

Commercial Revalue

2019 Assessment roll

AREA
10

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

John Wilson, Assessor



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 263-2300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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

John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with background information about the process we use and our basis for the assessments in your area.

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

How are Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following steps are employed to calculate an income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional

financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

Type of Commercial Property	Subtype	COD Range
Income Producing	Larger areas represented by large samples	5.0 to 15.0
Income Producing	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other real and personal property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies*, 2013, Table 1-3. www.IAAO.org

More results of the statistical testing process are found within the attached area report.

Requirements of State Law

Within Washington State, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

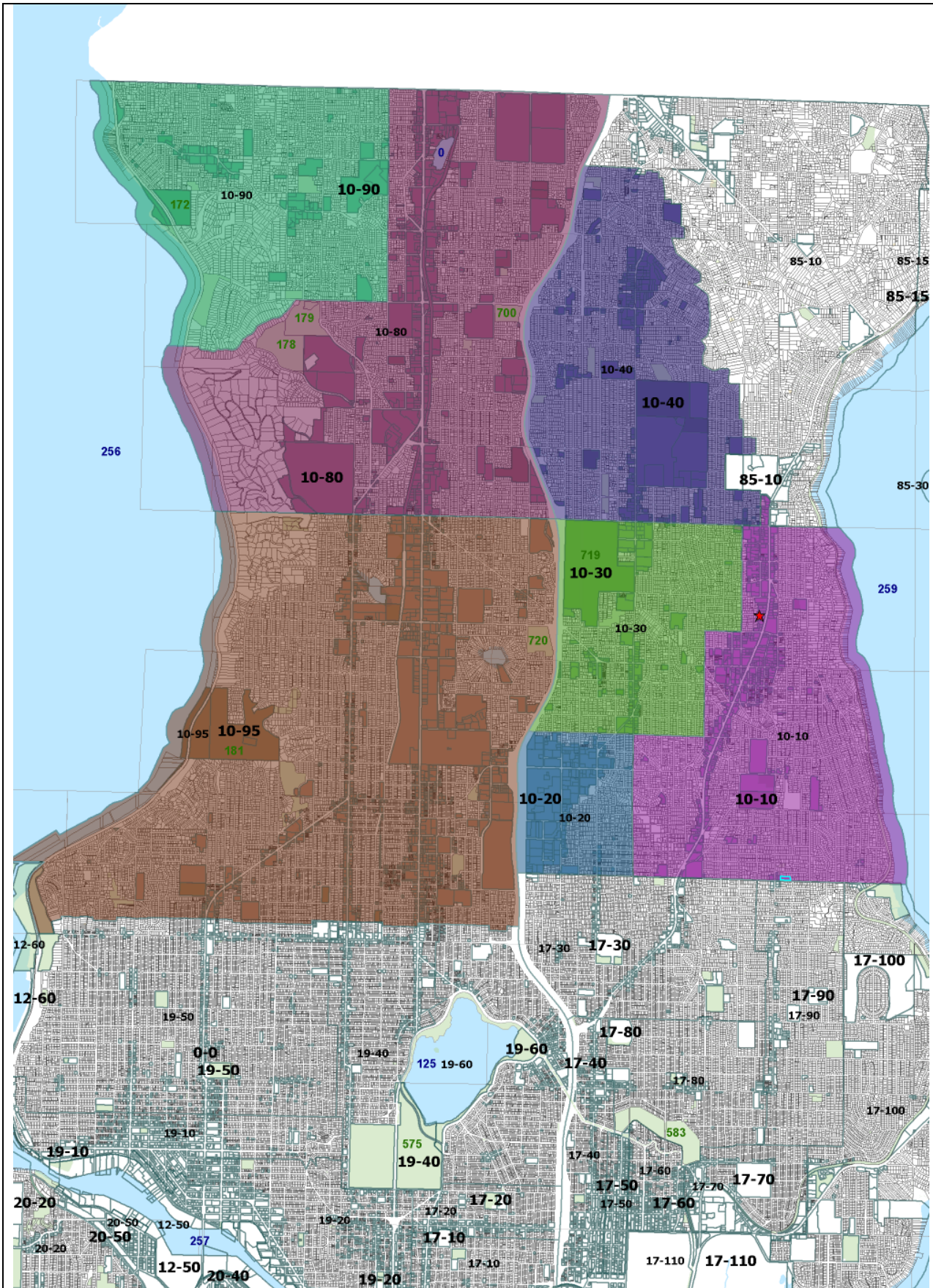
Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

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.



King County
Assessments
1/7/16



Executive Summary Report

Appraisal Date 1/1/2019

Geographic Appraisal Area:

- Area 10: North Greenwood, Broadview, Bitter Lake, Haller Lake, Licton Springs, Northgate, Maple Leaf, Pinehurst, Lake City, Jackson Park, Olympic Hills, Meadowbrook, City of Shoreline

Sales – Improved Summary

- Number of Sales: **58**
- Range of Sales Dates: **01/1/2016– 1/1/2019**

Sales – Ratio Study Summary

Sales – Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2018 Value	\$1,946,400	\$2,123,400	91.70%	8.25%
2019 Value	\$2,019,700	\$2,123,400	95.10%	6.40%
Abs. Change	\$73,300		3.40%	-1.85%
% Change	+3.76%		+3.71%	-22.42%

*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.

Total Population – Parcel Summary Data			
	Land	Improvement	Total
2018 Value	\$1,843,455,575	\$702,447,500	\$2,545,903,075
2019 Value	\$1,959,364,800	\$665,525,000	\$2,624,889,800
% Change	+6.29%	-5.26%	+3.10%

Number of Parcels in the Ratio Study Population: **1,292** excluding specialties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2019 revalue year have increased 3.10%. The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2019 Assessment Year.

Identification of the Area

Name or Designation

- **Area 10 (North Greenwood, Broadview/Bitter Lake, Haller Lake, Licton Springs, Northgate, North City, Pinehurst, Lake City, Meadowbrook, Jackson Park, Olympic Hills and City of Shoreline)**

Area 10 Neighborhoods

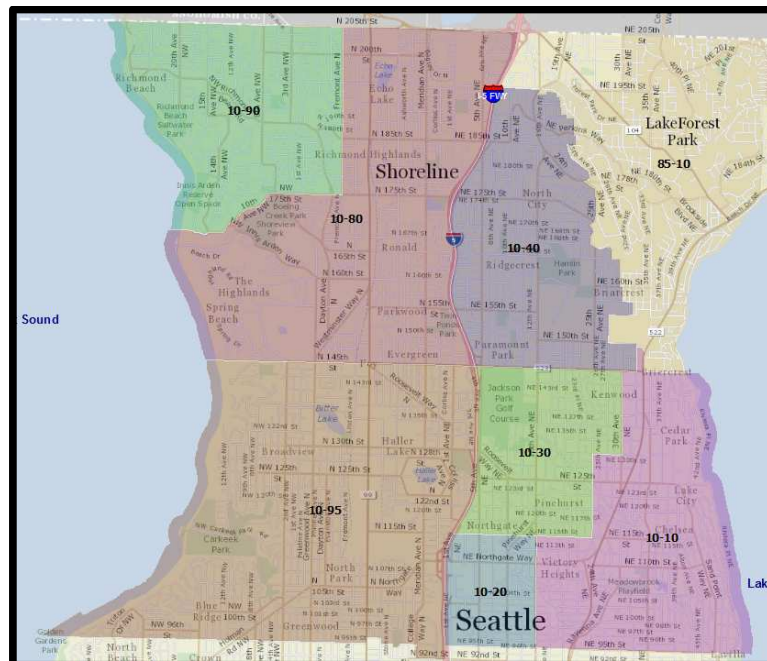
- **10-10** Lake City
- **10-20** Northgate
- **10-30** Northeast Seattle
- **10-40** Shoreline
- **10-80** West Shoreline
- **10-90** Northwest Shoreline
- **10-95** Broadview, Northgate, N Aurora Corridor

Boundaries

- West – Puget Sound
- North – King County and Snohomish County Boundary Line
- East – Lake Washington and Lake Forest Park City Limits
- South – NE 95th St

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 and the King County Assessor website.



Area 10 Overview

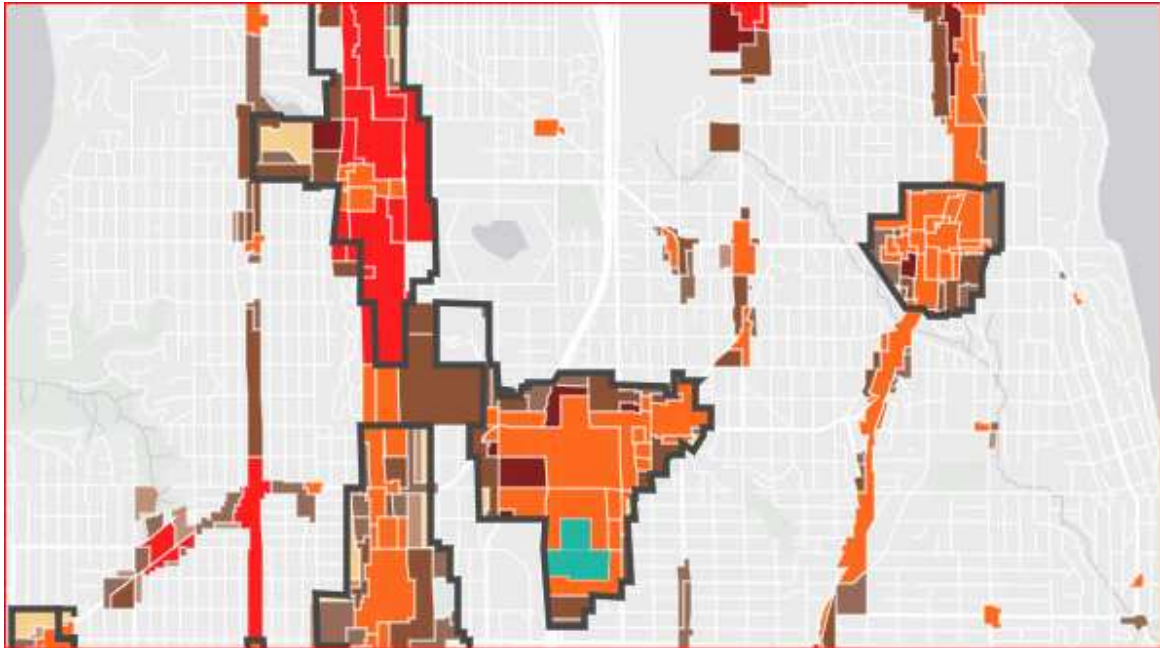
Area 10 is comprised of neighborhoods located in Seattle's Northwest District, Seattle's North District and the City of Shoreline. Seattle's Northwest District neighborhoods are Bitter Lake, Broadview, Haller Lake, Licton Springs and North Greenwood. Seattle's North District neighborhoods are Jackson Park, Lake City, Meadowbrook, Northgate, Olympic Hills, Pinehurst, and Victory Heights. Both of the Northwest District's and North District's neighborhoods are older, established communities with a mix of residential, commercial, and industrial properties. The Seattle areas are 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. Land values continue to increase with persistent demand that radiates outward from the Seattle downtown core. Assessment values increased predominantly along the North/South thoroughfares and the Northgate Way area of this geographic neighborhood. New mixed use multifamily, residential and live-work townhouses, senior living apartments, and the newest micro-apartments/micro-congregate housing structures are the predominant construction projects in the North Seattle area. The Link Light Rail extension to Northgate is driving more activity and specifically the total redevelopment on Northgate Shopping Mall. Development and revitalization within the City of Seattle is on-going. For assessment purposes, it is divided into economic neighborhoods that include one or more business districts.

Over the last year, land sales throughout geographic area 10 continued to increase along with demand for buildable sites. Prices paid for developable land along main arterials were previously slow to move but are now showing more popularity, with typical "price per square foot" numbers increasing. The Northgate area has long been a commercial hub on the north end and continues to be active. The anticipation of Link light rail arriving in the near future is fueling redevelopment of older, under improved sites. This includes the total redevelopment of Northgate shopping mall which will transform the mall into a walkable, mixed use, transit-oriented district with a special focus on active and healthy lifestyles. Proposed uses include office, residential, retail and restaurants, a fitness facility and an NHL hockey practice facility with three community ice rinks. All of these uses are gathered around a new central neighborhood. It remains to be seen how the future pedestrian skybridge will affect growth on the west side of Interstate 5 near North Seattle College.

Lake City has been slowly gaining market activity with similar redevelopment and land sales. Newly adopted upzoning along much of NE Lake City Way may propel sales and new projects. The previous 40 foot height restrictions will be increasing to 65 feet both along the main arterial and in some places for some distance radiating out into the surrounding side streets.

The City of Shoreline, along the northern boundary of King County, is reflecting similar market activity although with lower prices and increased marketing time as typical in the past. Most of the activity is along Aurora Ave N with little change occurring along NW Richmond Beach Road.

On March 18, 2019, the City Council voted unanimously to adopt citywide Mandatory Housing Affordability legislation, implementing affordable housing requirements in 27 urban villages throughout Seattle. This legislation affected properties most often in the form of upzoning to higher densities. All neighborhoods in Geo area 10 will be affected with the most changes occurring along Aurora Ave North, Lake City Way NE and the Northgate area. These changes will undoubtedly impact these neighborhoods and their effects on the market parameters (Sales and Incomes) are being tracked.



Analysis Process

Effective Date of Appraisal: January 1, 2019

Date of Appraisal Report: April 2, 2019

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 property is put until it is ready for its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use, in anticipation of change over a relatively short time in the future.

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 01/01/2016 to 12/31/2018 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 5 & 6 (USPAP compliant).

Area 10-10: Lake City, Meadowbrook

Boundaries: The Lake City neighborhood is located toward the north end of Lake Washington. The mid-point is NE Northgate Way and NE Lake City Way. The boundaries are:

- North - NE 145th St
- South - NE 95th St
- East - Lake Washington
- West - 15th Ave NE, 25th Ave NE, and 30th Ave NE



Neighborhood Description: The Lake City neighborhood is located in the northeast corner of the City of Seattle and is approximately 7 miles from downtown. It was annexed to Seattle in 1954 when the city limits were expanded from 85th St to 145th St. Much of Thornton Creek is located in 10-10 which impacts development.

The majority of the commercial properties run along Lake City Way NE. The zoning designations on this neighborhood vary depending on the impact of the topography and riparian corridors. From the heavily impacted NE 95th St, north to NE 120th St, where Commercial 1 (C1) zoning previously dominated NC3 is now the most prevalent zoning. What was an auto-oriented zoning is now intended to promote more pedestrian friendly uses, including retail and service uses that support the surrounding neighborhoods, as well as a citywide clientele. Several auto repair garages on Lake City Way NE are being redeveloped into retail shops or mixed use developments. There is limited multi-family low rise zoning approximately one block off of the main corridor.

From NE 120th St north to NE 128th St, the topography is relatively flat and the influence from Thornton Creek is minimal. The zoning pattern along this portion of the corridor is also a Neighborhood Commercial 3 (NC3) designation. This pedestrian-oriented zoning creates a shopping district that services the community. A mix of old and new, single-story retail and office buildings are found here as well as newer multi-story mixed-use and residential structures. Lake City Square is an example of the development that NC3 zoning encourages.

The business district along this portion of Lake City Way NE expands by several blocks on both the east and west sides of the corridor. The NC3 zoning changes to multi-family residential zones in the portions furthest from the arterial. There are several apartment projects in various stages of development.

From NE 128th St north to NE 145th St, C1 zoning has also been replaced with NC3 zoning along Lake City Way NE. Small retail outlets and offices are interspersed with auto sales and service businesses. Fred Meyer, located on Lake City Way and NE 130th St, is typical of the construction in the C1 zoning classification and will be changing over time to the more pedestrian developments with smaller parking. The multi-family residential zones to the west of Lake City Way NE are heavily developed with apartment complexes. The pace of construction for downtown Seattle is booming and follows at a slower pace in area 10-10. Construction activity decreases as one radiates out from the downtown CBD business core.





Parcel # 145360-0665 and -0482- A master use plan application was submitted to the City of Seattle in May of 2015 to construct a new apartment at 3025 NE 130th St. The complex is a seven-story structure with 117- residential units and parking for 76 vehicles in a partially below-grade garage. Total building area is 100,435 sf of which 73,268 sf is apartments and 37,904 sf for the below grade basement garage. Construction was completed in late fall of 2018.



Parcel 145360-1001 once known as the Aqua Dive Health spa will be a seven story 159 unit apartment. There are plans for five live-work units and parking for 126 vehicles. Permits were issued May of 2018

Area 10-20: Northgate

Boundaries: The major traffic arterials are NE Northgate Way and Roosevelt Way NE.

- North – NE 115th St
- South – NE 95th St
- East – 15th Ave NE
- West – Interstate 5

Neighborhood Description: Northgate, located approximately 5 miles north of downtown. It is a district of neighborhoods in North Seattle that is named for and includes the Northgate Mall. Opened in 1950, the Northgate Mall was the first regional mall in the United States.



This neighborhood is also impacted by the Thornton Creek Watershed. The concentration of commercial properties located in Area 10-20 is primarily along NE Northgate Way or to the south of Northgate Mall. Neighborhood Commercial 3 zoning with height limits of 85-125 feet dominates. Aside from a cluster of office buildings south of the mall, the focus of the Northgate core is retail. Smaller retail centers are located to the east on NE Northgate Way; however, the NC3 height limit decreases to 40 feet near Roosevelt Way NE. The NC zone designation allows for non-street level residential use, but until recently, this area has not maximized the allowable mixed-use potential.



The Seattle City Council approved higher zoning density for an 8-acre parcel located 11200 1st Ave NE that is owned by developer John A. Mullally. The zoning changed from multi-family MR (Midrise) classification to NC3-85 (Neighborhood Commercial 3 with 85 feet height limits). Currently on site, is the 1951 year built Northgate Apartments with 207 units that will be demolished in favor of a new development that includes affordable housing. The developer has yet to start any major construction on site.

Major developments consist of mixed use multi-story retail/residential projects along Northgate Way. There are several vacant sites near the Northgate Mall that are in the initial stages of planning or development. A major concern of residential tenants in this area is the redevelopment of older apartments into commercial projects. The new light rail station will be the impetus for higher density and mixed use properties with a residential component.



The Sound Transit light rail - Northgate Station is expected to open in 2021. Construction began in late 2013. The travel time from Northgate to Downtown Seattle is expected to be 13 minutes. The new station will have two walking corridors that will connect the Northgate Mall and the King County Park and Ride Transit Center. An additional parking garage of 600-900 spaces is currently under construction to replace the lost parking that the construction of the light rail line will create.

The proposed rezone of the area is designed to complement the coming of the pedestrian friendly rail line which anticipates 60,000 riders a day by 2030. The pending arrival of light rail to the Northgate neighborhood has been a driving force in the evolution of the above-cited rezoning efforts. Potential rezoning is now being referred to in the broader context of the “Northgate Station Area Development” – a collaborative study between the City of Seattle, King County, the Puget Sound Regional Council, and Sound Transit with the intention of making the Northgate Urban Area more “livable” with the pending arrival of numerous mass transit options.

A major change coming to the Northgate neighborhood is the proposed redevelopment of Northgate Mall. The redevelopment will transform the mall into a walkable, mixed use, transit-oriented district with a special focus on active and healthy lifestyles. Proposed uses include office, residential, retail and restaurants, a fitness facility and an NHL hockey practice facility with three community ice rinks. All of these uses are gathered around a new central neighborhood park.



Parcel # 292604-9025- Construction of the new 236,684 sf Northgate Mall Parking Garage located at the west side of the mall at 301 NE Northgate Way is completed. The new structure is a two-story parking garage with 673 stalls and an adjacent surface parking lot with 137 spaces that will be re-striped.



Parcel 292604-9039 and -9224- Construction started in late 2016 of the new Northgate Apartments on the line retail known as BevMo Plaza and former Gene Juarez Salon School sites located at 10720 5th Ave NE and 10715 8th Ave NE. The project will consist of the demolition of the two existing structures and construction of two new mixed use apartment buildings with a total of 217 residential units, 2,816 sf of retail space, and 194 parking spaces. The west building

facing 10720 5th Ave NE will be a six-story mixed use apartment structure with a total building area of 158,544 sf that will contain 134 residential units, street level retail and two below grade parking levels for 149 vehicles. The east building facing 10715 8th Ave NE will be a four-story structure with a total building area of 63,269 sf consisting of 81 apartment units, 2 live/work units, and 45 surface parking spaces.

Area 10-30: Pinehurst, Jackson Park, Olympic Hills

Boundaries: The Pinehurst neighborhood core is at 15th Ave NE and NE 125th St.

- North – NE 145nd St
- South – NE 115th St
- East – NE 25th Ave / NE 30th Ave NE
- West – Interstate 5



Neighborhood Description: The Pinehurst neighborhood is located about 7 miles north of Seattle. The primary cluster of commercial uses (retail and office) are nearby to the intersections of Roosevelt Way NE/NE 125th St, NE 125th St/15th Ave NE, and NE 145th St/15th Ave NE. The majority of multi-family development, which includes condominiums, is located close to the 15th Avenue NE corridor. Pinehurst has two neighborhood parks: Pinehurst Playfield and Pinehurst Pocket Park. Jackson Golf course is located in the NW section of 10-30.

This neighborhood is a primarily residential community with limited commercial parcels. Pinehurst Elementary School was demolished and rebuilt.

Dillanso's coffee bar on the corner of 123rd and 15th Ave NE sold with an abutting parcel (**082000-0035 & 082000-0030**), with plans for redevelopment into a 31 unit mixed use apartment building. The most recent owner / developer has relisted the property and no construction has started.



Parcels # 113300-0200 and -0205- Permit and plans were approved to construct the new Pinehurst mixed use project on the former Seattle Drum School site, located at 12510 15th Ave NE. It will consist of multifamily structures: 4 three-story buildings containing 8 live-work units, and 8 three-story buildings with 32 residential units plus surface parking for 10 vehicles and garages for 28 vehicles. Construction will be starting spring of 2019.

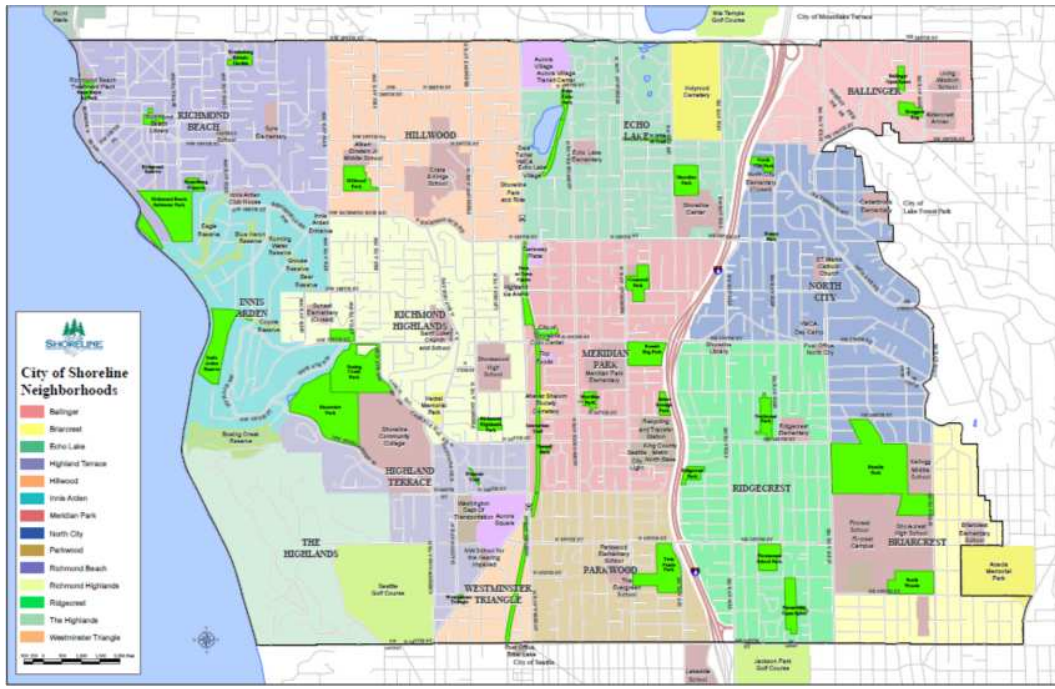
The City of Shoreline is ten miles north of downtown Seattle bordering the northern Seattle city limits of N 145th St and NE 145th St. N 205th St in Shoreline is the street boundary between King and Snohomish Counties. The City of Shoreline is comprised of numerous neighborhoods known as: Richmond Beach, Hillwood, Echo Lake, Richmond Highlands, Meridian Park, Highland Terrace, The Highlands, Westminster Triangle, Parkwood, Ballinger, North City, Ridgecrest, and Briarcrest.

Shoreline began in 1890 with the platting of the neighborhood of Richmond Beach in anticipation of the arrival of the Great Northern Railway. Shoreline was subsequently connected to Seattle via the Seattle-Everett Interurban streetcar line in 1906 and the newly paved North Trunk Road, now Aurora Avenue N, in 1913 thereby increasing its population.

The name Shoreline was first applied to this stretch of unincorporated King County in 1944 to describe the school district since the boundaries stretched from shore to shore - from Puget Sound to Lake Washington and line to line - from the old city of Seattle limit of 85th St to the Snohomish County Line. Though the modern borders of the city do not stretch this far, the area kept the name Shoreline.

After the incorporation of Lake Forest Park in 1961, the remainder of the Shoreline School District remained an unincorporated portion of King County. Fifty-one years after it had been named, on August 31, 1995, Shoreline was officially incorporated as a city and adopted the council-manager form of government. Residents used Seattle, WA as their address only until 1995 when the city was formed and addresses changed to Shoreline, WA.

There are 330 acres of park land in Shoreline, divided among 25 parks. Boeing Creek and Shoreview Park, which abut Shoreline Community College, contain a ravine through which flows Boeing Creek on its way to Hidden Lake and Puget Sound. Below is the City of Shoreline neighborhood map:



Also in planning, the link light rail service is coming to Shoreline and anticipated to begin in 2023. Sound Transit's preliminary design calls for two Shoreline light rail stations on the east side of I-5 at NE 145th St and NE 185th St that will connect to the proposed Lynnwood Link Extension. It is projected to add about 63,000 to 74,000 riders each weekday in 2035.

In 2002, the City of Shoreline established the Property Tax Exemption (PTE) Program which remains in effect today. The "Market-Rate PTE Program" offers a 12-year tax exemption for multi-family residential development. To qualify, 20% of the units must be leased at affordable rates. This particular program is also available in portions of areas 10-40 and 10-90.



Forward looking, the City of Shoreline is anticipating light rail. The proposed Sound Transit light rail line will run from the cities of Seattle to Lynnwood. This light rail line extension, estimated to be complete in 2023, will have two stations located in the Interstate 5 corridor and City of Shoreline.

Area 10-40: Shoreline (East) - North City, Ridgecrest, Briarcrest

Boundaries: East Shoreline is sandwiched between Interstate 5 and Lake Forest Park. The major arterial for this neighborhood traveling north and south is 15th Ave NE and east and west is NE 175th St which is improved with the majority of the commercial properties for this market area. Both of these primary traffic streets intersect near the middle of this neighborhood.

- North – NE 195th St
- South – NE 145th St
- East – City of Lake Forest Park
- West – Interstate 5



Neighborhood Description: North City is a suburban area developed in the 1950's and 1960's. The area, which contains mostly single family detached housing, is bisected by 15th Ave NE, an auto-oriented commercial strip which is classified as principal arterial. The buildings are mostly one to two stories high and their footprints typically cover only a small section of their sites. A major portion of each commercial site is reserved for parking and auto access.

The light rail station that was proposed for the NE corner of 145th Ave NE and I5 is known as the 'Preferred Concept' for the 145th Corridor Study, was adopted by the city council in April of 2016 and is depicted in the map below.



The 145th Street Transit Station Map

The following zoning map is for the 185th Street transit Station. City of Shoreline Council adopted the Ordinances on March 16th, 2015 for the proposed light rail station. Light rail transit will be arriving around the year 2023.



The 185th Street Transit Station Map

Area 10-80: Shoreline (West) - Echo Lake, Richmond Highlands, Highland Terrace, Meridian Park, Parkwood, Westminster Triangle, The Highlands

Boundaries: Many commercial properties are clustered on or proximate to the Aurora Corridor.

- North – NW 167th St, 10th Ave NW, NW 175th St, and King and Snohomish County Boundary Line (N 205th St)
- South – N 145th St
- East – Interstate 5
- West – Puget Sound / Fremont Ave N



Neighborhood Description: The City of Shoreline, which was incorporated in 1995, is located approximately 10 miles north of downtown Seattle. With a population of more than 54,790 residents, Shoreline is a primarily residential community. The main commercial district runs along Aurora Ave N from N 145th St to N 205th St which carries approximately 45,000 vehicles per day. The entire corridor is developed with older and newer properties and an assortment of uses. The dominant zoning designations of this corridor are MB (Mixed Business) and TC (Town Center). Their purpose is to encourage the development of mixed-use buildings that allow for a wide variety of uses, including residential. Some pockets of high density residential zones like R-48 are also located on or near Aurora Ave N and it allows for 48 dwelling units per acre that are typically a mix of apartments and townhouses.

Costco Wholesale Warehouse on the North boarder of Shoreline is one of the major commercial anchor businesses for area 10-80 and directly located on Aurora Ave N. Towards the south at Westminster Way N and Aurora, in 2012, the Shoreline City Council designated a 70-acre area around the Sears, Central Market, and the WSDOT offices as the Aurora Square Community Renewal Area (CRA) but has remained relatively unchanged since. Recently the main anchor of the shopping center, Sears was sold for redevelopment and the store will be closing operations in early 2018. Excitement is building that the long-anticipated redevelopment of the CRA is imminent. Enthusiasm especially surrounds the entrance of MGP as the owner of the Sears property.

Parcels 072604-9198 / 9042 The Paceline Apartments started construction mid-2017, the project was completed in early 2019. This new Good quality complex contains 215 apartment units and 210 basement parking spaces.



Parcel # 072604-9070- the City of Shoreline has issued a permit for a new development on the site of the existing Ruskin Fisher Office Building located at 17962 Midvale Ave N. This project is currently on hold, demolition of the previous 2 story office building has been completed.

Parcels # 182604-9081, -9452, -9453 and -9454- Permits and plans have been submitted to the City of Shoreline and demolition has been completed for the former Denny's Restaurant, Sherwin Williams Paint Store, Dairy Queen, and Pizza Hut Fast Food restaurant. The site located at 900 - 904 N 155th St and 15555 – 15565 Aurora Ave N plans to construct a mixed use apartment complex called Westminster Place. The triangle property was seized from Dargey Development by federal authorities, put into receivership, and eventually was placed under contract with Trammell Crow Residential (TCR). TCR plans to redevelop the property as a multifamily project as previously planned.



Area 10-90: Shoreline (Northwest) - Richmond Beach

Boundaries: The primary commercial arterial in Northwest Shoreline is 8th Ave NW which runs north and south. Richmond Beach, a comfortable waterfront community, is located in this sub-area.

- North – King and Snohomish Counties Boundary Line (NW 205th St)
- South – NW 167th St, 10th Ave NW and NW 175th St
- East – Fremont Ave N
- West – Puget Sound



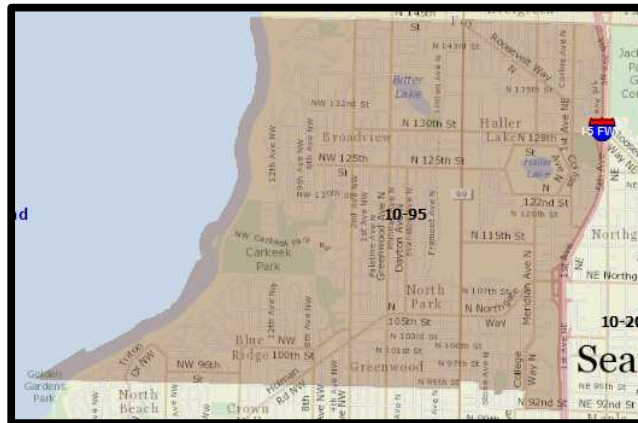
Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail, multi-family and low rise office buildings. The primary clusters of commercial parcels are proximate to the intersections of NW Richmond Beach Rd/8th Ave NW and NW 195th St/ 20th Ave NW. Most of the commercial growth in this overwhelmingly residential area occurred prior to 1970.

Little commercial growth, except for multi-family housing, has been seen in this neighborhood since the mid -1970's. Only six commercial buildings have been constructed since 1975 with three of those being government offices. Because this is primarily residential neighborhood with limited major arterials, the traffic count is low and the number of commercially zoned parcels is small.

Area 10-95: Seattle Northwest District: Bitter Lake, Broadview, Haller Lake, Licton Springs and North Greenwood.

Boundaries: The primary arterials in this neighborhood are Aurora Ave N, NW Holman Rd and Greenwood Ave N with heavy commerce and mostly residential dwellings in the minor streets. This area has the Ballard, Greenwood and Northgate influences.

- North - N 145th St, which is the boundary between the Cities of Seattle and Shoreline
- West - Puget Sound
- East - Interstate 5 (I-5) Freeway
- South - NW 87th St and N 87th St



Neighborhood Description:

This area begins at N 87th St and continues north to N 145th St and it is the boundary between the cities of Seattle and Shoreline. This vicinity encompasses the northern portions of Greenwood and the Aurora Ave N corridor, Bitter Lake, Broadview, Licton Springs and the western portion of Northgate. Most commercial properties are found on Aurora Avenue N and are a mixture of old and new retail stores, restaurants, quick service restaurant chains, warehouses, automobile dealerships, used car sales lots, banks, grocery stores and offices. Also along Aurora Ave N are national anchored major retail and other businesses such as Home Depot, Ross Dress for Less, PetSmart, Sam’s Club (recently closed), 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 N Northgate Way is the Hotel Nexus which has accessibility and visibility from the Interstate 5 (I-5) and it is one of the few hotels in this locale but a new Courtyard by Marriott has been constructed approximately 2 blocks SW. 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.

Northwest Hospital and Medical Center, established in 1960, is located at 1550 N 115th St. 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 10-95 current developments in progress and proposed new projects:

Parcel # 435870-0230- A permit application was submitted to the City of Seattle in December of 2014 for a new 140-room Courtyard by Marriott located at 10733 Meridian Ave N at the site of a former Arby's fast food restaurant. The structure is a five-story 140-room hotel with below grade parking for 143 vehicles. The plans were finalized and approved on January of 2016. Excavation was started in the spring of 2017 and construction was completed in early 2019.



Parcel #030600-0570 Located at 9701 Aurora Ave N is currently under construction with a new six story, 260,000 square foot Public storage facility. Permits were issued in August of 2018 and construction started soon after.

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. Parcels in area 10-95 south of N 110th St were physically inspected for the 2019 assessment year. The inspection area comprised 206 parcels, or approximately 16% of the 1,272 total parcels located in Area 10 (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 1/01/2016 to 12/31/2018 were given primary consideration for valuing land. Since January of 2016, there were 53 land sales that were considered in Area 10. 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. The Shoreline market has been relatively stable and sales trends and transaction volume indicate only minor adjustments were needed on land values. Within Geographic Area 10, there were approximately 53 verified commercial land sales that occurred during the last three years and were utilized for the 2019 revalue. This is an increase over the 49 verified sales transactions used for the 2018 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 10 increased 6.29%. The Geographical area of Shoreline/North Seattle experienced a slight change in its land valuation. The total recommended assessed land value for the 2019 assessment year is \$1,959,364,800. The recommended land values for the 2019 assessment year result in an increase from the 2018 assessment of +6.29%. The preceding totals do not include specialty or government owned parcels in Area 10.

Changes in Assessed Land Value by Neighborhood Area				
Neighborhood	2018 Land Values	2019 Land Values	Changes	% Changes
10-10	\$292,846,900	\$335,272,800	\$42,425,900	14.49%
10-20	\$161,604,200	\$170,773,100	\$9,168,900	5.67%
10-30	\$55,392,100	\$61,899,300	\$6,507,200	11.75%
10-40	\$89,097,200	\$101,203,000	\$12,105,800	13.59%
10-80	\$415,923,800	\$439,766,900	\$23,843,100	5.73%
10-90	\$51,642,000	\$53,810,800	\$2,168,800	4.20%
10-95	\$776,949,375	\$796,638,900	\$19,689,525	2.53%
Total	\$1,843,455,575	\$1,959,364,800	\$115,909,225	6.29%

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

From 1/1/2016 to 12/31/2018, there were a total of 53 commercial land sales throughout Area 10 that met the requirements of a fair market transaction.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0082	31,325	2926716	\$1,150,000	04/26/18	\$36.71	BOB'S TOWING	NC3-40	1	Y	
010	010	145360	0663	9,087	2951656	\$1,140,000	09/03/18	\$125.45	GLASTRA HEATING INC	LR2	1	Y	
010	010	145360	1141	14,259	2882751	\$3,500,000	08/10/17	\$245.46	PARKING LOT	NC3P-65	1	Y	
010	010	145360	2500	46,670	2799576	\$3,200,000	05/25/16	\$68.57	13TH CHURCH OF CHRIST SCIENTIS	LR2	3	Y	
010	010	282604	9046	12,197	2921849	\$1,050,000	03/19/18	\$86.09	HANSEN LAMP AND SHADE	NC3-40	1	Y	
010	010	382170	0024	11,675	2860863	\$275,000	04/22/17	\$23.55	VACANT	LR3	1	29	Seg/merge after sale; not in ratio
010	010	382170	0145	29,060	2942603	\$3,400,000	07/13/18	\$117.00	VACANT	NC3-65	3	Y	
010	010	382170	0165	18,937	2775185	\$1,150,000	01/07/16	\$60.73	JIM'S NORTHGATE TOWING	C1-65	2	Y	
010	010	382170	0255	22,747	2785432	\$1,400,000	03/17/16	\$61.55	MIXED USE BUILDING	C1-65	1	Y	
010	010	510140	4962	2,275	2871131	\$12,850	06/14/17	\$5.65	VACANT NC2-40	NC2-40	1	Y	
010	010	766370	0920	19,276	2821284	\$1,140,000	09/07/16	\$59.14	WATERMILL POOL & SPAS	C1-65	1	Y	
010	010	766370	0950	13,193	2901630	\$805,000	11/17/17	\$61.02	OFF/WHSE	NC3-40	2	Y	
010	010	882290	1040	11,000	2947643	\$1,950,000	08/09/18	\$177.27	APARTMENT BLDG 5 UNITS	LR3 RC	2	Y	
010	020	116000	0055	6,192	2897194	\$1,000,000	10/19/17	\$161.50	SFR House Tear Down Sale	LR2	1	Y	
010	020	292604	9036	44,747	2812651	\$7,850,000	07/28/16	\$175.43	LINE RETAIL STORE	NC2-40	1	Y	
010	020	572450	0590	16,500	2821027	\$1,800,000	08/30/16	\$109.09	RESTAURANT	NC3-40	1	29	Seg/merge after sale; not in ratio
010	030	082000	0035	15,141	2894357	\$1,800,000	10/09/17	\$118.88	DILLANSO'S COFFEE BAR	NC3P-40	2	Y	
010	030	204450	0320	14,400	2824255	\$2,000,000	09/23/16	\$138.89	UNION POINT CENTER	NC2-40	1	Y	
010	030	679810	0780	8,580	2927888	\$646,000	04/20/18	\$75.29	HONDA SPECIALISTS	NC2-40	1	Y	
010	030	679810	0795	6,000	2930932	\$600,000	05/01/18	\$100.00	ENAT DELI	NC2-40	1	Y	
010	040	367050	0135	6,292	2777002	\$315,000	01/21/16	\$50.06	Former HOMBRE STYLING (Vacant)	CB	1	Y	
010	040	616390	1521	81,550	2819116	\$4,250,000	08/26/16	\$52.12	US POST OFFICE	CB	1	Y	
010	040	616390	1801	34,330	2927200	\$1,030,000	04/11/18	\$30.00	VACANT LOT	R18	1	Y	
010	040	616390	1812	9,553	2927310	\$320,000	04/11/18	\$33.50	VACANT LOT	R18	1	Y	
010	080	072604	9043	46,822	2948782	\$2,250,000	08/20/18	\$48.05	Retail Store - Tear down	MB	1	Y	
010	080	072604	9137	54,681	2779830	\$2,100,000	02/09/16	\$38.40	Small Storage Bldgs.	MB	1	Y	
010	080	072604	9187	36,500	2861948	\$2,805,000	05/01/17	\$76.85	HOAG & DOTSCHE	TC-2	1	Y	
010	080	164350	0190	71,981	2921088	\$5,450,000	03/23/18	\$75.71	Warehouse/Showroom	MB	1	Y	
010	080	182604	9081	86,112	2967521	\$11,500,000	12/21/18	\$133.55	VACANT COMMERCIAL LAND	MB	4	Y	
010	080	182604	9312	33,929	2852140	\$2,205,000	03/07/17	\$64.99	TACO BELL	MB	1	Y	
010	080	282710	0005	58,972	2805741	\$3,500,000	06/13/16	\$59.35	vacant land	MB	1	Y	
010	080	688590	0055	10,204	2789106	\$655,000	04/01/16	\$64.19	VACANT LAND	MB	1	Y	
010	080	728390	0430	17,000	2952646	\$1,240,000	08/27/18	\$72.94	DENTAL CLINIC	TC-3	1	Y	
010	080	728390	0573	41,843	2812300	\$1,882,935	07/21/16	\$45.00	VACANT LAND	MB	4	Y	
010	080	728390	0610	40,911	2930124	\$2,450,000	05/03/18	\$59.89	NW CAR CREDIT	MB	1	Y	
010	080	728390	0630	41,711	2951148	\$3,000,000	09/05/18	\$71.92	Storage Warehouse Bldg.	MB	1	29	Seg/merge after sale; not in ratio
010	080	937170	0020	26,565	2917900	\$2,363,000	02/23/18	\$88.95	GERBER TOWING	MB	2	Y	
010	095	026300	0015	16,200	2861413	\$1,380,000	04/28/17	\$85.19	AC DELCO	C2-65	1	Y	
010	095	076700	0140	23,000	2889262	\$4,423,843	09/12/17	\$192.34	JIFFY LUBE & RHINO MOTORS	C1-40	1	Y	
010	095	076700	0145	9,480	2889261	\$1,597,910	09/12/17	\$168.56	KITCHEN DESIGNS & CAPRICCIO CA	C1-40	1	Y	
010	095	192604	9105	18,353	2782643	\$1,300,000	02/29/16	\$70.83	FU MAN DUMPLING HOUSE	NC2P-40	1	29	Seg/merge after sale; not in ratio
010	095	192604	9113	6,580	2894802	\$775,000	10/09/17	\$117.78	GREENWOOD WELLNESS CLINIC	NC2P-40	1	Y	
010	095	192604	9356	6,186	2940429	\$665,000	07/03/18	\$107.50	THE CELLAR HOMEBREW	NC2P-40	1	Y	
010	095	192604	9445	44,826	2826688	\$2,300,000	10/13/16	\$51.31	Cross Fit	C1-65	1	29	Seg/merge after sale; not in ratio
010	095	192604	9446	7,242	2864285	\$567,062	05/04/17	\$78.30	Vacant Parcel	NC2P-40	1	Y	
010	095	242603	9134	32,620	2905982	\$1,800,000	12/14/17	\$55.18	CHURCH PARKING	LR3	1	Y	
010	095	291720	0025	12,947	2927679	\$2,050,000	04/26/18	\$158.34	The Ould Triangle Tavern	C1-40	1	Y	
010	095	292604	9101	9,506	2887044	\$1,200,000	08/10/17	\$126.24	FOUR PLEX	LR2	1	Y	
010	095	292604	9336	5,276	2812640	\$930,000	07/27/16	\$176.27	sfr	MR-85	1	Y	
010	095	362603	9209	4,480	2854703	\$625,000	03/23/17	\$139.51	THE IMAGE SHOPPE	C1-40	1	Y	
010	095	431070	0731	2,949	2779435	\$320,000	02/04/16	\$108.51	Vacant Land	LR2	2	Y	
010	095	431070	1290	15,095	2776612	\$2,360,000	01/14/16	\$156.34	EHS ELECTRICIAN CO	C2-65	1	Y	
010	095	431070	1660	5,000	2856337	\$850,000	03/27/17	\$170.00	duplex	LR3	1	Y	
010	095	630000	0635	6,293	2921140	\$970,000	03/26/18	\$154.14	SEATTLE MILK FUND	C1-40	1	Y	
010	095	630050	0310	4,500	2897754	\$850,000	10/24/17	\$188.89	duplex	LR2	1	Y	
010	095	641460	0330	13,018	2775106	\$547,000	01/05/16	\$42.02	SFR HOUSE USE AS COMMERCIAL	SF 7200	1	Y	
010	095	760870	0026	10,197	2889888	\$1,000,000	09/12/17	\$98.07	duplex	NC3-40	2	Y	

Area 10-10 Lake City Way, Meadowbrook

Neighborhood 10 is the Lake City area north of Roosevelt and Ravenna and includes water frontage along Lake Washington. It encompasses portions of Meadowbrook and Lake City. There were ten land sales in Area 10-10.

Commercial	Industrial	Multi-family	SFR	Total
9	0	4	0	13
\$37 - \$245	N/A	\$68-\$177	N/A	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	382170	0165	18,937	2775185	\$1,150,000	01/07/16	\$60.73	JIMS NOR	C1-65	2	Y	
010	010	382170	0255	22,747	2785432	\$1,400,000	03/17/16	\$61.55	MIXED US	C1-65	1	Y	
010	010	766370	0920	19,276	2821284	\$1,140,000	09/07/16	\$59.14	WATERMI	C1-65	1	Y	
010	010	145360	0663	9,087	2951656	\$1,140,000	09/03/18	\$125.45	GLASTRA	LR2	1	Y	
010	010	145360	2500	46,670	2799576	\$3,200,000	05/25/16	\$68.57	13TH CHU	LR2	3	Y	
010	010	382170	0024	11,675	2860863	\$275,000	04/22/17	\$23.55	VACANT	LR3	1	29	Seg/merge after sale; not in ratio
010	010	882290	1040	11,000	2947643	\$1,950,000	08/09/18	\$177.27	APARTME	LR3 RC	2	Y	
010	010	510140	4962	2,275	2871131	\$12,850	06/14/17	\$5.65	VACANT	NC2-40	1	Y	
010	010	145360	0082	31,325	2926716	\$1,150,000	04/26/18	\$36.71	BOB'S TO	NC3-40	1	Y	
010	010	282604	9046	12,197	2921849	\$1,050,000	03/19/18	\$86.09	HANSEN I	NC3-40	1	Y	
010	010	766370	0950	13,193	2901630	\$805,000	11/17/17	\$61.02	OFF/WHS	NC3-40	2	Y	
010	010	382170	0145	29,060	2942603	\$3,400,000	07/13/18	\$117.00	VACANT	NC3-65	3	Y	
010	010	145360	1141	14,259	2882751	\$3,500,000	08/10/17	\$245.46	PARKING	NC3P-65	1	Y	

E# 2785432 – Parcel #382170-0255 is 22,747 sq. ft. in size and zoned NC3-65 with location at 13524 Lake City Way NE. The vacant property was listed on the open market beginning 5/2014 for \$1,500,000 and sold, all cash, on 3/17/16 for \$1,400,000 (\$61.55/SF). The buyer intends to redevelop the site into a mixed use building.

E#2799576 – Parcel 145360-2500 located 3500 NE 125th St and is home to the 13th Church of Christ Scientist. The sale included 3 parcels with a total area of 46,670 sq. ft. and LR2 zoning which sold for \$3,200,000 (\$68.57/SF) 5/16. The seller and buyer confirmed no brokers were involved. The buyer stated they intend to redevelop the site into a 44 unit multifamily complex.

E#2871131 – Parcel #510140-4962 is a small triangular shaped lot with 2,275 square feet that suffers from topography and wetland issues and may not be buildable. It sold on 6/14/2017 for \$12,850 at \$5.65/ SF with NC2-40 zoning.

E#2901630 – Parcels #766370-0950 and #766370-0953 are zoned NC3-40 and sold on 11/17/2017 for an overall price of \$61.02/SF. These parcels have a small service garage and a one single tenant retail building from 1947 with frontage and good visibility on Lake City Way NE.

E#2860863 – Parcel # 382170-0024 with LR3 zoning sold on 4/22/2017 for \$275,000 at \$23.55/SF. This site is encumbered with topography and environmental issues.

E#2926716 Preliminary site plan shows future new 1 story bldg. 50 x 80 for Adult Cabaret. Wet/Riparian buffer encumbers approx. 9300 sq. ft and is non-buildable. See Permit #6683086-CN dated 8/10/18 Sale applied to buildable area of 22,025 equal's \$52 p/sq ft

E#2951656 Preliminary plans for 8 fee simple townhomes in 3 buildings. According to 11/29 pre-submittal notes the parcel is split zoned NC3-65 and LR2.

E#2882751 Sale included plans and permits approved in 2014. Permit is active soon after sale completion per Seattle building dept. 5 story 150 unit apartment with live work and retail.

E#2921849 parcel is zoned NC3-40 with potential up zoning. Plans / permits were submitted by buyer and pending approval prior to sale. Plans called for redevelopment into mixed use complex.

E#2942603 Parcels #382170-0144, #382170-0145, & #382170-0150 sold for \$3,400,000 on 7/13/2018 for a total of 29,060 sq. ft and \$117 psf. They are zoned NC3-65 at time of sale.

E#2775185 Parcel #382170-0165 is located at 13730 32nd Ave NE and was formally known as Jim's Northgate towing. The property was sold by owner and the price was based on an October of 2015 independent appraisal. The buyer paid \$1,150,000 (\$60.73/SF), all cash, and intends to demolish the existing improvements and redevelop. This parcel is zoned NC3-65.

E#2821284 Parcel included 19,276 sq. ft. of C1-65 zoned land. Note sale included an older vacant building with deferred maintenance valued at approx. \$60,000. Consider a land sale.

E#2947643 2 parcels assembled for redevelopment into Condo Homes. Land size of 11,000 sq. ft of LR3-RC zoning. 1955 built 1 story 5 plex is considered a tear down.

Area 10-20 Northgate

Area 10-20 is Northgate neighborhood includes the Northgate Mall, Thornton Plaza, Cineplex, and the park and ride station along Interstate 5 with convenient freeway access. Northgate is sandwiched between Pinehurst and Maple Leaf. This area also has line retail, office, and apartments. There are several mixed use projects underway in this neighborhood mainly on N Northgate Way and 8th Ave NE.

Commercial	Industrial	Multi-family	Total
2	0	1	3
\$109 -\$175	N/A	\$162	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	020	116000	0055	6,192	2897194	\$1,000,000	10/19/17	\$161.50	SFR Hous	LR2	1	Y	
010	020	292604	9036	44,747	2812651	\$7,850,000	07/28/16	\$175.43	LINE RET	NC2-40	1	Y	
010	020	572450	0590	16,500	2821027	\$1,800,000	08/30/16	\$109.09	RESTAUR	NC3-40	1	29	Seg/merge after sale; not in ratio

E#2812651 – The sale price of \$7,850,000 on 7/28/2016 was for 44,747 sq. ft. of NC2-40 land. Parcel #292604-9036 is being redeveloped into a 230 unit mixed use multi story building.

E#2897194 – Parcel #116000-0055 is a 6,192 sq. ft. site of LR2 zoned land. The purchaser is a townhome developer who is currently planning to segregate the parcel and build 4 new townhouses after demolition of the existing single family residence. The sale for \$1,000,000 at \$161.50/SF transpired on 10/09/2017.

E#2821027 Land sale for redevelopment into mixed use. Sold for \$109 psf land doesn't include plans and permits owned and completed by buyer. Contained 16,500 sq. ft. of NC3-40 land

Area 10-30 Pinehurst, Jackson Park, Olympic Hills

Area 10-30 is Pinehurst and the 15th Avenue NE corridor neighborhood abuts to the west along Interstate 5 and to the south along Northgate. There are four land sales in this neighborhood.

Commercial	Industrial	Multi-family	SFR	Total
4	0	0	0	4
\$75-\$139	N/A	N/A	N/A	

Area	Nbhd.	Major	Minor	Land		Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
				Area	E #								
010	030	082000	0035	15,141	2894357	\$1,800,000	10/09/17	\$118.88	DILLANSC	NC3P-40	2	Y	
010	030	204450	0320	14,400	2824255	\$2,000,000	09/23/16	\$138.89	UNION PC	NC2-40	1	Y	
010	030	679810	0780	8,580	2927888	\$646,000	04/20/18	\$75.29	HONDA S	NC2-40	1	Y	
010	030	679810	0795	6,000	2930932	\$600,000	05/01/18	\$100.00	ENAT DEL	NC2-40	1	Y	

E# 2824255 – Parcel #204450-0320 is located at 11545 15th Ave NE, with an area of 14,400 sq. ft. and NC2-40 zoning. The buyer is a national redevelopment company that purchased the site for land value only. They intend to demolish the existing improvements and redevelop. The sale date was 9/23/16 for \$2,000,000 at \$138.89/SF.

E#2894357 – Parcels #082000-0030, and -0035 sold on 10/09/2017 for \$1,800,000 or \$118.88/SF. This land is zoned NC3-40 and the purchase included a master use permit and plans to build a 31 unit mixed use apartment. A small café’ and single family residence will be demolished for redevelopment.

E#2927888 included a 1925 built service garage in poor condition and considered a tear down. Land size of 8,580 sq. ft. and zoned NC2-40 sold for \$75.29 per sq. ft. land.

E#2930932 is 6,000 sq. ft. in size and zoned NC2-40. It also had an older small 1945 built building considered a tear down. Sale equates to \$100 per sq. ft. of land.

Area 10-40: Shoreline (East) - North City, Ridgecrest, Briarcrest

Area 10-40 is Shoreline East which encompasses the neighborhoods of North City, Ridgecrest, and Briarcrest. This neighborhood had three land sales: Two on commercial zoning (CB) and one on residential multi-family zoning (R12).

Commercial	Industrial	Multi-family	SFR	Total
2	0	2	0	4
\$50-\$52	N/A	\$30-\$34	N/A	

Area	Nbhd.	Major	Minor	Land		Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
				Area	E #								
010	040	367050	0135	6,292	2777002	\$315,000	01/21/16	\$50.06	Former HC	CB	1	Y	
010	040	616390	1521	81,550	2819116	\$4,250,000	08/26/16	\$52.12	US POST	CB	1	Y	
010	040	616390	1801	34,330	2927200	\$1,030,000	04/11/18	\$30.00	VACANT L	R18	1	Y	
010	040	616390	1812	9,553	2927310	\$320,000	04/11/18	\$33.50	VACANT L	R18	1	Y	

E# 2777002 – Sold on 1/26/16 for \$315,000 (\$50.06/SF) and is 6,292 sq. ft. in size with CB zoning. Parcel #367050-0135 is located at 14712 15th Ave NE. The subject’s improvement consists of a 520 sq. ft. former barber shop standalone retail building that has been vacant for over 5 years. The improvement is in poor condition and considered a tear down.

E# 2819116 – Parcel #616390-1521 has 81,550 sq. ft. of CB zoned land and it’s located at 17233 15th Ave NE and sold on 8/26/16 for \$4,250,000 (\$52.12/SF). The buyer, The Wolff Co. out of Arizona, is a large developer who is very active in the Seattle market and known for large mixed use redevelopments. The current improvement, a 1959 built post office, is considered a tear down.

E#2927200 is a vacant parcel 34,300 sq. ft. and zoned R18 sold for \$30 per sq. ft. with no current plans or permits on file.

E#2927310 also a vacant parcel of 9,553 sq. ft. of R18 land sold for \$33.50 per sq. ft. Both sales occurred on same day to same buyer (Arcadia Homes)

Area 10-80 Shoreline (West) - Echo Lake, Richmond Highlands, Highland Terrace, Meridian Park, Parkwood, Westminster Triangle, and the Highlands

West Shoreline’s eastern boundary is Interstate 5 and the western boundary is Puget Sound. Shoreline has added new zoning codes that will allow higher density in order to accommodate the neighborhoods around the light rail stations at N 145th St and N 185th St along Interstate 5. The new zoning codes are: RB, MB-CZ, NB, TC-1, TC-2, TC-3 and TC-4. There were thirteen land sales in this neighborhood.

Commercial	Industrial	Multi-family	SFR	Total
13	0	0	0	13
\$38-\$134	N/A	N/A	N/A	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	080	072604	9043	46,822	2948782	\$2,250,000	08/20/18	\$48.05	Retail Stor	MB	1	Y	
010	080	072604	9137	54,681	2779830	\$2,100,000	02/09/16	\$38.40	Small Stor	MB	1	Y	
010	080	164350	0190	71,981	2921088	\$5,450,000	03/23/18	\$75.71	Warehouse	MB	1	Y	
010	080	182604	9081	86,112	2967521	\$11,500,000	12/21/18	\$133.55	VACANT C	MB	4	Y	
010	080	182604	9312	33,929	2852140	\$2,205,000	03/07/17	\$64.99	TACO BEL	MB	1	Y	
010	080	282710	0005	58,972	2805741	\$3,500,000	06/13/16	\$59.35	vacant land	MB	1	Y	
010	080	688590	0055	10,204	2789106	\$655,000	04/01/16	\$64.19	VACANT L	MB	1	Y	
010	080	728390	0573	41,843	2812300	\$1,882,935	07/21/16	\$45.00	VACANT L	MB	4	Y	
010	080	728390	0610	40,911	2930124	\$2,450,000	05/03/18	\$59.89	NW CAR C	MB	1	Y	
010	080	728390	0630	41,711	2951148	\$3,000,000	09/05/18	\$71.92	Storage W	MB	1	29	Seg/merge after sale; not in ratio
010	080	937170	0020	26,565	2917900	\$2,363,000	02/23/18	\$88.95	GERBER	MB	2	Y	
010	080	072604	9187	36,500	2861948	\$2,805,000	05/01/17	\$76.85	HOAG & D	TC-2	1	Y	
010	080	728390	0430	17,000	2952646	\$1,240,000	08/27/18	\$72.94	DENTAL C	TC-3	1	Y	

E#2779830 – Located at 16523 Aurora Ave N, parcel #072604-9137 is 54,681 sq. ft. in size and zoned MB (Mixed Business). The subject sold on 2/9/16 for \$2,100,000 at \$38.40/SF. Initially, the broker listed this property with an asking price of \$2,300,000 in 12/6/2013 though it sat on the market for 858 days. The list price was then reduced to \$2,100,000 in early 2015. The site had two small, low cost, vacant storage buildings which were subsequently torn down. The broker listed and marketed this property for land value.

E#2789106 – This parcel sold on 4/1/16 for \$655,000 or \$64.19/SF. The site is vacant, has MB (Mixed Business) zoning and 10,204 sq. ft. It is located at the intersection of Midvale Ave N and N 155th St (one block east of Aurora Ave N).

E#2805741 – This vacant parcel is located at 14925 Aurora Ave N with MB zoning and 58,972 sq. ft. in size. This all cash transaction closed on 6/13/16 for \$3,500,000 or \$59.35/SF with the same broker on both sides of the sale. It had been listed on the open market with multiple brokers for approximately 2 years at or near the selling price. The buyer plans to develop it into a multi residential project though no permits had been approved at the time of sale.

E#2812300 – Located at 19237 Aurora Ave N, this site was vacant at time of sale on 7/21/16. It is 41,843 sq. ft. in size and zoned MB (Mixed Business). The asking price was \$1,882,935. The transaction includes parcels #728390-0641, #728390-0573, #728390-0630, & #728390-0632. The list date was 8/28/2015 and reference CBA #564979.

E#2861948 – Parcel #072604-9187 sold with an existing office building on 5/01/2017 for \$2,805,000. This is a redevelopment project and the buyer intends to build a new Church. Zoning is TC-2 and the sale is equivalent to \$76.85/SF.

E#2852140 – Parcel# 182604-9312 sold on 3/07/2017 for \$2,205,000 or \$64.99/SF. It is improved with a Taco Bell fast food restaurant and includes a preliminary redevelopment study to erect a 7 story mixed use apartment on the property.

E#2948782 Subject property closed for \$2,300,000 on 8/20/2018. Property has been listed for 1,561 days and pending sale since 2015. Parcel is 46,822 sq. ft. and zoned MB sold for \$48.05 per sq. ft. Price was negotiated approximately 3 years ago.

E#2921088 sold after 210 days in escrow for \$75 per sq. ft. of MB zoned land 71,981 sq. ft in size.

E#2967521 86,112 sq. ft. of MB zoned land sold for \$133 per sq. ft. as part of a large land redevelopment. This parcel included a Dairy Queen closed and scheduled for demolition.

E#2952646 located near 185th and Aurora Ave N this TC-3 zoned, 17,000 sq. ft. parcel included an older 1964 built dental office considered a tear down land sale. The 8/18 sale equates to \$73 per sq. ft. land.

E#2930124 at market rate but off market sale from Broker to Broker, sale previously flipped to different buyer due to financing problems. Sale included a feasibility study for redevelopment and is considered a land sale. 40,911 sq. ft. zoned MB sold for \$59.89 per sq. ft.

E#2951148 was originally 4 parcels now combined for a total of 41,711 sq. ft of MB zoned land. This Aurora frontage parcel sold for \$72 per sq. ft. land. No plans or currently on file.

E#2917900 Purchaser owns a towing company and this will be an owner/user property. No evidence of redevelopment at this time. On the market for just under 8 months it is 26,565 sq. ft. of MB zoning for a sq. ft. rate of \$89.

Area 10-90 Shoreline (Northwest) - Richmond Beach

The Northwest Shoreline Area known as Richmond Beach is located between West Shoreline and Snohomish County and the west boundary is Puget Sound. There are limited commercial properties in this area and there have been no commercial land sales over the past three years.

Commercial	Industrial	Multi-family	SFR	Total
0	0	0	0	0

Area 10-95 – Broadview, Bitter Lake, Haller Lake, Licton Springs, North Greenwood

This neighborhood is just south of N 145th St, at the boundary line between the City of Seattle and the City of Shoreline. The following is a summary of the number of land sales according to use and their respective sales price per square foot. There were a total of eighteen land sales in 10-95 of which thirteen were commercially zoned, three had multi-family zoning, and two had residential zoning. Four sales occurred in 2015, five in 2016, and nine in 2017.

Commercial	Industrial	Multi-family	SFR	Total
14	0	5	1	20
\$51 - \$192	N/A	\$108 - \$189	\$42	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	095	076700	0140	23,000	2889262	\$4,423,843	09/12/17	\$192.34	JIFFY LUB	C1-40	1	Y	
010	095	076700	0145	9,480	2889261	\$1,597,910	09/12/17	\$168.56	KITCHEN	C1-40	1	Y	
010	095	291720	0025	12,947	2927679	\$2,050,000	04/26/18	\$158.34	The Ould T	C1-40	1	Y	
010	095	362603	9209	4,480	2854703	\$625,000	03/23/17	\$139.51	THE IMAG	C1-40	1	Y	
010	095	630000	0635	6,293	2921140	\$970,000	03/26/18	\$154.14	SEATTLE	C1-40	1	Y	
010	095	192604	9445	44,826	2828688	\$2,300,000	10/13/16	\$51.31	Cross Fit	C1-65	1	29	Seg/merge after sale; not in ratio
010	095	026300	0015	16,200	2861413	\$1,380,000	04/28/17	\$85.19	AC DELCC	C2-65	1	Y	
010	095	431070	1290	15,095	2776612	\$2,360,000	01/14/16	\$156.34	EHS ELEC	C2-65	1	Y	
010	095	292604	9101	9,506	2887044	\$1,200,000	08/10/17	\$126.24	FOUR PLE	LR2	1	Y	
010	095	431070	0731	2,949	2779435	\$320,000	02/04/16	\$108.51	Vacant La	LR2	2	Y	
010	095	630050	0310	4,500	2897754	\$850,000	10/24/17	\$188.89	duplex	LR2	1	Y	
010	095	242603	9134	32,620	2905982	\$1,800,000	12/14/17	\$55.18	CHURCH	LR3	1	Y	
010	095	431070	1660	5,000	2856337	\$850,000	03/27/17	\$170.00	duplex	LR3	1	Y	
010	095	292604	9336	5,276	2812640	\$930,000	07/27/16	\$176.27	sfr	MR-85	1	Y	
010	095	192604	9105	18,353	2782643	\$1,300,000	02/29/16	\$70.83	FU MAN C	NC2P-40	1	29	Seg/merge after sale; not in ratio
010	095	192604	9113	6,580	2894802	\$775,000	10/09/17	\$117.78	GREENW	NC2P-40	1	Y	
010	095	192604	9356	6,186	2940429	\$665,000	07/03/18	\$107.50	THE CELL	NC2P-40	1	Y	
010	095	192604	9446	7,242	2864285	\$567,062	05/04/17	\$78.30	Vacant Pa	NC2P-40	1	Y	
010	095	760870	0026	10,197	2889888	\$1,000,000	09/12/17	\$98.07	duplex	NC3-40	2	Y	
010	095	641460	0330	13,018	2775106	\$547,000	01/05/16	\$42.02	SFR HOU	SF 7200	1	Y	

E#2779435 – was a vacant lot with LR2 zoning which sold on 2/29/16 for \$320,000 or \$108.51/SF. This parcel is located at 9705 Woodlawn Ave N and was later improved with two residential townhomes that were subsequently sold individually as single family homes.

E#2856337 – Zoned LR3 was parcel# 431070-1660 which sold on 3/27/2017 for \$850,000 or \$170/SF of land. The 1963 duplex was removed after the sale.

E#2897754 – Parcel# 630050-0310 is zoned LR2 and improved with a 1938 built duplex. Zoned LR2, this land sale equates to \$188.89/SF. Plans were approved to construct two apartment buildings and demolish the duplex on site.

E#2775106 – This parcel is located just southwest of the intersection of Roosevelt Way N and Aurora Ave N. It sold on 1/5/16 for \$547,000 or \$42.02/SF to another developer. The split zoning classifications are: 6,158 sf of land area is zoned NC1-40 and 6,860 sf is zoned SF7200.

E#2776612 – Sale was on 1/16 for \$2,360,000 or \$156.34 S/F and C2-65 zoning with an area of 15,095 sq. ft. in size. It was listed with broker with an asking price of \$2,460,000 on 5/20/2015. The existing structures will be torn down.

E#2782643 – This parcel sold on 2/29/16 for \$1,300,000 or \$70.83 S/F with NC2P-40 zoning. The subject is 18,353 sq. ft. in size and at the time of sale was improved with a 1967 retail building that was considered a tear down. It was listed it with an asking price of \$1,395,000 on 1/13/2014. The buyer is developer that has purchased several properties for redevelopment.

E#2889888 – Parcels 760870-0025 and -0026 sold on 9/12/2017 for \$1,000,000 or \$98.07/SF for land with NC3-40 zoning. Land area was 10,197 sq. ft.

E#2854703 – Parcel# 362603-9209 with C1-40 zoning and Greenwood Ave location has an area of 4,480 sq. ft. and sold on 3/23/2017 for \$625,000 or \$139.51/SF. A small vacant barber shop will be removed and plans are to construct 4 new townhomes.

E#2812640 – Parcel# 292604-9336 has 5,276 sq. ft., with MR-85 zoning and sold for \$930,000, all cash, at \$176.27/SF on 7/27/2016. Permits were subsequently issued for a 20 unit apartment building.

E#2864285 – Sold on 5/04/2017 for \$567,062 with parcel# 192604-9446, an area of 7,242 sq. ft. at \$78.30/SF. This lot is zoned NC2P-40 and was recently segregated for redevelopment.

E#2889261 – Parcel# 076700-0145 sold on 9/12/2017 for \$1,597,910 or \$168.56/SF. Zoned C1-40, this property was purchased for redevelopment as an assisted living complex. This is one of two property assemblage sales.

E#2889262 – Parcel# 076700-0140 also sold on 9/12/2017 separately for \$4,423,843 or \$192.34/SF. This is also one of a two parcel assemblage for a new assisted living complex along with 076700-0145.

E#2861413 - Parcel# 026300-015 sold on 4/28/2017 for \$1,380,000 or \$85.19/SF. This site is zoned C2-65 and is 16,200 sq. ft. in size. It was improved with a 1975 built service garage that will be demolished for the construction of a six story 100 unit mixed use building.

E#2894802 – Sold on 10/9/2017 for \$775,000 or \$117.78/SF of NC2P-40 zoned land on Greenwood Ave. Parcel# 192604-9113 is part of an assemblage for future development.

E#2940429 Seller indicated there were six multiple offers from land developers for the property since 4th quarter of 2017. Seller took the offer that paid all cash down for the property. Buyer is land developer. 1954 built retail building is considered a tear down. 6,186 sq. ft. and zoned NC2P-40 sold for \$107 per sq. ft. land.

E#2828688 Sale for redevelopment into 170 unit mixed use 6 story building. Original service garage was segregated off after sale. Parcel sold for \$51 per sq. ft. 10/16 and is zoned C1-65 at time of sale. Construction completed June 2018.

E#2905982 is a land sale between tax exempt parties for development of a 3 story 59 unit mixed use building. Land is zoned LR3, is 32,620 sq. ft. and sold for \$55 per sq. ft. in 12/17.

E#2927679 Buyer plans for a new 50-units apartment and rezoning from C1-40 to C1-55 and included parcels #291720-0027 & #291720-025 for a total of 12,947 sq. ft. land at \$158 per sq. ft.

E#2887044 Research indicated the Buyer purchased for redevelopment. Per City of Seattle, building permits and plans in process to subdivide the property into 2 parcels, demolish the imp, and build 4 Row Houses. 9,506 sq. ft. of LR2 zoning equates to \$126 per sq. ft.

E#2921140 Broker indicated buyer plans to demolished existing structure and construct a new congregated shared rooming house building. Buyer submitted permits for construction after sale date. Sale price does not include permits and plans. Broker indicated there were multiple offers for the property and a back-up offers for \$950,000. Buyer paid all cash transaction. Good land sale at \$154 of C1-40.

The table below summarizes the **City of Seattle** land valuation model as it was applied to the properties in Area 10. 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.

City of Seattle Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2018 Land Revaluation				
Zoning	10-10	10-20	10-30	10-95
Multi-family				
LDT				
LR1	\$50		\$50 - \$55	\$75
LR1 RC				
LR2	\$60 - \$85	\$80 - \$110	\$60	\$70 - \$115
LR2 RC	\$55 - \$60	\$110		
LR3	\$60 - \$90	\$90 - \$115	\$45 - \$65	\$50 - \$145
LR3 RC	\$65 - \$90		\$65	
LR3 PUD				\$75
LR4				
MR	\$55 - \$70	\$85	\$60	\$65 - \$105
MR-RC				
MR 85				\$100-\$130
Commercial				
C1-30				
C1-40			\$40 - \$45	\$50 - \$125
C1-65			\$45	\$55 - \$130
C2-40				\$60 - \$85
C2-65				\$55 - \$80

City of Seattle Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2018 Land Revaluation				
Zoning	10-10	10-20	10-30	10-95
NC1-30	\$50 - \$100			\$80 - \$110
NC1-40				\$35-\$45
NC1-65				
NC2-30, NC2P-30	\$60			\$75
NC2-40, NC2P-40	\$50 - \$55	\$85	\$55	\$75
NC2P2-40	\$50 - \$65			
NC2-65, NC2P-65	\$70			
NC2P2-65				
NC2-65 (1.3)				
NC2-65 (3.0)				
NC3-40, NC3P-40	\$15-\$75	\$80	\$60	\$60 - \$110
NC3-65, NC3P-65	\$55-\$60	\$115		\$60-\$125
Commercial				
NC3-65 (3.0)				
NC3P-65 (3.0)	\$55-\$60			
NC3-85, NC3P-85	\$65	\$57-\$130		\$130
NC3-125		\$60-\$85		
Major Institution Overlay District				
MIO-65-MR				
MIO-105-MR				
Major Institution Overlay District				
MIO-105-LR3				\$45
MIO-105-LR2				\$55
MIO-37-LR2				\$45
MIO-50-LR2				\$55
MIO-65				
MIO-105-NC3-65				
MIO-65-NC3-65				
MIO-65-NC3-85				
Industrial				
IG1U/65				
IG2U/65				
IBU/45				
Single Family				
SF 5000	\$30	\$35-\$40		\$25 - \$40
SF 7200	\$15 - \$40	\$30 - \$50	\$15 - \$25	\$20 - \$50
SF 9600				

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.

The table below summarizes the **City of Shoreline** land valuation model as it was applied to the properties in Area 10. 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.

City of Shoreline Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2018 Land Revaluation				
Zoning	10-10	10-40	10-80	10-90
Residential & Multi-family				
R-4			\$7 - \$20	\$15
R-6		\$15 - \$19	\$13 - \$30	\$15 - \$55
R-8		\$20	\$18	
R-12		\$25-\$40	\$25	\$25
R-18		\$30	\$25 - \$30	\$30
R-24		\$35	\$35	\$35
R-48		\$35 - \$40	\$40	\$40
Commercial				
C		\$15	\$15	\$12
CB	\$50	\$20 - \$45	\$40	\$30
NB		\$25 - \$35	\$30 - \$45	\$30
MB			\$30 - \$60	
MB-CZ				
RB				
CZ		\$30	\$30 - \$45	
TC			\$30 - \$45	
TC1			\$55	
TC2			\$40 - \$55	
TC3			\$45-\$55	
TC4			\$40	
PA				
Mixed-Use Residential				
MUR-35				
MUR-45		\$12-\$15	\$25 - \$35	
MUR-70		\$15-\$25	\$20 - \$35	
Campus				
CCZ				
FCZ				
PHZ				
SCZ				

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

City of Shoreline Zoning Classifications:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4, R-6, R-8, R-12, R-18, R-24, R-48 (Numerical designator relating to base density in dwelling units per acre) Mixed-Use Residential (MUR) 35', 45', and 70' (Numerical designator relating to height in feet)
NONRESIDENTIAL	
Neighborhood Business	NB
Community Business	CB
Mixed Business	MB
Regional Business	RB
Campus	C, CCZ, FCZ, PHZ, SCZ ¹
Town Center District	TC-1, TC-2, TC-3, TC-4
Planned Area	PA, PA3
Planned Action District	PAD
Contract Zone	CZ

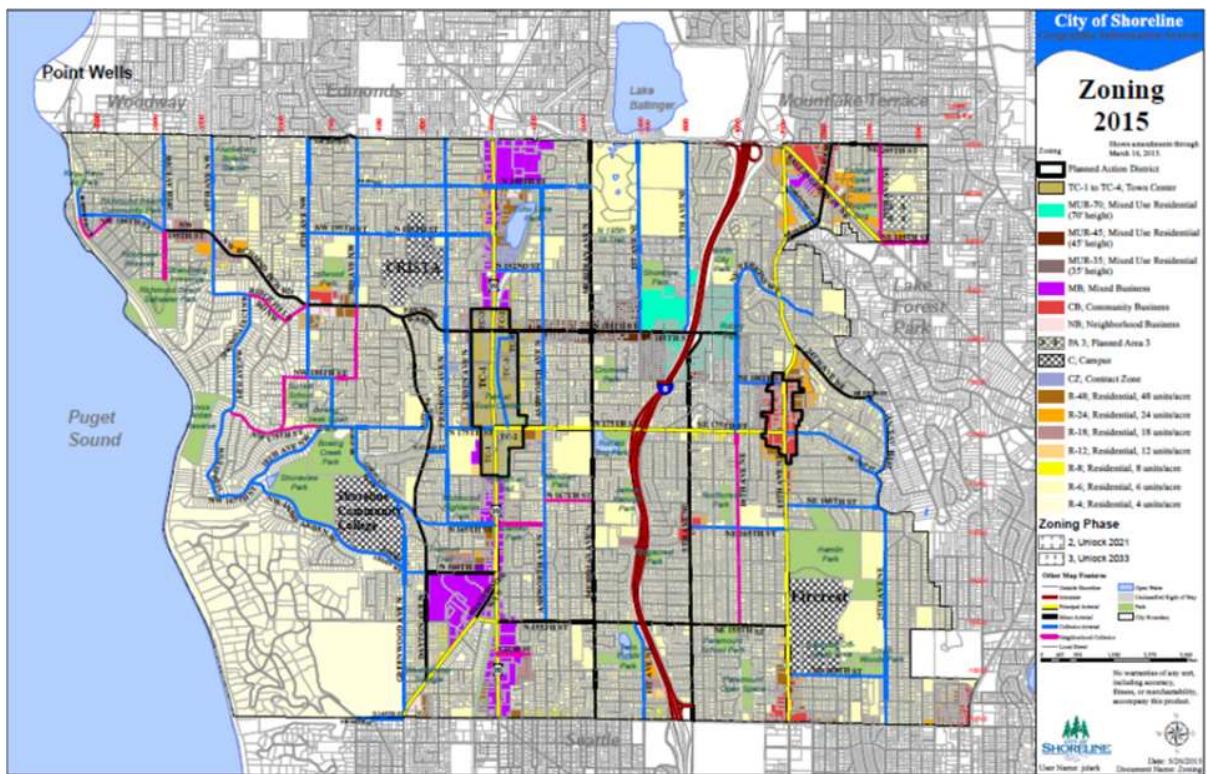
¹ CCZ refers to the CRISTA Campus; FCZ refers to the Fircrest Campus; PHZ refers to the Public Health Laboratory Campus; and SCZ refers to the Shoreline Community College Campus.

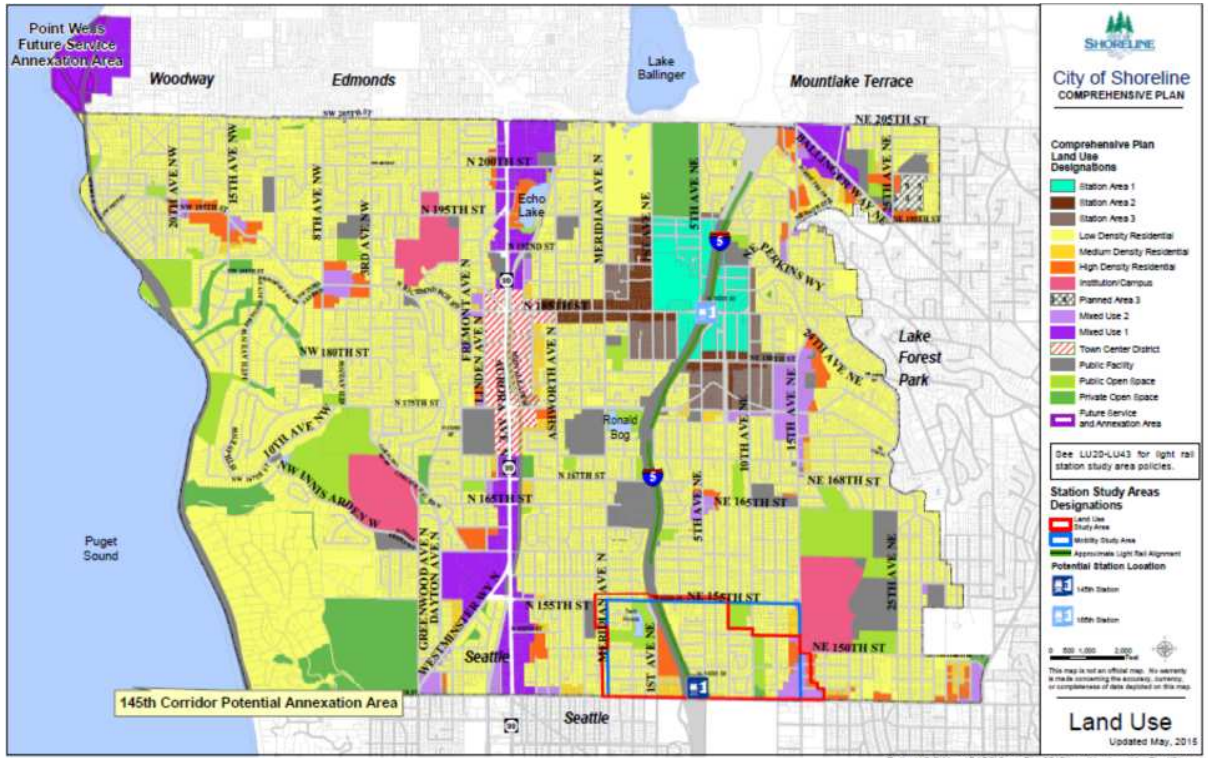
- CRISTA Campus Zone (CCZ).** CRISTA Ministries is an approximately 55-acre campus that provides such services and uses as education, senior care and housing, broadcasting, headquarters for humanitarian missions, relief and aid to those in need and specialized camps.
- Fircrest Campus Zone (FCZ).** The Fircrest Campus is an approximately 83-acre site with existing uses that include the Fircrest School, a state-operated residential habilitation center and two not-for-profit tenants.

3. **Public Health Laboratory Zone (PHZ).** The Public Health Laboratory is an approximately seven-acre campus that provides diagnostic and analytical services for the assessment and monitoring of infectious, communicable, genetic and chronic diseases and environmental health concerns for the State of Washington.

4. **Shoreline Community College Campus Zone (SCZ).** Shoreline Community College is an approximately 79-acre state-operated community college. The college provides academic, professional, technical and workforce training programs, continuing education and community involvement programs to meet the lifelong learning needs of the community.

City of Shoreline 2015 Zoning Map:





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.

The two major aspects of appraisal accuracy; appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (IAAO) has developed performance standards to evaluate both the appraisal level and uniformity. A preliminary ratio study was conducted and the weighted mean ratio fell just below the recommended IAAO standards though the Coefficient of Dispersion and Price Related Differential met the guidelines. The application of the 2019 values improved the ratio study.

AREA 10 RATIO STUDY

<i>RATIO STUDIES (Before and After)</i>	<i>1/1/2018</i>	<i>1/1/2019</i>
Arithmetic Mean Ratio	0.916	0.955
Median Ratio	0.940	0.960
Weighted Mean Ratio	0.917	0.951
Coefficient of Dispersion (COD)	8.25%	6.40%
Standard Deviation (SD)	0.1172	0.0901
Coefficient of Variation (COV)	12.80%	9.44%
Price Related Differential (PRDP)	1.00	1.00

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

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the assessed values divided by the sum of the sales prices. The weighted mean gives equal weight to each dollar of value in the sample, whereas the median and mean give equal weight to each parcel. The weighted mean is an important statistic in its own right and also used in computing the price related differential (PRD), a measure of uniformity between high- and low-value properties.

Appraisal (Assessment) Uniformity: Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity in the data where assessment level decreases with increases in sales price.

The results of the preliminary ratio study indicated that value adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as live/work townhouses and commercial condominiums, exist. For most other income producing property types, the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

Improved Parcel Total Values

The Seattle economy continues to expand with employment in construction and wholesale/retail trades. Commercial real estate sales transaction volume has increased and underlying economic fundamentals remain optimistic. 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. However, the brisk pace and demand for commercial properties diminishes as one moves away from the downtown CBD cores and growth in area 10 is on a slower, though stable uptick as properties in closer proximity to Seattle continue to escalate in value. Area 10 prices are higher than last year but remain more affordable. The majority of new construction projects in North Seattle/Shoreline are mixed use and multi-family structures in addition to the residential infill of urban townhomes.

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 1/13/2016 to 12/3/2018. There were 58 improved sales in Area 10 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.

Commercial condominium units and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were available. When necessary, sales of similar property types from other market areas were considered.

The following table summarizes the value parameters used for valuation in area 10. Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Property Type	Price per Sq. Ft Range
Commercial Condominium	\$185 to \$450
Live-Work Townhouse Units	\$286 to \$425
SFR House Commercial Use	\$170 & \$500

Sales comparison calibration

Neighborhoods were treated independent of one another as dictated by the market. Individual values were applied based on various characteristics deemed appropriate within each market on a dollar value per square foot of improved net rentable area. Specific variables and price ranges for neighborhoods were discussed in general detail above. Given the relatively low sales count per property type during this most recent economic period, applicability of Sales Comparison was considered limited for broad valuation purposes.

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

Three basic models were developed for income capitalization; those being retail, office and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

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

The Income Approach, using direct capitalization was considered a reliable approach to valuation throughout Area 10 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. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and tempered by appraiser 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 10, 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 (1965, 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.

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2018					1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	6.00% 6.30%	- -	- -	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties
			-	5.40%	-	Warehouse – 1 st Tier Properties
			-	6.30%	-	R&D – 1 st Tier Properties
			-	6.30%	-	Flex – 1 st Tier Properties
			-	-	6.30%	Regional Mall – 1 st Tier Properties
			-	-	6.20%	Power Center – 1 st Tier Properties
			-	-	6.10%	Neigh/Comm. Ctrs. – 1 st Tier Properties
		West Region	5.00% - 7.80%	-	-	Office CBD – 1 st Tier Properties
			5.30% - 8.30%	-	-	Office CBD – 2 nd Tier Properties
			5.80% - 8.80%	-	-	Office CBD – 3 rd Tier Properties
			5.00% - 8.30%	-	-	Suburban Office – 1 st Tier Properties
			5.50% - 8.80%	-	-	Suburban Office – 2 nd Tier Properties
			5.30% - 9.30%	-	-	Suburban Office – 3 rd Tier Properties
			-	4.50% - 8.00%	-	Warehouse – 1 st Tier Properties
			-	5.00% - 8.50%	-	Warehouse – 2 nd Tier Properties
			-	5.30% - 8.50%	-	Warehouse – 3 rd Tier Properties
			-	4.50% - 7.50%	-	R&D – 1 st Tier Properties
			-	5.50% - 8.00%	-	R&D – 2 nd Tier Properties
			-	5.30% - 8.50%	-	R&D – 3 rd Tier Properties
			-	4.50% - 7.50%	-	Flex – 1 st Tier Properties
			-	6.00% - 8.00%	-	Flex – 2 nd Tier Properties
			-	5.30% - 8.50%	-	Flex – 3 rd Tier Properties
			-	-	5.80% - 9.00%	Regional Mall – 1 st Tier Properties
			-	-	6.50% - 8.00%	Regional Mall – 2 nd Tier Properties
			-	-	7.50% - 8.30%	Regional Mall – 3 rd Tier Properties
			-	-	5.80% - 9.30%	Power Center – 1 st Tier Properties
			-	-	6.30% - 7.50%	Power Center – 2 nd Tier Properties
			-	-	6.50% - 8.30%	Power Center – 3 rd Tier Properties
			-	-	5.50% - 7.50%	Neigh/Comm. Ctr. – 1 st Tier Properties
			-	-	6.30% - 8.00%	Neigh/Comm. Ctr. – 2 nd Tier Properties
			-	-	7.00% - 9.00%	Neigh/Comm. Ctr. – 3 rd Tier Properties
IRR: Viewpoint for 2018	Year-end 2018	West Region	5.81% 6.45% 6.23% 6.84%	- - - -	- - - -	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B
			-	6.52%	-	Flex Industrial
			-	5.82%	-	Industrial
			-	-	6.09%	Regional Mall
			-	-	6.28%	Community Retail
			-	-	6.10%	Neighborhood Retail
PWC / Korpaz Real Estate Investment Survey	4Q 2018	Seattle	4.00% - 8.00%	-	-	CBD Office
		Pacific NW Region	4.00% - 8.00%	-	-	Office
			-	3.75% - 5.50%	-	Warehouse
ACLI	4Q 2018	Seattle – Bellevue - Everett MSA	5.82%	4.52%	6.61%	All Classes
		Pacific Region	6.01%	5.10%	5.67%	All Classes

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2018	Seattle	4.25% - 4.75%	-	Infill – Class A
			4.50% - 5.00%	-	Infill – Class A – Value Added
			4.75% - 5.00%	-	Infill – Class B
			5.00% - 5.50%	-	Infill – Class B – Value Added
			5.50% - 6.00%	-	Infill – Class C
			5.50% - 6.25%	-	Infill – Class C – Value Added
			4.75% - 5.00%	-	Suburban – Class A
			4.75% - 5.25%	-	Suburban – Class A – Value Added
			5.00% - 5.25%	-	Suburban – Class B
			5.00% - 5.50%	-	Suburban – Class B – Value Added
			5.50% - 6.00%	-	Suburban – Class C
			5.50% - 6.25%	-	Suburban – Class C – Value Added
			-	6.00% - 6.50%	CBD – Luxury
			-	6.25% - 6.75%	CBD – Full-Service
			-	6.75% - 7.25%	CBD – Select-Service
-	8.25% - 9.00%	CBD – Economy			
-	6.75% - 7.75%	Suburban – Luxury			
-	7.75% - 8.50%	Suburban – Full-Service			
-	7.75% - 8.50%	Suburban – Select-Service			
-	9.25% - 10.25%	Suburban – Economy			
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2018	Seattle	5.70%	-	Apartments – All Classes
			-	7.50%	Hotels – All Classes
			4.00% - 6.50%	-	Apartments – 1 st Tier Properties
		West Region	4.50% - 7.00%	-	Apartments – 2 nd Tier Properties
			4.50% - 7.50%	-	Apartments – 3 rd Tier Properties
			-	6.00% - 8.50%	Hotels – 1 st Tier Properties
			-	7.00% - 8.50%	Hotels – 2 nd Tier Properties
-	7.50% - 10.00%	Hotels – 3 rd Tier Properties			
IRR: Viewpoint for 2019	Year-end 2018	Seattle	4.25%		Urban Class A
			4.50%		Urban Class B
			4.75%		Suburban Class A
			5.25%		Suburban Class B
IRR: Viewpoint for 2019	Year-end 2018	West Region	4.52%	-	Urban Class A
			5.12%	-	Urban Class B
			4.71%	-	Suburban Class A
			5.34%		Suburban Class B
IRR: Viewpoint for 2019	Year-end 2018	National		8.1%	Full Service
				8.8%	Limited Service
PWC / Korpaz Real Estate Investor Survey	4Q 2018	Pacific Region	3.50% - 6.00%	-	Apartments
ACLI	4Q 2018	Seattle-Bellevue	4.35%		All Classes
		Everett Pacific	4.48%	6.16%	All Classes

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2018					1 st Tier properties are defined as new or newer quality const. in prime to good location
		National	4.00% -6.50% 5.40% - 7.50%	- - 4.50% - 7.30% 5.50% - 9.00% 6.50% - 8.00%	- - - - 5.00% - 8.00% 5.50% - 8.50% 5.00% - 6.50%	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 2019 Commercial Real Estate Trends report	Yr. End 2018	National	6.68% 7.51% 7.01% 7.81%	- - - - 6.68% 7.50%	- - - - - 6.80% 6.88% 7.04%	“Institutional Grade Properties” CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail
ACLI	4Q 2018	National	5.07% 6.43% 6.03% 6.00% 4.75%	5.93% 6.97% 6.60% 6.23% 5.84%	6.11% 6.53% 6.13% 6.20% 5.94%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz Real Estate Investor Survey	4Q 2018	National	3.00% - 7.50% 5.00% - 10.00% 5.00% - 9.50% 4.50% - 10.00%	- - - - 1.00% - 6.50%	- - - - - 4.00% - 9.00% 5.25% - 9.00% 4.00% - 9.50%	CBD Office Suburban Office Secondary Office Medical Office Flex/R&D Warehouse Regional Mall Power Center Neigh. Strip Centers
PWC / Korpaz Real Estate Investor Survey	4Q 2018	National	3.00% - 7.50% 5.00% - 10.00% 4.50% - 10.00%	- - - 1.00% - 6.50%	- - - - 4.00% - 9.50% 5.25% - 9.00% 4.00% - 9.00% 5.00% - 8.50%	U.S. CBD Office U.S. Suburban Office Medical Office U.S. Warehouse U.S. Flex/R&D U.S. Strip Shop Centers U.S Power Centers U.S. Regional Malls Net Lease
The Boulder Group: Net Lease Market Report	4Q 2018	National West	7.02% 5.10% 5.50%	7.07%	6.25%	Overall (Average) Bank Medical Office

NATIONAL CAP RATES					
Source	Date	Location	Restaurant	Retail	
The Boulder Group: Net Lease Market Report	4Q 2018	West		7.02% 7.15% 6.70% 6.29%	Junior Big Box (20K-40K SF) Mid Box (40K-80K SF) Large Format (over 80K SF) Median
				6.21% 5.30%	Drug Store Auto Parts Stores
			5.48% 4.32%		Casual Dining Quick Service Restaurants

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 10 to develop the income model. The range of capitalization rates in the income model for Area 10 reflects the variety of properties in this area.

Income approach calibration

Income tables were developed for each of the five neighborhoods that comprise Area 10. 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.

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 10 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 10 Typical Income Model Parameters						
Property Type	10-20 Annual Rental Rates/SF Range	10- 10, 30, 95 Annual Rental Rates/SF Range	10- 40, 80, 90 Annual Rental Rates/SF Range	Vacancy Rate Range	Expense Rate Range	OAR Range
Office, Medical Office, Dental Office	\$14 - \$30	\$14 - \$30	\$12 - \$28	10% - 12%	30% - 37%	6.25% to 8.00%
Retail, Restaurant, Bar/Tavern, Cocktail Lounge	\$10 - \$30	\$10 - \$28	\$10 - \$28	5% - 7%	7% - 10%	6.25% to 8.00%
Bank	\$16 - \$34	\$16 - \$34	\$16 - \$34	5% - 7%	7% - 10%	6.50% to 8.00%
Discount Store Supermarket	\$8 - \$18	\$8 - \$18	\$8 - \$18	5% - 7%	7% - 10%	6.50% to 8.00%
Market, Bsmt Retail/Finish	\$6 - \$20	\$6 - \$20	\$6 - \$20	5% - 7%	7% - 10%	6.50% to 8.00%
Warehouse: Discount, Food, Showroom Store	\$6 - \$16	\$5 - \$16	\$5 - \$16	5% - 7%	7% - 10%	6.50% to 8.00%
Auto Ctr & Gar Repair Svcs	\$6 - \$20	\$6 - \$20	\$6 - \$20	5% - 7%	7% - 10%	6.50% to 8.00%
Mini Lube Gar	\$14 - \$32	\$14 - \$32	\$14 - \$32	5% - 7%	7% - 10%	6.50% to 8.00%
Vet Hosp & Kennel	\$14 - \$28	\$14 - \$28	\$14 - \$28	10% - 12%	30% - 37%	6.50% to 8.00%
Industrial, Manufacture, Storage Whse	\$4.50 - \$14.50	\$4 - \$14.50	\$4 - \$14.50	5% - 7%	7% - 10%	6.50% to 8.00%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$5 - \$18	\$5 - \$20	\$5 - \$17	5% - 7%	7% - 10%	6.50% to 8.00%
Drug Store	\$10 - \$26	\$10 - \$26	\$10 - \$24	5% - 7%	7% - 10%	6.50% to 8.00%
Apartments, Multifamily	\$12 - \$26	\$12 - \$26	\$12 - \$26	3% - 7%	30% - 40%	5.50% to 6.75%
Rooming House	\$12 - \$24	\$12 - \$24	\$11 - \$24	5% - 7%	35% - 45%	5.50% to 6.75%

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

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 market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. 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, super-adequacy, 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 2018 and 2019 Ratio Analysis charts included in this report. Comparison of the 2018 Ratio Study Analysis with the 2019 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level went from 91.7% to 95.1%. The Coefficient of Dispersion (COD) went down from 8.25% to 6.40%, the Coefficient of Variation (COV) went down from 12.80% to 9.44%, and the Price-related Differential (PRD) improved from 1.00 to 1.00. 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 58 improved sales for many different commercial types the weight given to the ratio study should be tempered.

In the 2019 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 2019 there were total 58 improved sales in Area 10. 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 10 for the 2018 assessment year was \$2,545,903,075 and the total recommended value for the 2019 assessment year is \$2,624,889,800. This does not include specialty properties but it does include commercial condos (not multi-family units). In addition the 2019 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 2019 assessment year (taxes payable in 2020) results in a total value change of +3.10% from the previous year.

2019 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 10. These land sales support an increase in the assessed land values for most of the zoning designations in the 2019 revalue and an overall land value increase of 6.29%.

Application of these recommended values for the 2019 assessment year results in a total change from the 2018 assessments of +3.10%. The adjustments in values are intended to improve uniformity and equalization.

Change In Total Assessed Value			
2018 Total Value	2019 Total Value	\$ Change	% Change
\$2,545,903,075	\$2,624,889,800	\$78,986,725	+3.10%

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.*
- *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.*
- *No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.*
- *Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 24 April 2004 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation.*

To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.



4/30/2019

Raphael Roberge

Date

Area 10

Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

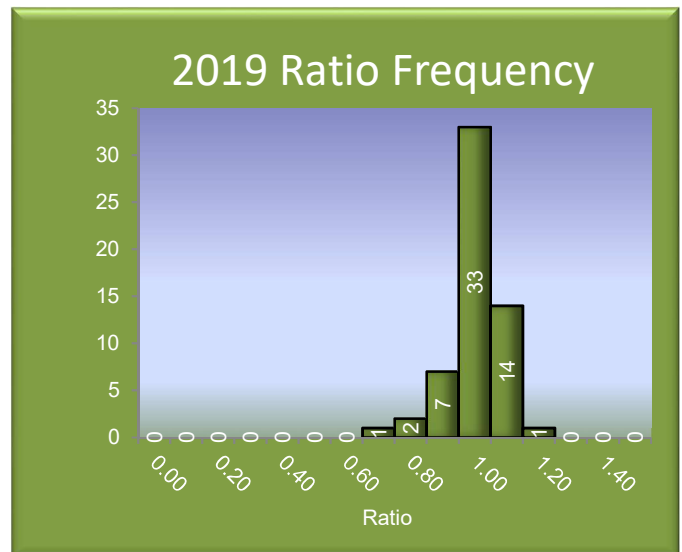
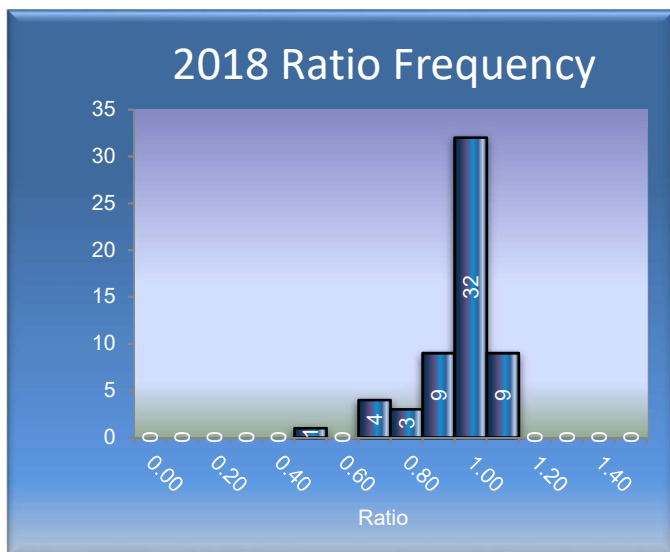
Pre-revalue ratio analysis compares sales from 2016 through 2018 in relation to the previous assessed value as of 1/1/2018.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	58
Mean Assessed Value	1,946,400
Mean Adj. Sales Price	2,123,400
Standard Deviation AV	2,704,292
Standard Deviation SP	2,805,585
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.916
Median Ratio	0.940
Weighted Mean Ratio	0.917
UNIFORMITY	
Lowest ratio	0.4944
Highest ratio:	1.0995
Coefficient of Dispersion	8.25%
Standard Deviation	0.1172
Coefficient of Variation	12.80%
Price Related Differential (PRD)	1.00

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2016 through 2018 and reflects the assessment level after the property has been revalued to 1/1/2019.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	58
Mean Assessed Value	2,019,700
Mean Sales Price	2,123,400
Standard Deviation AV	2,708,844
Standard Deviation SP	2,805,585
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.955
Median Ratio	0.960
Weighted Mean Ratio	0.951
UNIFORMITY	
Lowest ratio	0.6045
Highest ratio:	1.1676
Coefficient of Dispersion	6.40%
Standard Deviation	0.0901
Coefficient of Variation	9.44%
Price Related Differential (PRD)	1.00



Improvement Sales for Area 010 with Sales Used

04/01/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	075100	0010	4,545	2823462	\$1,500,000	09/02/16	\$330.03	WEDGWOOD MONTESSORI NORT	NC1-30	1	Y	
010	010	145360	0724	2,653	2785155	\$332,854	03/10/16	\$125.46	TAYLOR'S SHOE REPAIR	NC3P-85	1	Y	
010	010	145360	1340	20,918	2856211	\$4,650,000	03/31/17	\$222.30	Cash America Pawn	NC3-65	2	Y	
010	010	145360	1360	5,862	2856213	\$1,100,000	03/31/17	\$187.65	MIXED USE RETAIL & 7 STUDIO AF	NC3-65	1	Y	
010	010	145360	1362	4,188	2856212	\$950,000	03/31/17	\$226.84	LOVE BOUTIQUE	NC3P-65	1	Y	
010	010	145360	1840	3,906	2830887	\$2,825,000	10/28/16	\$723.25	Sherwin Williams Paint	C1-40	1	Y	
010	010	344800	1082	1,491	2913194	\$2,150,000	01/30/18	\$1,441.99	CHEVRON FOOD MART	NC3-40	1	Y	
010	010	344800	1785	1,150	2938371	\$687,000	06/20/18	\$597.39	SFR as business	LR2	2	Y	
010	010	382170	0260	8,315	2793146	\$1,410,000	04/28/16	\$169.57	PATTEN OFFICE BLDG	C1-65	1	Y	
010	010	383450	0030	15,635	2778497	\$3,014,337	02/01/16	\$192.79	Hansen Building	C1-65	1	Y	
010	010	383450	0125	2,688	2870937	\$521,400	06/15/17	\$193.97	PROFESSIONAL MEDICAL	NC3-40	1	Y	
010	010	766370	0311	11,216	2890238	\$2,049,000	09/19/17	\$182.69	AUTO REPAIR,RES UNITS, RODEN	NC3-65	1	Y	
010	010	882090	3680	5,776	2821395	\$1,500,000	09/07/16	\$259.70	RYTHER CHILD CENTER	SF 7200	2	Y	
010	010	882290	0465	39,350	2871881	\$7,900,000	06/20/17	\$200.76	SHORELINE TOWER	NC3-85	1	Y	
010	010	882290	0700	2,638	2793141	\$595,000	04/29/16	\$225.55	GARCIA'S VIDEO / HAMDI MARKET	NC3P-65	1	Y	
010	010	882290	0710	4,095	2964640	\$1,362,000	12/03/18	\$332.60	2ND HAND STORE	NC3P-65	2	Y	
010	010	890250	0124	9,433	2777220	\$1,349,750	01/20/16	\$143.09	RETAIL STORE	C1-40	1	Y	
010	020	243490	0150	85,000	2834316	\$20,275,000	11/16/16	\$238.53	NORTHGATE DELTA BUILDING	NC3-65	1	Y	
010	020	292604	9140	13,572	2791714	\$4,150,000	04/21/16	\$305.78	CHILDREN'S WORLD	LR3	1	Y	
010	030	641360	0297	2,576	2939585	\$530,000	06/29/18	\$205.75	SFR - Samis Foundation	SF 7200	1	Y	
010	030	663230	0630	5,515	2785354	\$2,100,000	03/14/16	\$380.78	The Solution	C1-65	1	Y	
010	030	863310	0020	448	2776552	\$170,000	01/13/16	\$379.46	THORTON CREEK	NC3P-40	1	Y	
010	030	942340	0050	9,652	2901681	\$1,450,000	11/17/17	\$150.23	LK WASHINGTON BAPTIST CHURCH	SF 7200	1	Y	
010	040	367050	0225	10,997	2931228	\$1,950,000	05/17/18	\$177.32	LINE RETAIL	CB	1	Y	
010	040	402410	0182	9,009	2955230	\$2,300,000	09/19/18	\$255.30	mixed retail	CB	3	Y	
010	040	402410	1360	9,688	2918669	\$1,500,000	03/06/18	\$154.83	FAMILY HAIR SALON & RETAIL/OFF	CB	1	Y	
010	040	616390	0790	3,600	2886847	\$1,260,000	08/28/17	\$350.00	TOKUNO BUSINESS BUILDING	CB	1	Y	
010	080	182604	9082	5,040	2892943	\$2,300,000	09/29/17	\$456.35	VALUE PET CLINIC AND RETAIL	MB	1	Y	
010	080	182604	9189	2,771	2872799	\$988,000	06/20/17	\$356.55	Office	NB	1	Y	
010	080	182604	9455	3,764	2950163	\$1,200,000	08/30/18	\$318.81	BLUE STAR AUTO SALON	MB	1	34	Use-change after sale; not in ratio
010	080	222730	0005	6,515	2799456	\$975,000	05/27/16	\$149.65	RETAIL	MB	2	Y	
010	080	222730	0096	23,765	2822424	\$5,820,000	08/22/16	\$244.90	AURORA VILLAGE MEDICAL CENT	NB	1	Y	
010	080	222790	0101	7,953	2912336	\$1,825,000	01/26/18	\$229.47	BUCKY'S MUFFLER	MB	1	Y	
010	080	223250	0035	6,944	2948130	\$925,000	08/13/18	\$133.21	RONNA'S ADULT VIDEO STORE	MB	1	Y	
010	080	329370	0051	4,724	2799325	\$2,125,500	05/25/16	\$449.94	SHORELINE VET HOSPITAL	MB	2	Y	
010	080	329890	0040	4,000	2854991	\$415,000	03/22/17	\$103.75	HIGHLAND PARK PLACE CONDOM	CZ	1	Y	Condo - Multi unit sale

Improvement Sales for Area 010 with Sales Used

04/01/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	080	329890	0080	9,600	2843379	\$750,000	01/04/17	\$78.13	HIGHLAND PARK PLACE CONDOM	CZ	1	Y	Condo - Multi unit sale
010	080	930430	0065	3,000	2909257	\$790,000	12/26/17	\$263.33	STATE FARM INSURANCE	NB	1	Y	
010	080	930430	0255	1,736	2857347	\$275,000	04/04/17	\$158.41	VACANT BUILDING	NB	1	Y	
010	080	937170	0015	11,392	2827946	\$2,450,000	09/02/16	\$215.06	OFFICES & WAREHOUSE (Economi	MB	2	Y	
010	090	012603	9457	13,199	2939447	\$3,100,000	06/26/18	\$234.87	UW Medicine	NB	1	Y	
010	090	022603	9049	4,200	2845722	\$1,200,000	12/27/16	\$285.71	RETAIL & OFFICES	NB	1	Y	
010	090	727710	0320	3,071	2806336	\$750,000	06/27/16	\$244.22	COLUMBIA VALUATION GROUP, IN	R6	1	34	Use-change after sale; not in ratio
010	090	727810	0930	1,558	2844515	\$595,000	01/12/17	\$381.90	CABIN TAVERN	R6	1	Y	
010	095	016400	0020	37,689	2890347	\$7,230,000	09/20/17	\$191.83	JVC BUILDING	C1-65	1	69	Net Lease Sale; not in ratio
010	095	016400	0055	18,436	2924552	\$2,888,000	04/12/18	\$156.65	US BIOTEK LABORATORIES	C1-65	1	Y	
010	095	026300	0380	1,470	2922499	\$810,000	03/29/18	\$551.02	GARAGE REPAIR SERVICE	C2-65	1	Y	
010	095	192604	9294	9,260	2847588	\$4,500,000	02/03/17	\$485.96	CAR PROS HYUNDAI	C2-65	1	Y	
010	095	198020	0150	9,480	2787401	\$1,650,000	03/29/16	\$174.05	GREENWOOD PLAZA	NC2P-40	1	Y	
010	095	229140	0330	2,675	2778791	\$1,000,000	01/28/16	\$373.83	OFFICE BUILDING	C1-40	1	Y	
010	095	344200	0005	3,300	2890122	\$1,100,000	09/15/17	\$333.33	GREENWOOD MEDICAL PLAZA	C1-40	1	Y	
010	095	614560	0450	12,012	2876441	\$3,134,000	07/12/17	\$260.91	O'REILLY AUTO PARTS	NC3P-40	1	Y	
010	095	630000	0475	4,740	2822057	\$2,100,000	09/12/16	\$443.04	AESTEEN, THE PLASTIC SURGERY	C1-40	1	Y	
010	095	630000	0560	3,800	2893347	\$875,000	10/02/17	\$230.26	PROFESSIONAL GLASS COMPANY	C1-40	1	Y	
010	095	630050	0695	5,112	2926481	\$1,400,000	04/11/18	\$273.87	JEHOVAS WITNESS CHURCH	SF 5000	1	34	Use-change after sale; not in ratio
010	095	641460	0330	2,050	2897500	\$689,950	10/22/17	\$336.56	Live Work	SF 7200	1	Y	
010	095	645030	4880	16,822	2850924	\$2,200,000	02/24/17	\$130.78	STORAGE WAREHOUSE	C2-65	5	Y	
010	095	645030	4910	6,400	2873569	\$1,540,000	06/28/17	\$240.63	LINE RETAIL	C2-65	1	Y	
010	095	645030	4950	13,628	2905110	\$2,150,000	12/07/17	\$157.76	MOORE'S PROFESSIONAL COLLIS	C2-65	1	Y	
010	095	645030	5020	2,194	2844571	\$580,000	01/17/17	\$264.36	GREEN HEALTH MERCANTILE	C2-65	1	Y	
010	095	760870	0115	5,292	2815911	\$1,225,000	08/02/16	\$231.48	BOYER ELECTRIC CO & P THERMA	C1-40	1	Y	
010	040	402410	0174	9,141	2922237	\$2,600,000	03/30/18	\$284.43	RETAIL AND WAREHOUSE STORA	CB	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Zone	Par. Ct.	Ver. Code	Remarks
								Area	Property Name				
010	010	145360	0082	31,325	2926716	\$1,150,000	04/26/18	\$36.71	BOB'S TOWING	NC3-40	1	Y	
010	010	145360	0663	9,087	2951656	\$1,140,000	09/03/18	\$125.45	GLASTRA HEATING INC	LR2	1	Y	
010	010	145360	1141	14,259	2882751	\$3,500,000	08/10/17	\$245.46	PARKING LOT	NC3P-65	1	Y	
010	010	145360	2500	46,670	2799576	\$3,200,000	05/25/16	\$68.57	13TH CHURCH OF CHRIST SCIENTIS	LR2	3	Y	
010	010	282604	9046	12,197	2921849	\$1,050,000	03/19/18	\$86.09	HANSEN LAMP AND SHADE	NC3-40	1	Y	
010	010	382170	0024	11,675	2860863	\$275,000	04/22/17	\$23.55	VACANT	LR3	1	29	Seg/merge after sale; not in ratio
010	010	382170	0145	29,060	2942603	\$3,400,000	07/13/18	\$117.00	VACANT	NC3-65	3	Y	
010	010	382170	0165	18,937	2775185	\$1,150,000	01/07/16	\$60.73	JIM'S NORTHGATE TOWING	C1-65	2	Y	
010	010	382170	0255	22,747	2785432	\$1,400,000	03/17/16	\$61.55	MIXED USE BUILDING	C1-65	1	Y	
010	010	510140	4962	2,275	2871131	\$12,850	06/14/17	\$5.65	VACANT NC2-40	NC2-40	1	Y	
010	010	766370	0920	19,276	2821284	\$1,140,000	09/07/16	\$59.14	WATERMILL POOL & SPAS	C1-65	1	Y	
010	010	766370	0950	13,193	2901630	\$805,000	11/17/17	\$61.02	OFF/WHSE	NC3-40	2	Y	
010	010	882290	1040	11,000	2947643	\$1,950,000	08/09/18	\$177.27	APARTMENT BLDG 5 UNITS	LR3 RC	2	Y	
010	020	116000	0055	6,192	2897194	\$1,000,000	10/19/17	\$161.50	SFR House Tear Down Sale	LR2	1	Y	
010	020	292604	9036	44,747	2812651	\$7,850,000	07/28/16	\$175.43	LINE RETAIL STORE	NC2-40	1	Y	
010	020	572450	0590	16,500	2821027	\$1,800,000	08/30/16	\$109.09	RESTAURANT	NC3-40	1	29	Seg/merge after sale; not in ratio
010	030	082000	0035	15,141	2894357	\$1,800,000	10/09/17	\$118.88	DILLANSO'S COFFEE BAR	NC3P-40	2	Y	
010	030	204450	0320	14,400	2824255	\$2,000,000	09/23/16	\$138.89	UNION POINT CENTER	NC2-40	1	Y	
010	030	679810	0780	8,580	2927888	\$646,000	04/20/18	\$75.29	HONDA SPECIALISTS	NC2-40	1	Y	
010	030	679810	0795	6,000	2930932	\$600,000	05/01/18	\$100.00	ENAT DELI	NC2-40	1	Y	
010	040	367050	0135	6,292	2777002	\$315,000	01/21/16	\$50.06	Former HOMBRE STYLING (Vacant)	CB	1	Y	
010	040	616390	1521	81,550	2819116	\$4,250,000	08/26/16	\$52.12	US POST OFFICE	CB	1	Y	
010	040	616390	1801	34,330	2927200	\$1,030,000	04/11/18	\$30.00	VACANT LOT	R18	1	Y	
010	040	616390	1812	9,553	2927310	\$320,000	04/11/18	\$33.50	VACANT LOT	R18	1	Y	
010	080	072604	9043	46,822	2948782	\$2,250,000	08/20/18	\$48.05	Retail Store - Tear down	MB	1	Y	
010	080	072604	9137	54,681	2779830	\$2,100,000	02/09/16	\$38.40	Small Storage Bldgs.	MB	1	Y	
010	080	072604	9187	36,500	2861948	\$2,805,000	05/01/17	\$76.85	HOAG & DOTSCH	TC-2	1	Y	
010	080	164350	0190	71,981	2921088	\$5,450,000	03/23/18	\$75.71	Warehouse/Showroom	MB	1	Y	
010	080	182604	9081	86,112	2967521	\$11,500,000	12/21/18	\$133.55	VACANT COMMERCIAL LAND	MB	4	Y	
010	080	182604	9312	33,929	2852140	\$2,205,000	03/07/17	\$64.99	TACO BELL	MB	1	Y	
010	080	282710	0005	58,972	2805741	\$3,500,000	06/13/16	\$59.35	vacant land	MB	1	Y	
010	080	688590	0055	10,204	2789106	\$655,000	04/01/16	\$64.19	VACANT LAND	MB	1	Y	
010	080	728390	0430	17,000	2952646	\$1,240,000	08/27/18	\$72.94	DENTAL CLINIC	TC-3	1	Y	
010	080	728390	0573	41,843	2812300	\$1,882,935	07/21/16	\$45.00	VACANT LAND	MB	4	Y	
010	080	728390	0610	40,911	2930124	\$2,450,000	05/03/18	\$59.89	NW CAR CREDIT	MB	1	Y	
010	080	728390	0630	41,711	2951148	\$3,000,000	09/05/18	\$71.92	Storage Warehouse Bldg.	MB	1	29	Seg/merge after sale; not in ratio
010	080	937170	0020	26,565	2917900	\$2,363,000	02/23/18	\$88.95	GERBER TOWING	MB	2	Y	
010	095	026300	0015	16,200	2861413	\$1,380,000	04/28/17	\$85.19	AC DELCO	C2-65	1	Y	
010	095	076700	0140	23,000	2889262	\$4,423,843	09/12/17	\$192.34	JIFFY LUBE & RHINO MOTORS	C1-40	1	Y	

Vacant Sales for Area 010 with Sales Used

04/01/2019

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Zone	Par. Ct.	Ver. Code	Remarks
								Area	Property Name				
010	095	076700	0145	9,480	2889261	\$1,597,910	09/12/17	\$168.56	KITCHEN DESIGNS & CAPRICCIO CA	C1-40	1	Y	
010	095	192604	9105	18,353	2782643	\$1,300,000	02/29/16	\$70.83	FU MAN DUMPLING HOUSE	NC2P-40	1	29	Seg/merge after sale; not in ratio
010	095	192604	9113	6,580	2894802	\$775,000	10/09/17	\$117.78	GREENWOOD WELLNESS CLINIC	NC2P-40	1	Y	
010	095	192604	9356	6,186	2940429	\$665,000	07/03/18	\$107.50	THE CELLAR HOMEBREW	NC2P-40	1	Y	
010	095	192604	9445	44,826	2828688	\$2,300,000	10/13/16	\$51.31	Cross Fit	C1-65	1	29	Seg/merge after sale; not in ratio
010	095	192604	9446	7,242	2864285	\$567,062	05/04/17	\$78.30	Vacant Parcel	NC2P-40	1	Y	
010	095	242603	9134	32,620	2905982	\$1,800,000	12/14/17	\$55.18	CHURCH PARKING	LR3	1	Y	
010	095	291720	0025	12,947	2927679	\$2,050,000	04/26/18	\$158.34	The Ould Triangle Tavern	C1-40	1	Y	
010	095	292604	9101	9,506	2887044	\$1,200,000	08/10/17	\$126.24	FOUR PLEX	LR2	1	Y	
010	095	292604	9336	5,276	2812640	\$930,000	07/27/16	\$176.27	sfr	MR-85	1	Y	
010	095	362603	9209	4,480	2854703	\$625,000	03/23/17	\$139.51	THE IMAGE SHOPPE	C1-40	1	Y	
010	095	431070	0731	2,949	2779435	\$320,000	02/04/16	\$108.51	Vacant Land	LR2	2	Y	
010	095	431070	1290	15,095	2776612	\$2,360,000	01/14/16	\$156.34	EHS ELECTRICIAN CO	C2-65	1	Y	
010	095	431070	1660	5,000	2856337	\$850,000	03/27/17	\$170.00	duplex	LR3	1	Y	
010	095	630000	0635	6,293	2921140	\$970,000	03/26/18	\$154.14	SEATTLE MILK FUND	C1-40	1	Y	
010	095	630050	0310	4,500	2897754	\$850,000	10/24/17	\$188.89	duplex	LR2	1	Y	
010	095	641460	0330	13,018	2775106	\$547,000	01/05/16	\$42.02	SFR HOUSE USE AS COMMERCIAL	SF 7200	1	Y	
010	095	760870	0026	10,197	2889888	\$1,000,000	09/12/17	\$98.07	duplex	NC3-40	2	Y	

Improvement Sales for Area 010 with Sales not Used

04/01/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0540	51,050	2827802	\$45,826	09/19/16	\$0.90	LAKE CITY CENTER (Econ Unit with -0620)	C1-65	1	24	Easement or right-of-way
010	010	145360	0700	4,704	2973775	\$1,500,000	02/11/19	\$318.88	U.S. POST OFFICE	NC3-85	1		
010	010	282604	9043	29,320	2927373	\$6,193,000	04/30/18	\$211.22	LAKE CITY PROFESSIONAL CENTER	NC2P-30	1	68	Non-gov't to gov't
010	010	344800	1740	9,656	2929665	\$3,900,000	05/02/18	\$403.89	ANIMAL CRITICAL CARE & EMERGENCY SERV	NC3-40	2	51	Related party, friend, or neighbor
010	010	382170	0140	18,290	2920053	\$2,680,000	03/13/18	\$146.53	GATEWAY NORTH OFFICE BLDG	NC3-65	1	15	No market exposure - Off mrkt sale
010	010	766370	0950	3,146	2936340	\$1,250,000	06/14/18	\$397.33	OFF/WHSE	NC3-40	2	15	No market exposure
010	010	890250	0005	2,661	2829127	\$514,970	10/18/16	\$193.52	LAKE CITY DENTAL CENTER	C1-30	1	22	Partial interest (1/3, 1/2, etc.)
010	010	890250	0135	2,760	2912119	\$1,550,000	01/24/18	\$561.59	BIGFOOT CAR WASH	LR2 RC	1	23	Forced sale
010	030	204450	0305	4,356	2877435	\$1,612,500	07/17/17	\$370.18	CHAIYO	LR3 RC	2	15	No market exposure
010	030	204450	0341	1,204	2972611	\$1,100,000	01/29/19	\$913.62	PARIS PLUMBING	NC2-40	1		
010	030	641210	0280	5,211	2859670	\$2,400,000	11/15/16	\$460.56	10 Units Rooming House	SF 7200	1	68	Non-gov't to gov't
010	030	641210	0281	5,060	2850605	\$10,800,000	02/15/17	\$2,134.39	Rooming House	SF 7200	5	68	Non-gov't to gov't
010	040	367050	0140	2,252	2875561	\$315,000	06/22/17	\$139.88	BAY CITY CLEANERS	CB	1	51	Related party, friend, or neighbor
010	040	367050	0140	2,252	2975853	\$435,000	02/26/19	\$193.16	BAY CITY CLEANERS	CB	1		
010	040	616390	0603	1,288	2860201	\$786,667	03/27/17	\$610.77	NORTH CITY FOOD MART/UNION 76	CB	1	59	Bulk portfolio sale
010	040	616390	0603	1,288	2927205	\$200,000	04/19/18	\$155.28	NORTH CITY FOOD MART/UNION 76	CB	1	15	No market exposure
010	040	616390	0720	9,300	2978099	\$2,350,000	03/14/19	\$252.69	INDUSTRIAL AIR SYSTEM	CB	1		
010	040	616390	0730	2,420	2859324	\$1,250,000	04/13/17	\$516.53	NORTH CITY SHOES	CB	1	51	Related party, friend, or neighbor
010	080	182604	9116	11,600	2946307	\$1,652,075	08/01/18	\$142.42	GOLDIE'S	MB	1	22	Partial interest (1/3, 1/2, etc.)
010	080	282710	0065	1,904	2893145	\$500,000	10/02/17	\$262.61	HIGHLANDS COFFEE CO. (SMALL OFFICE & S	MB	1	44	Tenant
010	080	329370	0075	11,618	2842848	\$3,850,000	12/29/16	\$331.38	AURORA MITSUBISHI	MB	2	64	Sales/leaseback
010	080	525430	0005	2,192	2950691	\$1,000,000	08/31/18	\$456.20	76 SERVICE STATION	MB	1	44	Tenant
010	080	728770	0095	6,676	2819329	\$1,535,000	08/04/16	\$229.93	TAVERN & OFFICE BLDG	TC-2	1	11	Corporate affiliates
010	080	931030	0005	8,538	2965051	\$4,250,000	12/05/18	\$497.77	Bank/Retail	MB	1	2	1031 Exchange
010	090	012603	9434	1,920	2844521	\$560,000	12/21/16	\$291.67	DENTAL CLINIC	R48	1	51	Related party, friend, or neighbor
010	090	728490	0735	4,340	2923297	\$950,000	04/02/18	\$218.89	vacant	NB	1	26	Change of use and No Mrkt exposure
010	095	016400	0055	18,436	2835246	\$5,000	11/21/16	\$0.27	US BIOTEK LABORATORIES	C1-65	1	24	Easement or right-of-way
010	095	192604	9379	5,240	2839383	\$1,300,000	12/14/16	\$248.09	GARAGE REPAIR SERVICE & former WA DEPT	C1-65	1	51	Related party, friend, or neighbor
010	095	192604	9424	50,083	2951431	\$8,000,000	09/05/18	\$159.73	ALBERTSON'S Store 410 (Econ. Unit on #9056)	C1-65	1	22	Partial interest (1/3, 1/2, etc.)
010	095	267560	0045	47,378	2950338	\$8,820,000	08/30/18	\$186.16	SWANSON'S NURSERY	SF 7200	4	51	Related party, friend, or neighbor
010	095	302604	9050	5,594	2793750	\$1,100,000	04/30/16	\$196.64	SEATTLE TONICS (FMR AMBASSADOR INN MC	C1-65	1	51	Related party, friend, or neighbor
010	095	302604	9051	67,937	2787709	\$37,657,650	03/28/16	\$554.30	MERIDIAN MEDICAL PAVILION	NC3-40	1	11	Corporate affiliates
010	095	312604	9374	13,664	2777927	\$1,170,000	01/20/16	\$85.63	DECALCO	C1-40	2	12	Estate administrator, guardian, or e
010	095	362603	9113	6,025	2823261	\$1,323,100	09/18/16	\$219.60	CARKEEK PARK VETERINARY	C1-40	1	51	Related party, friend, or neighbor
010	095	614560	1605	2,852	2815932	\$425,000	07/27/16	\$149.02	RETAIL STORE (THE VOYERER)	NC3P-40	1	51	Related party, friend, or neighbor
010	095	614560	2780	2,800	2778654	\$125,000	01/12/16	\$44.64	ANDERSON MACGRUDER CONSTRUCTION	LR2	1	24	Easement or right-of-way
010	095	645030	4845	8,000	2869479	\$900,000	06/08/17	\$112.50	BUGAID	C2-65	1	11	Corporate affiliates
010	095	760870	0085	24,023	2979004	\$2,900,000	03/14/19	\$120.72	DISTRIBUTION WAREHOUSE	C1-65	3		
010	095	891100	0155	21,936	2918025	\$2,703,750	03/07/18	\$123.26	BETHEL PRESBYTERIAN CHURCH	LR3	2	51	Related party, friend, or neighbor

Vacant Sales for Area 010 with Sales not Used

04/01/2019

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	1361	8,640	2856214	\$250,000	03/31/17	\$28.94	PARKING BEHIND 12708 LK CITY WY	NC3-65	1	36	Plottage
010	030	204450	0262	30,662	2861301	\$498,725	04/14/17	\$16.27	VACANT	LR3 RC	4	22	Partial interest (1/3, 1/2, etc.)
010	040	616390	0772	19,503	2900009	\$500,000	10/23/17	\$25.64	Vacant	CB	1	15	No market exposure
010	080	072604	9070	50,862	2901682	\$8,175,000	11/17/17	\$160.73	Vacant lot	TC-3	1	10	Tear down
010	080	072604	9083	65,324	2876149	\$209,520	07/10/17	\$3.21	VACANT LAND OF SHORELINE MARK	TC-2	3	18	Quit claim deed
010	080	223250	0100	13,000	2874024	\$300,000	06/27/17	\$23.08	VACANT LAND	R48	1	15	No market exposure
010	095	554130	0055	25,408	2807886	\$1,600,000	07/07/16	\$62.97	USED CAR LOT SALE	C1-40	2	44	Tenant

Physical Inspection list

GeoArea	GeoNbhd	Major	Minor	AddrLine
10	95	010800	0010	10005 7TH AVE NW
10	95	010800	0020	10015 7TH AVE NW
10	95	010800	0045	10002 7TH AVE NW
10	95	010800	0072	400 NW 100TH PL
10	95	026300	0015	937 N 96TH ST
10	95	026300	0019	938 N 95TH ST
10	95	026300	0035	732 N 95TH ST
10	95	026300	0065	942 N 95TH ST
10	95	026300	0085	9501 AURORA AVE N
10	95	026300	0090	945 N 96TH ST
10	95	026300	0120	9607 AURORA AVE N
10	95	026300	0125	9613 AURORA AVE N
10	95	026300	0135	9627 AURORA AVE N
10	95	026300	0235	906 N 96TH ST
10	95	026300	0240	912 N 96TH ST
10	95	026300	0260	927 N 96TH ST
10	95	026300	0270	901 N 96TH ST
10	95	026300	0320	706 N 95TH ST
10	95	026300	0324	714 N 95TH ST
10	95	026300	0354	748 N 95TH ST
10	95	026300	0361	902 N 95TH ST
10	95	026300	0363	910 N 95TH ST
10	95	026300	0364	918 N 95TH ST
10	95	026300	0375	922 N 95TH ST
10	95	026300	0380	930 N 95TH ST
10	95	029365	0000	2117 N 107TH ST
10	95	030600	0550	929 N 98TH ST
10	95	030600	0570	
10	95	030600	0680	928 N 97TH ST
10	95	034830	0000	1900 N NORTHGATE WAY
10	95	057900	1230	9701 15TH AVE NW
10	95	057900	1260	
10	95	071370	0000	10065 WALLINGFORD AVE N
10	95	076700	0060	9999 HOLMAN RD NW
10	95	076700	0062	700 NW 100TH PL
10	95	076700	0110	431 NW 100TH PL
10	95	076700	0140	10022 HOLMAN RD NW
10	95	076700	0145	10002 HOLMAN RD NW
10	95	113900	0075	10725 GREENWOOD AVE N
10	95	113900	0080	10733 GREENWOOD AVE N
10	95	113900	0965	10501 GREENWOOD AVE N
10	95	113900	0970	10507 GREENWOOD AVE N
10	95	113900	0975	10513 GREENWOOD AVE N
10	95	113900	0985	10527 GREENWOOD AVE N
10	95	113900	0990	10545 GREENWOOD AVE N
10	95	113900	1010	10555 GREENWOOD AVE N
10	95	135523	0000	10021 7TH AVE NW
10	95	152870	0000	10727 BURKE AVE N
10	95	152930	0030	9520 GREENWOOD AVE N
10	95	152930	0045	9512 GREENWOOD AVE N
10	95	152930	0055	9500 GREENWOOD AVE N
10	95	152990	0000	9558 GREENWOOD AVE N
10	95	186540	0005	9542 9TH AVE NW
10	95	186540	0015	9528 9TH AVE NW
10	95	186540	0021	9514 9TH AVE NW
10	95	186540	0030	820 NW 95TH ST
10	95	229140	0075	10735 AURORA AVE N
10	95	229140	0100	10729 AURORA AVE N
10	95	229140	0120	10711 AURORA AVE N
10	95	229140	0155	10701 AURORA AVE N
10	95	229140	0170	950 N 107TH ST
10	95	229140	0180	10704 WHITMAN AVE N
10	95	229140	0245	1001 N 109TH ST
10	95	229140	0260	10545 AURORA AVE N

Physical Inspection list

GeoArea	GeoNbhd	Major	Minor	AddrLine
10	95	229140	0280	10531 AURORA AVE N
10	95	229140	0310	10507 AURORA AVE N
10	95	229140	0330	10501 AURORA AVE N
10	95	229140	0360	10510 WHITMAN AVE N
10	95	229140	0400	10544 WHITMAN AVE N
10	95	257010	0000	555 N 105TH ST
10	95	267560	0045	9701 15TH AVE NW
10	95	267560	0106	9925 15TH AVE NW
10	95	270560	0010	9740 8TH AVE NW
10	95	270560	0016	9722 8TH AVE NW
10	95	270560	0030	9720 HOLMAN RD NW
10	95	270560	0072	9522 8TH AVE NW
10	95	270560	0077	9514 8TH AVE NW
10	95	291470	0005	9559 GREENWOOD AVE N
10	95	291520	0005	9757 GREENWOOD AVE N
10	95	291520	0015	9747 GREENWOOD AVE N
10	95	291520	0025	9739 GREENWOOD AVE N
10	95	291520	0040	9731 GREENWOOD AVE N
10	95	291720	0025	9736 GREENWOOD AVE N
10	95	291720	0027	
10	95	291720	0045	9716 GREENWOOD AVE N
10	95	291720	0130	301 N GREENWOOD CIR
10	95	292300	0000	9750 GREENWOOD AVE N
10	95	292604	9018	10740 MERIDIAN AVE N
10	95	292604	9021	10500 MERIDIAN AVE N
10	95	292604	9022	2230 N 106TH ST
10	95	292604	9023	2237 N 106TH ST
10	95	292604	9094	2111 N NORTHGATE WAY
10	95	292604	9249	10622 MERIDIAN AVE N
10	95	292604	9277	2150 N 107TH ST
10	95	292604	9284	10616 MERIDIAN AVE N
10	95	292604	9336	10610 MERIDIAN AVE N
10	95	292604	9470	2147 N NORTHGATE WAY
10	95	292604	9490	10700 MERIDIAN AVE N
10	95	292604	9539	2137 N NORTHGATE WAY
10	95	302604	9025	
10	95	302604	9147	10521 MERIDIAN AVE N
10	95	312604	9004	10040 AURORA AVE N
10	95	312604	9025	10400 GREENWOOD AVE N
10	95	312604	9085	9500 FREMONT AVE N
10	95	312604	9088	9806 AURORA AVE N
10	95	312604	9091	9820 AURORA AVE N
10	95	312604	9092	1115 N 100TH ST
10	95	312604	9096	9802 AURORA AVE N
10	95	312604	9102	1126 N 98TH ST
10	95	312604	9109	1112 N 98TH ST
10	95	312604	9114	1119 N 100TH ST
10	95	312604	9121	9801 AURORA AVE N
10	95	312604	9122	940 N 98TH ST
10	95	312604	9136	10300 ASHWORTH AVE N
10	95	312604	9195	1113 N 100TH ST
10	95	312604	9299	9809 STONE AVE N
10	95	312604	9308	9821 STONE AVE N
10	95	312604	9316	1133 N 100TH ST
10	95	312604	9326	10410 GREENWOOD AVE N
10	95	312604	9374	315 N 105TH ST
10	95	312604	9385	10004 AURORA AVE N
10	95	312604	9386	10002 AURORA AVE N
10	95	312604	9387	10000 AURORA AVE N
10	95	312604	9388	10006 AURORA AVE N
10	95	312604	9389	10008 AURORA AVE N
10	95	322604	9021	9600 COLLEGE WAY N
10	95	322604	9177	10330 MERIDIAN AVE N
10	95	322604	9228	10306 MERIDIAN AVE N

Physical Inspection list

GeoArea	GeoNbhd	Major	Minor	AddrLine
10	95	344200	0005	10317 GREENWOOD AVE N
10	95	344200	0010	10315 GREENWOOD AVE N
10	95	344200	0015	207 N 104TH ST
10	95	344200	0021	203 N 104TH ST
10	95	344200	0035	101 N 104TH ST
10	95	344200	0050	10306 HOLMAN RD NW
10	95	344200	0060	124 N 103RD ST
10	95	344200	0069	10301 GREENWOOD AVE N
10	95	362603	9001	10215 GREENWOOD AVE N
10	95	362603	9004	9741 HOLMAN RD NW
10	95	362603	9052	222 N 101ST ST
10	95	362603	9063	10439 HOLMAN RD NW
10	95	362603	9076	10401 GREENWOOD AVE N
10	95	362603	9087	10110 HOLMAN RD NW
10	95	362603	9099	9735 HOLMAN RD NW
10	95	362603	9113	9756 HOLMAN RD NW
10	95	362603	9280	9712 7TH AVE NW
10	95	362603	9309	
10	95	362603	9336	9500 9TH AVE NW
10	95	362603	9338	9700 HOLMAN RD NW
10	95	362603	9340	104 NW 104TH ST
10	95	362603	9343	10118 HOLMAN RD NW
10	95	362603	9349	10115 GREENWOOD AVE N
10	95	362603	9360	110 NW 104TH ST
10	95	362603	9379	9501 GREENWOOD AVE N
10	95	362603	9390	10401 HOLMAN RD NW
10	95	362603	9398	
10	95	362603	9433	
10	95	364510	0005	
10	95	364510	0190	602 N 105TH ST
10	95	365420	0050	10202 1ST AVE NW
10	95	384610	0010	927 N 100TH ST
10	95	384610	0020	934 N 98TH ST
10	95	394190	0005	9796 HOLMAN RD NW
10	95	394190	0006	9751 HOLMAN RD NW
10	95	394190	0010	9776 HOLMAN RD NW
10	95	394190	0015	9726 6TH AVE NW
10	95	431030	0000	9730 ASHWORTH AVE N
10	95	431070	0615	9750 ASHWORTH AVE N
10	95	431070	0690	9712 ASHWORTH AVE N
10	95	431070	0730	9701 WOODLAWN AVE N
10	95	431070	0759	9700 WOODLAWN AVE N
10	95	431070	0770	9741 WOODLAWN AVE N
10	95	431070	1070	9700 STONE AVE N
10	95	431070	1200	1301 N 97TH ST
10	95	431070	1210	9620 STONE AVE N
10	95	431070	1250	9600 STONE AVE N
10	95	431070	1280	9514 STONE AVE N
10	95	431070	1290	9510 STONE AVE N
10	95	431070	1340	9515 INTERLAKE AVE N
10	95	431070	1375	9527 INTERLAKE AVE N
10	95	431070	1525	9512 INTERLAKE AVE N
10	95	431070	1660	9545 ASHWORTH AVE N
10	95	435870	0215	1800 N 107TH ST
10	95	435870	0216	10701 MERIDIAN AVE N
10	95	435870	0220	10711 MERIDIAN AVE N
10	95	435870	0225	10721 MERIDIAN AVE N
10	95	435870	0230	10733 MERIDIAN AVE N
10	95	435870	0232	10745 MERIDIAN AVE N
10	95	440320	0005	10040 15TH AVE NW
10	95	514560	0000	9710 GREENWOOD AVE N
10	95	542400	0000	10549 STONE AVE N
10	95	546430	0014	1833 N 105TH ST
10	95	546430	0020	10345 MERIDIAN AVE N

Physical Inspection list

GeoArea	GeoNbhd	Major	Minor	AddrLine
10	95	546430	0051	10321 MERIDIAN AVE N
10	95	546430	0061	1810 N 103RD ST
10	95	546430	0063	1824 N 103RD ST
10	95	546430	0065	10303 MERIDIAN AVE N
10	95	546430	0080	10049 COLLEGE WAY N
10	95	546820	0000	10329 MERIDIAN AVE N
10	95	546830	0000	2100 N 106TH ST
10	95	551230	0000	10511 MIDVALE AVE N
10	95	551350	0000	10556 MIDVALE AVE N
10	95	570237	0000	10108 GREENWOOD AVE N
10	95	609340	0000	939 N 101ST ST
10	95	614560	0005	319 N 105TH ST
10	95	614560	0010	323 N 105TH ST
10	95	614560	0015	327 N 105TH ST
10	95	614560	0095	315 N 105TH ST
10	95	614560	0130	519 N 105TH ST
10	95	614560	0135	521 N 105TH ST
10	95	614560	0140	523 N 105TH ST
10	95	614560	0165	N 104TH ST
10	95	614560	0245	703 N 105TH ST
10	95	614560	0425	929 N 105TH ST
10	95	614560	0450	10409 AURORA AVE N
10	95	614560	0485	930 N 104TH ST
10	95	614560	0515	922 N 104TH ST
10	95	614560	0525	916 N 140TH ST
10	95	614560	0565	919 N 104TH ST
10	95	614560	0580	931 N 104TH ST
10	95	614560	0590	941 N 104TH ST
10	95	614560	0605	10333 AURORA AVE N
10	95	614560	0610	10325 AURORA AVE N
10	95	614560	0615	10311 AURORA AVE N
10	95	614560	0620	10301 AURORA AVE N
10	95	614560	0635	940 N 103RD ST
10	95	614560	0645	938 N 103RD ST
10	95	614560	0655	926 N 103RD ST
10	95	614560	0665	918 N 103RD ST
10	95	614560	0676	914 N 103RD ST
10	95	614560	0935	526 N 103RD ST
10	95	614560	0975	10316 GREENWOOD AVE N
10	95	614560	0985	10310 GREENWOOD AVE N
10	95	614560	0990	310 N 103RD ST
10	95	614560	1050	359 N 104TH ST
10	95	614560	1125	10218 GREENWOOD AVE N
10	95	614560	1132	10210 GREENWOOD AVE N
10	95	614560	1145	10200 GREENWOOD AVE N
10	95	614560	1605	10219 AURORA AVE N
10	95	614560	1610	10217 AURORA AVE N
10	95	614560	1625	10201 AURORA AVE N
10	95	614560	1765	10119 AURORA AVE N
10	95	614560	1775	10109 AURORA AVE N
10	95	614560	1785	10101 AURORA AVE N
10	95	614560	2255	10014 GREENWOOD AVE N
10	95	614560	2270	10000 GREENWOOD AVE N
10	95	614560	2680	10017 AURORA AVE N
10	95	614560	2690	10001 AURORA AVE N
10	95	614560	2705	938 N 100TH ST
10	95	614560	2730	920 N 100TH ST
10	95	614560	2770	10311 FREMONT AVE N
10	95	614560	2775	603 N 103RD ST
10	95	614560	2780	10208 EVANSTON AVE N
10	95	615390	0005	9632 AURORA AVE N
10	95	615390	0015	9622 AURORA AVE N
10	95	615390	0025	9608 AURORA AVE N
10	95	615390	0071	1115 N 97TH ST

Physical Inspection list

GeoArea	GeoNbhd	Major	Minor	AddrLine
10	95	615390	0095	9615 MIDVALE AVE N
10	95	615390	0120	1110 N 96TH ST
10	95	615390	0135	9632 MIDVALE AVE N
10	95	615390	0150	9618 MIDVALE AVE N
10	95	615390	0170	
10	95	615390	0180	1227 N 97TH ST
10	95	615390	0195	9615 STONE AVE N
10	95	615390	0225	1200 N 96TH ST
10	95	615390	0250	9618 MIDVALE AVE N
10	95	617090	0010	10011 GREENWOOD AVE N
10	95	617090	0110	10003 GREENWOOD AVE N
10	95	618470	0005	9725 GREENWOOD AVE N
10	95	618470	0010	
10	95	618470	0015	9711 GREENWOOD AVE N
10	95	618470	0025	9701 GREENWOOD AVE N
10	95	629950	0000	10559 MIDVALE AVE N
10	95	630000	0010	10750 AURORA AVE N
10	95	630000	0030	10726 AURORA AVE N
10	95	630000	0035	10712 AURORA AVE N
10	95	630000	0045	10702 AURORA AVE N
10	95	630000	0055	10717 MIDVALE AVE N
10	95	630000	0056	10721 MIDVALE AVE N
10	95	630000	0112	
10	95	630000	0114	
10	95	630000	0115	1212 N 107TH ST
10	95	630000	0216	10732 STONE AVE N
10	95	630000	0218	10714 STONE AVE N
10	95	630000	0220	10722 STONE AVE N
10	95	630000	0225	1300 N 107TH ST
10	95	630000	0338	1414 N NORTHGATE WAY
10	95	630000	0360	10560 STONE AVE N
10	95	630000	0361	10550 STONE AVE N
10	95	630000	0380	10504 STONE AVE N
10	95	630000	0381	
10	95	630000	0420	10550 MIDVALE AVE N
10	95	630000	0440	10532 MIDVALE AVE N
10	95	630000	0455	10516 MIDVALE AVE N
10	95	630000	0465	10514 MIDVALE AVE N
10	95	630000	0475	1200 N NORTHGATE WAY
10	95	630000	0515	10531 STONE AVE N
10	95	630000	0530	10541 STONE AVE N
10	95	630000	0555	10557 STONE AVE N
10	95	630000	0560	10560 AURORA AVE N
10	95	630000	0565	10554 AURORA AVE N
10	95	630000	0575	10546 AURORA AVE N
10	95	630000	0580	10538 AURORA AVE N
10	95	630000	0590	10524 AURORA AVE N
10	95	630000	0605	10512 AURORA AVE N
10	95	630000	0615	10502 AURORA AVE N
10	95	630000	0635	10501 MIDVALE AVE N
10	95	630000	0636	1116 N NORTHGATE WAY
10	95	630000	0650	10515 MIDVALE AVE N
10	95	630000	0653	10519 MIDVALE AVE N
10	95	630000	0655	10525 MIDVALE AVE N
10	95	630000	0670	10531 MIDVALE AVE N
10	95	630000	0680	10539 MIDVALE AVE N
10	95	630000	0695	10551 MIDVALE AVE N
10	95	630000	0700	10555 MIDVALE AVE N
10	95	630050	0005	10416 AURORA AVE N
10	95	630050	0015	10342 AURORA AVE N
10	95	630050	0030	10338 AURORA AVE N
10	95	630050	0035	10324 AURORA AVE N
10	95	630050	0055	10314 AURORA AVE N
10	95	630050	0065	10310 AURORA AVE N

Physical Inspection list

GeoArea	GeoNbhd	Major	Minor	AddrLine
10	95	630050	0095	10315 MIDVALE AVE N
10	95	630050	0100	10317 MIDVALE AVE N
10	95	630050	0115	10329 MIDVALE AVE N
10	95	630050	0120	10335 MIDVALE AVE N
10	95	630050	0125	10337 MIDVALE AVE N
10	95	630050	0130	10343 MIDVALE AVE N
10	95	630050	0135	10347 MIDVALE AVE N
10	95	630050	0140	1117 N NORTHGATE WAY
10	95	630050	0155	2101 N 105TH ST
10	95	630050	0165	
10	95	630050	0180	10357 STONE AVE N
10	95	630050	0305	10352 STONE AVE N
10	95	630050	0310	
10	95	630050	0315	1319 N NORTHGATE WAY
10	95	630050	0470	1419 N 105TH ST
10	95	630050	0695	10015 ASHWORTH AVE N
10	95	639130	0000	10601 BAGLEY AVE N
10	95	664855	0000	10545 MERIDIAN AVE N
10	95	667850	0005	10602 BAGLEY AVE N
10	95	667850	0010	10610 BAGLEY AVE N
10	95	667850	0015	10616 BAGLEY AVE N
10	95	667850	0020	10622 BAGLEY AVE N
10	95	667850	0025	2215 N 107TH ST
10	95	667850	0030	2221 N 107TH ST
10	95	667850	0035	2229 N 107TH ST
10	95	667850	0040	2228 N 106TH ST
10	95	667850	0045	2220 N 106TH ST
10	95	667850	0050	2212 N 106TH ST
10	95	682410	0066	9600 9TH AVE NW
10	95	682410	0080	836 NW 96TH ST
10	95	682410	0085	830 NW 96TH ST
10	95	682410	0103	822 NW 96TH ST
10	95	682410	0108	9601 8TH AVE NW
10	95	745830	0000	9511 LINDEN AVE N
10	95	747490	0060	10505 3RD AVE NW
10	95	759320	0020	10615 BAGLEY AVE N
10	95	759320	0025	10621 BAGLEY AVE N
10	95	759320	0035	2113 N 107TH ST
10	95	803550	0000	10516 STONE AVE N
10	95	804390	0000	10528 MIDVALE AVE N
10	95	813795	0000	10106 GREENWOOD AVE N
10	95	891100	0240	10730 GREENWOOD AVE N
10	95	891100	0330	301 N 107TH ST
10	95	891100	0340	10540 1/2 GREENWOOD AVE N
10	95	891100	0350	10532 GREENWOOD AVE N
10	95	891100	0355	10528 GREENWOOD AVE N
10	95	891100	0360	10520 GREENWOOD AVE N
10	95	891100	0365	10512 GREENWOOD AVE N
10	95	891100	0370	10500 GREENWOOD AVE N
10	95	891100	0380	322 N 105TH ST
10	95	891100	0480	404 N 105TH ST
10	95	891100	0485	424 N 105TH ST
10	95	891100	0490	416 N 105TH ST
10	95	894000	0000	135 N 105TH ST
10	95	924790	0005	9724 AURORA AVE N
10	95	924790	0010	1107 N 98TH ST
10	95	924790	0035	1111 N 98TH ST
10	95	924790	0045	1125 N 98TH ST
10	95	924790	0085	1149 N 98TH ST
10	95	924790	0120	1200 N 97TH ST
10	95	924790	0180	1122 N 97TH ST
10	95	924790	0195	1114 N 97TH ST
10	95	924790	0210	1112 N 97TH ST
10	95	924790	0220	9700 AURORA AVE N

Physical Inspection list

GeoArea	GeoNbhd	Major	Minor	AddrLine
10	95	924790	0221	9708 AURORA AVE N
10	95	952760	0000	9713 WOODLAWN AVE N