

East West Seattle / Georgetown / South Park Area: 018

Residential Revalue for 2016 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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



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John Wilson
Assessor

Dear Property Owners:

Property assessments are being completed by our team throughout the year and valuation notices are being mailed out as neighborhoods are completed. We value your property at fee simple, reflecting property at its highest and best use and following the requirements of state law (RCW 84.40.030) to appraise property at true and fair value.

We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along with a map located inside the report. It is meant to provide you with information about the process used and basis for property assessments in your area.

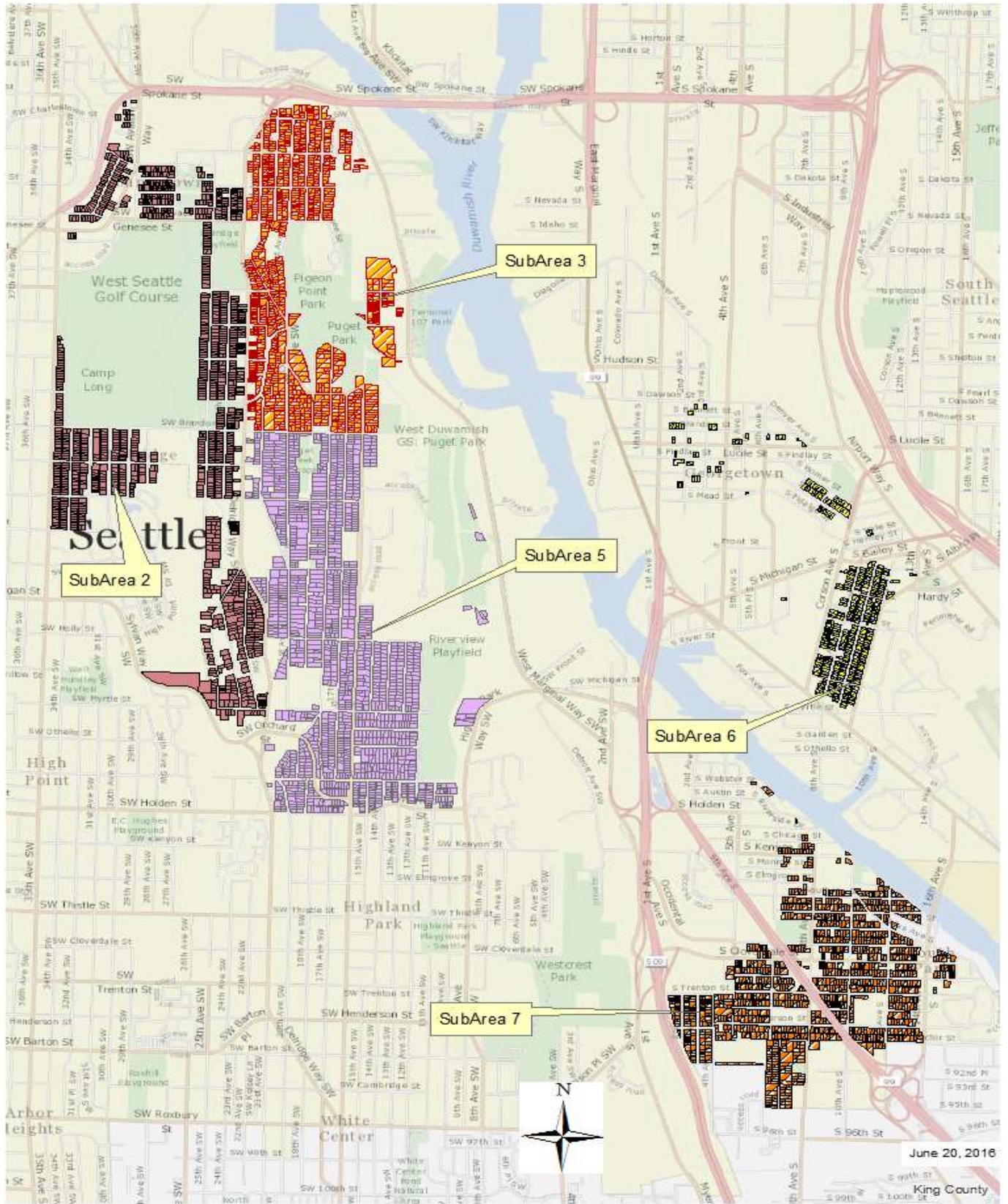
Fairness, accuracy and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you should have questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

Area 018 Map



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Area 18 Housing Profile



Grade 5/ Year Built 1913/ Total Living Area 530 SF



Grade 6/Year Built 1936/Total Living Area 1290 SF



Grade 7/ Year Built 1904/ Total Living Area 1060 SF



Grade 8/ Year Built 1998/Total Living Area 2040 SF



Grade 9/ Year Built 1990/ Total Living area 2540 SF



Grade 10 / Year Built 2007/ Total Living Area 3350 SF

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|--|
| 1= Poor | Many repairs needed. Showing serious deterioration. |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain. |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Executive Summary

East West Seattle / Georgetown / South Park - Area 018

Physical Inspection

Appraisal Date: 1/1/2016
Previous Physical Inspection: 2008
Number of Improved Sales: 648
Range of Sale Dates: 1/1/2013 – 12/31/2015 Sales were time adjusted to 1/1/2016

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2015 Value	\$126,800	\$223,300	\$350,100			13.62%
2016 Value	\$135,500	\$248,700	\$384,200	\$418,400	92.1%	10.18%
\$ Change	+\$8,700	+\$25,400	+\$34,100			
% Change	+6.9%	+11.4%	+9.7%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2016 COD of 10.18% is an improvement from the previous COD of 13.62%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2013 to 12/31/2015 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2016

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2015 Value	\$133,800	\$175,400	\$309,200
2016 Value	\$147,400	\$193,600	\$341,000
\$ Change	+\$13,600	+\$18,200	+\$31,800
% Change	+10.2%	+10.4%	+10.3%

Number of one to three unit residences in the population: 4,604

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 018 – East West Seattle / Georgetown / South Park, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 018 indicated a change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Sales Sample Representation of Population

Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	29	4.48%
1910-1919	56	8.64%
1920-1929	51	7.87%
1930-1939	22	3.40%
1940-1949	55	8.49%
1950-1959	45	6.94%
1960-1969	30	4.63%
1970-1979	15	2.31%
1980-1989	30	4.63%
1990-1999	47	7.25%
2000-2009	162	25.00%
2010-2016	106	16.36%
Total	648	

Population

Year Built/Ren	Frequency	% Population
1900-1909	352	7.65%
1910-1919	469	10.19%
1920-1929	419	9.10%
1930-1939	193	4.19%
1940-1949	595	12.92%
1950-1959	335	7.28%
1960-1969	281	6.10%
1970-1979	260	5.65%
1980-1989	333	7.23%
1990-1999	457	9.93%
2000-2009	730	15.86%
2010-2016	180	3.91%
Total	4604	



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to have statistical significance and results are reflected in the modeling process.

Sales Sample Representation of Population

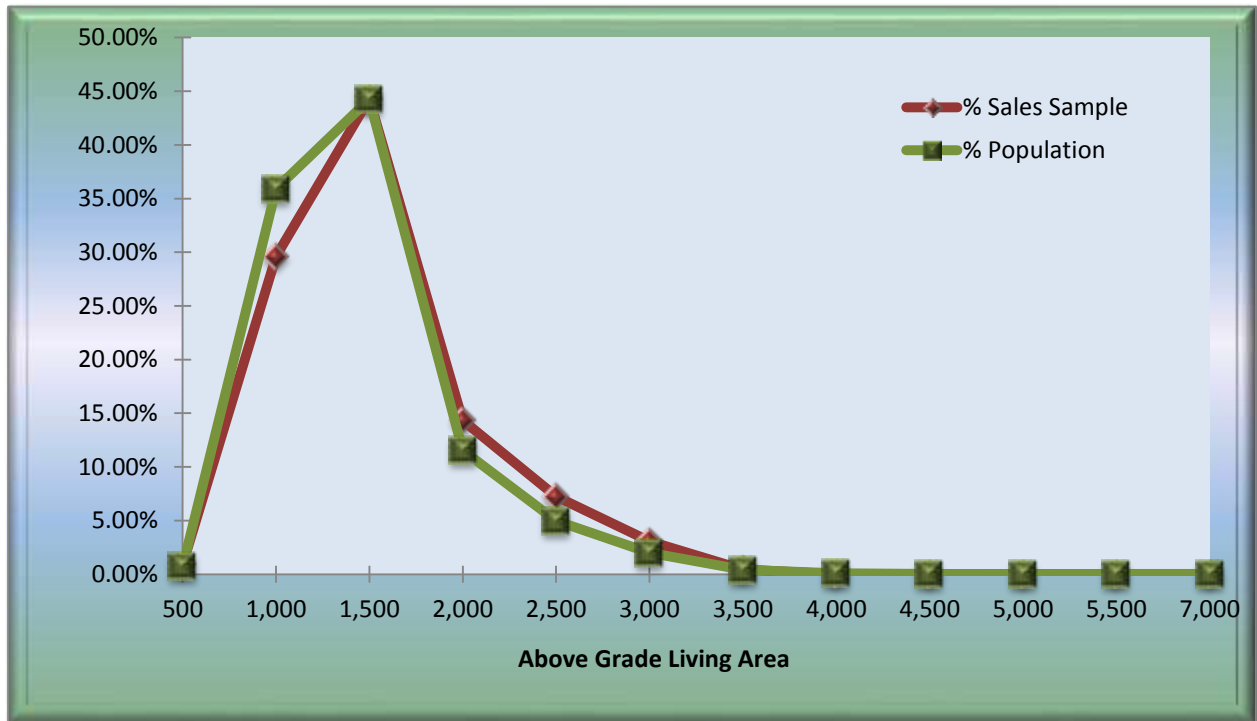
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	6	0.93%
1,000	192	29.63%
1,500	287	44.29%
2,000	93	14.35%
2,500	47	7.25%
3,000	20	3.09%
3,500	3	0.46%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
648		

Population

AGLA	Frequency	% Population
500	35	0.76%
1,000	1,654	35.93%
1,500	2,037	44.24%
2,000	531	11.53%
2,500	229	4.97%
3,000	92	2.00%
3,500	19	0.41%
4,000	4	0.09%
4,500	1	0.02%
5,000	0	0.00%
5,500	1	0.02%
7,000	1	0.02%
4,604		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population

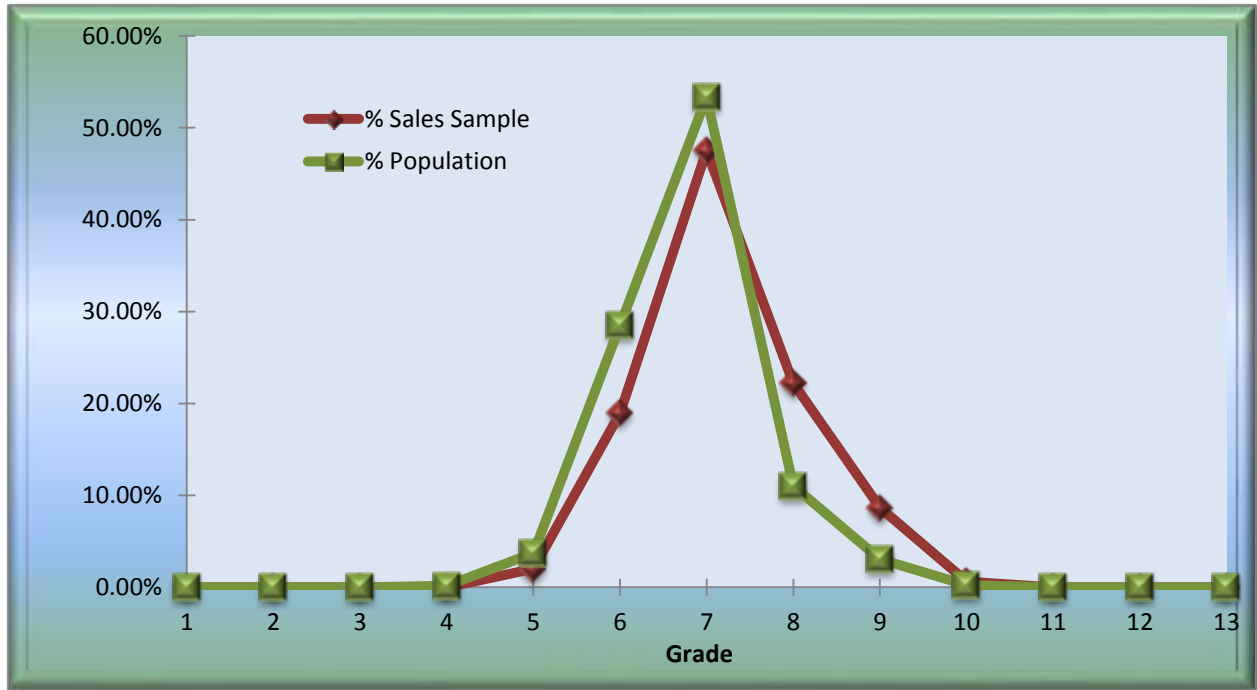
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	2.01%
6	123	18.98%
7	308	47.53%
8	144	22.22%
9	56	8.64%
10	4	0.62%
11	0	0.00%
12	0	0.00%
13	0	0.00%
648		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.15%
5	171	3.71%
6	1,312	28.50%
7	2,456	53.34%
8	507	11.01%
9	140	3.04%
10	11	0.24%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4,604		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grades. This distribution is ideal for both accurate analysis and appraisals.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2016

Date of Appraisal Report: July 25, 2016

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Raju Pandey – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Jennifer Lizotte – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Nancy Wiggins – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Tamela Campion – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Michael Goldman – Appraiser I: Sales verification (1st batch).

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2015
5. Existing residences where the data for 2015 is significantly different than the data for 2016 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$10,000 or less posted for the 2015 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market

(Available sales and additional Area information can be viewed from [sales lists](#), [eSales](#) and [Localscape](#))

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Physical Inspection Process... Continued

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2013 to 12/31/2015 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2016.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Area Information

Name or Designation

Area 018 - East West Seattle / Georgetown / South Park

Boundaries

This area is bounded on the east by West Marginal Way, on the north by the West Seattle Freeway; and on the west by 35th Avenue SW. The southern boundary is described in general as follows: beginning at the intersection of 35th Avenue SW and Morgan St. SW, then easterly and southeasterly along Morgan St., Sylvan Way SW, SW Holden St. and Highland Park Way SW to West Marginal Way.

Georgetown is bounded on the south by East Marginal Way, on the east by I-5, on the north by S. Dawson St., and on the west by 1st Avenue S. West Marginal Way and SR 509 separate East West Seattle from Georgetown and South Park

South Park lies southeast of East West Seattle and is bounded on the west by Highway 509 and on the east by the Duwamish River. The southern boundary is S. Barton St., following the city limits of Seattle to the Duwamish River.

Maps

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

Area Description

Area 18 is located west of I-5 and south of the West Seattle Bridge. It is comprised of the Delridge, South Park and Georgetown neighborhoods. While most of the area is inside the Seattle City limits, there is a small portion that is unincorporated King County.

The Delridge neighborhood is home to South Seattle Community College and the West Seattle Golf Course and Recreational Center.

Georgetown is north of the King County International Airport and Boeing Field and is in the flight path. In order to mitigate the noise from the airplanes many of the homes received the "Port Package" from the Port of Seattle. This package consisted of installing double or triple pane windows and increasing the insulation in the home.

South Park, a very diverse neighborhood, is comprised of single family homes and a manufacturing and industrial Center. A small group of parcels located in the southern portion of South Park along the Duwamish River are serviced by unincorporated King County.

Area 18 is a very diverse area with easy access to many amenities and neighborhoods that appeal to wide variety of living styles. This includes houses ranging in quality from grade 4 to grade 10. The area is a mixture of single family residences, multi-family duplex and triplex residences, town homes and apartments located near a manufacturing and industrial center. Housing stock from the 1900's to the present can be found with sale prices from \$125,000 to \$875,000. Views are a significant characteristic with hillsides and topography providing panoramic views of the Olympic and Cascade Mountains, Puget Sound and the City of Seattle. Many parcels are impacted by the streams, steep topography, wetlands and other sensitive areas that can be found here. There is good access to employment

Area Information... Continued

centers and shopping in downtown Seattle and Tukwila via the I-5 freeway, West Seattle Freeway, Highway 509 and Highway 99.

Although the area is almost fully developed, there is ongoing vacant land sales, tear down sales and new construction of single family and townhome improvements occurring.

Area 18 is divided into five Sub Areas:

Sub Area 2 is the largest of the five sub areas and is located west of Delridge Way SW. Approximately 26% of the area's total single family parcels are located here. It includes parcels from a number of neighborhoods. This is a desirable sub area due to proximity to Alki Beach, downtown Seattle and other commercial establishments. The West Seattle Golf Course, Delridge Community Center and Delridge Park are all located in this subarea.

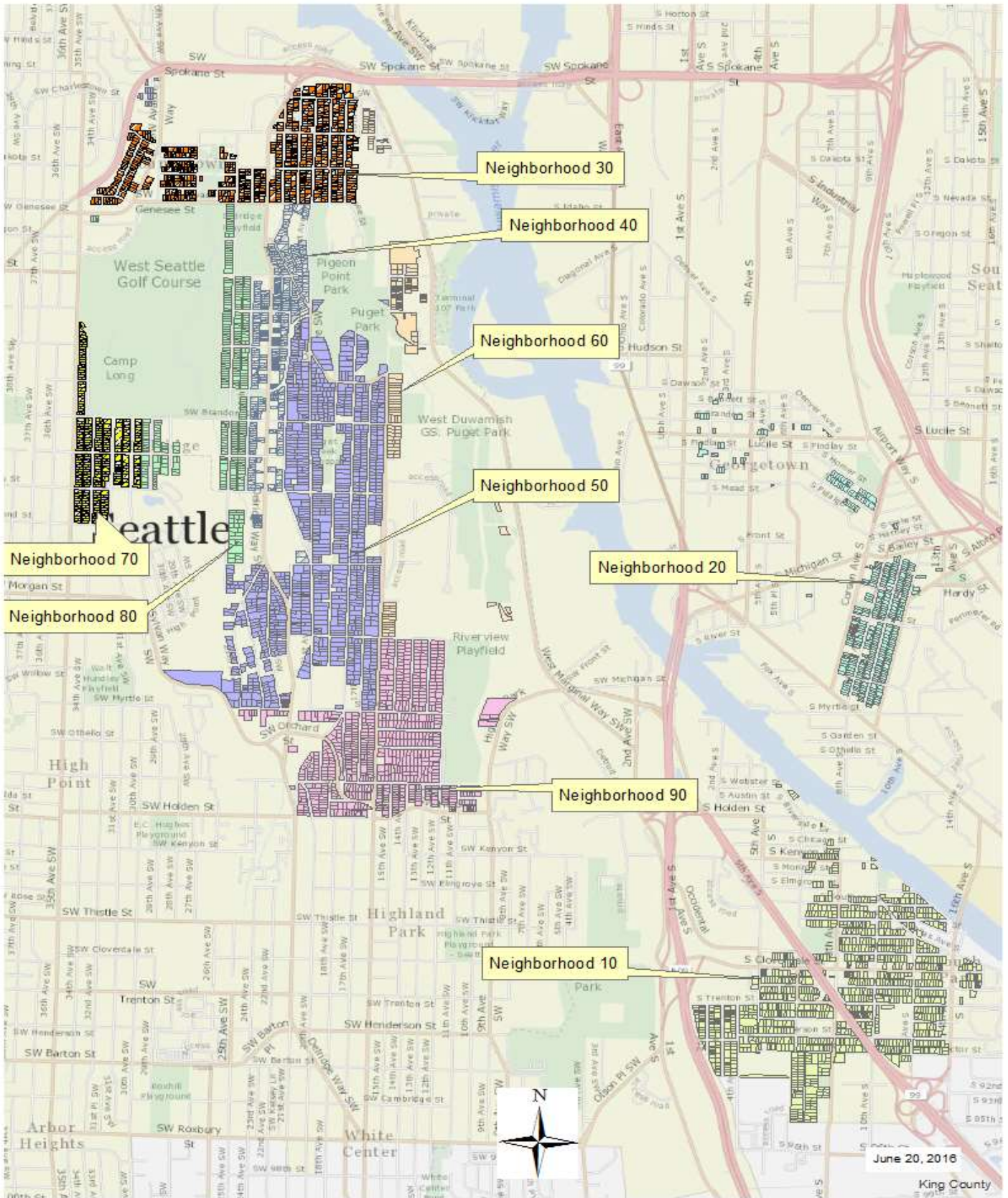
Sub Area 3 is located in the Northeast portion of the area, east of Delridge Way SW. About 20% of the total single family parcels are located here. Many parcels are on hillsides and are affected by topography. This location also provides some parcels with panoramic views of the Cascade Mountains and the surrounding territory, as well as Puget Sound and Seattle skyline views. Pigeon Point Park and Puget Park are located in this subarea.

Sub Area 5 is the Southeast portion of Area 18. About 25% of area 18 single family parcels are located in sub area 5. Although some of the parcels are situated on a hillside, the view is not comparable to those in sub area 3. South Seattle Community College is located in this sub area.

Sub Area 6 is the Georgetown neighborhood, which is considered to be the oldest neighborhood in Seattle. This area is dominated by commercial establishments rather than single family residences. Due to proximity to downtown Seattle, stadiums and recreational centers, this area is becoming a magnet for young generations and is experiencing more teardown sales for townhouse construction. About 8% of area 18 parcels are located in this area.

Sub Area 7 is the South Park neighborhood located on the Duwamish corridor. About 49% of homes located in Seattle's only riverfront community were built before 1940. This area is bisected by Hwy 99 and dominated mostly by industrial warehouses, small to medium scale industrial manufacturing centers, and semi-truck / van parking lots. Development of single family residences is slow paced compared to neighboring sub areas. There were only 23 new homes built after 2012, out of which 17 were townhomes.

Neighborhood Map



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Land Valuation

Vacant sales from 1/1/2013 to 12/31/2015 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2016.

Area 18 contains 5,236 parcels of which 4643 have a single family improvement, 492 are vacant, 26 have accessory improvements and the rest have more than one house. Location, views, topography, lot size, zoning and traffic are primary influences to land values. In the last 3 years there were 51 land sales which were used to develop the land model for area 18. These 51 sales included true vacant sites, along with improved sales where developer tore down an existing house and built a new one.

Land value is most influenced by zoning, parcel size, location and to a lesser extent, views. Traffic noise, topography, wetland, stream channel and proximity to commercial and industrial areas have negative influences on land value.

This area has a wide diversity of zoning. The predominant zoning in this area is single family residential (SF 5000 & SF 7200), with 78% of the parcels falling into this category. There are low-rise multi-family designations which allow for higher density development (LR1, LR2, LR2 RC, LR3 and LR3 RC). For older homes in this zoning it has been the trend for the older improvement to be torn down and the site segregated for new townhomes. While these designations each provide minimum lots sizes per living unit, it was discovered during analysis of the sales that actual development differed from what the zoning stated. Due to exceptions in the zoning code such as built green housing or rowhouse construction style allowing additional building units, some developers took advantage of this opportunity for higher density development and others did not. There did not seem to be a distinction between sale prices of the differing multi-family zoning designations.

Approximately 6% of the improved residential parcels are located on sites with commercial zoning. Known as "RC" properties, they are scattered throughout this area with the highest concentration in the South Park and Georgetown neighborhoods. Heavily influenced by its zoning and surrounding commercial activity, special attention and consideration was given on an individual parcel basis for the potential for commercial use. Residential commercial zoning codes consist of – LR2 RC; LR3; R4; RB; C1-40; C1-65; C2-40; C2-65; NC2P-40; IB U/45; IB U/65; IB U/85; IG1 U/65; IG2 U/65; IG2 U/85; MR; NC1-40; NC2-40; NC3-40; NC3P-40.

A typical 5,000 square foot, non-view, SF 5000 zoned lot has a value of \$123,000 to \$164,000 based on neighborhood location.

In response to wide-ranging diversity of property, various parcel data was researched, analyzed and validated using current market sales. Area 18 is comprised of several well known, established neighborhoods such as South Park, Georgetown, Delridge, Youngtown and Pigeon point. Georgetown and South Park have clear distinct neighborhood boundaries. The other neighborhoods boundaries were not as distinct but had rather gradual differences that tended to increase with distance. Area 18 is divided into 9 Neighborhoods. The Neighborhood Area map indicates the identified neighborhoods.

Land Valuation ... Continued

Neighborhood Descriptions

Neighborhood 10: This is the South Park neighborhood, which is also sub area 7. The majority of homes in this neighborhood are grade 7 and were built before 1960. In this neighborhood 3% of the population is townhomes, which were built from 2008 to present. This neighborhood has three beautiful parks: South Park Community Center and park, Westcrest Park and Duwamish Waterway Park. This neighborhood has a wide variety of industrial and warehouse use with some commercial establishments. Traffic is high in some portions of this neighborhood during the daytime. There are a handful of restaurants and stores in this neighborhood. The average sale price of improved parcels in this neighborhood is \$249,000, with a time adjusted sale price of \$292,000.

Neighborhood 20: This is the Georgetown neighborhood, which is also sub area 6. There are about 400 single family residences in this neighborhood, with 15% of these being townhomes. Most of the restaurants, fast food establishments and grocery stores are in walking distance. Older homes in some parts of this neighborhood have been torn down for townhouse construction. Most of the homes in this neighborhood are grade 6 and 7, which were built in the early 1900s. Georgetown Playfield and park, Oxbow Park and Georgetown Pea Patch Community Garden are located in this neighborhood. The average sale price of improved parcels in this neighborhood is \$358,000, with a time adjusted sale price of \$413,000.

Neighborhood 30: Neighborhood 30 is located east of Fauntleroy Ave SW, south of West Seattle Bridge, west of West Marginal Way SE and north of the West Seattle Golf Course and SW Genesee. This area is desirable due to being in close proximity to downtown Seattle and in walking distance to major retailers, restaurants, health clubs and fast food establishments. Many office buildings and apartments, as well as a steel plant are located in this neighborhood. There is a fair to good view of Puget Sound and / or of the Seattle Skyline from the Pigeon Point neighborhood. The majority of homes in this neighborhood are grade 7. Delridge Way SW has been the center of townhouse development activity in the area and has numerous townhouses. There are approximately 800 parcels in this neighborhood, 15% of those are townhomes. The average sale price of an improved parcel is \$412,000, with a time adjusted sale price of \$493,000.

Neighborhood 40: Neighborhood 40 is a Delridge neighborhood. It is located west of neighborhood 50 and east of neighborhood 80. This neighborhood is heavily impacted by townhomes. There are about 480 parcels in this neighborhood and 36% of those are townhomes. The majority of homes in this neighborhood are grade 7. The average sale price of an improved parcel is \$341,000, with a time adjusted sale price of \$394,000.

Neighborhood 50: This neighborhood is located east of Delridge Way, west of neighborhood 60 and 90. South Seattle Community College is located here. Some parcels located on 19th Ave SW are affected by wetland designation. The land value of such parcels was calculated using effective lot size methodology. Similarly, parcels affected by Longfellow Creek were valued using the same method. Longfellow Creek, which is 3.38 miles long, has nice trails for walkers / joggers /runners that weave back and forth through natural and developed areas. The majority of homes in this neighborhood are

Land Valuation ... Continued

grade 7. The average sale price of an improved parcel is \$383,000, with a time adjusted sale price of \$453,000.

Neighborhood 60: This is smallest neighborhood in area 18, located east of Pigeon Point Park and Puget Park. Most homes in this neighborhood are grade 6 and grade 7. This neighborhood is located in the middle of commercial warehouses and industries. The average sale price of an improved parcel is \$367,000, with a time adjusted sale price of \$460,000.

Neighborhood 70: This neighborhood is located south of the West Seattle Golf Course and Camp Long and east of 35th Ave SW. This neighborhood is in close proximity to the Alki Beach area and many restaurants, fast food establishments and stores. The majority of homes in this neighborhood are grade 7. The average sale price of an improved parcel is \$376,000, with a time adjusted sale price of \$461,000.

Neighborhood 80: This neighborhood is located east of West Seattle Golf Course and south of Genesee Street. Most of the homes were built before 1985 and there are no townhomes in this neighborhood. Some of the parcels are affected by a stream channel (Longfellow creek), and the land values for such parcels are based on effective lot size. The majority of homes are grade 7. The average sale price of an improved parcel is \$381,000, with a time adjusted sale price of \$464,000.

Neighborhood 90: This neighborhood is located west of Holden St., south and east of neighborhood 50. The majority of homes are grade 7. 3% of improvements in this neighborhood are townhome parcels. This neighborhood is close to Riverview Playfield. The average sale price of an improved parcel is \$324,000, with a time adjusted sale price of \$383,000.

Topography issues can cause a reduction in values by either reducing the site's utility or by significantly increasing the costs to develop the parcel into a building site. The amount of this cost to cure is expressed as a percentage of base land value and is shown in the 'percent base land value' impact field (%BLV) of Real Property. For improved parcels falling into the latter situation the costs of development have been reflected in the improvement value. This adjustment considers that after an improvement has been placed on a parcel, the cost to cure for topography has been realized as additional building costs and is best reflected in the improved value. The amount of extra construction cost has been shifted from land to improvement

Land Model

Model Development, Description and Conclusions

51 vacant land sales from Area 18 were used to derive land value. The Sales Comparison approach was utilized to determine land values and adjustments for land characteristics. Additional adjustments to all sites were applied for positive attributes such as views and negative adjustments for inferior attributes such as traffic nuisance and topography. These adjustments are based on analyzing matched vacant and improved sales combined with appraisal experience and knowledge of the area. An effective lot size method was applied for parcels affected by wetland and stream channels.

Land Value Model Calibration

Lot Size Value Schedule			
Lot Size (Sqft.)	SF Zoning Land Value	L-1 Zoning Land Value	L-2,L-3 and RC Zoning
1	\$1,000	\$1,000	\$1,000
500	\$5,000	\$60,000	\$83,000
1,000	\$50,000	\$83,000	\$84,000
1,500	\$60,000	\$84,000	\$98,000
2,000	\$83,000	\$85,000	\$98,000
2,500	\$85,000	\$95,000	\$108,000
3,500	\$88,000	\$125,000	\$142,000
4,000	\$96,000	\$137,000	\$156,000
4,500	\$120,000	\$171,000	\$195,000
5,000	\$137,000	\$195,000	\$222,000
5,500	\$143,000	\$205,000	\$234,000
6,000	\$149,000	\$216,000	\$246,000
6,500	\$155,000	\$211,000	\$241,000
7,000	\$161,000	\$221,000	\$252,000
7,500	\$167,000	\$246,000	\$280,000
8,000	\$173,000	\$255,000	\$291,000
8,500	\$179,000	\$265,000	\$302,000
9,000	\$185,000	\$275,000	\$314,000
9,500	\$191,000	\$286,000	\$326,000
10,000	\$197,000	\$296,000	\$338,000
10,500	\$203,000	\$306,000	\$349,000
11,000	\$209,000	\$316,000	\$360,000
11,500	\$215,000	\$326,000	\$372,000
12,000	\$221,000	\$336,000	\$383,000
12,500	\$227,000	\$346,000	\$395,000
13,000	\$233,000	\$356,000	\$406,000
13,500	\$239,000	\$366,000	\$418,000
14,000	\$245,000	\$376,000	\$429,000
14,500	\$251,000	\$386,000	\$440,000
15,000	\$257,000	\$396,000	\$452,000
15,500	\$263,000	\$406,000	\$463,000
16,000	\$269,000	\$416,000	\$475,000
16,500	\$275,000	\$426,000	\$486,000
17,000	\$281,000	\$436,000	\$498,000
17,500	\$287,000	\$446,000	\$509,000
18,000	\$293,000	\$456,000	\$521,000
18,500	\$299,000	\$466,000	\$532,000
19,000	\$305,000	\$476,000	\$543,000
19,500	\$311,000	\$486,000	\$555,000
20,000	\$317,000	\$496,000	\$566,000
20,500	\$323,000	\$506,000	\$578,000
21,000	\$328,000	\$514,000	\$587,000
21,500	\$333,000	\$523,000	\$598,000
22,000	\$338,000	\$531,000	\$607,000
22,500	\$343,000	\$540,000	\$617,000
23,000	\$348,000	\$549,000	\$627,000

Neighborhood Adjustments	
Neighborhood	Base Land Value Adjustments
10	90% of Base land Value
20	115% of Base land Value
30	120% of Base land Value
40	105% of Base land Value
50	100% of Base land Value
60	100% of Base land Value
70	120% of Base land Value
80	110% of Base land Value
90	100% of Base land Value
RC Zoning: C1-40, C1-65, C2-40, C2-65, IB U/45, IB U/65, IB U/85, IG1 U/65, IG1 U/85, IG2 U/65, IG2 U/85, LR2 RC, LR3, R4, MR, NC1-40, NC2-40, NC2P-40, NC3P-40	
Small lots & lots with irregular size/shape: Appraiser judgement may override any land schedule value.	
Large lots/acreage-developable parcel: Land value considers the number of potential building sites less 25-50% development cost based on historical examples and discussions with builders and developers. As always, appraiser judgement applies and there may be exception to this methodology. These type of parcels are typically handled on a case by case basis.	
For SF zoned parcels greater than 23,000SF, an additional \$5,000 was added for every 500 SF increase in lot size, which is reduced to \$4,000 after 30,000 SF and then to \$3,000 after 45,000 SF.	
Townhouse Parcels were equalized to account for larger parcels being impacted by parking or access for smaller lots within the plat.	
Commercial Zoned parcels with residential improvements were considered on a case by case basis and valued according to the highest and best use.	
Other Nuisance are identified as close proximity to Commercial / Industrial establishments, apartments, grocery stores, restaurants, schools.	

Land values are not interpolated between square foot lot sizes.

Land Value Model Calibration... Continued

Traffic Noise	
Moderate	-5%
High	-10%
Extreme	-15%
Other Nuisances/Problems / Water Problem	
Yes	-5%
Land Slide Hazard	
Yes	-10%
Restrictive Size/Shape	
Yes	-10%
Unbuildable	
Yes	-50%
Access	
Restricted	-40%
Legal/Undeveloped	-20%
Private	0%
Public	0%
Walk in	-10%
Topography	
Topography was adjusted -5% to -90%	
Land Slide Hazard / Steep Slope	
Yes	-10%
<p>Negative Adjustments are cumulative. If a parcel has extreme traffic noise -15% and topography adjusted for -30%, the baseland value of the parcel will be adjusted by -45%.</p>	

Puget Sound	
Fair	15%
Average	20%
Good	25%
Excellent	30%
Seattle Skyline	
Average	10%
Good	15%
Excellent	20%
Territorial/ Cascade	
Average	10%
Good	20%
Excellent	25%

Positive Adjustments: It should be noted that only the highest view is applied to a parcel.
 If a parcel has an average Puget Sound view (20%), good Seattle Skyline view (15%), average Cascade View (10%), highest of all adjustments (20%) will be applied.

Negative and positive adjustments apply to all baseland values. However, in all cases, appraiser judgement prevailed.

The land schedule and adjustments were typically used to value land. First the base land value is calculated from the land value schedule using lot size. Then the negative and positive adjustments are added together for a total adjustment factor. The base land is then multiplied by the factor, truncate to nearest \$1,000. See examples below.

Land Value Calculation Example 1:
Zoning: SF 5000
Neighborhood: 70
Traffic Noise: High
Lot Size 9,200
View: Average Puget Sound
Base Land Value per SF Land Schedule: \$185,000
Neighborhood Adjustment: +20%
Traffic Adjustment: -10%
View Adjustment: +20%
Total Adjustment Calc: $20\% - 10\% + 20\% = +30\%$
Final Land Calculation:
$\$185,000 * 1.30 = \$240,000$

Land Value Calculation Example 2:
Zoning: LR3
Neighborhood: 80; Lot Size = 1800 SF
Other Nuisances : Yes
Traffic Noise: Moderate
View: Fair Puget Sound, Average Seattle Skyline
Base Land Value per RC Land Schedule: \$98,000
Other Nuisance Adjustment: -5%
Neighborhood Adjustment: +10%
Traffic Adjustment: -5%
Highest View Adjustment: Fair Puget Sound +15%
Total Adjustment: $10\% - 5\% - 5\% + 15\% = +15\%$
Final Land Calculation:
$\$98,000 * 1.15 = \$112,000$

Improved Parcel Valuation

Improved Parcel 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 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. Due to time constraints, interior inspections were limited. Available sales and additional Area information can be viewed on the Assessor's website with [eSales](#) and [Localscape](#). Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2016.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, characteristics that indicated possible significance in the marketplace were determined to be land, age, grade, condition, building cost a neighborhood and building plats. The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables would be used in the valuation model. Through this process an EMV valuation model was derived for the whole area. The analysis showed the following variables needed to be included in the valuation model:

- Base Land
- Building Replacement Cost New plus Accessory Cost New Less Depreciation
- Fair Condition
- Good Condition
- Very Good condition
- Neighborhood 10 and Present Use = Townhomes
- Neighborhood 20 and Present Use = Not Townhouse
- Neighborhood 20 and Present Use = Townhouse
- Neighborhood 30 and Present Use = Not Townhouse
- Neighborhood 40 and Present Use = Not Townhouse
- Neighborhood 40, Above Grade Living Area >1200 SF and Present use = Townhouse
- Neighborhood 50 and Present Use = Not Townhouse

Improved Parcel Valuation... Continued

Neighborhood 60 and Present Use = Not Townhouse
Neighborhood 70 and Present Use = Not Townhouse
Neighborhood 80 and Present Use = Not Townhouse
Neighborhood 90 and Present Use = Not Townhouse
Neighborhood 30 or 80 and Present Use = Townhouse
Age
Zone Designation= RC Zoned Parcels
Building Grade
Finished Basement Area and Finished Basement Grade
New Construction
Floor Above First Floor (half Floor area, second floor area, upper floor area)
Seattle Skyline View
Puget sound View

There was a lack of sales of parcels in poor condition and parcels with multiple improvements. The lack of sales made it impossible to develop specification with the model for these strata. Supplemental models such as cost or market adjusted cost were developed to address parcels outside the parameters of the main valuation formula. Any additional adjustments not covered in supplemental models and exceptions are noted in the notes field of that particular parcel.

Improved Parcel Total Value Model Calibration

Variable	Definition
Age	Age of Improvement
BaseLandC	2016 Adjusted Base Land Value
ComboCost C	Building Replacement Cost New plus Accessory Cost New Less Depreciation
AGLA GE 2000C	Above Grade Living Area Greater than or equal to 2000 SF
Commercial Zoning	Zone Designation equals NC2P-40,CI-40,CI-65,C2-40,C2-65,IBU/65,IG1U/65,IG2U/85,NC1-40,NC3-40,IBU/45,IG2U/65,NC2-40,MR,IBU/85,NC3P-40
Fair	Condition of Improvement = Fair
Good	Condition of Improvement = Good
VGood	Condition of Improvement = Very Good
FinBFrGT5C	Finished Basement Grade greater than 5
FlrAboveFstC	Finished Living Area above first floor
GradeC	Building Grade of Improvement
GradeGE8C	Building Grade of Improvement greater than 7
HiGradeYN	Building Grade of Improvement greater than 8
New House No TH	Present Use not equal to townhomes, year built or renovated after 1997.
New House TH	Present Use equal to townhomes, year built or renovated after 1997
Nghb10YN	Present Use = Townhomes located in Neighborhood 10
Nghb20YN	Neighborhood 20 and Present Use not equal to townhomes
Nghb30YN	Neighborhood 30 and Present Use not equal to townhomes
Nghb40YN	Neighborhood 40 and Present Use not equal to townhomes
Nghb50YN	Neighborhood 50 and Present Use not equal to townhomes
Nghb60YN	Neighborhood 60 and Present Use not equal to townhomes
Nghb70YN	Neighborhood 70 and Present Use not equal to townhomes
Nghb80YN	Neighborhood 80 and Present Use not equal to townhomes
Nghb90YN	Neighborhood 90 and Present Use not equal to townhomes

Improved Parcel Total Value Model Calibration...

Continued

SeaSkyPugC	Maximum view of Seattle Skyline or Puget Sound
THNGHB20	Neighborhood 20 and Present Use equal to townhomes
THNGHB3080	Townhomes (Present Use=29) located in Neighborhood 30 or Neighborhood 80
THNGHB40	Townhomes located in Neighborhood 40 and above grade living area more than 1200 SF

Multiplicative Model

$(1-0.075) * 3.4201612065586 - 0.0224613519592146 * \text{AgeC} + 0.0194677091391006 * \text{AGLAGE2000C}$
 $+ 0.0872492449544884 * \text{BaseLandC} + 0.306239317812729 * \text{ComboCostC} - 0.024418436895435 * \text{CommZoning}$
 $- 0.093345426700158 * \text{FairYN} + 0.0359078701543307 * \text{FinBGrGT5C} + 0.0256382556040409 * \text{FlrAboveFstC}$
 $+ 0.0574614920614885 * \text{GoodYN} + 0.0367577491356858 * \text{GradeC} + 0.0313464626425551 * \text{GradeGE8C}$
 $+ 0.024911532369714 * \text{HiGradeYN} + 0.032847799698495 * \text{NewHouseNoTH}$
 $+ 0.0424426802907256 * \text{NewHouse_TH} - 0.0640720463799966 * \text{Nghb10YN}$
 $+ 0.132187053859051 * \text{Nghb20YN} + 0.164744207046483 * \text{Nghb30YN}$
 $+ 0.124131353506202 * \text{Nghb40YN} + 0.0957637490549115 * \text{Nghb50YN} + 0.0983221885526723 * \text{Nghb60YN}$
 $+ 0.112562571811024 * \text{Nghb70YN} + 0.120218393994429 * \text{Nghb80YN}$
 $+ 0.0804295836914875 * \text{Nghb90YN} + 0.0754945876346581 * \text{SeaSkyPugC} + 0.0530735103312338 * \text{THNGHB20}$
 $+ 0.0790143376904344 * \text{THNGHB3080} + 0.0375956200731255 * \text{THNGHB40} + 0.0950682657730537 * \text{VGoodYN}.$

EMV values were not generated for:

- Buildings with grade less than 4
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 3746 parcels increased in value. They were comprised of 184 single family residences on commercially zoned land and 3562 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 92 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Accessory Only: New Land + Total Replacement Cost New Less Depreciation (RCNLD).

Poor Condition: New Land + RCNLD, or New Land + Value in Use. Appraiser judgement prevailed, and a note explaining the valuation method was left in Real Property.

Multiple Improvements: EMV for Imp 1 + RCNLD for each additional Improvement.

EMV Less than New Land: New Land + Building RCNLD, or New Land + Value in Use. Appraiser judgement prevailed, and a note explaining the valuation method was left in Real Property.

Neighborhood 70 and Condition = Very Good were valued EMV*1.04, truncate to nearest 1000.

Building grade 8 townhome parcels located in Neighborhood 80 were valued EMV*1.07, truncate to nearest 1000.

Building grade > 7 all parcels except townhomes located in Neighborhood 30 were valued EMV*1.05, truncate to nearest 1000.

Building grade 7 townhome parcels located in Neighborhood 40 were valued EMV*1.03, truncate to nearest 1000.

Building grade 8 or higher townhome parcels located in Neighborhood 20 were valued EMV*1.06, truncate to nearest 1000.

Building grade 7 average condition homes located in Neighborhood 10 were valued EMV*1.03, truncate to nearest 1000.

Mobile Home Parcel = Base land Value + MH RCN+ Det Garage RCNLD

Area 018 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2016**.

For example, a sale of \$475,000 which occurred on October 1, 2014 would be adjusted by the time trend factor of 1.174, resulting in an adjusted value of \$557,000 ($\$475,000 * 1.174 = \$557,650$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2013	1.469	46.9%
2/1/2013	1.453	45.3%
3/1/2013	1.439	43.9%
4/1/2013	1.423	42.3%
5/1/2013	1.408	40.8%
6/1/2013	1.393	39.3%
7/1/2013	1.379	37.9%
8/1/2013	1.364	36.4%
9/1/2013	1.349	34.9%
10/1/2013	1.335	33.5%
11/1/2013	1.320	32.0%
12/1/2013	1.306	30.6%
1/1/2014	1.292	29.2%
2/1/2014	1.278	27.8%
3/1/2014	1.266	26.6%
4/1/2014	1.252	25.2%
5/1/2014	1.239	23.9%
6/1/2014	1.226	22.6%
7/1/2014	1.213	21.3%
8/1/2014	1.200	20.0%
9/1/2014	1.187	18.7%
10/1/2014	1.174	17.4%
11/1/2014	1.161	16.1%
12/1/2014	1.149	14.9%
1/1/2015	1.137	13.7%
2/1/2015	1.124	12.4%
3/1/2015	1.113	11.3%
4/1/2015	1.101	10.1%
5/1/2015	1.090	9.0%
6/1/2015	1.078	7.8%
7/1/2015	1.067	6.7%
8/1/2015	1.055	5.5%
9/1/2015	1.044	4.4%
10/1/2015	1.033	3.3%
11/1/2015	1.022	2.2%
12/1/2015	1.011	1.1%
1/1/2016	1.000	0.0%

Area 018 Market Value Changes Over Time

The time adjustment formula for Area 018 is: $1/EXP(\text{SaleDay} * 0.000351265869075108 + \text{SaleDaySq} * 0)$

$\text{SaleDay} = \text{SaleDate} - 42370$

$\text{SaleDaySq} = (\text{SaleDate} - 42370)^2$

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is 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. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The assessment level target for all areas in King County, including this area, is 92.5. The actual assessment level for this area is 92.1% . The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2016 assessment year (taxes payable in 2017) results in an average total change from the 2015 assessments of +10.3%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2016 recommended values. This study benchmarks the prior assessment level using 2015 posted values (1/1/2015) compared to current adjusted sale prices (1/1/2016). The study was also repeated after the application of the 2016 recommended values. The results show an improvement in the COD from 13.62% to 10.18%.

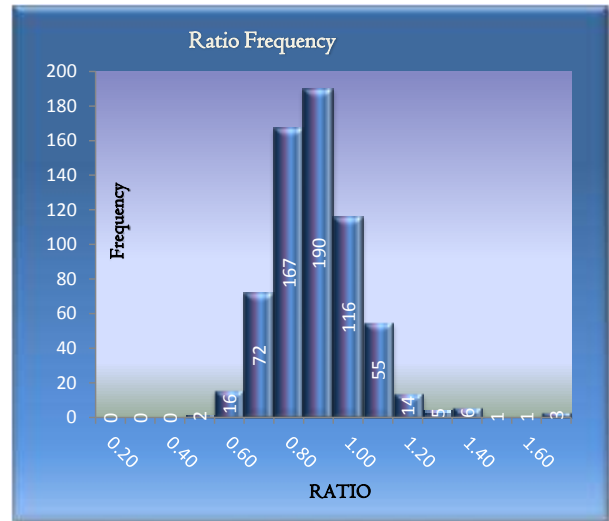
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) - 2015 Assessments

District: WC / Team: 2	Appr.	Date of Report:	Sales Dates:
Area Name: East West Seattle / Georgetown / South Park	1/1/2015	7/19/2016	1/2013 - 12/2015
Area Number: 18	Appr ID:	Property Type:	Adjusted for time?
	RPAN	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
Sample size (n)	648
Mean Assessed Value	350,100
Mean Adj. Sales Price	418,400
Standard Deviation AV	121,824
Standard Deviation SP	138,173
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.850
Median Ratio	0.831
Weighted Mean Ratio	0.837
UNIFORMITY	
Lowest ratio	0.412
Highest ratio:	2.349
Coefficient of Dispersion	13.62%
Standard Deviation	0.164
Coefficient of Variation	19.33%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.818
<i>Upper limit</i>	0.841
95% Confidence: Mean	
<i>Lower limit</i>	0.837
<i>Upper limit</i>	0.862
SAMPLE SIZE EVALUATION	
N (population size)	4604
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.164
Recommended minimum:	43
Actual sample size:	648
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	369
<i># ratios above mean:</i>	279
<i>z:</i>	3.536
Conclusion:	Non-normal



COMMENTS:

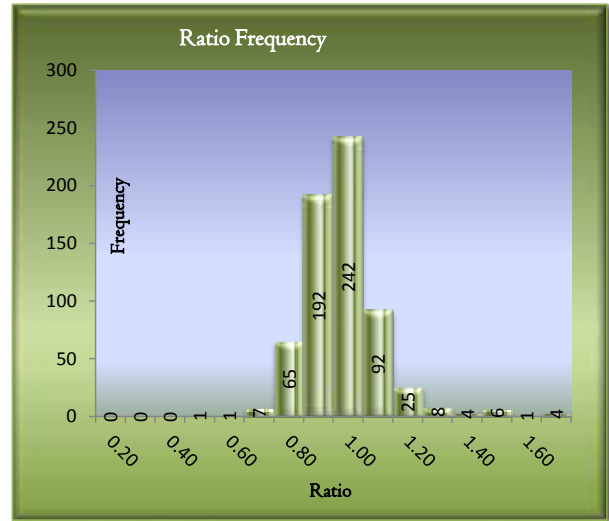
1 to 3 Unit Residences throughout Area 018

Sales Prices are adjusted for time to the Assessment Date of 1/1/2016

Physical Inspection Ratio Study Report (After) - 2016 Assessments

District: WC / Team: 2	Appr.: 1/1/2016	Date of Report: 7/19/2016	Sales Dates: 1/2013 - 12/2015
Area Name: East West Seattle / Georgetown / South Park	Appr. ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time? Yes
Area Number: 18			

SAMPLE STATISTICS	
Sample size (n)	648
Mean Assessed Value	384,200
Mean Sales Price	418,400
Standard Deviation AV	119,532
Standard Deviation SP	138,173
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.935
Median Ratio	0.921
Weighted Mean Ratio	0.918
UNIFORMITY	
Lowest ratio	0.499
Highest ratio:	2.384
Coefficient of Dispersion	10.18%
Standard Deviation	0.144
Coefficient of Variation	15.37%
Price Related Differential (PRD)	1.018
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.912
<i>Upper limit</i>	0.931
95% Confidence: Mean	
<i>Lower limit</i>	0.924
<i>Upper limit</i>	0.946
SAMPLE SIZE EVALUATION	
N (population size)	4604
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.144
Recommended minimum:	33
Actual sample size:	648
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	358
<i># ratios above mean:</i>	290
<i>z:</i>	2.671
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 018

Sales Prices are adjusted for time to the Assessment Date of 1/1/2016.

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, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by 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.

USPAP Compliance...Continued

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

Reference should be made to the property card or computer file as to when each property was valued. Sales 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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

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

Scope of Work Performed:

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

Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

USPAP Compliance...Continued

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Jennifer Lizotte
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
 - Nancy Wiggins
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
 - Tamela Campion
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
 - Michael Goldman
 - Sales Verification
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Raju Pandey
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation

USPAP Compliance...Continued

Raji Ladhy

7/25/2016

Appraiser II

Date



King County

Department of Assessments

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(206) 296-7300 FAX (206) 296-0595
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John Wilson
Assessor

As we start preparations for the 2016 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.
- Time adjust sales to January 1, 2016 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson
King County Assessor