

Business Parks

Area 520

Commercial Revalue for 2020 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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



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John Wilson
Assessor

Dear Property Owners,

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 to implement your feedback and ensure we provide you accurate and timely information. 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 our process and the 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 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 neighborhood. 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. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the occupant to make contact with the property owner or leave a card requesting the taxpayer contact them.

RCW 84.40.025 - Access to property

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

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.*

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

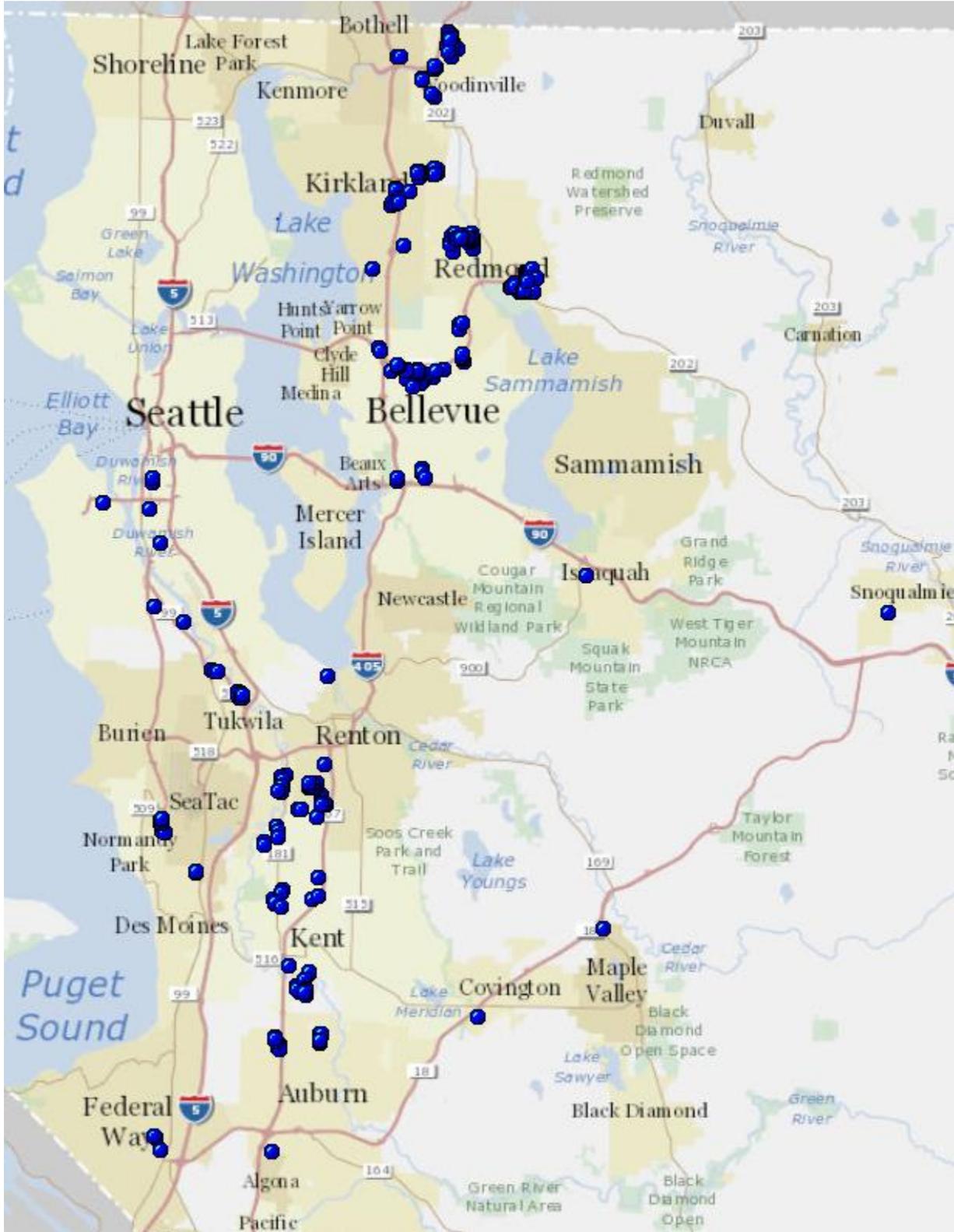
Requirements of State Law

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.

520 Business Parks – Area Map



Specialty Area 520 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

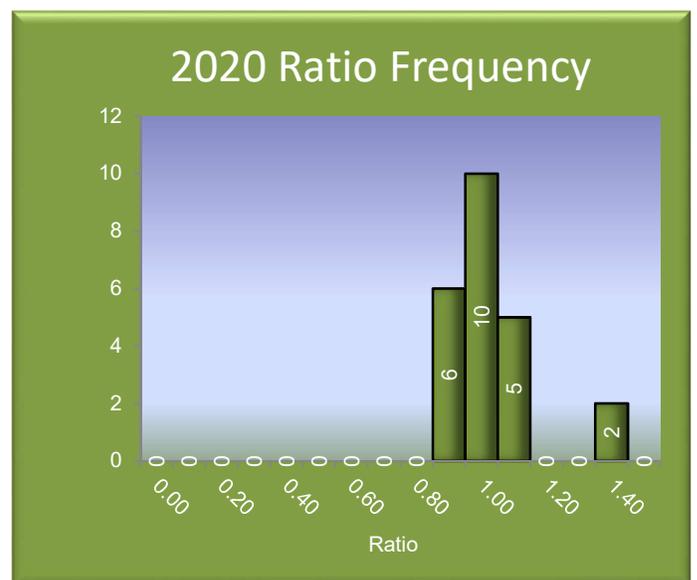
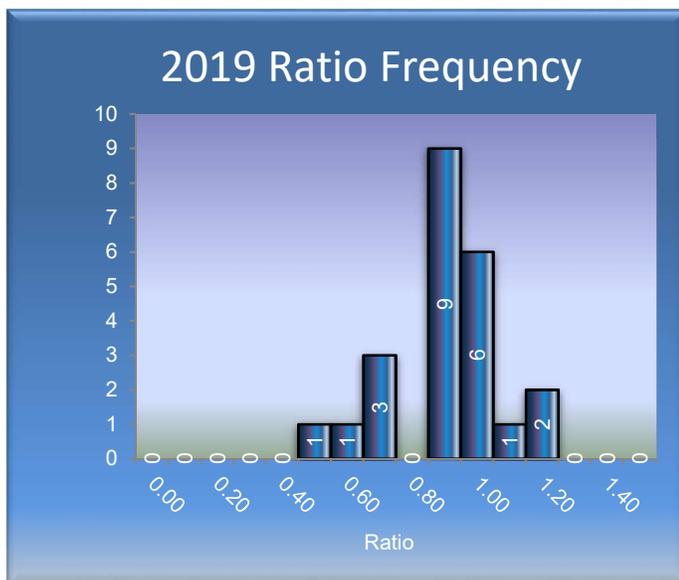
Pre-revalue ratio analysis compares sales from 2017 through 2019 in relation to the previous assessed value as of 1/1/2019.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	23
<i>Mean Assessed Value</i>	13,617,500
<i>Mean Adj. Sales Price</i>	16,269,500
<i>Standard Deviation AV</i>	13,289,680
<i>Standard Deviation SP</i>	15,404,001
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.853
<i>Median Ratio</i>	0.848
<i>Weighted Mean Ratio</i>	0.837
UNIFORMITY	
<i>Lowest ratio</i>	0.4807
<i>Highest ratio:</i>	1.1892
<i>Coefficient of Dispersion</i>	14.16%
<i>Standard Deviation</i>	0.1668
<i>Coefficient of Variation</i>	19.56%
<i>Price Related Differential (PRD)</i>	1.02

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2017 through 2019 and reflects the assessment level after the property has been revalued to 1/1/2020.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	23
<i>Mean Assessed Value</i>	15,529,100
<i>Mean Sales Price</i>	16,269,500
<i>Standard Deviation AV</i>	14,199,945
<i>Standard Deviation SP</i>	15,404,001
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.987
<i>Median Ratio</i>	0.981
<i>Weighted Mean Ratio</i>	0.954
UNIFORMITY	
<i>Lowest ratio</i>	0.8641
<i>Highest ratio:</i>	1.3686
<i>Coefficient of Dispersion</i>	7.85%
<i>Standard Deviation</i>	0.1237
<i>Coefficient of Variation</i>	12.53%
<i>Price Related Differential (PRD)</i>	1.03



Executive Summary Report

Appraisal Date

January 1, 2020 (2021 tax roll year)

Specialty Business Parks

Physical Inspection

- Neighborhood 10 (Woodinville/Bothell) & 30 (Kirkland)

Sales - Analysis Summary

- Number of Sales: 23 market transactions
- Date Range: 1/1/2017 – 12/31/2019

Sales - Ratio Study Summary

Sales--Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2020 Value	\$15,529,100	\$16,269,500	95.40%	7.85%
2019 Value	\$13,617,500	\$16,269,500	83.70%	14.16%
Abs. Change	\$1,911,600		11.70%	-6.31%
% Change	14.04%		13.98%	-44.56%

*COD is a measure of uniformity, the lower the number the better the 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 are: sales that are leased back to the seller, sold as a portion of a bulk portfolio sale, net lease sales, statistical outliers, sales that had major renovation after sale, or have been segregated or merged since being purchased.

The above ratio study summary for Business Park sales in Specialty 520 (Business Parks) is based on a sales population that is inadequate to provide meaningful results. The above information is provided for information purposes only.

Population - Parcel Summary Data

Total Population - Parcel Summary Data			
	Land	Improvements	Total
2020 Value	\$970,123,200	\$1,168,298,600	\$2,138,421,800
2019 Value	\$811,407,900	\$1,124,122,200	\$1,935,530,100
% Change	19.56%	3.93%	10.48%

Number of Parcels in the Population: 299

Conclusion and Recommendation

Overall, the assessed values for the Business Park Specialty have increased by 10.48% collectively. Naturally, this varies from neighborhood to neighborhood and parcel to parcel however most properties experienced a moderate increase in value. Changes were made as necessary to rents, vacancies, operating expenses and capitalization rates in order to reflect market conditions. The values recommended in this report improve uniformity and equity; therefore, it is recommended they should be posted for the 2020 Assessment Year.

Identification of the Area

Name or Designation

- Specialty Area 520, Business Parks

Specialty Neighborhoods

Eight neighborhoods have been established by the Assessor for valuation purposes of this specialty in order to group properties into areas of similar markets:

- Neighborhood 10 – Woodinville/Bothell
- Neighborhood 20 – Redmond
- Neighborhood 30 – Kirkland
- Neighborhood 40 – Bellevue, Issaquah, Snoqualmie
- Neighborhood 50 – Kent
- Neighborhood 60 – Federal Way, Auburn, Covington, Maple Valley
- Neighborhood 70 – Burien, South Seattle, Seatac, West Tukwila,
- Neighborhood 80 – Renton, Tukwila-Southcenter

Boundaries

All of King County

Maps

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

Area Overview

Property Description

Business Parks are made up of properties with two or more buildings, under a single ownership, that are likely to sell in a single purchase. The most prevalent type is “incubator space”; one or more multi-tenant buildings of single story, low-rise construction. Ceiling heights are between 14 and 20 feet. Curtain wall construction with roll up doors either in the back of the building or in the front.

The tenants are typically small family owned businesses or small corporate startups. These are typically mixed-use properties and can be either retail or office uses with a warehouse portion. They are flexible because the interior is easily transformed into higher office percentages versus warehouse as needed by the tenant. These spaces typically sell on a blended rate between office and warehouse whereas larger warehouses will assign a higher rate per square foot to the office buildout.

Business Parks can also include industrial warehouse and distribution as well. These properties typically have a higher office percent – 15% to 49%.

Business Park/Industrial Market Conditions

Properties in the Business Park Specialty make up one sector of the overall Industrial Market. The Industrial market for King County is divided into three sections, Eastside, Southend and Seattle Close In. Over all, all three areas are seeing growth, increased lease rates, and steady or low vacancy rates, with vacancy rates below 6%. Construction of new industrial projects are happening in all areas, supply is keeping pace with demand. The Puget Sound area continues to be one of the most desired areas for industrial investment.

Vacancy Rates: Vacancy rates remained steady, with some increases; however, vacancy rates generally remain below 6% across the Puget Sound region.

Rental Rates: Generally, lease rates are increasing in all three markets.

Capitalization Rates: Capitalization rates for Business Park properties have gone as low as 3.1% in 2019. Most of the sales considered in the valuation were below 6.0%.

Newer, well maintained, and well-located business parks have benefited the most as tenants naturally gravitate to these properties. Older properties are faring well in this market as the incubator spaces are perfect for small family owned business or entrepreneurial startups. There is no new development of this property type happening which keeps this property with higher lease rates and lower vacancy rates.

Economic Considerations:

Market lease rates continue to rise. While vacancy rates are stable – remaining below 6% while capitalization rates are continuing to go down.

Analysis Process

Effective date of Appraisal: January 1, 2020

Date of Appraisal Report: July 1, 2020

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. Any opinion not consistent with this is specifically noted in the 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 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. The property is returned to the geographic appraiser if the improvements continue to contribute a nominal value over the subsequent valuation cycle and the parcel is not considered an economic unit.

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 by field inspection, review of plans, marketing information, and rent rolls when available.

Special Assumptions and Limiting Conditions

All three approaches to value (market/sales approach, cost approach and income approach) were considered in this analysis.

- Sales from January 2017 thru December 2019 (at minimum) were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Appraisal Practice, Standards 5 and 6.

Area Description

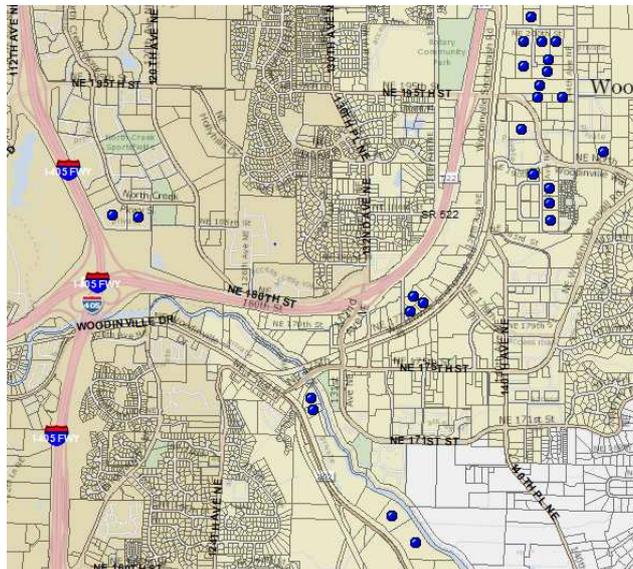
Many business parks are concentrated in the Kent Valley (Kent, Auburn, Tukwila, and SeaTac), Redmond Willows, and Marymoor areas. There are additional properties scattered throughout King County in Kirkland, Bellevue, Renton, Issaquah, Woodinville, Snoqualmie, Maple Valley, Covington, Federal Way, and South Seattle.

The Business Park specialty comprise of 299 parcels; approximately 286 improved parcels and 13 associated land parcels. The associated land parcels are considered an economic unit to the adjacent improved parcels. All of the business parks parcels within the specialty area are revalued annually.

The following is a brief description of each Business Park neighborhood along with any recent or new developments.

Neighborhood 520-10

Neighborhood 520-10 includes business park buildings that are located within the Woodinville/Bothell area.

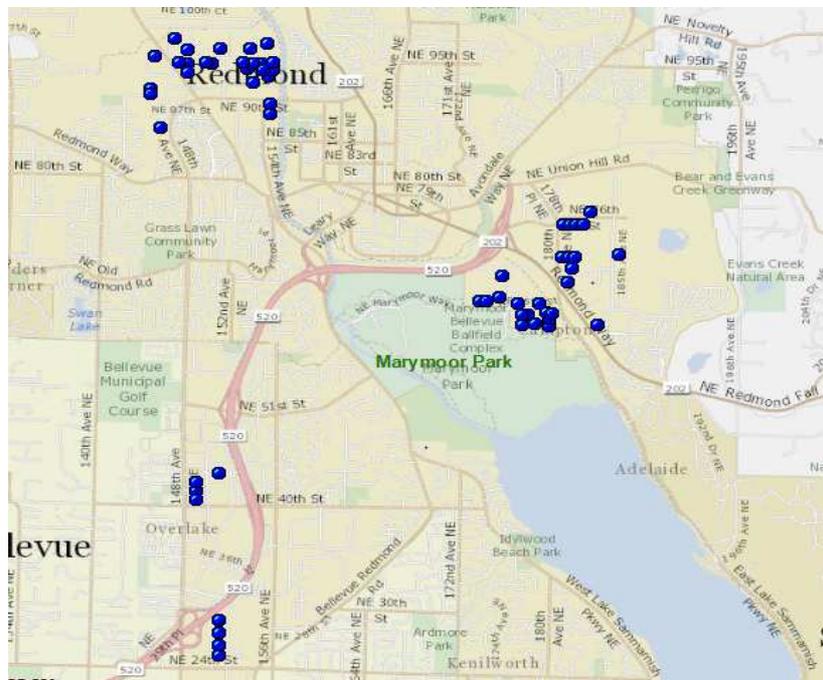


There are 25 parcels in this neighborhood, or about 8% of the total Business Park specialty. Four sales have occurred with a value range from \$192 to \$260/sf.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	010	956075	0010	23,300	2909400	\$4,475,000	01/03/18	\$192.06	WOODVIEW PLAZA BUILDING	1
520	010	664110	0010	238,802	2974109	\$47,194,000	02/19/19	\$197.63	THE PARK AT WOODINVILLE BLDG A	5
520	010	092605	9032	32,271	3028023	\$7,200,000	12/18/19	\$223.11	WOODINVILLE LANDING	1
520	010	092605	9162	17,051	2980231	\$4,450,000	03/28/19	\$260.98	WOODINVILLE LANDING	1

Neighborhood 520-20

Neighborhood 520-20 includes business park properties located in Redmond.



There are 63 parcels in this geographic neighborhood, or about 21% of the Business Park specialty. One sale have occurred with a value range from \$270 to \$355/sf. The Park 500 sale is not used in the sales ratio as it was purchased for future redevelopment in three to five years. Not enough information was provided to adjust the sale for interim income and land value.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	020	032505	9258	71,818	3000423	\$19,400,000	07/19/19	\$270.13	Redmond West on Willows Buildir	1

Neighborhood 520-30

Neighborhood 520-30 is the Kirkland area.



Neighborhood 520-30 has 31 parcels in this neighborhood area or 10% of the Business Park Specialty. Two sales have occurred with a value range from \$245 to \$351/sf.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	030	272605	9072	30,552	2919329	\$7,500,000	03/15/18	\$245.48	TOTEM PLACE	1
520	030	123850	0195	41,270	3023923	\$14,500,000	12/04/19	\$351.34	JONESCO BUSINESS PARK	1

Neighborhood 520-40

Neighborhood 520-40 includes Business Park buildings located within Bellevue, Issaquah and Snoqualmie.

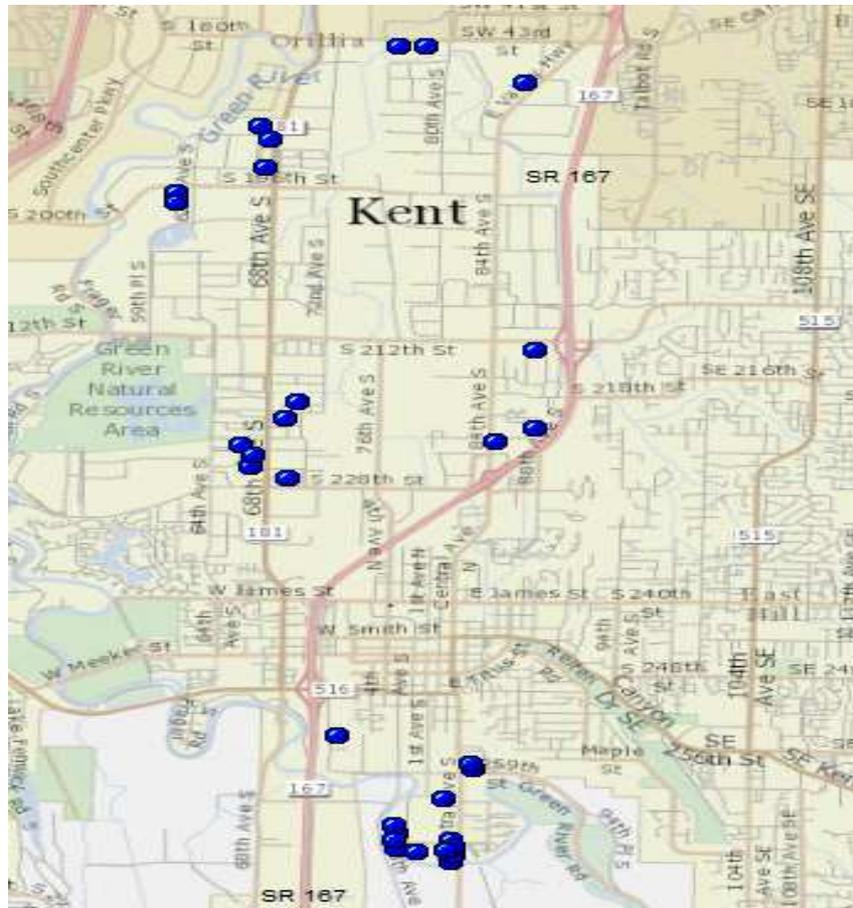


There are 68 parcels in this geographic neighborhood, or 23% of the Business Park specialty. Thirty-six of these properties consist of a condominium complex known as Venture Commerce Center in Snoqualmie. There were five sales in Neighborhood 40 – three of which are in the Venture Commerce center. There are five sales in this neighborhood with a value range from \$233 to \$439/sf.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	040	889435	0130	1,218	2857566	\$285,000	03/29/17	\$233.99	VENTURE COMMERCE CENTER-SNOG	1
520	040	889435	0020	1,913	2887122	\$450,000	08/30/17	\$235.23	VENTURE COMMERCE CENTER-SNOG	1
520	040	889435	0180	1,909	2941565	\$455,000	07/12/18	\$238.34	VENTURE COMMERCE CENTER-SNOG	1
520	040	282505	9264	35,862	3025712	\$15,000,000	12/13/19	\$418.27	BELLEVUE BUSINESS PARK (BDLG B)	2
520	040	282505	9265	15,917	3025709	\$7,000,000	12/12/19	\$439.78	BELLEVUE BUSINESS PARK (BDLG A)	1

Neighborhood 520-50

Neighborhood 520-50 includes business park buildings located in the City of Kent. This is the heart of the Kent Valley Industrial District – one of the most sought after areas by industrial investors in the nation.

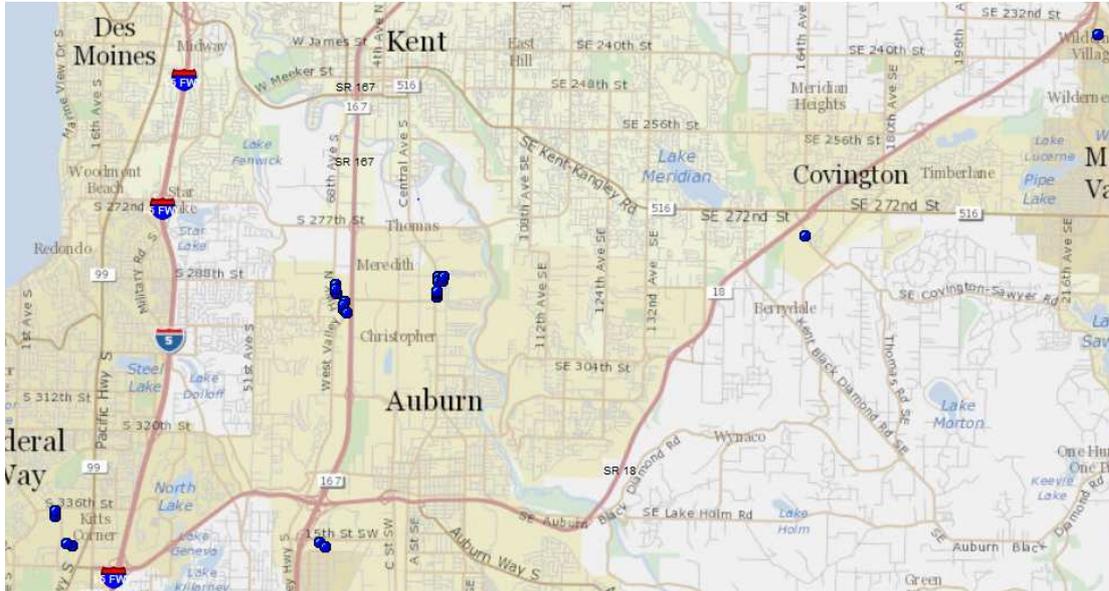


There are 32 parcels in this geographic area, or 11% of the Business Park specialty. There are three sales in this neighborhood with a value range from \$97 to \$159/sf.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	050	775780	0130	47,040	2872675	\$4,599,900	06/22/17	\$97.79	ANDERSON CENTER	1
520	050	000660	0022	61,917	2871122	\$8,136,588	06/08/17	\$131.41	CENTRAL COMMERCE CENTER BLDG	3
520	050	788880	0220	190,810	3013151	\$30,430,000	10/01/19	\$159.48	WEST VALLEY BUSINESS PARK BLDGS	2

Neighborhood 520-60

Neighborhood 520-60 includes business park buildings located in Auburn, Federal Way, Covington, and Maple Valley.

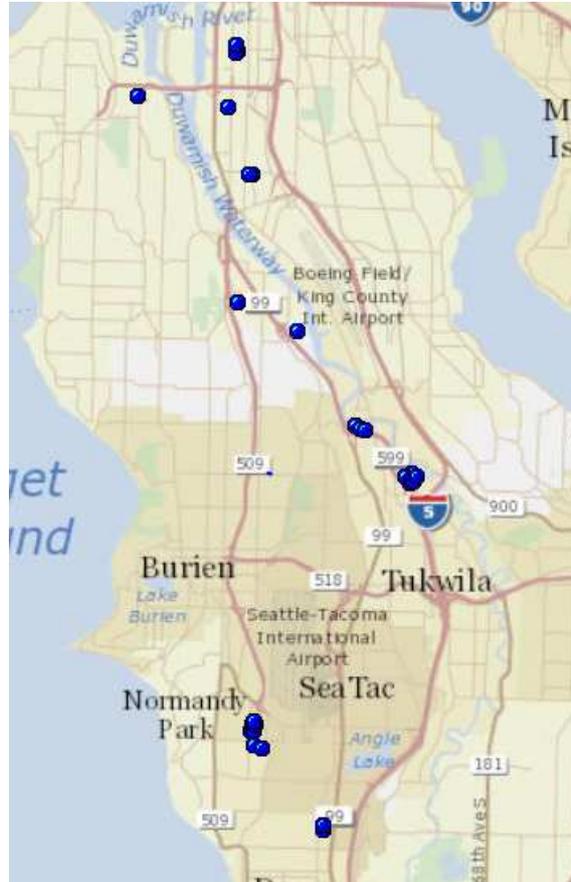


There are 25 parcels in this neighborhood representing 8% of the Business Park specialty. There is one new sale in this neighborhood for \$119/sf.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	060	926480	0180	68,436	3002787	\$8,165,000	08/01/19	\$119.31	CAMPUS BUSINESS CENTER	2

Neighborhood 520-70

Neighborhood 520-70 includes business park buildings located in Unincorporated King County, South Seattle/SODO, SeaTac, and West Tukwila.

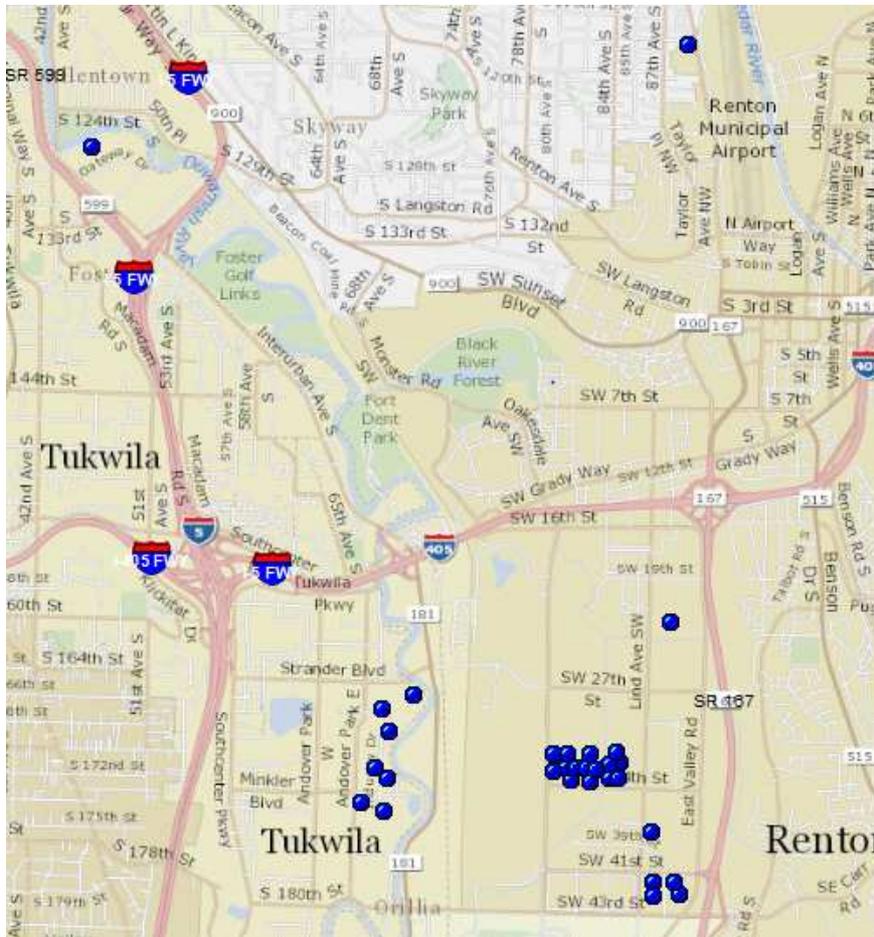


There are 28 parcels in Neighborhood 70 representing 9% of the Business Park Specialty. There are four sales in neighborhood 70 with a value range from \$191 to \$225/sf. Three sales are from the same buyer.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	070	322304	9025	194,601	2968439	\$37,190,821	12/27/18	\$191.11	PROLOGIS PARK SEATAC	4
520	070	322304	9023	60,455	2968438	\$11,809,179	12/27/18	\$195.34	PROLOGIS PARK SEATAC	1
520	070	052204	9002	235,031	2968437	\$49,500,000	12/27/18	\$210.61	PROLOGIS PARK SEATAC	2
520	070	271600	0010	177,127	3022119	\$40,000,000	11/22/19	\$225.83	GATEWAY CORP CENTER BLDG 1	4

Neighborhood 520-80

Neighborhood 520-80 includes business park buildings located in Renton and East Tukwila (Southcenter). This is the northern portion of the Kent Valley Industrial Area.



There are 27 properties in this neighborhood representing 9% of the specialty. There are three sales in this neighborhood with a value range from \$142 to \$157/sf.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Par. Ct.
520	080	000480	0003	231,309	2870444	\$33,000,000	06/07/17	\$142.67	TUKWILA COMMERCE PARK	2
520	080	392680	0070	113,465	3013226	\$16,971,000	10/01/19	\$149.57	SOUTH LIND SQUARE	2
520	080	630849	0020	41,323	2848483	\$6,487,711	02/08/17	\$157.00	OAKESDALE COMMERCE EAST (E2)	1

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool used 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.

Recommended IAAO Standards Ratio Studies	
Assessment Level	0.90 to 1.10
Coefficient of Dispersion	5.0 to 15.0
Price Related Differential	0.98 to 1.03

King County uses IAAO Standards to assess their ratios.

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 also is the ratio of the average assessed value to the average sales price value. 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.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 520 shows a weighted mean ratio of 0.837 which is outside the IAAO guidelines, indicating that the current assessment level, as measured using recent sales, is in need of adjustment to fall within the acceptable range.

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.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger urban market areas. The preliminary ratio study for Area 520 shows a COD of 14.16%, which is outside the IAAO guidelines, indicating that the current level of assessment uniformity as measured using recent sales is not in the acceptable range.

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 increasing sales price. The preliminary ratio study for Area 520 shows a PRD of 1.02 which is within the IAAO guidelines. Due to the results indicated from the preliminary ratio study, modest uniform changes are required to the valuation models for Area 520 for the 2020 assessment year.

Although some of the results of the preliminary ratio study fall within the IAAO standards, these results are based on a limited sales sample. The sales sample is insufficient to draw direct conclusions from the ratio study. The office/flex condominium units were valued by the market approach, while the remaining parcels were valued by the income approach. All of the recent sales are used for guidance, and as a test for the income model.

Scope of Data

Land Value Data: The geographic appraisers in the various areas in which the specialty properties are located are responsible for the land value used by the specialty appraiser. See the appropriate area reports for land valuation discussion.

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 are verified, if possible, by contacting either the purchaser or seller, or contacting the real estate broker, and reviewing sale transaction data from online subscription sources. Each sale was inspected and the recorded property characteristics were updated when necessary. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report.

Sales Comparison Approach Description

There were 23 total improved sales in the subject area that were considered good, fair market transactions, and that were used in the overall analysis. 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.

Business parks comprised of condominium units were valued by the sales comparison approach, as there were sufficient sales available and they typically command a higher price per square foot. This is typically due to the smaller size of the units and are due to the owner/user nature of many industrial condominium purchases.

The following table summarizes the value parameters used for valuation in area 520. Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Typical Value Parameters			
Property Type	Value Range Per SF		
Office/Flex Condo Units	\$233	to	\$238
2017 sales range	\$97	to	\$157
2018 sales range	\$191	to	\$245
2019 sales range	\$149	to	\$439

The high and low numbers show that sales prices are increasing per year. Other Business Park properties were typically valued using the income approach, as fewer comparable sales of each property type were available. The improved sales used were referenced when developing the economic income parameters and capitalization rates for the income models used within each neighborhood.

Sales Comparison Approach Calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established via an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual prices were applied based on various characteristics deemed appropriate by each market. Specific variables and prices for each neighborhood are discussed in more detail above. 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 cost modeling system. The cost approach is most applicable in the newer business parks where the market indicators supported the cost value. The Cost Approach was used to value two government owned properties for the 2020 Assessment Year.

Income Capitalization Approach Description

A direct capitalization approach estimate was calculated for all properties within the Business Park specialty. The income approach was considered the most reliable approach to value Business Parks given the amount of published data available. Income parameters were derived from the market place through real estate sales, the sales verification process, via tenants, via owners, and from a compilation of published sources. Similar uses were grouped together with income rates that were correlated to effective age and building quality.

Income: Income parameters were derived from the market place through the listed fair market transactions as well as through published sources (i.e. Commercial Brokers Association, Costar, Quarterly Brokerage and Analyst Reports, Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market. The data on following page shows the varying average asking rates within the three market areas. Some publications have specific information for the individual neighborhoods, but not all. Some of the publications have differing submarkets and grouped differently.

Eastside Rental Rate Statistics - Neighborhoods 10, 20, 30 & 40			
Warehouse	2019	2018	Year over year
CBRE	\$1.09	\$1.02	6.86%
Colliers	\$0.90	\$0.85	5.88%
Cushman - Wakefield	\$0.73	\$0.86	-15.28%
Kidder	\$0.95	\$0.90	5.56%
Median	\$0.93	\$0.88	5.01%

Southend Industrial - Neighborhoods 50, 60, & 80			
Warehouse	2019	2018	Year over year
CBRE	\$0.67	\$0.62	8.06%
Colliers - Southend	\$0.71	\$0.69	2.90%
Cushman	\$0.64	\$0.69	-7.25%
Kidder	\$0.80	\$0.75	6.67%
Median	\$0.69	\$0.69	0.00%

Seattle Close-In Industrial - Neighborhood 70			
Warehouse	2019	2018	Year over year
CBRE	\$1.18	\$0.98	20.00%
Colliers - Close In	\$1.11	\$1.08	3.00%
Cushman -	\$0.92	\$1.06	-14.00%
Kidder	\$1.19	\$1.19	0.00%
Median	\$1.15	\$1.07	1.50%

These market reports solely report on the warehouse/shell rates and do not include add-ons for office buildout. Office buildouts can run from \$0.75 to \$1.50/sf depending on the quality of the buildout and age of the property.

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

2019 Published Vacancy Rates					
	CBRE	Colliers	Cushman	Kidder	Median
Seattle Close In	3.70%	3.40%	2.50%	2.90%	3.15%
Kent Valley/Southend	5.40%	6.10%	3.80%	5.90%	5.65%
Eastside	5.40%	3.90%	3.80%	3.10%	3.85%

Expenses: Expense ratios were estimated based on industry standards, published sources, and knowledge of the area’s rental practices. Within the income valuation models, the assessor used triple net expenses.

Capitalization Rates: Capitalization rates were determined by actual sales, local published market surveys, such as CoStar, Integra Realty Resources, and Korpaz. Other national reports include: CBRE Capital Markets Cap Rate Survey, Colliers International and Real Estate Report Valuation Rates and Metrics. Capitalization rates used are determined medians established for property sales that occurred in the three general market areas. Where there is insufficient sales, the market area is widened to include all of King County.

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	4Q 2019	Seattle – Bellevue - Everett MSA	4.96%	5.59%	5.97%	All Classes
		Pacific Region	5.69%	5.21%	5.92%	All Classes

The preceding tables demonstrate ranges of capitalization rates and trends that are compiled and collected on a national, regional scale, and local scale. This information is reconciled with data specific to the real estate market in the 520 specialty to develop the income model. The range of capitalization rates in the income model reflects the variety of properties in this area. Properties which are considered to be non-institutional grade, such as those purchased by owner users or small investors, may not be reflective of the capitalization rates found in published sources.

Income Approach Calibration

Income tables were developed for each of the eight neighborhoods that comprise Area 520. The tables pertain to different property types, for example: Warehouse Office, Open Office, Flex, Warehouse Showroom, Mezzanine Office, Mezzanine Storage, Storage Warehouse, Distribution Warehouse, and Light Industrial. In addition, an exclusion table indicating property uses not covered by an income table is created. 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. The following table outlines a summary of the income parameters used in the income tables, which provided the basis for the income value estimate calculations.

Typical Income Parameters				
Property Type	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per % of EGI	Capitalization Rate %
Warehouse Office/Mezzanine	\$9 to \$24	5.0% to 6.0%	10%	5.50% to 6.75%
Storage Warehouse/Lt Industrial	\$8 to \$15			
Industrial Retail/Showroom	\$12 to \$20			
Industrial Flex	\$8 to \$15			

Reconciliation

All parcels were individually reviewed for correctness of the model application before final value selection and reviewed by the senior appraiser prior to posting. The factors analyzed in the process of establishing market were subject to adjustment by the appraiser. The Market Approach is considered the most reliable indicator of value when sufficient comparable sales are available; however, the Income Approach is an excellent indicator of value when there is sufficient market data.

The Business Park specialty has ample amounts of published data available and therefore the Income Approach was applied to nearly all parcels in order to best value and equalize like properties. The primary exception was for condominium parcels, which were valued using the market approach given the number of sales and given the fact that they tend to trade differently than larger, multi-building parks. 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.

Model Validation

Total Value Conclusions, Recommendations, and Validation

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is 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 by particular characteristics and conditions as they occur in the valuation area.

International Association of Assessing Officers (IAAO) appraisal guidelines for the measures of valuation performance of uniformity and equity are presented in both the 2019 and 2020 Ratio Analysis charts included with this report. Comparison of the 2019 Ratio Study Analysis with the 2020 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level went from 83.70% to 95.40%. The Coefficient of Dispersion (COD) went down from 14.16% to 7.85%. The ratio study presented in this report indicates improvement in both level of uniformity and equity. However, with a sample size of only 23 improved sales, the weight given to the ratio study should be tempered.

This valuation has occurred at a point where the regional industrial market continues to strengthen. Investment interest in the market has put downward pressure on capitalization rates and a lack of new supply has caused vacancy rates to fall significantly, while rents begin to rise in some markets. There has been an increase in new construction activity for industrial property; however, there is no new construction projects on the horizon for incubator spaces. This is in response to the shift in market fundamentals. The real estate professionals, owners, and investors involved with business parks continue to feel confident about the sector’s potential.

The total assessed value for the 2019 Assessment Year for Specialty Area 520 was \$1,935,530,100. The total recommended assessed value for the 2020 Assessment Year is \$2,138,421,800. Application of these recommended values for the 2020 Assessment Year results in an annual change of +10.48%.

Change in Total Assessed Value			
2019 Total Value	2020 Total Value	\$ Change	% Change
\$1,935,530,100	\$2,138,421,800	\$202,891,700	10.48%

Uniform Standards of Professional Appraisal Practice 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 5 & 6. 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. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed

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

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance and participation in hearings, data collection, sales verification, and identifying new construction and recording the corresponding data.*

Valerie A Dreas

Valerie A Dreas, Commercial Appraiser II

Date: 7/1/2020

Improvement Sales for Area 520 with Sales Used

06/24/2020

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
520	010	956075	0010	23,300	2909400	\$4,475,000	01/03/18	\$192.06	WOODVIEW PLAZA BUILDING	I	1	Y	
520	010	664110	0010	238,802	2974109	\$47,194,000	02/19/19	\$197.63	THE PARK AT WOODINVILLE BLDG A	I	5	Y	
520	010	092605	9032	32,271	3028023	\$7,200,000	12/18/19	\$223.11	WOODINVILLE LANDING	I	1	Y	
520	010	092605	9162	17,051	2980231	\$4,450,000	03/28/19	\$260.98	WOODINVILLE LANDING	I	1	Y	
520	020	032505	9258	71,818	3000423	\$19,400,000	07/19/19	\$270.13	Redmond West on Willows Building #	MP	1	Y	
520	030	272605	9072	30,552	2919329	\$7,500,000	03/15/18	\$245.48	TOTEM PLACE	TL 7B	1	Y	
520	030	123850	0195	41,270	3023923	\$14,500,000	12/04/19	\$351.34	JONESCO BUSINESS PARK	LIT	1	Y	
520	040	889435	0130	1,218	2857566	\$285,000	03/29/17	\$233.99	VENTURE COMMERCE CENTER-SNOC	MU	1	Y	
520	040	889435	0020	1,913	2887122	\$450,000	08/30/17	\$235.23	VENTURE COMMERCE CENTER-SNOC	MU	1	Y	
520	040	889435	0180	1,909	2941565	\$455,000	07/12/18	\$238.34	VENTURE COMMERCE CENTER-SNOC	MU	1	Y	
520	040	282505	9264	35,862	3025712	\$15,000,000	12/13/19	\$418.27	BELLEVUE BUSINESS PARK (BDLG B)	BR-OR	2	Y	
520	040	282505	9265	15,917	3025709	\$7,000,000	12/12/19	\$439.78	BELLEVUE BUSINESS PARK (BDLG A)	BR-OR	1	Y	
520	050	775780	0130	47,040	2872675	\$4,599,900	06/22/17	\$97.79	ANDERSON CENTER	CM-1	1	Y	
520	050	000660	0022	61,917	2871122	\$8,136,588	06/08/17	\$131.41	CENTRAL COMMERCE CENTER BLDG	CM-2	3	Y	
520	050	788880	0220	190,810	3013151	\$30,430,000	10/01/19	\$159.48	WEST VALLEY BUSINESS PARK BLDGS	M1-C	2	Y	
520	060	926480	0180	68,436	3002787	\$8,165,000	08/01/19	\$119.31	CAMPUS BUSINESS CENTER	OP	2	Y	
520	070	322304	9025	194,601	2968439	\$37,190,821	12/27/18	\$191.11	PROLOGIS PARK SEATAC	RBX	4	Y	
520	070	322304	9023	60,455	2968438	\$11,809,179	12/27/18	\$195.34	PROLOGIS PARK SEATAC	RBX	1	Y	
520	070	052204	9002	235,031	2968437	\$49,500,000	12/27/18	\$210.61	PROLOGIS PARK SEATAC	RBX	2	Y	
520	070	271600	0010	177,127	3022119	\$40,000,000	11/22/19	\$225.83	GATEWAY CORP CENTER BLDG 1	C/LI	4	Y	
520	080	000480	0003	231,309	2870444	\$33,000,000	06/07/17	\$142.67	TUKWILA COMMERCE PARK	C/LI	2	Y	
520	080	392680	0070	113,465	3013226	\$16,971,000	10/01/19	\$149.57	SOUTH LIND SQUARE	CO	2	Y	
520	080	630849	0020	41,323	2848483	\$6,487,711	02/08/17	\$157.00	OAKESDALE COMMERCE EAST (E2)	IL	1	Y	

Improvement Sales for Area 520 with Sales not Used

06/24/2020

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
520	040	889435	0200	6,090	3038340	\$380,000	03/07/20	\$62.40	VENTURE COMMERCE CENTER-SI	MU	1		

2020 Specialty Area 520 Physical Inspection

Major	Minor	Spec Nbhd	AddrLine
032605	9007	10	19495 144TH AVE NE
032605	9061	10	14126 NE 190TH ST
032605	9085	10	14522 NE 190TH ST
032605	9088	10	20031 142ND AVE NE
032605	9151	10	19495 B 144TH AVE NE
032605	9152	10	19495 A 144TH AVE NE
034871	0000	30	12509 130TH LN NE
092605	9032	10	17280 WOODINVILLE-REDMOND RD
092605	9162	10	17280 WOODINVILLE-REDMOND RD
123850	0195	30	8800 122ND AVE NE
152605	9005	10	16110 WOODINVILLE-REDMOND RD
152605	9057	10	16220 WOODINVILLE-REDMOND RD NE
192730	0880	10	18702 142ND AVE NE
192730	0886	10	18800 142ND AVE NE
192730	0900	10	18600 142ND AVE NE
272605	9009	30	13536 NE 126TH PL
272605	9045	30	13637 NE 126TH PL
272605	9062	30	13609 NE 126TH PL
272605	9064	30	13633 NE 126TH PL
272605	9072	30	13209 NE 126TH PL
272605	9092	30	12506 135TH AVE NE
272605	9111	30	13649 NE 126TH PL
272605	9124	30	13536 NE 126TH PL
272605	9125	30	13621 NE 126TH PL

2020 Specialty Area 520 Physical Inspection

Major	Minor	Spec Nbhd	AddrLine
282605	9057	30	11626 SLATER AVE NE
282605	9063	30	12815 NE 124TH ST
282605	9070	30	11730 118TH AVE NE
282605	9108	30	11710 118TH AVE NE
332605	9031	30	120TH AVE NE
332605	9045	30	11232 120TH AVE NE
389310	0828	30	11031 117TH AVE NE
389310	0830	30	11005 117TH PL NE
389310	0930	30	11155 120TH AVE NE
389310	0963	30	11050 118TH AVE NE
389310	0980	30	11200 120TH AVE NE
664110	0010	10	14241 NE 200TH ST
664110	0020	10	14201 NE 200TH ST
664110	0030	10	14103 NE 200TH ST
664110	0050	10	19825 141ST PL NE
664110	0060	10	19860 141ST PL NE
664110	0070	10	19800 141ST PL NE
697920	0080	10	11715 NORTH CREEK PKWY
697920	0090	10	11805 NORTH CREEK PKWY
788260	0220	30	423 6TH ST S
866335	0010	30	12509 130TH LN NE
866335	0020	30	12509 130TH LN NE
866335	0040	30	12509 130TH LN NE
866335	0050	30	12912 NE 126TH PL

2020 Specialty Area 520 Physical Inspection

Major	Minor	Spec Nbhd	AddrLine
866335	0070	30	12509 130TH LN NE
866335	0080	30	12509 130TH LN NE
951710	0260	10	17710 134TH AVE NE
951710	0261	10	17710 134TH AVE NE
951710	0262	10	17802 134TH AVE NE
956075	0010	10	18915 142ND AVE NE



King County

Department of Assessments

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(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 2020 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2020 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson

Specialty Area 520

2020 Assessment Year



Department of Assessments