	4932	YCHI - Both - 2015	12/2/2014 1:07 PM	MIXED USE APARTMENT & OFFICE	Apartment(Mixed Use)	NC2-40	3500	1	1927	1975
19	40	952310	2645	C	C	0	YCHI - Land - 2015	12/2/2014 1:14 PM	ASSOCIATED PARCEL TO ACCOUNT #9523	Parking(Assoc)	NC2-40	2500	0	0	0
19	40	952310	3620	C	C	4600	YCHI - Both - 2015	12/2/2014 5:09 PM	TAVERN /RETAIL STORE	Restaurant/Lounge	NC2-40	5000	1	1922	1975
19	40	952310	3631	C	C	594	YCHI - Both - 2015	12/2/2014 5:13 PM	RETAIL STORE	Retail Store	NC2-40	1200	1	1950	1975
19	40	952310	3730	C	C	6000	YCHI - Both - 2015	10/16/2014 12:54 PM	STOREFRONT RETAIL	Retail Store	NC2-40	10000	2	1922	1975
19	40	952310	3750	C	C	3300	YCHI - Both - 2015	10/16/2014 12:46 PM	ZEEK'S PIZZA	Restaurant/Lounge	NC2-40	10000	1	1962	1980
19	40	952310	4725	C	C	5219	YCHI - Both - 2015	10/16/2014 12:08 PM	RETAIL STORE & RESTAURANT	Retail Store	NC2-40	10000	2	1920	1975
19	40	952310	4745	C	C	2184	YCHI - Both - 2015	10/16/2014 11:58 AM	7-11 WITH GAS	Conv Store with Gas	NC2-40	10000	1	1972	1985
19	40	952410	0005	C	C	9466	YCHI - Both - 2015	10/13/2014 3:55 PM	Aurora Collision Center	Service Building	C1-65	17916	1	2000	2000
19	40	952410	0090	C	C	9596	YCHI - Both - 2015	10/13/2014 3:54 PM	AURORA COLLISION	Service Building	C1-65	13984	2	1948	1990
19	40	952410	0380	C	C	0	YCHI - Land - 2015	12/24/2014 1:32 PM	TACO BELL PARKING	Parking(Assoc)	C1-65	3760	0	0	0
19	40	952410	0385	C	C	2137	YCHI - Both - 2015	12/22/2014 12:47 PM	TACO BELL	Restaurant(Fast Food)	C1-65	7520	1	1996	2000
19	40	952410	0395	C	C	0	YCHI - Land - 2015	12/22/2014 12:58 PM	TACO BELL PARKING	Parking(Assoc)	C1-65	10215	0	0	0