

Apartments

Specialty Area: 100

Commercial Revalue for 2022 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 South Jackson Street, KSC-AS 0708

Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

Web: <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 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 the 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

Specialty 100: Apartments
2022 Assessment Year

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., apartments, office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standards 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 Individual 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 are basic steps employed for the income approach:

1. Estimate potential gross income from rent
2. Add miscellaneous income
3. Deduct for vacancy and credit loss to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses to get the net operating 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 for apartments through statistical analysis of rents, 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 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 (COD). A COD is developed to measure for and show the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (IAAO) that may be reviewed at www.IAAO.org. The following is the target COD range that applies to apartments in King County based on standards set by IAAO:

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	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 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.

Executive Summary Report

Apartments; Specialty Area: 100

Sales Summary

Appraisal Date: January 1, 2022

Sale Summary: Sales Used (All): 886; Sales Used (Ratio Study): 827

Sales Dates: Jan., 2019 – Dec., 2021

Ratio Study Summary

Sales – Improved Ratio and Uniformity Summary					
	Mean Assessed Value	Mean Sale Price	Weighted Mean Ratio	COD	COV
2021 Value	\$12,442,900	\$15,152,600	0.821	11.41%	14.39%
2022 Value	\$14,031,100	\$15,152,600	0.926	8.29%	11.11%
Change	\$1,588,200		0.105	-3.12%	-3.28%
% Change	12.76%		12.79%	-27.34%	-22.79%

COD (coefficient of dispersion) and COV (coefficient of variation) are measures of uniformity. The lower the number the better the uniformity. See Glossary of Terms for definitions. The ratio, COD and COV have been improved.

Sales Used in Analysis

A list of all the sales used for any kind of analysis is provided in the addenda to this report. These are all improved sales and were verified as fair market transactions. Most of these sales are used in the ratio study, while some are excluded for various reasons, as indicated on the list. Sales were adjusted for time to the appraisal date of January 1, 2022. The ratio type used is the weighted mean ratio. The Ratio Study Analysis indicates the proposed values will result in an improvement in assessment level, uniformity, and equity. The weighted mean ratio of the proposed values is within the IAAO recommended standards (0.90 to 1.10). The values recommended in this report reflect current apartment market parameters as of the valuation date of January 1, 2022. The proposed values improve the weighted mean ratio, COD, and COV. It is recommended they be posted for the 2022 assessment year.

Population – Value Summary Data

The following table summarizes the percent change to total value from the previous assessment year to the current, per region and for the entire County. As the purpose of this table is to demonstrate the change from year to year reflected by market activity, the following parcels have been excluded from the count: parcels with no value select at the time of this report, low-income parcels, and new construction parcels. Low Income parcels were excluded because, as of the date of this report, those parcels have yet to receive their restricted values, such as have been recorded for those same parcels from the previous year. The low-income restricted values are pending as of the date of this report. Current assessment year new construction parcels may or may not have had some level of new construction activity associated with them last year, but, these parcels are excluded in order to render a comparison of values based on market change only. New construction activity is summarized in a future section of this report.

Percent Change - Total Values	
Region	% Change
Central / North	7.41%
South	11.68%
East	11.28%
County	9.32%

The following table summarizes value change percentage ranges for apartment parcels. The exclusions applied to the preceding table also apply here. About 15% of the parcels decreased or showed no change in value. Most increases in value were between 10% and 20%. A value increase of less than 10% represented the next most numerous category. Only about 6% of properties increased in value between 20% and 30%, and only 2.49% (317 parcels) increased more by 30% or more. This can be for a variety of reasons, including new-valuation method, inclusion in an economic unit, declassification from low-income to market-rate, bringing historically low value up to market, high change to land value for a vacant parcel, etc.

Summary of Improved Value Changes		
Change Type	Range	% Properties
Decreased		7.35%
No change		8.12%
Increased	0.1% – 9.9%	35.72%
Increased	10.0% – 19.9%	40.35%
Increased	20.0% – 29.9%	5.98%
Increased	30% +	2.49%

New Construction

As of the date of this report the value of new construction is \$1,745,593,446. The following table summarizes the totals for King County, the three regions and the top two neighborhoods in each of those regions. There remain several parcels with new construction permits that have not been valued as of the date of this report.

Construction Summary			
Region	New Construction	Top 2 Neighborhoods Per Region	New Construction
Central / North	\$1,158,380,402	Downtown	\$430,564,962
		South Lake Union	\$340,277,550
South	\$292,822,220	Rainier Valley	\$74,425,920
		Kent Valley	\$58,950,100
East	\$294,390,824	Woodinville	\$150,948,483
		Kirkland	\$49,312,610
County	\$1,745,593,446		

Appraisal Information

Sales Verification and Data Collection

Sales data are taken from real estate excise tax affidavits. Sales are verified as valid market sales by personal contact with involved parties, questionnaires, or various published sources. The Assessor uses sales dating to three years before the appraisal date. They are adjusted for time to the appraisal date. Sales as old as five years can appear on an individual property's worksheet for information purposes. The older sales are not used in our analysis, however.

Approaches to Value

The income approach, sales comparison approach, and cost approach were considered in the appraisal of apartments in the county.

The income approach is the capitalization of net operating income into an indicated value. The income approach is generally given significant weight.

The sales comparison approach compares sold properties to any given subject property in order to determine an indicated value. The sales comparison approach is given significant weight. Usually four comparable sales are selected for each property. In addition to the direct comparison the Assessor also develops a multiple regression equation that is derived from all of the sales in the data base.

The cost approach is rarely, if ever, used in establishing our values. This is because of the difficulty in establishing an appropriate amount for depreciation. The cost approach frequently differs from the other approaches to value by a large amount.

Land Value

Land values are determined by the geographic area appraisers. The apartment appraisers determine a total value for each property and the difference between that and the land value is the improvement value. If the total value is less than the land value, that indicates that the improvements no longer represent the highest and best use of the property. In those cases the improvements are said to be obsolesced and a token value of \$1,000 are assessed against them.

Identification of the Area

Name or Designation: Apartments, Specialty Area 100

This report contains data pertinent to the annual revalue of Apartment properties. The Specialty Area is 100. It encompasses apartments in all of King County. The apartment specialty includes apartments with 4 or more units, condominium complexes that are operated as apartment complexes, some mixed-use properties with commercial area less than 25% of the total net rentable area, and vacant land parcels that are associated with apartments. Apartments subject to low-income restrictions are valued using a different methodology. The methodology is described in the state Department of Revenue's *Low-Income Housing Valuation Guide*. Unless stated otherwise, the statistical data in this report include the low-income properties.

Area Description

There are 13,891 parcels (major-minor sequences) in the King County Apartments Specialty, with 13,435 of those representing actual tax-payer accounts. The remainder are administrative parcels – global condominium parcels (315) and meta-parcels which consolidate two or more improved parcels (141). The following table summarizes the parcel and account inventory.

Inventory - Parcels and Accounts					
	Parcels		Accounts		Regular Accts
	<u>13,891</u>		<u>13,435</u>		<u>10,261</u>
Global Condo	315			Singular Imp	8,892
Consolidated	141	Condo Minors	3,174	Consol Imp	434
Accounts	13,435	Regular Accts	10,261	Vacant	935

Taxpayer accounts can be condominium minors (3,174) - residential or commercial units, or regular accounts (10,261), which can be improved stand-alone complexes (8,892), or consolidations of parcels into economic units for valuation reasons (434). See Glossary of Terms. There are also 935 vacant land parcels associated with and/or supporting apartment properties. Amongst all the parcels herein described, 245 are currently designated for low-income apartment use.

The inventory may also be viewed as projects (complexes) and residential units. A project may range from a stand-alone 4-plex to a multi-building, multi-parcel complex. The total quantity of projects is the sum of all the global condos, all the consolidated parcels, and all the improved regular accounts that are singular (not combined with others). To date, there are 9,348 apartment projects, with a total of 326,323 units.

Inventory - Projects and Units		
	Projects	Units
Total	<u>9,348</u>	<u>326,323</u>
Global Condo	315	23,128
Consolidated	141	23,967
Singular Imps	8,892	279,228

The distribution of apartment projects by age, age-category, units and unit category is shown below.

Inventory - Distribution by Age and Size					
Age of Project			Size of Project		
Year Built	% of Total Properties	% of Total Units	Number of Units	% of Total Properties	Year Built (Avg)
1900 – 1919	9.56%	3.60%	0 – 4	25.15%	1965
1920 – 1929	5.27%	2.98%	5 – 9	24.96%	1962
1930 – 1939	0.79%	0.54%	10 – 19	16.98%	1964
1940 – 1949	1.83%	1.20%	20 – 49	15.66%	1970
1950 – 1959	11.66%	3.92%	50 – 99	7.85%	1988
1960 – 1969	20.65%	11.96%	100 – 199	5.49%	1997
1970 – 1979	13.43%	8.23%	200 – 499	3.71%	2001
1980 – 1989	15.33%	15.79%	500 – 999	0.18%	2001
1990 – 1999	6.70%	8.92%	1,000+	0.02%	2018
2000 – 2009	5.34%	10.62%	Weighted	By Projects	1970
2010 – 2022	9.44%	32.24%	Weighted	By Units	1989

The above table concludes that the average year built of inventory, as weighted by number of projects within a unit category, is 1970; however, the average age of inventory, as weighted by total number of units in an age category is 1989.

This is reinforced by the fact that approximately 52% of the total units were built since 1990, with 48% of the units having been built prior to 1990. The highest percentage of total units, 32.24%, were built between 2010 and 2022. As can be seen, the larger apartment projects, as measured by unit count, tend to have been built in the last 25 years.

The following table displays the five largest projects, by unit count, per region.

Inventory - Largest Five Projects Per Region				
Region	Project	Units	Year Built	
Central	ONNI-SLU - APARTMENTS	1097	2018	
	1200 STEWART	1014	2018	
	HARBOR STEPS	759	1997	
	Via6 APARTMENTS	654	2012	
	OVATION TOWERS	548	2021	
South	CLUB PALISADES	750	1988	
	SIGNATURE POINTE APARTMENTS	633	1990	
	CENTRAL FLATS	576	1986	
	ALCOVE AT SEAHURST	543	1948	
	PAVILLION	518	1990	
East	NEWCASTLE COMMONS	671	2017	
	NORTH - ASPECT APARTMENTS	650	2019	
	SHOREWOOD HEIGHTS	645	1959	
	ESTERRA PARK / VERDE	634	2021	
	HYDE SQUARE APARTMENTS	618	2017	

The above table demonstrates that the largest projects, by unit count, in the Central and East regions, have been built, mostly, after 1999. In the South region, that largest inventory was built primarily before 1991.

The apartment parcel population is divided, for appraisal purposes, into three regions: Central (1), South (2), East (3). The following table delineates the neighborhoods per region, and the count of **projects** per neighborhood:

Project Inventory - Regions and Neighborhoods								
R 1 NHD	NHD Name	Total Projects	R 2 NHD	NHD Name	Total Projects	R 3 NHD	NHD Name	Total Projects
5	Downtown	43	160	Seward Park	11	340	Mercer Island	25
10	Regrade	80	165	Skyway	35	350	Issaquah	96
15	LQA	222	170	Rainier Valley	293	355	Kennydale	12
20	SLU	64	175	Beacon Hill	151	360	Bellevue W	102
30	International	34	185	Georgetown	58	365	Bellevue E	158
35	CD	234	195	White Center	56	370	Kirkland	146
40	Mad / Leschi	44	200	Highland Park	76	380	Totem Lake	74
45	QA	185	205	Westwood	117	385	Bothell	81
50	NQA	79	215	High Point	37	400	Kenmore	62
55	Westlake	57	220	Delridge	37	425	Woodinville	28
60	Roanoke	200	240	Des Moines	198	430	Redmond	145
65	C Hill East	532	245	Burien	248			
70	Belmont	312	250	Boulevard Park	127			
75	Magnolia	63	255	SeaTac	64			
80	Interbay	194	270	Federal Way	250			
85	First Hill	134	285	Auburn S	173			
90	Greenwood	408	290	Auburn N	225			
95	Lake City	229	295	Algona	59			
100	Northgate	150	300	Enum / B Dmnd	94			
110	University	358	305	Kent Valley	127			
115	Wallingford	220	310	Cov / Maple Val	17			
125	Wedgewood	92	315	Renton	140			
130	Fremont	213	320	Benson / East Hill	128			
135	Leary	60	325	Tukwila	62			
140	Ballard E	141	330	Renton Highlands	107			
145	Ballard W	278	440	Carnation	13			
150	Greenlake	184	460	Duvall	20			
155	Phinney	53	465	Snoqualmie	47			
225	Junction	193	475	Vashon	19			
230	Alki / Faunt	130						
235	Admiral	79						
415	Shoreline E	101						
420	Shoreline W	64						
R 1 Total: 5,430			R 2 Total: 2,989			R 3 Total: 929		

Nearly all the apartments in King County are in the Urban Growth area which is the western portion of the county lying west of a meandering north-south line encompassing Woodinville, Redmond, Issaquah, Renton, Kent, and Auburn. It also includes some areas to the east like Maple Valley and North Bend.

Maps

General and Regional apartment area maps are included in the Addenda. More detailed Assessor's maps showing individual parcels are located at the offices of the King Street Center. Maps are also available when looking up individual properties on the Assessor's website using eReal Property. <http://info.kingcounty.gov/Assessor/eRealProperty/default.aspx>

Analysis of Data and Conclusions

Effective Date of Appraisal: 01/01/2022. New construction is valued as of 07/31/2022
Date of Appraisal Report: 07/28/2022

Purpose

The purpose of the mass appraisal is to determine and set the annual revaluation, represented by market value, of Apartment properties in King County.

Appraisal Team Members – Modeling and Valuation

Thomas Bradbury, Kent Walter and Joshua Rubin performed the analysis of the parameters to be used in the apartment appraisal models. Joe Arnold, Thomas Bradbury, Yuen Chen, Greg Count, Valerie Dreas, Avi Epstein, Jeremy Gray, Mary Guballa, Angela Hegedus, Ryan Jimenez, Matt Landry, Joyce LaRoche, Scott Mansfield, Scott Mar, Nick Moody, Andrew Murray, Diane Owings, Ed Pangan, Raphael Roberge, Lori Sorrell, Robert Rosenberger, Joshua Rubin, Burke Shethar, Lori Sorrell, Kim Thurman, Kent Walter, and Rick Welch valued the parcels and placed them in Ready to Post status. Kent Walter, Senior Appraiser, provided oversight to the process.

Physical Inspection Identification

The following Apartment neighborhoods were physically inspected for the 2022 assessment year: 005, 010, 085, 150, 205, 215, 225, 230, 235, 310, 315, 350, 370, 385. A list of parcels physically inspected is presented in the Addenda at the end of this report.

Highest and Best Use Analysis

As if vacant: Market analysis of the county, together with current zoning and current anticipated use patterns, indicate the highest and best use of most of the appraised parcels as multi-family use or mixed-use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel. Land values are set by the geographic area appraisers.

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 the value of the entire property in its existing use and the cost to remove the improvements. In those properties where the property is not at its highest and best use, a token value of \$1,000 is assigned to the improvements.

Standards and Measurement of Data Accuracy

Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Current data were verified and corrected when necessary, via field inspection.

Scope of the Appraisal

- All three approaches to value were considered in this appraisal, although the cost approach was rarely, if ever, used.
- Sales from Jan. 2019 through Dec. 2021 were used for ratio analysis.
- Sales were adjusted for time to the appraisal date of 01/01/2022.

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6.

Approaches to Value – Detail

Income Approach

Rent: Apartment rent, in the form of actual and asking rates per month, is collected in the field, online, from appeals, and from published sources. Multiple regression analysis was performed on the rents and was used to assign rents to each unit type in each property. Typical variables used in the multiple regression equation for rent assignment addressed such characteristics as:

1. Age
2. Quality
3. Actual or asking rent
4. Elevator
5. Location
6. Pool
7. Unit Type and Size
8. Building views
9. Condition

For mixed-use properties commercial rents were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

Other Income: This is a yearly figure attributed to each property, composed mostly from parking fees and income from common laundry facilities. Also included is moorage and miscellaneous charges, such as late fees and forfeited deposits.

Rent and Other Income combine to express potential gross income (PGI).

Vacancy and Credit Loss: (VCL) is an amount of income, expressed as a rate, deducted from each property's PGI. It is composed mostly of typical market vacancy – a rate tailored per neighborhood and property characteristics (age, size). Included in VCL is also an allowance for credit loss, which is a form of effective vacancy, equating to incentives (e.g., temporary free rent). VCL rates are typically derived from market studies and operating statements. For mixed-use properties commercial VCL rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The figure resulting from the reduction of PGI by the VCL rate is the effective gross income (EGI).

Operating Expenses: (OEX) is expressed as a percentage of EGI. The rate represents a total amount of expenses (which can also be expressed as expenses per unit). Included in OEX are property taxes, utilities, and other major typical operating costs. The Assessor also includes in this figure an allowance for yearly reserves for future capital expenditures. VCL rates are typically derived from market studies and operating statements. For mixed-use properties commercial OEX rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The figure resulting from the reduction of EGI by the OEX rate is the net operating income (NOI).

Capitalization Rates: Capitalization rate information is gathered from a variety of published sources as well as directly from sales. Generally, about 50-60% of the sales in the Assessor's sales file have capitalization rates associated with them. The capitalization rates are adjusted for quality, condition, and view. For mixed-use properties commercial cap rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The income approach indication of value is derived by dividing the NOI by the capitalization rate.

Sales Comparison Approach

Since January 2019 there have been 31 apartment sales of \$500,000 per unit or higher.

Summary of Top Sales - Last Three Years					
By Price Range		Top Six in the County			
Prices per Unit	Sales	Prices per Unit	Project	NHD	Sale Year
\$700,000 +	4	\$806,037	BLU BELLEVUE	Bellevue West	2021
		\$789,529	THE DANFORTH	First Hill	2019
\$600,000s	9	\$763,830	ALLEY 24 APTS	South Lake Union	2019
		\$707,487	CERASA APARTMENTS	Bellevue West	2021
\$500,000s	18	\$698,517	ASCENT SLU AND MARLOWE	South Lake Union	2021
		\$698,451	BORGATA APARTMENTS	Bellevue West	2020

Four comparable sales are selected for each apartment property by the County's computer-assisted mass appraisal (CAMA) application. The value-select appraiser can also manually select sales if desired. The sales are adjusted for time and various property characteristics such as age, number of units, average unit size, quality, condition, view, and location.

EMV

The other indicator of value derived from the sales data is the Estimated Market Value (EMV) indicator. A multiple regression equation is also developed from, using the trended sales prices, and typically these variables:

1. Age
2. Quality
3. Condition
4. Airport Noise
5. Average unit size
6. Location
7. Commercial area
8. View
9. Number of units

The CAMA system applies the resulting multiple regression equation to each property to estimate market value.

Valuation of Low-income Apartments

Included in the apartment specialty are 245 parcels designated for operation / use as low-income apartments. These properties are valued in accordance with guidelines issued by the Washington State Department of Revenue. The steps to be used are as follows:

1. Determine the unrestricted market value.
2. Determine the owner's restricted leased fee value.
3. Determine the owner's positive leasehold reversion value (number 1 minus number 2 above).
4. Determine the present value of the owner's positive leasehold reversion
5. Determine the restricted-use value (number 2 plus number 4 above). This would be the assessed value.

If the low-income agreement for a property specifies specific rents, then those are used. If not, then tables published by the Washington State Housing Finance Commission are used. The tables list maximum rents by unit type for different household income levels. The Assessor uses rents that are somewhat lower than the table rents to recognize the fact properties typically are unable to actually achieve the maximum allowed. The vacancy and credit loss figures used are lower than the figures used in market rate apartments. Expenses are increased to a level higher than the expenses used for market rate apartments. The capitalization rate used is increased by adding a change rate as required by the Washington State Department of Revenue guidelines.

Model Validation

Reconciliation and/or validation study of calibrated value models

Appraisers made a review of the appropriateness of the application of the valuation models (approaches to value, described previously) before final value was selected for each parcel. The appraiser can change parameters used in the income approach, such as, rent, expenses, vacancy and credit loss, and capitalization rate if better information becomes available at the time of value selection. An appraiser may also change the comparable sales that were used. Appraisers make the determination of value based on the appraiser's judgment of the appropriateness of the method for each property. Properties are further reviewed when, for example, proposed value change is outside of a certain range, parcels are part of an economic unit, there has been recent building permit activity, or a recent board decision has occurred for a prior value. The following table summarizes the dispersion of value selection by approach to value. An administrative review of the selected values was made by the following Senior Appraisers: Kent Walter, Marie Ramirez, Andrew Murray, Nick Moody.

Summary of Value Select Methods	
Method	% Selected
Income	54.33%
Sales	7.65%
EMV	16.76%
Weighted	15.57%
Other	5.69%

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate is appropriate and may adjust for particular characteristics and conditions.

A final ratio study was done using the proposed values after revaluation. The results appear on the following page. Application of the total value model, described above, results in improvement in measures of equity among individual properties. The weighted mean ratio, COV (coefficient of variation), the COD (coefficient of dispersion), and the PRD (price-related differential) all improved.

The following table presents the total change in the Apartment Specialty population value, as of the date of this report, from the previous assessment year to the current. As with previous value-comparison tables presented in this report, the following parcels have been excluded from the count: parcels with no value select at the time of this report, low-income parcels, and new construction parcels.

Population Value Summary			
	Land	Improvements	Total
2021 Value	\$22,880,473,019	\$64,860,311,689	\$87,740,784,708
2022 Value	\$23,827,222,997	\$72,092,459,765	\$95,919,682,762
Difference	\$946,749,978	\$7,232,148,076	\$8,178,898,054
% Change	4.14%	11.15%	9.32%

It is recommended the proposed values be posted.

Ratio Studies Analysis

Ratio studies were done for the entire county using the values in place before the valuation work and another one for the proposed values for the 2022 assessment (taxes payable 2023). The results are in the addenda. The sale prices in both studies were time trended.

Specialty Area 100 – Apartments – Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

Pre-revalue ratio analysis compares time adjusted sales from 2019 through 2021 in relation to the previous assessed values as of 1/1/2021.

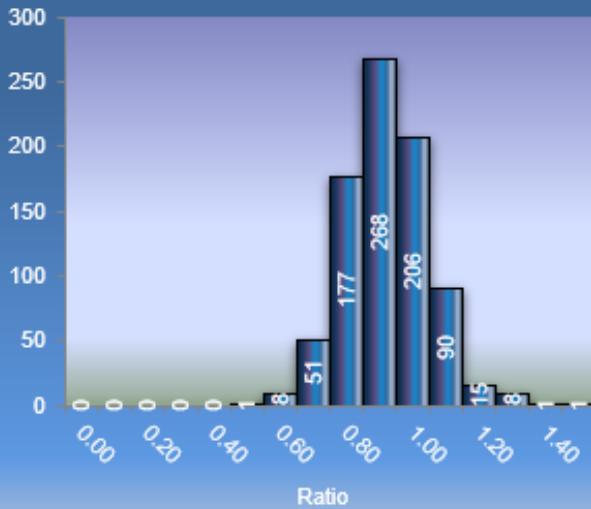
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	827
Mean Assessed Value	\$12,442,900
Mean Adj. Sales Price	\$15,152,600
Standard Deviation AV	\$29,324,609
Standard Deviation SP	\$36,219,278
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.869
Median Ratio	0.86
Weighted Mean Ratio	0.821
UNIFORMITY	
Lowest ratio	0.4663
Highest ratio:	1.4448
Coefficient of Dispersion	11.41%
Standard Deviation	0.1251
Coefficient of Variation	14.39%
Price Related Differential (PRD)	1.06

POST-REVALUE RATIO ANALYSIS

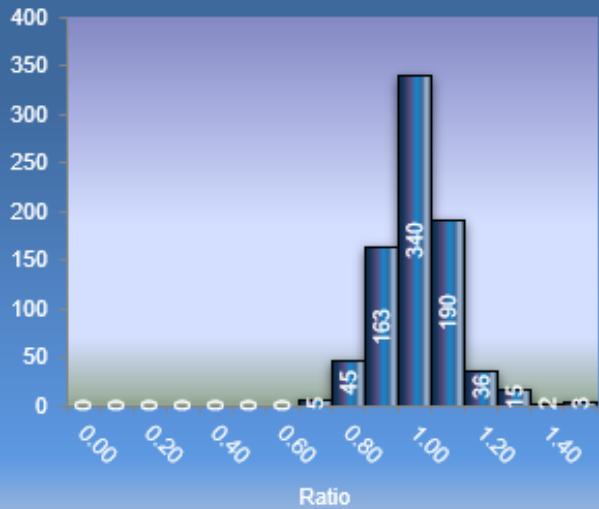
Post revalue ratio analysis compares time adjusted sales from 2019 through 2021 in relation of the current assessed values as of 1/1/2022.

POST-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	827
Mean Assessed Value	\$14,031,100
Mean Adj. Sales Price	\$15,152,600
Standard Deviation AV	\$33,079,075
Standard Deviation SP	\$36,219,278
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.958
Median Ratio	0.957
Weighted Mean Ratio	0.926
UNIFORMITY	
Lowest ratio	0.618
Highest ratio:	1.4760
Coefficient of Dispersion	8.29%
Standard Deviation	0.1065
Coefficient of Variation	11.11%
Price Related Differential (PRD)	1.03

Ratio Frequency



Ratio Frequency



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 Standards 5 and 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.

USPAP Compliance (Continued)

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

USPAP Compliance (Continued)

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

USPAP Compliance (Continued)

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

Scope of Work Performed:

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

Certification:

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

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

USPAP Compliance (Continued)

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Appraisal Team Members: Joe Arnold, Thomas Bradbury, Yuen Chen, Greg Count, Valerie Dreas, Avi Epstein, Mathew Franz, Jeremy Grey, Mary Guballa, Angela Hegedus, Matthew Huff, Ryan Jimenez, Matt Landry, Joyce LaRoche, Scott Mansfield, Scott Mar, Nick Moody, Andrew Murray, Diane Owings, Ed Pangan, Stephanie Pratt, Raphael Roberge, Steven Roberts, Darrell Rogers, Robert Rosenberger, Joshua Rubin, Chris Savage, Burke Shethar, Lori Sorrell, Trevor Swedberg, Kim Thurman, Kent Walter, and Rick Welch.
 - Services:
 - Physical Inspection and Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
 - Model, Value and Report review
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Physical Inspection and Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Annual Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation

7/28/2022

Thomas W. Bradbury, Commercial Appraiser II

Date



King County

Department of Assessments

King Street Center.
201 South Jackson Street, Room 708
Seattle, WA 98104
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 2022 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, 2022 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
King County Assessor

Addenda

Sales Lists,

Physical Inspection Parcel List,

Specialty Area Maps,

Glossary of Terms

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
095	145360	0883	15,618	2969304	\$4,615,000	1/3/2019	295	Estada APARTMENTS	1	Y	Used in Ratio Study
095	766370	0350	10,900	2969130	\$2,500,000	1/3/2019	229	THE KENNSINGTON APTS	1	Y	Used in Ratio Study
035	341660	0825	8,109	2969293	\$2,665,000	1/7/2019	329	APARTMENT BLDG 11 UNITS	1	Y	Used in Ratio Study
090	515120	0010	4,718	2969707	\$1,328,000	1/7/2019	281	4 plex	1	Y	Used in Ratio Study
095	882290	0320	6,176	2969271	\$1,805,000	1/7/2019	292	TIARA APARTMENTS	1	Y	Used in Ratio Study
065	685170	0280	6,144	2970249	\$3,810,000	1/9/2019	620	Capitol Hill 8	1	Y	Used in Ratio Study
020	199120	1080	174,763	2969703	\$74,100,000	1/10/2019	424	MARK ON 8TH	4	Y	Used in Ratio Study
225	762570	3280	26,438	2969835	\$10,700,000	1/11/2019	405	OFC/APT	1	Y	Used in Ratio Study
060	290220	0537	9,152	2970183	\$4,298,400	1/14/2019	470	APT	2	Y	Used in Ratio Study
065	600350	1625	6,900	2970343	\$3,100,000	1/15/2019	449	Price Manor	1	Y	Used in Ratio Study
130	812970	1010	3,286	2970730	\$1,525,000	1/16/2019	464	4 PLEX	1	Y	Used in Ratio Study
115	007200	0090	18,610	2970474	\$9,919,800	1/17/2019	533	STONE WAY APARTMENT econ unit w/ 0095	2	Y	Used in Ratio Study
080	277060	3480	7,079	2971504	\$3,200,000	1/22/2019	452	8 Unit Apartment	1	Y	Used in Ratio Study
090	291970	0075	4,900	2971258	\$1,645,000	1/22/2019	336	5-Units Apartment Building & 2 Units Townhouse Building	1	Y	Used in Ratio Study
065	982870	2540	27,086	2971284	\$13,600,000	1/23/2019	502	Madison View/Gramercy Flats- formerly MADISON VISTA APTS	1	Y	Used in Ratio Study
040	063500	0100	3,454	2972106	\$2,349,000	1/25/2019	680	LESCHI 6-PLEX	1	Y	Used in Ratio Study
315	552920	0050	4,377	2972698	\$850,000	1/25/2019	194	MILL AVENUE	4	Y	Used in Ratio Study
270	082104	9138	9,420	2971548	\$2,465,000	1/28/2019	262	LAKE APARTMENTS	1	Y	Used in Ratio Study
065	180690	0315	13,078	2972445	\$4,600,000	1/29/2019	352	KENTON APTS	1	Y	Used in Ratio Study
075	111650	0005	22,394	2972362	\$8,500,000	1/30/2019	380	BRITTANY HOUSE (0005) CONDOMINIUM	1	Y	Used in Ratio Study
060	195970	2235	17,160	2972079	\$6,575,000	1/31/2019	383	KILLARNEY APTS	1	Y	Used in Ratio Study
240	201140	0620	11,217	2972951	\$1,950,000	1/31/2019	174	LANDMARC V	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
240	215640	0122	60,328	2972312	\$15,623,000	1/31/2019	259	MARINA CLUB APTS	1	Y	Used in Ratio Study
045	688990	0125	6,553	2972326	\$3,100,000	2/1/2019	473	TOWN VIEW APTS	1	Y	Used in Ratio Study
365	803570	0110	4,774	2972406	\$1,575,000	2/1/2019	330	STONERIDGE	1	Y	Used in Ratio Study
085	219760	0495	44,978	2973379	\$31,000,000	2/5/2019	689	REVERB	1	Y	Used in Ratio Study
085	219760	0742	47,582	2973405	\$26,850,000	2/5/2019	564	DECIBEL APARTMENTS	5	Y	Used in Ratio Study
270	797820	0184	3,328	2973093	\$630,000	2/5/2019	189	FOUR PLEX	1	Y	Used in Ratio Study
100	679810	0830	28,785	2973112	\$12,290,000	2/8/2019	427	Apts - mixed use	1	Y	Used in Ratio Study
270	122103	9006	292,015	2973301	\$71,500,000	2/12/2019	245	MIRO @ Dash Point (Phase 3 & 4)	3	Y	Used in Ratio Study
320	172205	9096	68,500	2973463	\$14,081,000	2/12/2019	206	KENTWOOD APARTMENTS	1	Y	Used in Ratio Study
350	098280	0000	237,358	2974270	\$84,600,000	2/15/2019	356	Boulder Creek Condo	1	Y	Used in Ratio Study
360	239960	0021	42,932	2974267	\$20,800,000	2/15/2019	484	METRO - 112 - PH2 (Core)	1	Y	Used in Ratio Study
360	322505	9147	278,341	2974266	\$139,200,000	2/15/2019	500	METRO 112 (Core)	1	Y	Used in Ratio Study
255	537980	6560	53,200	2975257	\$13,850,000	2/25/2019	260	AVION	1	Y	Used in Ratio Study
240	929290	0100	2,716	2976020	\$476,200	2/27/2019	175	4-PLEX	1	Y	Used in Ratio Study
415	050800	0040	3,382	2977549	\$899,000	3/4/2019	266	FOUR-PLEX	1	Y	Used in Ratio Study
060	195970	0120	15,300	2976309	\$6,790,000	3/5/2019	444	ROANOKE TERRACE APT	1	Y	Used in Ratio Study
125	807710	0040	9,256	2976736	\$3,065,890	3/8/2019	331	TERRACE VIEW APTS BLDG #4	2	Y	Used in Ratio Study
045	609600	0215	21,910	2977628	\$10,145,300	3/13/2019	463	Top of the 5th Apartments	1	Y	Used in Ratio Study
145	751850	8705	11,890	2977629	\$5,450,000	3/13/2019	458	SUNSET VILLA APTS	1	Y	Used in Ratio Study
145	867340	0105	6,118	2978754	\$2,000,000	3/15/2019	327	8 UNIT APT	1	Y	Used in Ratio Study
285	192105	9138	6,320	2981304	\$1,078,500	3/18/2019	171	FOUR DUPLEXES	1	Y	Used in Ratio Study
245	202304	9113	39,214	2979944	\$9,395,000	3/22/2019	240	WINDSOR COURT	1	Y	Used in Ratio Study
230	637100	0095	5,802	2980170	\$2,250,000	3/28/2019	388	3017 APTS	1	Y	Used in Ratio Study
430	122505	9209	7,408	2980256	\$3,180,000	3/28/2019	429	BEAR CREEK APARTMENTS	1	Y	Used in Ratio Study
415	866590	0007	3,640	2981217	\$958,000	4/1/2019	263	4 PLEX	1	Y	Used in Ratio Study
055	352890	0745	120,693	2981851	\$38,750,000	4/4/2019	321	Hudson Apartments	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
080	277110	6030	55,802	2981447	\$28,000,000	4/5/2019	502	GILMAN TERRACE APTS (See also Minor 6055)	2	Y	Used in Ratio Study
045	168940	1390	4,780	2985475	\$1,820,000	4/18/2019	381	FOURPLEX	1	Y	Used in Ratio Study
245	122000	0380	5,736	2986163	\$1,355,000	4/19/2019	236	ANDREINA VELMA	1	Y	Used in Ratio Study
070	880490	0215	200,649	2984025	\$128,329,900	4/23/2019	640	Pike Motorworks Bldg	7	Y	Used in Ratio Study
090	604640	1020	2,680	2984878	\$1,115,000	4/23/2019	416	4 PLEX	1	Y	Used in Ratio Study
045	265250	1115	3,600	2984423	\$1,725,000	4/24/2019	479	FIVE UNIT APARTMENT	1	Y	Used in Ratio Study
235	927220	1670	6,302	2985014	\$1,650,000	4/24/2019	262	THE CHARENE	1	Y	Used in Ratio Study
270	282104	9116	145,728	2983904	\$33,350,000	4/24/2019	229	EVERGREEN VALE	1	Y	Used in Ratio Study
145	276760	4285	2,493	2985688	\$1,575,000	4/25/2019	632	FOUR PLEX	1	Y	Used in Ratio Study
115	420690	0845	13,509	2984669	\$5,880,800	4/29/2019	435	UNIVERSITY ARMS APTS	1	Y	Used in Ratio Study
								CARLETON PARK APARTMENTS			
185	273410	0196	5,550	2985270	\$2,246,000	4/29/2019	405		1	Y	Used in Ratio Study
315	784130	0380	3,336	2984967	\$995,000	4/30/2019	298	4-PLEX	1	Y	Used in Ratio Study
145	424290	0240	3,120	2989236	\$1,355,000	5/13/2019	434	4 PLEX	1	Y	Used in Ratio Study
090	630000	0680	4,799	2988016	\$1,544,500	5/14/2019	322	6 UNIT APT	1	Y	Used in Ratio Study
285	272105	9107	16,776	2990333	\$2,218,000	5/16/2019	132	PANORAMA EAST APTS	1	Y	Used in Ratio Study
290	182105	9179	3,250	2989207	\$785,000	5/16/2019	242	APARTMENT	1	Y	Used in Ratio Study
135	744200	0365	30,011	2988449	\$15,900,000	5/17/2019	530	rev Apartments	2	Y	Used in Ratio Study
								SAMMAMISH RIVER APARTMENTS (ALSO ON #0215)			
400	416410	0220	40,920	2988373	\$10,395,000	5/17/2019	254		2	Y	Used in Ratio Study
225	804380	0000	47,568	2988913	\$18,700,000	5/21/2019	393	STRATA ON CALIFORNIA	1	Y	Used in Ratio Study
305	186390	0060	4,992	2989951	\$825,000	5/22/2019	165	6 UNIT APARTMENT	1	Y	Used in Ratio Study
350	884390	0330	3,220	2994371	\$1,000,000	5/22/2019	311	KEYSTONE APARTMENTS	1	Y	Used in Ratio Study
290	289174	0180	4,000	2989903	\$617,075	5/24/2019	154	4 PLEX	1	Y	Used in Ratio Study
240	272420	1260	4,920	2991166	\$761,000	5/29/2019	155	4-PLEX	1	Y	Used in Ratio Study
305	346280	0220	3,570	2990706	\$645,000	5/29/2019	181	MAPLE LANE APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
015	059000	0000	13,217	2991549	\$6,225,000	5/30/2019	471	BAYVIEW HEIGHTS CONDOMINIUM	1	Y	Used in Ratio Study
305	142204	9051	313,583	2991434	\$83,200,000	5/31/2019	265	WATERFORD AT THE LAKES APARTMENTS	1	Y	Used in Ratio Study
415	741770	0552	49,360	2991470	\$21,000,000	5/31/2019	425	BALLINGER APARTMENTS	1	Y	Used in Ratio Study
370	172080	0400	3,365	2991877	\$1,965,000	6/4/2019	584	OLYMPIC VIEW APT	1	Y	Used in Ratio Study
150	339290	0005	37,755	2993318	\$22,250,000	6/5/2019	589	CREW APARTMENTS	1	Y	Used in Ratio Study
035	331950	0785	202,488	2992980	\$91,750,000	6/6/2019	453	Legacy at Pratt Park	2	Y	Used in Ratio Study
200	775050	0350	2,478	2994321	\$688,500	6/7/2019	278	CEDAR ARMS APT	1	Y	Used in Ratio Study
320	202205	9034	180,156	2992767	\$43,130,000	6/10/2019	239	Bryson Square	1	Y	Used in Ratio Study
320	212205	9001	59,727	2992751	\$16,050,000	6/10/2019	269	MERIDIAN GARDENS APTS	1	Y	Used in Ratio Study
065	225450	0760	6,004	2993207	\$3,100,000	6/11/2019	516	Delaine Apartments	1	Y	Used in Ratio Study
065	266300	0080	11,277	2998408	\$6,850,000	6/12/2019	607	LA VANCH APTS	1	Y	Used in Ratio Study
090	604640	1315	5,857	2994046	\$2,625,000	6/12/2019	448	The Cardigan	1	Y	Used in Ratio Study
140	291970	0565	3,536	2993718	\$1,385,500	6/13/2019	392	5 UNIT APT	1	Y	Used in Ratio Study
095	890250	0007	5,800	2995902	\$2,630,000	6/19/2019	453	THE ALOHA HOUSE	1	Y	Used in Ratio Study
225	095200	8165	41,247	2994473	\$18,269,000	6/19/2019	443	Nova Apartments (with - 8170)	2	Y	Used in Ratio Study
365	803570	0260	5,014	2994744	\$1,583,000	6/19/2019	316	STONERIDGE	1	Y	Used in Ratio Study
235	790520	0065	12,377	2995748	\$7,100,000	6/22/2019	574	CALIFORNIA DREAMING APARTMENTS	1	Y	Used in Ratio Study
225	271910	0060	4,080	2996858	\$1,376,600	6/25/2019	337	4 Unit Apartment	1	Y	Used in Ratio Study
095	674470	0360	51,224	3000797	\$14,375,000	6/26/2019	281	SHERIDAN BEACH TERRACE APTS (53 UNITS)	1	Y	Used in Ratio Study
285	192105	9098	29,374	2996533	\$4,850,000	6/26/2019	165	NOVA APTS	3	Y	Used in Ratio Study
020	246740	0300	158,459	2996325	\$114,000,000	6/27/2019	719	CHROMA SLU - BLDG 1 (W/ECON 0285)	4	Y	Used in Ratio Study
085	197820	0610	116,476	2996293	\$96,000,000	6/27/2019	824	The Perry-FIRST HILL TOWER	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	042104	9061	106,904	2996649	\$26,500,000	6/27/2019	248	Homestead formerly RAINIER MEADOWS	1	Y	Used in Ratio Study
290	664871	0061	7,512	2997604	\$1,418,750	6/27/2019	189	951-965 26TH PLACE NE	1	Y	Used in Ratio Study
090	614560	0580	5,350	2997817	\$1,525,000	6/28/2019	285	APTS	1	Y	Used in Ratio Study
110	881240	0135	3,854	2997691	\$2,075,500	6/28/2019	539	8 UNIT APT	1	Y	Used in Ratio Study
285	212105	9075	5,700	2997711	\$750,000	6/29/2019	132	Duplex and triplex	1	Y	Used in Ratio Study
130	193030	0100	5,348	2997162	\$2,720,000	7/1/2019	509	CANBERRA	1	Y	Used in Ratio Study
170	400600	0340	82,323	2997101	\$14,776,000	7/1/2019	179	M.L. KING WAY APTS	1	Y	Used in Ratio Study
205	948570	0201	3,248	2999352	\$925,000	7/1/2019	285	4-PLEX	1	Y	Used in Ratio Study
295	362104	9090	3,536	2997827	\$630,000	7/1/2019	178	FOURPLEX	1	Y	Used in Ratio Study
245	783580	0221	4,945	2998449	\$1,215,000	7/2/2019	246	Fourplex	1	Y	Used in Ratio Study
150	336240	0405	6,118	2998155	\$2,800,000	7/8/2019	458	APARTMENT	1	Y	Used in Ratio Study
165	122304	9034	9,374	2999457	\$2,247,900	7/8/2019	240	HILLCREST COURT APT	2	Y	Used in Ratio Study
245	312304	9103	5,760	2998755	\$1,460,000	7/8/2019	253	Furlani Apartments	1	Y	Used in Ratio Study
240	250060	0135	7,992	2999089	\$2,188,200	7/10/2019	274	VILLETTTE APTS	1	Y	Used in Ratio Study
225	926200	0005	7,386	2999349	\$2,500,000	7/11/2019	338	WEST AIRES	1	Y	Used in Ratio Study
110	861580	0020	10,419	2998989	\$4,100,000	7/12/2019	394	12 UNIT APT	2	Y	Used in Ratio Study
								MERCANTILE BLDG APARTMENTS			
385	096700	0070	85,532	2999126	\$38,375,000	7/12/2019	449		2	Y	Used in Ratio Study
290	333990	1185	8,698	3000050	\$1,600,000	7/16/2019	184	HARVEY VIEW APTS	1	Y	Used in Ratio Study
430	022505	9209	6,864	3002223	\$2,650,000	7/16/2019	386	RAINSONG	1	Y	Used in Ratio Study
415	050800	0100	3,314	3002660	\$950,000	7/19/2019	287	FOUR - PLEX	1	Y	Used in Ratio Study
110	882390	0995	2,444	3001816	\$1,390,000	7/20/2019	569	5 Unit Apt	1	Y	Used in Ratio Study
245	122200	0053	26,125	3001210	\$5,600,000	7/24/2019	214	SUNWOOD APTS	1	Y	Used in Ratio Study
080	277060	4560	2,288	3007614	\$985,000	7/25/2019	431	FOUR PLEX	1	Y	Used in Ratio Study
080	277060	3885	6,272	3002488	\$2,425,000	7/26/2019	387	DEAUVILLE APTS	1	Y	Used in Ratio Study
015	198920	1415	57,855	3002295	\$40,000,000	7/29/2019	691	CLARENDON	1	Y	Used in Ratio Study
285	192105	9319	2,352	3004098	\$510,000	7/31/2019	217	VALLEY VILLAGE	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
015	545730	0455	5,023	3003026	\$2,050,000	8/1/2019	408	719-721 WARREN APT	1	Y	Used in Ratio Study
015	545780	0500	7,650	3003259	\$3,598,750	8/5/2019	470	ALOHA APARTMENTS	1	Y	Used in Ratio Study
285	212105	9035	43,346	3006937	\$7,489,200	8/5/2019	173	2-6 UNIT, 1-5 UNIT, 1-4 UNIT	3	Y	Used in Ratio Study
270	797880	0360	212,250	3003689	\$56,000,000	8/7/2019	264	Waterbury Park	1	Y	Used in Ratio Study
170	333600	0330	3,500	3005145	\$815,000	8/8/2019	233	4 PLEX	1	Y	Used in Ratio Study
290	664871	0080	3,756	3004318	\$725,000	8/8/2019	193	4-PLEX	1	Y	Used in Ratio Study
055	352890	1010	8,028	3005721	\$3,375,000	8/9/2019	420	APARTMENT - 9 UNITS	1	Y	Used in Ratio Study
015	198920	0880	55,010	3004366	\$40,000,000	8/12/2019	727	2ND & JOHN	1	Y	Used in Ratio Study
145	276760	3485	3,646	3004775	\$2,195,000	8/13/2019	602	APT (9 UNITS) & RES	1	Y	Used in Ratio Study
240	858270	0005	83,769	3004580	\$17,959,500	8/13/2019	214	Majestic Bay	2	Y	Used in Ratio Study
315	420240	0430	10,154	3005882	\$3,220,000	8/14/2019	317	TAYLOR WEST APARTMENTS	2	Y	Used in Ratio Study
								ARDEN PARK APARTMENTS (2 OF 19)			
320	172205	9224	34,884	3005349	\$6,844,600	8/14/2019	196		19	Y	Used in Ratio Study
005	065900	0610	336,321	3010889	\$216,100,000	8/18/2019	643	Metropolitan Tower	1	Y	Used in Ratio Study
090	291970	0085	3,549	3006532	\$1,235,000	8/21/2019	348	Fourplex	1	Y	Used in Ratio Study
160	737760	0010	36,394	3007746	\$9,215,000	8/22/2019	253	COLONY SURF APTS	1	Y	Used in Ratio Study
060	290220	0465	15,148	3006978	\$6,850,000	8/23/2019	452	16 UNIT APT	1	Y	Used in Ratio Study
235	927420	4490	16,814	3008417	\$7,035,000	8/26/2019	418	WINDHILL	1	Y	Used in Ratio Study
110	092504	9387	3,080	3008694	\$1,395,000	8/27/2019	453	4-PLEX	1	Y	Used in Ratio Study
245	192304	9230	8,702	3009258	\$2,350,000	8/27/2019	270	CASA APARTMENTS	1	Y	Used in Ratio Study
270	072104	9245	60,143	3007184	\$15,560,000	8/27/2019	259	BAYVIEW APTS	1	Y	Used in Ratio Study
070	685070	0515	22,422	3007887	\$9,350,000	8/28/2019	417	Mulholland Apartments	1	Y	Used in Ratio Study
								SEAROSE CONDOMINIUM (CUMBERLAND HOUSE APTS)			
225	764750	0000	19,875	3007820	\$8,100,000	8/28/2019	408		1	Y	Used in Ratio Study
055	352890	1035	6,761	3008977	\$2,400,000	8/30/2019	355	SHERRI LEE APTS	1	Y	Used in Ratio Study
360	292505	9086	60,726	3008222	\$29,500,000	8/30/2019	486	LIMESTONE APARTMENTS (Core)	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
370	388580	4340	12,684	3009237	\$5,200,000	8/30/2019	410	KONA APTS	1	Y	Used in Ratio Study
385	082605	9192	3,472	3012033	\$1,380,000	8/30/2019	397	4 - PLEX	1	Y	Used in Ratio Study
290	540900	0100	3,100	3009192	\$628,000	9/3/2019	203	4 PLEX	1	Y	Used in Ratio Study
245	297080	0230	10,320	3009134	\$1,300,000	9/5/2019	126	Triplex associated with minor -0235	2	Y	Used in Ratio Study
270	332204	9166	37,525	3009217	\$8,900,000	9/6/2019	237	RAINIER CONTINENTAL APARTMENTS	1	Y	Used in Ratio Study
150	336240	1695	5,115	3010550	\$2,040,000	9/10/2019	399	LINDEN WEST APTS	1	Y	Used in Ratio Study
270	552900	0090	4,008	3010813	\$710,000	9/10/2019	177	FOUR PLEX	1	Y	Used in Ratio Study
320	082205	9035	276,864	3009646	\$78,650,000	9/11/2019	284	INDIGO SPRINGS APPT- 50% WETLANDS	1	Y	Used in Ratio Study
330	722780	0210	2,914	3011659	\$826,700	9/11/2019	284	4-PLEX	1	Y	Used in Ratio Study
320	073850	0020	2,080	3010894	\$480,000	9/16/2019	231	4-PLEX	1	Y	Used in Ratio Study
350	282406	9270	3,200	3013209	\$1,040,000	9/16/2019	325	4 UNIT APARTMENT	1	Y	Used in Ratio Study
225	386990	0045	6,443	3011709	\$2,000,000	9/17/2019	310	Apartment	1	Y	Used in Ratio Study
415	367050	0215	8,319	3012598	\$2,598,400	9/18/2019	312	8 - UNIT APARTMENT	1	Y	Used in Ratio Study
430	644820	0015	162,850	3010904	\$96,000,000	9/18/2019	590	BELL OVERLAKE	1	Y	Used in Ratio Study
290	289174	0100	4,000	3017833	\$872,700	9/19/2019	218	4 PLEX	1	Y	Used in Ratio Study
350	884390	0245	25,420	3012522	\$10,350,000	9/19/2019	407	Park Place Apartments	1	Y	Used in Ratio Study
045	302504	9024	9,924	3012075	\$6,275,000	9/20/2019	632	TOWER APTS	1	Y	Used in Ratio Study
110	717480	0595	4,560	3011189	\$2,375,000	9/20/2019	521	Clara Antoinette apartments	1	Y	Used in Ratio Study
305	543620	0110	3,000	3013250	\$740,000	9/23/2019	247	4-PLEX	1	Y	Used in Ratio Study
045	168940	1034	4,500	3012657	\$2,200,000	9/24/2019	489	THE CHAR-LEE	1	Y	Used in Ratio Study
330	092305	9131	9,152	3012087	\$2,250,000	9/24/2019	246	SUNSET PARK TOWNHOMES	1	Y	Used in Ratio Study
370	169290	0041	3,840	3012004	\$1,769,000	9/24/2019	461	5 - UNIT APT	1	Y	Used in Ratio Study
065	685270	0575	17,369	3011945	\$10,770,200	9/25/2019	620	SWANSONIA APTS	2	Y	Used in Ratio Study
090	946520	0125	11,698	3012710	\$5,660,000	9/25/2019	484	GREENWOOD AVE NORTH APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
320	783080	0730	71,528	3012830	\$19,695,560	9/25/2019	275	PARKSIDE VILLAGE	1	Y	Used in Ratio Study
320	783080	0751	58,112	3012829	\$14,766,000	9/25/2019	254	STONECREEK	1	Y	Used in Ratio Study
360	570900	0005	143,490	3011936	\$95,000,000	9/25/2019	662	LUX Apartments	1	Y	Used in Ratio Study
095	510140	4384	6,120	3012256	\$1,990,000	9/26/2019	325	RAVENNA TERRACE APTS	1	Y	Used in Ratio Study
090	630000	0360	5,157	3012491	\$1,267,100	9/27/2019	246	6-PLEX	1	Y	Used in Ratio Study
010	065900	0965	14,940	3012815	\$8,265,000	9/29/2019	553	THE VIRGINIAN APTS	1	Y	Used in Ratio Study
065	266300	0550	2,608	3012993	\$1,400,000	9/30/2019	537	FOURPLEX	1	Y	Used in Ratio Study
245	783580	0197	3,690	3013207	\$665,000	9/30/2019	180	4 - PLEX	1	Y	Used in Ratio Study
090	614010	0155	15,609	3013794	\$4,347,150	10/4/2019	279	GREENWOOD GARDENS	1	Y	Used in Ratio Study
170	160460	1455	3,956	3013920	\$1,150,000	10/4/2019	291	7 UNIT APT	1	Y	Used in Ratio Study
380	292605	9261	4,260	3014834	\$1,650,000	10/8/2019	387	JUANITA RIDGE	1	Y	Used in Ratio Study
415	866590	0022	44,442	3016392	\$15,400,000	10/10/2019	347	BALLINGER ESTATES APTS	1	Y	Used in Ratio Study
315	552920	0010	1,091	3015659	\$1,000,000	10/14/2019	917	MILL AVENUE	4	Y	Used in Ratio Study
060	290220	0565	7,136	3015733	\$3,242,000	10/15/2019	454	BOSTON APTS	1	Y	Used in Ratio Study
115	197220	2085	3,190	3016355	\$1,745,000	10/15/2019	547	5 UNIT APT	1	Y	Used in Ratio Study
185	788360	6590	11,601	3015860	\$2,850,000	10/15/2019	246	Estrella Apts	1	Y	Used in Ratio Study
245	433700	0115	8,796	3015859	\$1,965,000	10/15/2019	223	CASCADE VISTA APTS	1	Y	Used in Ratio Study
250	161000	0095	8,574	3015847	\$1,820,000	10/15/2019	212	Cascade View Apts	1	Y	Used in Ratio Study
015	545730	0280	31,576	3015795	\$16,900,000	10/17/2019	535	ALOHA HOUSE APARTMENTS	1	Y	Used in Ratio Study
060	191210	1055	14,198	3016688	\$6,396,500	10/17/2019	451	STANFORD ARMS APT	1	Y	Used in Ratio Study
170	170290	1445	5,704	3015842	\$2,035,000	10/17/2019	357	APTS	1	Y	Used in Ratio Study
315	722400	0295	2,500	3017906	\$1,000,000	10/17/2019	400	APARTMENT	1	Y	Used in Ratio Study
365	803570	0020	4,774	3016142	\$1,625,000	10/17/2019	340	STONERIDGE	1	Y	Used in Ratio Study
135	276770	2745	5,088	3016943	\$2,595,000	10/18/2019	510	APT/OFFICE	1	Y	Used in Ratio Study
250	535720	0065	6,368	3016459	\$1,213,000	10/19/2019	190	CASCADE MOUNTAIN VIEW APTS, BLDG 5	1	Y	Used in Ratio Study
185	788360	0770	2,787	3017825	\$699,950	10/21/2019	251	The Brunt House	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
285	302105	9382	4,020	3016429	\$671,000	10/21/2019	167	4 PLEX WILLOW PARK APTS	1	Y	Used in Ratio Study
115	197220	1860	6,850	3016487	\$2,700,000	10/22/2019	394	VIEW TERRACE APARTMENTS	1	Y	Used in Ratio Study
320	245900	0060	4,120	3018760	\$600,000	10/22/2019	146	4-PLEX MEADOWOOD APTS	1	Y	Used in Ratio Study
150	336240	1241	3,978	3016935	\$1,750,000	10/23/2019	440	7 UNIT APT	1	Y	Used in Ratio Study
015	545780	0225	10,170	3017758	\$4,748,000	10/24/2019	467	VALLEY TERRACE APTS	1	Y	Used in Ratio Study
195	630340	0205	3,136	3023183	\$767,000	10/24/2019	245	4-PLEX	1	Y	Used in Ratio Study
010	069600	0355	123,385	3017872	\$75,000,000	10/28/2019	608	Verve	1	Y	Used in Ratio Study
145	276760	0965	4,480	3017743	\$1,790,000	10/29/2019	400	BALLARD HEIGHTS (5 UNIT APT)	1	Y	Used in Ratio Study
330	285480	0130	4,702	3018504	\$877,500	10/31/2019	187	4 PLEX TOWNHOUSE	1	Y	Used in Ratio Study
330	285480	0135	4,744	3018505	\$877,500	10/31/2019	185	4 PLEX TOWNHOUSE	1	Y	Used in Ratio Study
350	222406	9157	294,314	3018320	\$125,000,000	10/31/2019	425	VUE ISSAQAH	1	Y	Used in Ratio Study
175	367940	0545	13,220	3019451	\$4,126,000	11/1/2019	312	VIENNA APTS	1	Y	Used in Ratio Study
110	861580	0005	14,422	3019066	\$6,267,200	11/4/2019	435	9 UNIT APT	2	Y	Used in Ratio Study
315	784030	0045	2,304	3019309	\$660,000	11/4/2019	286	FOURPLEX	1	Y	Used in Ratio Study
110	114500	0365	158,419	3019243	\$98,100,000	11/5/2019	619	Augusta Apartments	1	Y	Used in Ratio Study
020	198620	0095	156,327	3019979	\$68,950,000	11/12/2019	441	Orion formerly BLOCK 47 APARTMENTS (econ unit with -0105)	2	Y	Used in Ratio Study
065	685170	0195	15,624	3020064	\$9,797,000	11/12/2019	627	SLATE ON 13TH	1	Y	Used in Ratio Study
115	182504	9044	90,233	3020368	\$71,500,000	11/12/2019	792	Velo Fremont Apartments	6	Y	Used in Ratio Study
115	803370	0215	113,352	3020372	\$61,500,000	11/12/2019	543	RAY APARTMENTS	2	Y	Used in Ratio Study
065	808090	0110	27,319	3020851	\$17,400,000	11/14/2019	637	ROXBOROUGH APTS	1	Y	Used in Ratio Study
060	290220	0085	9,402	3021173	\$4,527,500	11/15/2019	482	TEN UNIT APT	1	Y	Used in Ratio Study
065	133630	0170	3,869	3022440	\$2,135,000	11/15/2019	552	Triplex and SFR	1	Y	Used in Ratio Study
090	016400	0035	134,448	3020773	\$52,750,000	11/15/2019	392	LINDEN SQUARE	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
320	172205	9153	33,000	3021768	\$4,575,000	11/16/2019	139	HIDDEN RIDGE APARTMENTS (8 OF 9)	9	Y	Used in Ratio Study
130	197220	0470	6,632	3021963	\$3,300,000	11/18/2019	498	5 UNIT APARTMENT	2	Y	Used in Ratio Study
130	569350	0315	10,238	3021971	\$5,100,000	11/18/2019	498	APARTMENT	1	Y	Used in Ratio Study
205	798540	0085	57,435	3021340	\$18,825,000	11/19/2019	328	Delridge Crossing (was WillowCrest)	1	Y	Used in Ratio Study
085	859090	0490	262,413	3021708	\$167,358,608	11/20/2019	638	Broadstone Lexington South	6	Y	Used in Ratio Study
090	026300	0035	10,396	3022162	\$3,400,550	11/22/2019	327	14 UNIT APT	1	Y	Used in Ratio Study
100	679810	0835	15,450	3022980	\$4,580,000	11/22/2019	296	PINEHURST PLACE	1	Y	Used in Ratio Study
305	346280	0250	3,290	3022348	\$625,000	11/22/2019	190	FOURPLEX	1	Y	Used in Ratio Study
170	128230	0510	4,294	3022955	\$1,780,000	11/23/2019	415	FIVE UNIT APT	1	Y	Used in Ratio Study
045	186110	0335	6,341	3023775	\$3,800,000	11/25/2019	599	ELISE APARTMENTS	1	Y	Used in Ratio Study
370	375790	0005	230,762	3022885	\$101,500,000	11/25/2019	440	Salix at Juanita Village	2	Y	Used in Ratio Study
065	723460	0670	7,842	3023364	\$3,100,000	11/26/2019	395	The Eleanor Apartments	1	Y	Used in Ratio Study
235	927420	0050	9,318	3024642	\$3,700,000	11/26/2019	397	44TH AV APTS	1	Y	Used in Ratio Study
245	374460	0555	14,816	3025019	\$3,435,000	11/26/2019	232	ROBSTONE APTS	2	Y	Used in Ratio Study
065	723460	0760	4,059	3024539	\$2,000,000	12/2/2019	493	Fourplex	1	Y	Used in Ratio Study
110	882390	0044	2,304	3023653	\$1,134,000	12/2/2019	492	4-PLEX	1	Y	Used in Ratio Study
250	004100	0070	30,128	3023481	\$7,400,000	12/2/2019	246	EL MATADOR	1	Y	Used in Ratio Study
060	195970	1330	86,768	3024309	\$56,600,000	12/3/2019	652	Eastlake 2851	3	Y	Used in Ratio Study
065	330370	0050	6,824	3024257	\$2,224,000	12/3/2019	326	APARTMENT	1	Y	Used in Ratio Study
015	198820	0240	24,276	3025502	\$11,785,000	12/5/2019	485	MERCER APTS	1	Y	Used in Ratio Study
055	930130	1305	5,145	3027144	\$2,000,000	12/5/2019	389	5 UNIT APARTMENT	1	Y	Used in Ratio Study
380	866325	0070	3,328	3025416	\$1,150,000	12/5/2019	346	TOTEM FIRS	1	Y	Used in Ratio Study
070	684820	0465	4,700	3024570	\$3,300,000	12/6/2019	702	Summit Terrace 10 UNIT APARTMENT	1	Y	Used in Ratio Study
145	330070	1080	4,140	3025748	\$1,430,000	12/6/2019	345	FOURPLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
430	022505	9253	96,384	3025193	\$32,231,000	12/9/2019	334	The Summit Apartment Homes	1	Y	Used in Ratio Study
015	387990	0580	13,272	3025413	\$7,360,000	12/10/2019	555	UPTOWN STUDIOS	1	Y	Used in Ratio Study
045	423290	3850	52,792	3025195	\$30,600,000	12/10/2019	580	The Gilbert Apartments	3	Y	Used in Ratio Study
090	630000	0225	4,600	3026836	\$1,770,000	12/11/2019	385	APT	1	Y	Used in Ratio Study
290	512540	0192	4,096	3025713	\$740,000	12/11/2019	181	4-PLEX	1	Y	Used in Ratio Study
045	173180	1239	11,100	3025742	\$5,522,000	12/12/2019	497	1418 on the Hill formerly BONNIE ARMS APTS	1	Y	Used in Ratio Study
065	722850	0945	5,100	3025858	\$2,100,000	12/12/2019	412	6 UNIT APT	2	Y	Used in Ratio Study
225	762570	0465	14,240	3025926	\$5,150,000	12/12/2019	362	SUNSET MANOR	1	Y	Used in Ratio Study
095	510140	2204	22,110	3025913	\$6,476,000	12/13/2019	293	MAPLE LEAF RESIDENCES	1	Y	Used in Ratio Study
255	537980	1260	30,711	3025688	\$5,975,000	12/13/2019	195	INNSBRUCK APTS	1	Y	Used in Ratio Study
080	277060	1885	4,941	3026586	\$2,350,000	12/16/2019	476	WIGINA APTS	1	Y	Used in Ratio Study
100	510140	4530	18,530	3025766	\$7,310,250	12/16/2019	395	MAPLE LEAF VILLA	1	Y	Used in Ratio Study
110	881640	0685	28,424	3026186	\$19,750,500	12/16/2019	695	ORI APARTMENTS	1	Y	Used in Ratio Study
130	952110	0835	8,445	3025638	\$4,725,000	12/16/2019	560	MOOREA APTS	1	Y	Used in Ratio Study
270	192104	9017	347,343	3025899	\$90,000,000	12/16/2019	259	Encore Apartments formerly AVERY at The Reserve	1	Y	Used in Ratio Study
290	122104	9027	160,538	3025829	\$38,825,000	12/16/2019	242	AUBURN COURT SENIOR APARTMENTS	2	Y	Used in Ratio Study
065	133830	0670	9,072	3026624	\$5,600,000	12/17/2019	617	SIX UNIT APT	2	Y	Used in Ratio Study
205	436570	0300	21,389	3026154	\$6,580,350	12/17/2019	308	THE WESTBROOK APTS	2	Y	Used in Ratio Study
095	510140	4385	6,170	3026864	\$1,575,000	12/18/2019	255	APARTMENT	1	Y	Used in Ratio Study
270	072104	9203	41,452	3026853	\$8,700,000	12/18/2019	210	NORTH VIEW TERRACE APTS	1	Y	Used in Ratio Study
270	132202	0610	3,904	3026330	\$698,000	12/18/2019	179	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
305	132204	9164	9,100	3026969	\$2,550,000	12/18/2019	280	PARKSIDE	1	Y	Used in Ratio Study
305	918370	6000	48,156	3026400	\$14,325,000	12/18/2019	297	MADISON ON THE RIVER	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
020	684970	0100	131,414	3026866	\$72,000,000	12/19/2019	548	ALLEY 24 APTS (NORTH TOWER)	2	Y	Used in Ratio Study
045	029990	0005	27,308	3026300	\$12,215,000	12/19/2019	447	ATRIA VILLA APARTMENTS (0005) CONDOMINIUM	1	Y	Used in Ratio Study
085	639008	0000	261,587	3026391	\$210,000,000	12/19/2019	803	THE DANFORTH	1	Y	Used in Ratio Study
100	292604	9224	148,432	3026429	\$85,000,000	12/19/2019	573	LANE APARTMENTS - EAST (Former JENE JUAREZ SALON SCHOOL)	2	Y	Used in Ratio Study
100	322604	9298	19,904	3026705	\$7,300,000	12/19/2019	367	LA ROMARR APT'S	1	Y	Used in Ratio Study
170	110500	0884	15,680	3027037	\$5,800,000	12/19/2019	370	Myrtlewood Apts	1	Y	Used in Ratio Study
175	766010	0115	6,980	3027293	\$2,700,000	12/19/2019	387	APARTMENTS	1	Y	Used in Ratio Study
205	436570	0545	39,740	3026446	\$12,250,000	12/19/2019	308	WESTWOOD VISTA	1	Y	Used in Ratio Study
225	246190	0860	22,322	3026690	\$6,900,000	12/19/2019	309	ELIKAI APTS	1	Y	Used in Ratio Study
320	202205	9275	171,416	3026376	\$39,400,000	12/19/2019	230	ROYAL FIRS APARTMENTS	1	Y	Used in Ratio Study
320	352205	9176	157,696	3026371	\$39,600,000	12/19/2019	251	LAKE MERIDIAN APARTMENTS	1	Y	Used in Ratio Study
420	530610	0045	30,472	3027195	\$5,675,000	12/19/2019	186	VILLAGE VISTA	2	Y	Used in Ratio Study
430	131830	0180	161,222	3026902	\$91,590,000	12/19/2019	568	ALEXAN MARYMOOR	1	Y	Used in Ratio Study
085	859040	0475	13,342	3026652	\$7,444,000	12/20/2019	558	Bradbury	1	Y	Used in Ratio Study
270	785360	0130	56,153	3027376	\$16,000,000	12/20/2019	285	Brookhaven Apts	2	Y	Used in Ratio Study
430	012505	9040	78,355	3026886	\$39,125,000	12/20/2019	499	PURE APARTMENTS	1	Y	Used in Ratio Study
085	859090	0555	66,233	3027006	\$31,106,652	12/23/2019	470	Broadstone Lexington	1	Y	Used in Ratio Study
155	085000	0335	16,150	3027747	\$5,300,000	12/23/2019	328	CAMELOT APTS	1	Y	Used in Ratio Study
185	732790	2165	2,688	3027315	\$770,000	12/23/2019	286	4 PLEX	1	Y	Used in Ratio Study
245	374460	0448	62,135	3027913	\$11,900,000	12/24/2019	192	VIEWRIDGE PARK VILLA	2	Y	Used in Ratio Study
360	066600	0190	17,388	3027231	\$8,000,000	12/24/2019	460	TOWN & COUNTRY APTS	1	Y	Used in Ratio Study
245	121900	0031	12,016	3028145	\$2,448,500	12/26/2019	204	BURIEN CREST APTS	1	Y	Used in Ratio Study
010	069500	0285	13,989	3027710	\$7,200,000	12/27/2019	515	WINDERMERE APARTMENTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
155	952310	1015	18,974	3027780	\$7,166,132	12/27/2019	378	APARTMENTS	1	Y	Used in Ratio Study
250	042304	9036	51,704	3027758	\$10,080,000	12/27/2019	195	RIVERSIDE WEST APTS	1	Y	Used in Ratio Study
270	720480	0186	115,416	3027582	\$25,700,000	12/27/2019	223	SILVER SHADOW APARTMENTS	1	Y	Used in Ratio Study
350	202406	9119	378,844	3027552	\$163,250,000	12/27/2019	431	Issaquah Anthology Apartments	1	Y	Used in Ratio Study
070	600300	1235	3,705	3028214	\$1,782,500	12/28/2019	481	6-UNIT APT BLDG	1	Y	Used in Ratio Study
090	630050	0120	5,630	3028531	\$1,375,000	12/30/2019	244	6 UNIT APT	1	Y	Used in Ratio Study
170	170340	0510	5,580	3028251	\$1,827,500	12/30/2019	328	APTS	1	Y	Used in Ratio Study
095	882290	0135	3,000	3029536	\$850,000	1/2/2020	283	FOUR - PLEX	1	Y	Used in Ratio Study
185	700620	0460	3,520	3029009	\$800,000	1/3/2020	227	APT	1	Y	Used in Ratio Study
035	193480	0015	4,250	3030028	\$1,650,000	1/13/2020	388	APARTMENT BLDG 6 UNITS	1	Y	Used in Ratio Study
315	000140	0009	229,572	3031940	\$49,678,000	1/13/2020	216	SUNSET VIEW APARTMENT	1	Y	Used in Ratio Study
165	132304	9070	3,536	3030187	\$835,000	1/15/2020	236	FOUR PLEX	1	Y	Used in Ratio Study
325	004300	0221	4,096	3030878	\$864,000	1/15/2020	211	4-PLEX	1	Y	Used in Ratio Study
100	446840	0195	20,400	3030921	\$5,697,000	1/16/2020	279	OSPREY APTS - 20 UNITS	1	Y	Used in Ratio Study
205	798540	0122	3,260	3033407	\$962,500	1/16/2020	295	4-PLEX	1	Y	Used in Ratio Study
240	250060	0300	6,118	3031660	\$1,158,000	1/16/2020	189	SFR AND 7 CABINS	1	Y	Used in Ratio Study
300	089901	0040	3,552	3030719	\$695,000	1/16/2020	196	Westfield	1	Y	Used in Ratio Study
245	176060	0345	8,704	3030599	\$1,875,000	1/21/2020	215	Sunnydale Apartments	1	Y	Used in Ratio Study
285	732680	0010	3,784	3031226	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0090	3,784	3031223	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0100	3,784	3031225	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0110	3,784	3031224	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
095	145360	1520	3,100	3031179	\$985,000	1/23/2020	318	FOUR PLEX	1	Y	Used in Ratio Study
080	277060	4006	3,246	3031806	\$1,200,000	1/27/2020	370	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
285	289530	0010	3,780	3032241	\$1,175,000	1/27/2020	311	GREEN VILLA CONDOMINIUM	6	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
300	142700	0060	3,576	3032180	\$675,000	1/29/2020	189	4 PLEX	1	Y	Used in Ratio Study
035	786170	0010	2,756	3032048	\$1,339,600	1/31/2020	486	SOPHIA CONDOMINIUM	4	Y	Used in Ratio Study
070	983120	0230	10,381	3033768	\$9,575,000	2/4/2020	922	Soleil Apartments	1	Y	Used in Ratio Study
360	239960	0030	39,010	3034742	\$28,866,000	2/6/2020	740	AVENTINE APTS (Core)	1	Y	Used in Ratio Study
170	238170	0140	5,856	3033885	\$1,514,200	2/12/2020	259	EMPIRE VIEW APTS	1	Y	Used in Ratio Study
090	614560	0425	2,812	3036372	\$840,000	2/21/2020	299	4 UNIT APT	1	Y	Used in Ratio Study
045	080900	2730	3,800	3036156	\$2,000,000	2/24/2020	526	6 UNIT APT	1	Y	Used in Ratio Study
400	414010	0060	3,878	3038522	\$1,065,000	2/24/2020	275	4 UNIT APT	1	Y	Used in Ratio Study
145	117500	0646	2,803	3038767	\$1,460,000	2/25/2020	521	4-PLEX	1	Y	Used in Ratio Study
170	933180	0711	2,880	3036251	\$750,000	2/25/2020	260	4 UNIT APT	1	Y	Used in Ratio Study
355	334210	0176	6,384	3036729	\$2,713,000	2/28/2020	425	APTS	1	Y	Used in Ratio Study
400	011410	0435	20,232	3036054	\$6,435,000	2/28/2020	318	THE LODGE @ 73RD	1	Y	Used in Ratio Study
175	766060	0210	4,047	3038099	\$1,600,000	3/1/2020	395	Fourplex	1	Y	Used in Ratio Study
250	092304	9430	13,017	3037412	\$2,350,000	3/2/2020	181	EASTVIEW LANAI APT	1	Y	Used in Ratio Study
290	512540	0275	3,654	3037419	\$675,000	3/2/2020	185	FOUR PLEX	1	Y	Used in Ratio Study
145	276760	3975	3,970	3037061	\$1,510,000	3/4/2020	380	5 UNIT APARTMENT	1	Y	Used in Ratio Study
205	249120	0880	9,300	3038219	\$2,935,000	3/5/2020	316	ROGENE APTS	1	Y	Used in Ratio Study
080	277060	4850	3,806	3038758	\$1,800,000	3/11/2020	473	APARTMENT BLDG 6 UNITS	1	Y	Used in Ratio Study
245	122000	0410	6,618	3038617	\$1,460,000	3/11/2020	221	COCHISE APARTMENTS	1	Y	Used in Ratio Study
								EVA COURT Multiple Res 10 Units			
090	026300	0363	7,581	3038492	\$2,475,000	3/12/2020	326		1	Y	Used in Ratio Study
080	277110	1900	12,893	3038818	\$6,822,000	3/16/2020	529	MAGNOLIA POINTE APTS	1	Y	Used in Ratio Study
060	290220	0215	5,589	3040073	\$3,600,000	3/18/2020	644	Gladstone Apartments	1	Y	Used in Ratio Study
095	382170	0135	6,327	3040664	\$1,863,800	3/18/2020	295	MAR-ELLA APTS	1	Y	Used in Ratio Study
140	045200	1370	1,610	3040579	\$730,000	3/18/2020	453	FOURPLEX	1	Y	Used in Ratio Study
150	913610	0265	3,360	3039682	\$1,387,000	3/19/2020	413	APARTMENT	1	Y	Used in Ratio Study
320	322305	9154	114,736	3039283	\$34,230,000	3/19/2020	298	WESTVIEW VILLAGE APARTMENTS (2 OF 3)	3	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
320	073850	0010	2,080	3042015	\$580,000	3/20/2020	279	4-PLEX	1	Y	Used in Ratio Study
175	713330	0065	9,545	3040896	\$3,995,750	3/24/2020	419	GARDEN APARTMENTS	1	Y	Used in Ratio Study
140	276810	0030	3,210	3041705	\$1,295,000	3/27/2020	403	4-Plex	1	Y	Used in Ratio Study
145	690820	0185	3,800	3041635	\$1,390,000	3/27/2020	366	4 PLEX	1	Y	Used in Ratio Study
110	881740	0145	7,346	3042354	\$2,800,000	4/7/2020	381	APARTMENT	1	Y	Used in Ratio Study
080	277060	5010	3,580	3043006	\$1,525,000	4/8/2020	426	4-UNIT APT	1	Y	Used in Ratio Study
240	782720	0030	2,600	3044246	\$702,500	4/8/2020	270	4-PLEX	1	Y	Used in Ratio Study
415	397170	1215	4,021	3042640	\$1,065,000	4/8/2020	265	Emily Rose Apartments	1	Y	Used in Ratio Study
425	720594	0020	45,567	3042282	\$21,200,000	4/9/2020	465	THE VILLAS	3	Y	Used in Ratio Study
200	775050	0410	3,168	3043457	\$1,100,000	4/14/2020	347	6 UNIT APT	1	Y	Used in Ratio Study
200	775050	0415	3,816	3043458	\$1,100,000	4/14/2020	288	6 UNIT	1	Y	Used in Ratio Study
205	329870	0410	5,961	3043459	\$2,000,000	4/14/2020	336	The Amanda Park	1	Y	Used in Ratio Study
290	182105	9292	20,736	3043023	\$5,350,000	4/14/2020	258	PARK-VIEW APTS	1	Y	Used in Ratio Study
050	197220	5620	8,296	3044230	\$3,947,500	4/23/2020	476	10 - UNIT APT	1	Y	Used in Ratio Study
090	099300	1580	11,410	3045158	\$5,725,000	4/28/2020	502	20 UNITS	1	Y	Used in Ratio Study
155	952110	0995	2,210	3045188	\$950,000	4/28/2020	430	5 UNIT APT BLDG	1	Y	Used in Ratio Study
285	426101	0030	2,352	3045461	\$590,000	4/29/2020	251	FOUR-PLEX	1	Y	Used in Ratio Study
290	333990	1187	6,849	3045072	\$1,320,000	4/29/2020	193	BRICKWOOD APTS	1	Y	Used in Ratio Study
370	375790	0035	184,510	3045476	\$92,900,000	5/1/2020	504	WATERSCAPE JUANITA VILLAGE	1	Y	Used in Ratio Study
045	688990	0255	12,829	3046402	\$9,035,263	5/5/2020	704	Crosby Queen Anne formerly Queen Anne Garden Apts.	1	Y	Used in Ratio Study
155	085000	0360	3,600	3047183	\$1,000,000	5/5/2020	278	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
225	762570	2460	5,156	3045942	\$1,725,000	5/7/2020	335	8-UNIT APT	1	Y	Used in Ratio Study
075	423540	0896	3,184	3047660	\$1,350,000	5/12/2020	424	4 - PLEX	1	Y	Used in Ratio Study
315	135230	0595	3,161	3047276	\$998,400	5/14/2020	316	MANUELL APTS	1	Y	Used in Ratio Study
360	689930	0085	81,901	3047179	\$49,700,000	5/15/2020	607	Borgata Apartments (Dist B)	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
115	952110	1410	4,316	3048930	\$2,750,000	5/20/2020	637	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
205	249120	1025	10,614	3049218	\$3,255,000	5/22/2020	307	WESTCREST APARTMENTS	1	Y	Used in Ratio Study
360	322505	9082	13,890	3048180	\$6,000,000	5/22/2020	432	Avalon Apts	1	Y	Used in Ratio Study
465	380800	0165	4,500	3049506	\$870,000	5/26/2020	193	Mountain View Apartments	1	Y	Used in Ratio Study
155	946820	0036	5,030	3049368	\$2,400,000	5/28/2020	477	6 UNIT APT	1	Y	Used in Ratio Study
290	289174	0170	4,000	3051121	\$950,000	6/1/2020	238	4 PLEX	1	Y	Used in Ratio Study
170	795400	0008	33,086	3050246	\$7,591,000	6/4/2020	229	BAKER 38 APARTMENTS	1	Y	Used in Ratio Study
250	535720	0060	3,531	3051616	\$712,000	6/12/2020	202	FOURPLEX	1	Y	Used in Ratio Study
295	335590	0305	3,456	3052900	\$535,000	6/12/2020	155	FOURPLEX	1	Y	Used in Ratio Study
090	614560	0140	3,084	3057406	\$1,050,000	6/22/2020	340	4-PLEX	1	Y	Used in Ratio Study
195	300480	0265	2,954	3054799	\$875,000	6/25/2020	296	FOUR PLEX (1 - 1BD, 3 - 2 BD)	1	Y	Used in Ratio Study
150	336240	0685	6,831	3054983	\$2,625,000	6/26/2020	384	GREEN LAKE PARK VIEW	1	Y	Used in Ratio Study
185	788360	7005	2,000	3054708	\$650,000	6/29/2020	325	APARTMENT	1	Y	Used in Ratio Study
020	198620	0320	533,398	3057168	\$320,000,000	7/7/2020	600	KIARA w/-0310	2	Y	Used in Ratio Study
090	312604	9313	5,613	3057100	\$1,899,100	7/11/2020	338	7 UNIT APT - ABEL COURT	1	Y	Used in Ratio Study
010	065600	0400	122,730	3056787	\$66,500,000	7/13/2020	542	ALTO APARTMENTS	1	Y	Used in Ratio Study
070	685070	0425	5,130	3058119	\$2,250,000	7/16/2020	439	DIANE APTS	1	Y	Used in Ratio Study
270	132201	0280	3,600	3059322	\$685,000	7/16/2020	190	PLAN E	1	Y	Used in Ratio Study
225	019400	1000	5,494	3058602	\$2,007,500	7/20/2020	365	THE ALFIELD APARTMENTS	1	Y	Used in Ratio Study
115	420690	1430	1,445	3058384	\$1,196,000	7/21/2020	828	MULTI-RES	1	Y	Used in Ratio Study
295	362104	9089	3,536	3059799	\$690,000	7/22/2020	195	FOURPLEX	1	Y	Used in Ratio Study
245	122000	0325	3,485	3059516	\$850,000	7/24/2020	244	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
300	142700	0130	3,742	3060659	\$607,000	7/29/2020	162	4-PLEX	1	Y	Used in Ratio Study
325	004300	0264	3,654	3060808	\$1,150,000	7/29/2020	315	4-PLEX	1	Y	Used in Ratio Study
270	132201	0170	3,600	3060868	\$663,000	7/30/2020	184	PLAN E	1	Y	Used in Ratio Study
430	779290	0035	115,830	3060310	\$51,500,000	7/30/2020	445	DELANO APARTMENTS	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
290	289174	0200	4,000	3061739	\$950,000	8/3/2020	238	4 PLEX	1	Y	Used in Ratio Study
095	156810	0165	5,561	3062059	\$1,450,000	8/5/2020	261	APARTMENT	1	Y	Used in Ratio Study
270	132201	0070	2,712	3063236	\$680,000	8/5/2020	251	PLAN C	1	Y	Used in Ratio Study
110	881640	0495	5,240	3062275	\$1,449,400	8/6/2020	277	6 UNIT APARTMENT	1	Y	Used in Ratio Study
230	431570	0610	4,079	3063332	\$1,700,000	8/6/2020	417	Park Lincoln	1	Y	Used in Ratio Study
270	132202	0360	5,400	3065036	\$950,000	8/7/2020	176	PANTHER LAKE SIXPLEX	1	Y	Used in Ratio Study
								The Flats at Interbay Econ unit w/ -2915, -2920 and -2925			
080	277060	2910	70,631	3063926	\$33,750,000	8/10/2020	478	FOURPLEX	1	Y	Used in Ratio Study
285	715330	0050	3,560	3063411	\$700,000	8/10/2020	197	FOURPLEX	1	Y	Used in Ratio Study
315	723150	0445	3,592	3063944	\$920,000	8/13/2020	256	FOUR-PLEX	1	Y	Used in Ratio Study
090	630050	0130	3,850	3065459	\$1,177,400	8/18/2020	306	APARTMENT	1	Y	Used in Ratio Study
270	132202	0560	3,904	3065383	\$657,790	8/18/2020	168	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
315	722450	0125	2,496	3066120	\$940,000	8/18/2020	377	4 PLEX APARTMENT	1	Y	Used in Ratio Study
330	722780	0815	3,300	3070943	\$990,000	8/18/2020	300	4-PLEX	1	Y	Used in Ratio Study
075	503630	0952	4,624	3070197	\$1,700,000	8/19/2020	368	FOURPLEX	1	Y	Used in Ratio Study
095	510140	2056	2,740	3065585	\$1,250,000	8/24/2020	456	fourplex	1	Y	Used in Ratio Study
070	216390	0065	7,449	3065559	\$4,160,000	8/26/2020	558	APARTMENT	1	Y	Used in Ratio Study
300	561510	0010	4,176	3066402	\$735,000	8/26/2020	176	4 PLEX	1	Y	Used in Ratio Study
365	272405	9022	105,288	3065480	\$48,860,000	8/26/2020	464	NOTCH APARTMENTS	1	Y	Used in Ratio Study
320	292205	9002	277,356	3065820	\$44,285,000	8/27/2020	160	KNOL APARTMENTS	1	Y	Used in Ratio Study
240	360240	0034	3,436	3072290	\$710,000	8/28/2020	207	4-PLEX	1	Y	Used in Ratio Study
295	885600	3157	19,548	3070451	\$3,000,000	8/28/2020	153	PACIFIC GARDENS (1 OF 3)	3	Y	Used in Ratio Study
115	569450	0960	4,434	3067785	\$1,150,000	8/31/2020	259	5-UNIT APT	1	Y	Used in Ratio Study
270	092104	9210	55,372	3066874	\$10,935,000	8/31/2020	197	Providence Landing	1	Y	Used in Ratio Study
070	216390	1480	21,592	3067084	\$8,000,000	9/1/2020	371	HACIENDA	1	Y	Used in Ratio Study
290	289174	0130	3,528	3067000	\$878,775	9/1/2020	249	4 PLEX	1	Y	Used in Ratio Study
300	396690	0170	8,385	3067631	\$1,350,000	9/1/2020	161	13 UNIT - RAINIER GARDEN	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
245	374460	0580	12,300	3068190	\$3,050,000	9/3/2020	248	Ambaum Townhomes	1	Y	Used in Ratio Study
290	540900	0030	3,100	3069626	\$774,950	9/4/2020	250	4 PLEX	1	Y	Used in Ratio Study
085	982200	0290	210,536	3068631	\$125,000,000	9/9/2020	594	Modera First Hill	4	Y	Used in Ratio Study
195	062304	9032	12,384	3070924	\$1,850,000	9/18/2020	149	APARTMENTS	1	Y	Used in Ratio Study
285	192105	9042	4,788	3070597	\$1,125,000	9/18/2020	235	6-PLEX	1	Y	Used in Ratio Study
115	197220	1920	14,636	3071584	\$8,077,000	9/21/2020	552	WINSLOW PLACE APTS	1	Y	Used in Ratio Study
325	004300	0218	4,096	3071838	\$850,000	9/23/2020	208	4-PLEX	1	Y	Used in Ratio Study
170	564960	0335	18,880	3071778	\$4,894,000	9/24/2020	259	39th Ave Flats-formerly ISLANDER APTS	1	Y	Used in Ratio Study
225	095200	2460	3,656	3073777	\$1,100,000	9/25/2020	301	4 PLEX	1	Y	Used in Ratio Study
205	430220	1165	3,460	3076633	\$955,000	10/2/2020	276	4 - PLEX	1	Y	Used in Ratio Study
205	789980	0940	2,776	3075895	\$800,000	10/5/2020	288	4-PLEX	1	Y	Used in Ratio Study
065	600300	1484	4,875	3074746	\$2,330,000	10/6/2020	478	Allegro Apts	1	Y	Used in Ratio Study
205	609440	0005	8,651	3075613	\$2,250,000	10/9/2020	260	9044 (0005) CONDOMINIUM	1	Y	Used in Ratio Study
385	956780	0425	1,896	3077268	\$752,500	10/12/2020	397	4 PLEX	1	Y	Used in Ratio Study
140	276960	0695	4,066	3077638	\$1,500,000	10/13/2020	369	6 UNIT APT	1	Y	Used in Ratio Study
095	766370	0842	21,474	3076216	\$4,990,000	10/14/2020	232	APARTMENT BLDG (10 UNITS)	3	Y	Used in Ratio Study
325	810860	0875	3,696	3077453	\$860,000	10/15/2020	233	Four plex	1	Y	Used in Ratio Study
290	512540	0430	3,840	3077695	\$712,500	10/16/2020	186	4-PLEX	1	Y	Used in Ratio Study
330	722780	0266	3,222	3077478	\$925,000	10/19/2020	287	4-PLEX	1	Y	Used in Ratio Study
325	115720	0380	54,357	3079455	\$14,400,000	10/23/2020	265	LADERA-HEATHERWOOD APARTMENTS	1	Y	Used in Ratio Study
350	332406	9047	5,584	3078420	\$1,562,500	10/23/2020	280	FOURPLEX	1	Y	Used in Ratio Study
350	332406	9567	5,584	3078415	\$1,562,500	10/23/2020	280	FOURPLEX	1	Y	Used in Ratio Study
415	616390	1952	37,208	3079393	\$8,944,000	10/24/2020	240	HILLCLIFF APARTMENTS	1	Y	Used in Ratio Study
125	565260	0299	30,637	3078731	\$8,250,000	10/26/2020	269	MORNINGSIDE APTS & RETAIL	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
370	919410	2695	20,120	3078744	\$6,500,000	10/26/2020	323	BEACHWOOD APTS	1	Y	Used in Ratio Study
270	132202	0090	3,056	3081373	\$705,000	10/27/2020	231	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
060	290220	0115	7,904	3080339	\$3,100,000	10/29/2020	392	8 UNIT APT	1	Y	Used in Ratio Study
090	113900	0105	18,220	3079240	\$5,266,770	10/29/2020	289	ARRAGUN APARTMENTS	1	Y	Used in Ratio Study
270	441200	0020	0	3080355	\$56,367,250	10/29/2020	000	Griffis Seattle South at Brookside	1	Y	Used in Ratio Study
095	282604	9189	16,730	3080147	\$4,800,000	10/30/2020	287	GLADSTONE APTS - 32 UNITS	1	Y	Used in Ratio Study
430	131830	0164	114,753	3079525	\$66,000,000	10/30/2020	575	THE BOND REDMOND	1	Y	Used in Ratio Study
080	277160	0370	4,590	3080423	\$1,985,000	11/2/2020	432	4 - PLEX	1	Y	Used in Ratio Study
205	935290	0080	5,680	3080689	\$1,750,000	11/3/2020	308	THE CAMBRIDGE APTS	1	Y	Used in Ratio Study
100	292604	9492	3,922	3084721	\$1,245,000	11/10/2020	317	4-PLEX	1	Y	Used in Ratio Study
290	289177	0020	3,806	3083020	\$810,000	11/13/2020	213	FOURPLEX	1	Y	Used in Ratio Study
290	289177	0030	3,806	3083033	\$810,000	11/13/2020	213	FOURPLEX	1	Y	Used in Ratio Study
430	720000	0255	1,920	3084509	\$1,006,362	11/16/2020	524	4 PLEX	1	Y	Used in Ratio Study
145	276760	4540	4,763	3083812	\$2,650,000	11/17/2020	556	6 UNIT APT	1	Y	Used in Ratio Study
400	011410	0448	15,918	3083231	\$4,831,000	11/17/2020	303	FOREST PARK APT	1	Y	Used in Ratio Study
110	882390	0530	3,460	3083502	\$2,480,000	11/18/2020	717	12-UNIT APARTMENT	1	Y	Used in Ratio Study
315	202305	9056	10,736	3084492	\$3,160,000	11/18/2020	294	4 Duplexes	1	Y	Used in Ratio Study
370	302605	9141	8,200	3084069	\$2,900,000	11/18/2020	354	Juanita Ridge	1	Y	Used in Ratio Study
040	438570	0995	15,096	3084098	\$5,500,000	11/20/2020	364	SHOREVIEW APTS	1	Y	Used in Ratio Study
115	408380	2715	13,240	3084764	\$5,000,000	11/20/2020	378	VERAH APTS	1	Y	Used in Ratio Study
170	159460	0080	2,392	3085596	\$760,000	11/20/2020	318	4-PLEX	1	Y	Used in Ratio Study
305	543620	0165	88,120	3084160	\$24,510,000	11/20/2020	278	ARBOR CHASE APARTMENTS	1	Y	Used in Ratio Study
305	919710	0111	3,840	3084561	\$755,000	11/20/2020	197	DOWNTOWNER APTS	1	Y	Used in Ratio Study
070	684820	0550	8,680	3084542	\$3,675,000	11/23/2020	423	MONT BEL APARTMENTS	1	Y	Used in Ratio Study
095	882290	0415	10,095	3085578	\$2,135,000	11/23/2020	211	MARIA MANOR	1	Y	Used in Ratio Study
305	346280	0245	3,290	3085155	\$860,000	11/23/2020	261	FOURPLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
245	122000	1083	11,600	3085992	\$3,300,000	11/25/2020	284	KATHLEEN APTS #2	2	Y	Used in Ratio Study
415	402290	1113	4,432	3090590	\$1,035,000	11/29/2020	234	4 PLEX	1	Y	Used in Ratio Study
100	447800	0041	6,450	3085807	\$1,675,000	11/30/2020	260	CORLISS COURT	2	Y	Used in Ratio Study
255	024600	0057	3,192	3086093	\$870,000	11/30/2020	273	APTS	1	Y	Used in Ratio Study
305	917960	0450	9,509	3086998	\$1,950,000	11/30/2020	205	TITUS MANSION	1	Y	Used in Ratio Study
425	102605	9002	111,519	3085536	\$45,750,000	11/30/2020	410	CHATEAU WOODS	1	Y	Used in Ratio Study
270	132203	0010	208,808	3086091	\$55,740,000	12/1/2020	267	THE COMMONS AT FEDERAL WAY	1	Y	Used in Ratio Study
320	202205	9006	136,170	3086097	\$34,847,000	12/1/2020	256	MADISON AT RIDGEGATE	1	Y	Used in Ratio Study
330	102305	9100	187,739	3086099	\$56,300,000	12/1/2020	300	THE WINDSOR	1	Y	Used in Ratio Study
095	766370	0793	6,857	3086856	\$2,114,750	12/2/2020	308	6 UNIT & 5 UNIT APT BLDGS	1	Y	Used in Ratio Study
145	276760	3565	4,498	3088821	\$1,400,000	12/2/2020	311	5 UNIT APARTMENT	1	Y	Used in Ratio Study
145	276760	2575	4,901	3088303	\$2,250,000	12/3/2020	459	10 UNIT APT	1	Y	Used in Ratio Study
330	032305	9048	22,708	3086945	\$5,400,000	12/4/2020	238	CEDAR VILLAGE	1	Y	Used in Ratio Study
330	092305	9194	20,660	3086880	\$4,425,000	12/4/2020	214	HIGHLANDS APTS	1	Y	Used in Ratio Study
070	216390	1390	2,188	3088426	\$1,200,000	12/7/2020	548	FOURPLEX	1	Y	Used in Ratio Study
330	092305	9158	14,330	3087116	\$3,302,000	12/7/2020	230	CORTINA APTS	1	Y	Used in Ratio Study
090	010800	0010	3,060	3089551	\$1,300,000	12/8/2020	425	4 PLEX	1	Y	Used in Ratio Study
365	262505	9038	346,028	3087699	\$190,990,000	12/8/2020	552	VUE 22	2	Y	Used in Ratio Study
145	444380	0255	4,460	3087628	\$2,000,000	12/9/2020	448	APT	1	Y	Used in Ratio Study
040	531910	0215	6,480	3088497	\$2,675,000	12/14/2020	413	7 UNIT APT	1	Y	Used in Ratio Study
045	701120	0695	11,673	3091906	\$7,950,000	12/17/2020	681	The Edith formerly the OLYMPIC VIEW APARTMENTS	1	Y	Used in Ratio Study
270	720480	0095	616,069	3090267	\$174,000,000	12/18/2020	282	CLUB PALISADES	2	Y	Used in Ratio Study
325	359700	0350	51,398	3089809	\$13,095,000	12/18/2020	255	24 UNIT APT	3	Y	Used in Ratio Study
465	785331	1110	142,730	3090823	\$37,750,000	12/18/2020	264	The Woodlands in Snoqualmie Ridge	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	785360	0086	16,508	3090094	\$3,524,500	12/19/2020	214	SOUTH WYND APTS	3	Y	Used in Ratio Study
115	569450	0150	5,000	3090667	\$1,750,000	12/21/2020	350	LAHN HAUS	1	Y	Used in Ratio Study
150	952810	4435	4,216	3090686	\$1,600,000	12/21/2020	380	6 UNIT APT	1	Y	Used in Ratio Study
150	952810	4545	5,364	3090656	\$1,850,000	12/21/2020	345	6 UNIT APARTMENT	1	Y	Used in Ratio Study
385	082605	9047	23,850	3090663	\$6,300,000	12/22/2020	264	VILLAGE APTS	2	Y	Used in Ratio Study
110	881640	0265	68,649	3091623	\$31,000,000	12/23/2020	452	WILSONIAN APARTMENTS	1	Y	Used in Ratio Study
110	881640	0270	20,200	3091356	\$10,000,000	12/23/2020	495	RIVENDELL APTS	1	Y	Used in Ratio Study
110	881640	0325	110,736	3091618	\$54,500,000	12/23/2020	492	Lothlorien Apartments	1	Y	Used in Ratio Study
195	072304	9169	100,354	3090909	\$28,750,000	12/23/2020	286	SUNSET PARK	2	Y	Used in Ratio Study
095	156810	0255	15,492	3091516	\$5,434,000	12/28/2020	351	Apartment	1	Y	Used in Ratio Study
155	336340	0335	2,384	3092200	\$1,306,000	12/29/2020	548	4 PLEX	1	Y	Used in Ratio Study
								Emerald Hill Apts. formerly Lake Union View			
015	224950	0305	7,490	3091643	\$3,574,000	12/30/2020	477	BUENA VISTA	1	Y	Used in Ratio Study
070	880490	0441	17,890	3091933	\$5,600,000	12/30/2020	313	SEAGULL APTS	1	Y	Used in Ratio Study
370	765490	0220	12,840	3092122	\$8,100,000	12/31/2020	631	LORRAINE APTS	1	Y	Used in Ratio Study
225	246190	0890	13,125	3092999	\$4,848,250	1/2/2021	369	4 PLEX	1	Y	Used in Ratio Study
115	193130	0570	3,192	3096682	\$1,207,000	1/15/2021	378	10 UNIT - ROOSEVELT AVENUE	1	Y	Used in Ratio Study
300	089800	0005	7,800	3095033	\$1,200,000	1/17/2021	154	4 PLEX - FENNESSEY (2 OF 2)	1	Y	Used in Ratio Study
270	132202	0030	3,600	3100296	\$655,000	1/19/2021	182	4 PLEX - FENNESSEY (1 OF2)	1	Y	Used in Ratio Study
300	132006	9217	3,056	3095635	\$795,000	1/19/2021	260	4 PLEX - BOUFFARD	1	Y	Used in Ratio Study
365	262505	9042	482,962	3095195	\$279,100,000	1/19/2021	578	HYDE SQUARE APARTMENTS	1	Y	Used in Ratio Study
065	600350	1460	2,873	3095714	\$1,584,500	1/20/2021	552	5-UNIT APT	1	Y	Used in Ratio Study
070	684770	0360	10,942	3096109	\$4,500,000	1/21/2021	411	THE BELLEVUE	1	Y	Used in Ratio Study
090	099300	0345	5,801	3095919	\$1,877,550	1/22/2021	324	7 apartment units	1	Y	Used in Ratio Study
325	295490	0355	3,640	3097270	\$922,000	1/22/2021	253	4 PLEX- BRAR	1	Y	Used in Ratio Study
050	744300	0725	3,120	3096687	\$1,100,000	1/25/2021	353	FOUR-PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
035	331950	1215	123,436	3096600	\$72,325,000	1/26/2021	586	BELL JACKSON STREET	7	Y	Used in Ratio Study
315	552920	0000	8,801	3096533	\$3,200,000	1/26/2021	364	8 UNIT - MILL AVENUE CONDOS	1	Y	Used in Ratio Study
270	132202	0470	2,784	3097420	\$669,500	1/27/2021	240	4 PLEX - ZHAO	1	Y	Used in Ratio Study
270	132202	0450	3,904	3098999	\$710,000	1/28/2021	182	4 PLEX - REYNOLDS	1	Y	Used in Ratio Study
090	645030	0505	3,660	3097652	\$1,485,040	2/1/2021	406	5-PLEX	1	Y	Used in Ratio Study
305	132204	9230	4,690	3098111	\$1,055,000	2/3/2021	225	4 PLEX - HILLMAN	1	Y	Used in Ratio Study
								APARTMENT BLDG (10 UNITS)			
095	766370	0374	6,236	3100158	\$1,731,000	2/8/2021	278		1	Y	Used in Ratio Study
140	276790	0685	2,760	3099181	\$1,372,000	2/11/2021	497	FOURPLEX	1	Y	Used in Ratio Study
240	360300	0151	3,628	3101475	\$900,000	2/12/2021	248	4 PLEX - SUKPRASERT	1	Y	Used in Ratio Study
315	722400	0390	1,870	3100452	\$500,000	2/12/2021	267	3 UNIT - 228 PELLY	1	Y	Used in Ratio Study
320	073820	0050	8,278	3099544	\$2,050,000	2/12/2021	248	9-UNIT - SCORPIO	1	Y	Used in Ratio Study
015	545730	0020	8,430	3100927	\$4,300,000	2/13/2021	510	VALI LOA	1	Y	Used in Ratio Study
290	540900	0040	3,100	3101930	\$784,950	2/16/2021	253	4 PLEX - DJSSVA	1	Y	Used in Ratio Study
145	276760	1365	2,816	3101077	\$910,000	2/18/2021	323	4-PLEX (CONV SING FA RES)	1	Y	Used in Ratio Study
415	050800	0010	3,382	3101969	\$951,000	2/22/2021	281	FOUR-PLEX	1	Y	Used in Ratio Study
110	092504	9209	5,530	3102065	\$2,300,000	2/23/2021	416	RAVENNA APTS	1	Y	Used in Ratio Study
315	722450	0285	3,760	3101465	\$1,070,000	2/23/2021	285	5 UNIT - RENTON LANDING	1	Y	Used in Ratio Study
270	255817	0100	3,325	3108603	\$675,000	2/25/2021	203	4 PLEX - KODAVATI	1	Y	Used in Ratio Study
370	376430	0015	4,400	3104470	\$1,830,000	3/1/2021	416	4-PLEX & SFR	1	Y	Used in Ratio Study
								UNIVERSITY APARTMENTS/MOTEL			
110	674670	0975	14,251	3103531	\$5,300,000	3/5/2021	372		1	Y	Used in Ratio Study
290	289174	0060	4,000	3104094	\$854,800	3/5/2021	214	4 PLEX - AUBURN 4	1	Y	Used in Ratio Study
315	135230	0660	3,840	3103806	\$1,105,000	3/5/2021	288	4 PLEX - LI	1	Y	Used in Ratio Study
250	562420	0434	3,232	3103995	\$750,000	3/9/2021	232	4-PLEX	1	Y	Used in Ratio Study
140	276790	0265	4,940	3105424	\$1,600,000	3/13/2021	324	KOS APARTMENTS	1	Y	Used in Ratio Study
145	276760	4130	5,411	3106760	\$3,000,000	3/14/2021	554	7 UNIT APARTMENT HOUSE	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	132202	0680	3,600	3108020	\$620,000	3/16/2021	172	4 PLEX - DECKER (1 OF 2)	1	Y	Used in Ratio Study
060	290220	0560	7,415	3105694	\$3,550,000	3/17/2021	479	VIGNETTE APARTMENTS	1	Y	Used in Ratio Study
060	290220	0225	7,496	3105750	\$3,750,000	3/18/2021	500	EIGHT UNIT APT	1	Y	Used in Ratio Study
235	011700	0320	11,288	3106272	\$4,300,000	3/18/2021	381	ARCTIC MANOR	1	Y	Used in Ratio Study
130	197220	2815	31,246	3105887	\$21,350,000	3/19/2021	683	THE PORTAL - MIXED USE APARTMENT	1	Y	Used in Ratio Study
090	614560	0935	3,890	3107391	\$1,095,000	3/23/2021	281	4-PLEX	1	Y	Used in Ratio Study
145	602150	3463	5,680	3109818	\$2,085,000	3/24/2021	367	BAL - CREST APTS	1	Y	Used in Ratio Study
270	132202	0590	3,600	3107844	\$660,000	3/24/2021	183	4 PLEX - DECKER (2 OF 2)	1	Y	Used in Ratio Study
290	333990	0175	17,944	3107142	\$4,170,000	3/24/2021	232	12 UNIT - CAVALIER COURT	2	Y	Used in Ratio Study
065	095500	0040	4,476	3107836	\$2,047,900	3/25/2021	458	6 PLEX	1	Y	Used in Ratio Study
290	512540	0445	3,000	3108461	\$760,000	3/25/2021	253	4 PLEX - SINGH	1	Y	Used in Ratio Study
130	569350	0230	5,380	3108155	\$2,650,000	3/29/2021	493	COLETTE APTS	1	Y	Used in Ratio Study
130	569350	0260	7,200	3108143	\$3,050,000	3/29/2021	424	APARTMENTS	1	Y	Used in Ratio Study
230	762220	0100	2,382	3108814	\$1,060,000	3/31/2021	445	4-PLEX	1	Y	Used in Ratio Study
325	004300	0263	3,654	3110394	\$1,050,000	4/7/2021	287	4 PLEX - CTW	1	Y	Used in Ratio Study
145	276760	5125	4,800	3111176	\$2,300,000	4/9/2021	479	MULTI RES	1	Y	Used in Ratio Study
145	751850	8880	5,625	3110727	\$2,100,000	4/9/2021	373	11 UNIT APT	1	Y	Used in Ratio Study
205	249220	0015	2,500	3113983	\$828,000	4/9/2021	331	4 PLEX	1	Y	Used in Ratio Study
305	346280	0240	3,290	3114765	\$945,000	4/9/2021	287	FOURPLEX	1	Y	Used in Ratio Study
080	277060	4600	5,168	3111987	\$1,775,000	4/14/2021	343	FOUR PLEX	1	Y	Used in Ratio Study
050	197220	6040	25,996	3112614	\$6,600,000	4/19/2021	254	22 UNIT MULTIFAMILY BUILDING W/GROUND LEVEL COMMERCIAL	1	Y	Used in Ratio Study
315	722400	0285	3,597	3112707	\$1,200,000	4/19/2021	334	5 UNIT - 1010 SRISAI	1	Y	Used in Ratio Study
340	545380	0010	8,300	3112734	\$4,050,000	4/19/2021	488	ISLAND LANAI	1	Y	Used in Ratio Study
240	272420	0935	3,740	3114307	\$867,000	4/21/2021	232	4 PLEX - JACOB	1	Y	Used in Ratio Study
065	685270	0256	3,318	3113608	\$1,417,000	4/22/2021	427	APARTMENTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
300	084400	0090	3,030	3115233	\$840,000	4/22/2021	277	4 PLEX - HEMMINGER	1	Y	Used in Ratio Study
070	684820	0805	11,560	3115282	\$4,900,000	4/27/2021	424	WINDSOR ARMS APTS	1	Y	Used in Ratio Study
090	645030	0450	2,486	3115331	\$855,000	4/28/2021	344	FOUR PLEX	1	Y	Used in Ratio Study
240	250060	0150	3,196	3115466	\$875,000	4/29/2021	274	4 PLEX - MOORE J	1	Y	Used in Ratio Study
380	894441	0010	137,800	3114730	\$88,300,000	4/29/2021	641	BELL TOTEM LAKE	1	Y	Used in Ratio Study
250	092304	9008	93,383	3115107	\$19,100,000	4/30/2021	205	ARBOUR COURT	1	Y	Used in Ratio Study
145	276760	4280	5,268	3118786	\$2,700,000	5/3/2021	513	7 UNIT APARTMENT	1	Y	Used in Ratio Study
205	430220	0115	3,607	3116664	\$1,100,000	5/3/2021	305	FOURPLEX	1	Y	Used in Ratio Study
090	074800	0015	4,840	3117229	\$2,400,000	5/5/2021	496	LANDOVER FLATS a 9 UNIT APT	1	Y	Used in Ratio Study
115	051000	0785	4,650	3117044	\$1,870,000	5/6/2021	402	GILEAD APTS	1	Y	Used in Ratio Study
285	080840	0020	4,440	3119136	\$926,250	5/6/2021	209	APT'S	1	Y	Used in Ratio Study
045	701120	1415	7,004	3117263	\$2,900,000	5/7/2021	414	SEVEN UNIT APARTMENT	1	Y	Used in Ratio Study
110	409230	1665	2,400	3117272	\$1,260,000	5/10/2021	525	4-PLEX	1	Y	Used in Ratio Study
245	072304	9213	20,072	3117675	\$6,120,000	5/10/2021	305	WESTERLY	1	Y	Used in Ratio Study
325	004300	0262	3,654	3121744	\$1,071,000	5/10/2021	293	4 PLEX - AFRIN	1	Y	Used in Ratio Study
270	332204	9157	22,931	3118213	\$4,675,000	5/11/2021	204	BLUE RIDGE APTS	1	Y	Used in Ratio Study
050	524480	0120	2,550	3120023	\$1,146,000	5/13/2021	449	4 PLEX	1	Y	Used in Ratio Study
240	929290	0190	2,716	3119134	\$763,500	5/14/2021	281	4 PLEX - BELAGODU	1	Y	Used in Ratio Study
035	936360	0240	2,400	3122235	\$1,315,000	5/18/2021	548	4 PLEX	1	Y	Used in Ratio Study
115	569450	1180	4,172	3119735	\$1,915,000	5/19/2021	459	FOURPLEX	1	Y	Used in Ratio Study
235	927620	0050	5,199	3121467	\$1,950,000	5/19/2021	375	APTS	1	Y	Used in Ratio Study
240	092204	9378	3,572	3120480	\$840,000	5/19/2021	235	TIBURON SOUTH	1	Y	Used in Ratio Study
205	935290	0005	5,188	3122241	\$1,000,000	5/20/2021	193	Fourplex	1	Y	Used in Ratio Study
290	289177	0190	3,806	3121296	\$800,000	5/20/2021	210	FOURPLEX	1	Y	Used in Ratio Study
015	545730	0705	12,156	3120471	\$5,806,000	5/21/2021	478	ALOHA ST APTS	1	Y	Used in Ratio Study
195	072304	9579	4,392	3124632	\$925,000	5/21/2021	211	6 - UNIT APT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
250	042304	9034	13,140	3120138	\$3,150,000	5/21/2021	240	GLEN CREST APTS - 18 UNITS	1	Y	Used in Ratio Study
110	717480	0864	3,656	3121479	\$1,400,000	5/24/2021	383	6 UNIT	1	Y	Used in Ratio Study
240	092204	9376	3,572	3121669	\$840,000	5/24/2021	235	4 PLEX - TIBURON SOUTH	1	Y	Used in Ratio Study
330	722750	0585	3,232	3124657	\$825,000	5/24/2021	255	5-PLEX	1	Y	Used in Ratio Study
185	700620	0590	7,452	3122260	\$2,080,000	5/28/2021	279	BOEING FIELD APTS	1	Y	Used in Ratio Study
305	222204	9018	191,536	3121623	\$57,250,000	5/28/2021	299	AVANA WEST HILL APARTMENTS	1	Y	Used in Ratio Study
140	276760	0625	4,736	3122365	\$2,100,000	6/1/2021	443	"BON FIVE" - 5 UNIT APT	1	Y	Used in Ratio Study
175	539360	0355	2,488	3126938	\$850,000	6/2/2021	342	4-PLEX	1	Y	Used in Ratio Study
195	630340	0210	2,976	3123540	\$773,650	6/2/2021	260	4-PLEX	1	Y	Used in Ratio Study
240	092204	9375	3,572	3123285	\$840,000	6/2/2021	235	4 UNIT - TIBURON SOUTH	1	Y	Used in Ratio Study
290	289177	0240	3,806	3123313	\$900,000	6/2/2021	236	FOURPLEX	1	Y	Used in Ratio Study
145	780390	0000	8,740	3123804	\$4,325,000	6/3/2021	495	6000 NORTHWEST	1	Y	Used in Ratio Study
015	545780	0490	2,382	3124376	\$1,335,000	6/4/2021	560	4-PLEX	1	Y	Used in Ratio Study
015	387690	0090	3,684	3124712	\$2,710,000	6/8/2021	736	The Roy 10 UNIT APARTMENT CONVERSION	1	Y	Used in Ratio Study
315	322305	9040	54,578	3124245	\$13,000,000	6/8/2021	238	AVAYA AT TOWN CENTER	1	Y	Used in Ratio Study
090	643100	0965	4,320	3125199	\$1,394,200	6/9/2021	323	6 UNIT APT	1	Y	Used in Ratio Study
115	408330	5155	2,688	3124806	\$1,295,000	6/9/2021	482	THE PICCOLO APTS	1	Y	Used in Ratio Study
330	722750	0570	8,771	3124906	\$2,455,000	6/9/2021	280	SUNSET VISTA APTS	1	Y	Used in Ratio Study
400	618170	0100	8,729	3125241	\$3,503,000	6/9/2021	401	THE NORTHSORE APTS	1	Y	Used in Ratio Study
130	569350	1170	5,029	3127128	\$2,200,000	6/16/2021	437	APARTMENT	1	Y	Used in Ratio Study
070	181780	0015	23,832	3128058	\$9,350,000	6/17/2021	392	BOYLSTON PLACE	1	Y	Used in Ratio Study
115	051000	2225	14,076	3126073	\$8,500,000	6/17/2021	604	LISA CAROL APTS	1	Y	Used in Ratio Study
270	787621	0000	6,318	3127288	\$1,900,000	6/17/2021	301	6 UNIT - SOUNDVIEW II CONDOS	1	Y	Used in Ratio Study
305	132204	9171	12,744	3127647	\$2,650,000	6/18/2021	208	8 UNIT - STATE AVE (1 OF 2)	2	Y	Used in Ratio Study
285	302105	9090	3,235	3130493	\$876,000	6/25/2021	271	4-PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
115	408380	3110	8,450	3134874	\$4,000,000	6/28/2021	473	WALLINGFORD ARMS	1	Y	Used in Ratio Study
230	431570	0670	3,648	3129603	\$1,287,500	6/28/2021	353	PARK APTS	1	Y	Used in Ratio Study
050	524480	0590	4,214	3135096	\$1,530,000	6/29/2021	363	Koledin Apartments	1	Y	Used in Ratio Study
060	195970	2650	8,224	3130101	\$3,405,000	6/29/2021	414	APARTMENT	2	Y	Used in Ratio Study
110	092504	9076	14,617	3129467	\$12,200,000	6/30/2021	835	FIFTY TWO APARTMENTS	1	Y	Used in Ratio Study
145	276760	4005	2,548	3129943	\$1,160,000	6/30/2021	455	4 PLEX	1	Y	Used in Ratio Study
145	276760	0535	8,578	3130733	\$3,800,000	7/1/2021	443	TUDOR MANOR	1	Y	Used in Ratio Study
360	529120	0005	207,554	3129840	\$170,000,000	7/1/2021	819	BRIO APTS (Core)	1	Y	Used in Ratio Study
015	545780	1195	4,640	3130515	\$2,400,000	7/2/2021	517	ELLIOTT VIEW APTS	1	Y	Used in Ratio Study
065	339502	0000	6,415	3131420	\$3,050,000	7/7/2021	475	HOLLY MANOR CONDOMINIUM	1	Y	Used in Ratio Study
080	277060	4070	5,808	3130481	\$2,400,000	7/7/2021	413	MIA CASA	1	Y	Used in Ratio Study
360	522330	0005	200,161	3131224	\$142,303,159	7/9/2021	711	MAIN STREET FLATS	1	Y	Used in Ratio Study
360	868280	0004	141,131	3131225	\$90,307,774	7/9/2021	640	MAIN STREET FLATS PHASE 2	1	Y	Used in Ratio Study
320	247330	0120	3,738	3132607	\$995,000	7/11/2021	266	4-PLEX - YANG	1	Y	Used in Ratio Study
115	952110	1630	3,000	3131897	\$1,325,000	7/12/2021	442	5-UNIT APT BLDG	1	Y	Used in Ratio Study
415	741770	0240	12,386	3131663	\$4,300,000	7/12/2021	347	THE BALLINGER APTS	1	Y	Used in Ratio Study
130	193030	0210	3,916	3132624	\$1,572,000	7/13/2021	401	5 UNIT APT HOUSE	1	Y	Used in Ratio Study
290	512540	0450	3,000	3132493	\$844,000	7/14/2021	281	FOUR-PLEX	1	Y	Used in Ratio Study
095	882290	0970	4,484	3133464	\$1,130,000	7/19/2021	252	GLENDÖ APTS	1	Y	Used in Ratio Study
225	095200	2320	3,720	3136512	\$1,145,000	7/19/2021	308	4 PLEX	1	Y	Used in Ratio Study
285	426101	0040	2,352	3134539	\$630,000	7/19/2021	268	FOUR-PLEX	1	Y	Used in Ratio Study
465	784920	0300	3,464	3134391	\$1,000,000	7/20/2021	289	4-PLEX	1	Y	Used in Ratio Study
110	717480	0305	4,352	3134131	\$1,675,000	7/21/2021	385	LEE ANNE APTS	1	Y	Used in Ratio Study
125	186890	1680	3,038	3134903	\$1,355,000	7/21/2021	446	APT	1	Y	Used in Ratio Study
170	392990	0050	3,805	3136029	\$1,500,000	7/23/2021	394	4-PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
145	872840	0000	4,082	3135282	\$2,115,750	7/27/2021	518	2640 N W 56TH STREET(0005) CONDOMINIUM	1	Y	Used in Ratio Study
060	290220	0475	3,456	3136259	\$1,450,000	7/28/2021	420	Two Duplexes	1	Y	Used in Ratio Study
060	290220	0476	3,456	3136260	\$1,450,000	7/28/2021	420	Two Duplexes	1	Y	Used in Ratio Study
230	431570	0565	2,558	3137864	\$1,200,000	7/28/2021	469	FOUR UNIT APT	1	Y	Used in Ratio Study
245	190000	0180	3,870	3136031	\$818,000	7/28/2021	211	FOUR PLEX	1	Y	Used in Ratio Study
020	198320	0605	377,829	3136076	\$302,749,999	7/29/2021	801	ASCENT SLU AND MARLOWE-ECON UNITS - 0610, 0615, 0625, 0626	5	Y	Used in Ratio Study
065	225450	0650	2,785	3137212	\$1,225,000	7/29/2021	440	APARTMENT	1	Y	Used in Ratio Study
070	684770	0410	18,483	3136343	\$18,000,000	7/30/2021	974	Oslo	1	Y	Used in Ratio Study
290	289174	0280	3,528	3137574	\$1,045,000	7/30/2021	296	4 PLEX	1	Y	Used in Ratio Study
365	342505	9059	66,000	3136853	\$27,500,000	8/1/2021	417	EASTON COURT	1	Y	Used in Ratio Study
285	192105	9231	5,083	3138547	\$950,000	8/3/2021	187	8-UNIT APT	1	Y	Used in Ratio Study
115	783480	0010	3,850	3137581	\$1,750,000	8/4/2021	455	APARTMENTS & RETAIL	1	Y	Used in Ratio Study
290	289177	0060	3,806	3137576	\$850,000	8/4/2021	223	FOURPLEX	1	Y	Used in Ratio Study
290	289177	0160	3,806	3138114	\$935,000	8/4/2021	246	FOURPLEX	1	Y	Used in Ratio Study
270	252103	9053	148,195	3137926	\$38,776,000	8/5/2021	262	UNION APARTMENTS	1	Y	Used in Ratio Study
305	192205	9074	184,078	3138663	\$46,674,000	8/5/2021	254	ROW APARTMENTS	1	Y	Used in Ratio Study
095	766370	0821	43,112	3139073	\$12,000,000	8/6/2021	278	HILLCOURT APTS	1	Y	Used in Ratio Study
430	022505	9103	147,478	3138257	\$105,500,000	8/10/2021	715	ZEPHYR ON THE PARK APTS	1	Y	Used in Ratio Study
270	797880	0300	42,855	3139499	\$13,085,000	8/11/2021	305	Arbor Woods	1	Y	Used in Ratio Study
030	524780	0100	28,990	3139411	\$17,555,000	8/16/2021	606	80 MAIN	1	Y	Used in Ratio Study
050	197220	5760	5,976	3146162	\$3,000,000	8/16/2021	502	APARTMENT BLDG 9 UNITS	1	Y	Used in Ratio Study
145	285610	0005	6,643	3141147	\$2,150,900	8/17/2021	324	10 UNIT APT	1	Y	Used in Ratio Study
305	232204	9093	258,420	3140063	\$113,000,000	8/18/2021	437	ETHOS KENT (2 OF 2)	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
325	222304	9003	150,250	3140620	\$52,000,000	8/18/2021	346	BOULEVARD @ SOUTH STATION	1	Y	Used in Ratio Study
305	182205	9016	277,050	3141253	\$90,150,000	8/19/2021	325	CHANDLER BAY (2 OF 2)	2	Y	Used in Ratio Study
330	722780	0620	2,620	3145879	\$845,000	8/19/2021	323	4-PLEX	1	Y	Used in Ratio Study
080	277160	2485	7,210	3141418	\$2,940,250	8/21/2021	408	NINE UNIT APARTMENT	1	Y	Used in Ratio Study
095	890250	0155	7,650	3141902	\$2,040,000	8/24/2021	267	AGENA APTS	1	Y	Used in Ratio Study
								999 HIAWATHA APARTMENTS			
035	713230	0350	55,447	3141591	\$28,775,000	8/25/2021	519		6	Y	Used in Ratio Study
065	808090	0095	11,808	3141539	\$4,200,000	8/25/2021	356	LA QUINTA APTS	1	Y	Used in Ratio Study
170	806600	0046	4,547	3142006	\$1,300,000	8/25/2021	286	FOURPLEX	1	Y	Used in Ratio Study
195	630340	0303	3,500	3141353	\$972,100	8/25/2021	278	FOURPLEX (4-2BD)	1	Y	Used in Ratio Study
245	072304	9225	35,841	3142330	\$11,150,000	8/26/2021	311	ALCOVE APTS	1	Y	Used in Ratio Study
								HAZEL PLAZA minor -1240 associated in prior sale			
035	982820	1265	13,080	3142251	\$4,900,000	8/27/2021	375		2	Y	Used in Ratio Study
065	600350	1365	10,207	3142513	\$5,050,000	8/27/2021	495	Mykonos Apartments	1	Y	Used in Ratio Study
085	197820	0230	16,172	3142451	\$6,300,000	8/27/2021	390	TERRI ANNE APT	1	Y	Used in Ratio Study
140	276770	4390	4,800	3143055	\$1,640,000	8/27/2021	342	THERESA ANN	1	Y	Used in Ratio Study
140	276770	4395	4,684	3143056	\$1,530,000	8/27/2021	327	BELL CHATEAU	1	Y	Used in Ratio Study
								REDMOND VIEW CONDOMINIUM			
430	720246	0000	8,970	3142898	\$3,763,000	8/27/2021	420		1	Y	Used in Ratio Study
200	211470	0425	3,816	3148616	\$2,025,000	8/29/2021	531	6-PLEX	1	Y	Used in Ratio Study
245	202304	9022	138,076	3143212	\$46,000,000	8/30/2021	333	Discovery Landing	2	Y	Used in Ratio Study
290	333990	0826	4,500	3143946	\$950,000	8/31/2021	211	FOUR-PLEX	1	Y	Used in Ratio Study
290	554730	0250	4,582	3144094	\$998,250	9/1/2021	218	APARTMENT	1	Y	Used in Ratio Study
430	644890	0050	188,851	3143206	\$131,500,000	9/1/2021	696	NIGHTINGALE APTS	1	Y	Used in Ratio Study
360	154510	0126	109,201	3143817	\$109,000,000	9/2/2021	998	BLU BELLEVUE	1	Y	Used in Ratio Study
								FIRESIDE TERRACE(0005) CONDOMINIUM			
040	255819	0000	2,207	3143826	\$1,760,000	9/3/2021	797		1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
170	333600	0310	3,100	3144928	\$850,000	9/4/2021	274	FOURPLEX	1	Y	Used in Ratio Study
065	983120	0640	53,877	3145121	\$33,500,000	9/9/2021	622	700 Broadway	1	Y	Used in Ratio Study
085	219760	0460	64,083	3145113	\$34,850,000	9/9/2021	544	Vantage Park at First Hill	1	Y	Used in Ratio Study
085	859040	0870	19,140	3145115	\$9,500,000	9/10/2021	496	ENVOY APARTMENTS	1	Y	Used in Ratio Study
115	408330	3770	5,180	3145122	\$1,925,000	9/10/2021	372	APARTMENT	1	Y	Used in Ratio Study
325	004100	0545	9,720	3144642	\$2,362,000	9/10/2021	243	6 UNITS - AIRHART (2 OF 2)	2	Y	Used in Ratio Study
140	292270	0505	5,099	3146233	\$2,250,000	9/13/2021	441	8th Avenue Place	1	Y	Used in Ratio Study
145	444980	0575	6,080	3146143	\$1,843,000	9/14/2021	303	8 UNIT APT	1	Y	Used in Ratio Study
250	535720	0063	3,531	3149412	\$810,000	9/14/2021	229	FOURPLEX	1	Y	Used in Ratio Study
350	884390	0328	3,220	3146312	\$1,280,000	9/14/2021	398	4-PLEX	1	Y	Used in Ratio Study
240	929290	0230	2,716	3146551	\$718,000	9/16/2021	264	FOURPLEX	1	Y	Used in Ratio Study
300	888060	0090	4,100	3149526	\$840,000	9/16/2021	205	4 PLEX - CHRISTIANSON	1	Y	Used in Ratio Study
045	168940	1385	8,692	3147084	\$3,750,000	9/17/2021	431	FORREST MANOR APTS	1	Y	Used in Ratio Study
080	277160	1305	3,688	3146674	\$1,600,000	9/18/2021	434	FOUR PLEX	1	Y	Used in Ratio Study
090	099300	0920	3,500	3147179	\$1,475,000	9/20/2021	421	4-Plex	1	Y	Used in Ratio Study
240	929290	0120	3,136	3147405	\$730,000	9/20/2021	233	FOURPLEX	1	Y	Used in Ratio Study
295	335340	1338	3,848	3148417	\$804,000	9/22/2021	209	FOURPLEX	1	Y	Used in Ratio Study
400	791400	0010	204,890	3147163	\$98,000,000	9/22/2021	478	THE SPENCER 68 (ECON UNIT)	2	Y	Used in Ratio Study
115	397540	0025	2,420	3147690	\$1,250,000	9/24/2021	517	5 UNIT APT	1	Y	Used in Ratio Study
145	117600	1200	7,568	3150085	\$2,500,000	9/27/2021	330	BREAKWATER APTS	1	Y	Used in Ratio Study
365	342505	9023	270,312	3148947	\$144,000,000	9/28/2021	533	THE RIDGEDALE (ECON UNIT)	3	Y	Used in Ratio Study
420	072604	9070	126,235	3149209	\$74,000,000	9/29/2021	586	GEO	1	Y	Used in Ratio Study
355	052305	9076	159,215	3149500	\$93,754,569	9/30/2021	589	THE BRISTOL AT SOUTHPORT I (ECON UNIT)	1	Y	Used in Ratio Study
355	082305	9055	170,966	3149501	\$97,245,431	9/30/2021	569	THE BRISTOL AT SOUTHPORT II (ECON UNIT)	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
400	357980	0510	4,980	3150511	\$1,600,000	10/1/2021	321	4-UNIT APT	1	Y	Used in Ratio Study
065	600300	1670	2,872	3150639	\$1,125,000	10/4/2021	392	La Quinta	1	Y	Used in Ratio Study
065	600300	1675	2,840	3150636	\$1,125,000	10/4/2021	396	La Quinta	1	Y	Used in Ratio Study
300	089901	0060	3,552	3150661	\$852,100	10/4/2021	240	4 PLEX - SUY (1 of 2)	2	Y	Used in Ratio Study
220	177310	1925	2,960	3158211	\$1,000,000	10/11/2021	338	FOURPLEX	1	Y	Used in Ratio Study
065	722850	0255	61,338	3151448	\$41,500,000	10/12/2021	677	The Central	1	Y	Used in Ratio Study
095	382170	0037	3,024	3152506	\$1,025,000	10/12/2021	339	FOUR PLEX	1	Y	Used in Ratio Study
290	289177	0170	3,806	3152755	\$1,060,000	10/12/2021	279	FOURPLEX	1	Y	Used in Ratio Study
095	145360	1380	177,161	3151793	\$84,000,000	10/13/2021	474	SOLARA APTS	1	Y	Used in Ratio Study
095	382170	0035	3,024	3152528	\$1,025,000	10/13/2021	339	FOUR PLEX	1	Y	Used in Ratio Study
005	066000	0900	123,753	3152887	\$64,000,000	10/14/2021	517	TOWER 801 APARTMENTS	1	Y	Used in Ratio Study
065	949770	0050	3,250	3152454	\$1,837,750	10/14/2021	565	4-Plex	1	Y	Used in Ratio Study
035	721740	0540	29,875	3153206	\$18,500,000	10/15/2021	619	STENCIL APARTMENTS	2	Y	Used in Ratio Study
075	503630	0290	50,409	3153126	\$19,450,000	10/15/2021	386	MAGNOLIA APARTMENTS	2	Y	Used in Ratio Study
200	797260	4755	3,332	3157767	\$985,000	10/15/2021	296	APARTMENTS	1	Y	Used in Ratio Study
215	006500	0015	6,000	3155739	\$1,750,000	10/15/2021	292	Palm Apartments	1	Y	Used in Ratio Study
250	004000	0073	2,450	3153056	\$662,150	10/15/2021	270	THE WILD GOOSE APT	1	Y	Used in Ratio Study
250	004000	0076	2,450	3153074	\$662,150	10/15/2021	270	APT	1	Y	Used in Ratio Study
145	285610	0035	5,584	3156092	\$1,900,000	10/16/2021	340	7 UNIT APT	1	Y	Used in Ratio Study
415	397170	1305	4,560	3155318	\$1,060,000	10/18/2021	232	FOURPLEX	1	Y	Used in Ratio Study
045	168940	0900	7,613	3153312	\$3,300,000	10/19/2021	433	CASCADIAN APTS	1	Y	Used in Ratio Study
170	110500	0600	5,562	3153527	\$2,026,110	10/19/2021	364	WILLOW APTS	1	Y	Used in Ratio Study
170	110800	0235	4,582	3153621	\$1,664,642	10/19/2021	363	SIX UNIT APARTMENT	1	Y	Used in Ratio Study
110	522630	0130	9,639	3153605	\$9,400,000	10/20/2021	975	THE AVE APARTMENTS	1	Y	Used in Ratio Study
290	289174	0290	3,528	3155597	\$1,120,000	10/20/2021	317	4 PLEX	1	Y	Used in Ratio Study
305	232204	9034	316,366	3153296	\$141,100,000	10/20/2021	446	MIDTOWN SIXTY-FOUR	1	Y	Used in Ratio Study
090	016400	0222	79,597	3154597	\$27,550,000	10/22/2021	346	Amesbury Court Apts	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
290	289174	0060	4,000	3154852	\$935,856	10/22/2021	234	4 PLEX	1	Y	Used in Ratio Study
240	360240	0160	4,162	3155423	\$1,200,500	10/25/2021	288	IOLANI APT	1	Y	Used in Ratio Study
320	202205	9264	3,392	3155906	\$1,050,000	10/25/2021	310	4-PLEX - BEEKEN (2 OF 2)	1	Y	Used in Ratio Study
320	202205	9265	3,392	3155931	\$1,050,000	10/25/2021	310	4-PLEX - BEEKEN (1 OF 2)	1	Y	Used in Ratio Study
075	277060	6845	5,080	3155474	\$1,900,000	10/26/2021	374	8 UNIT APT	1	Y	Used in Ratio Study
415	616390	0761	86,481	3155121	\$51,000,000	10/26/2021	590	GREEN LEAF SHORELINE	1	Y	Used in Ratio Study
080	277060	3760	3,600	3155759	\$1,480,000	10/27/2021	411	6 UNIT APT	1	Y	Used in Ratio Study
290	289174	0120	3,528	3158457	\$965,000	10/27/2021	274	4 PLEX - BOCK	1	Y	Used in Ratio Study
145	276770	0400	4,186	3155441	\$1,900,000	10/28/2021	454	Ballard 5 Apartments	1	Y	Used in Ratio Study
365	282405	9080	57,971	3155601	\$26,750,000	10/28/2021	461	TRIA APARTMENTS	1	Y	Used in Ratio Study
010	065400	0305	89,459	3157182	\$62,000,000	11/1/2021	693	Arthouse	1	Y	Used in Ratio Study
045	609650	0030	3,800	3156280	\$1,930,600	11/2/2021	508	4-PLEX	1	Y	Used in Ratio Study
070	684820	0140	10,708	3158654	\$4,025,000	11/2/2021	376	Bel 15	1	Y	Used in Ratio Study
085	750250	0061	17,360	3156327	\$7,995,000	11/2/2021	461	ST JOHNS APT & STORE	1	Y	Used in Ratio Study
240	929290	0220	2,646	3157793	\$871,000	11/2/2021	329	FOURPLEX	1	Y	Used in Ratio Study
220	177310	0115	3,350	3157871	\$930,000	11/3/2021	278	4-Plex	1	Y	Used in Ratio Study
465	803620	0365	3,588	3157851	\$1,260,000	11/3/2021	351	4 PLEX	1	Y	Used in Ratio Study
255	537980	1040	38,402	3157337	\$8,900,000	11/4/2021	232	SKYLINE PARK VILLA	1	Y	Used in Ratio Study
130	193130	1110	4,464	3157761	\$1,800,000	11/5/2021	403	6 UNIT APT HOUSE	1	Y	Used in Ratio Study
130	193130	1255	5,643	3157246	\$3,100,000	11/5/2021	549	CAROL APTS & New 4-Plex (2017)	1	Y	Used in Ratio Study
240	929290	0240	2,896	3157215	\$900,000	11/7/2021	311	FOURPLEX	1	Y	Used in Ratio Study
115	952110	1425	6,530	3160486	\$2,747,500	11/9/2021	421	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
320	247330	0040	3,738	3158541	\$959,400	11/12/2021	257	4-PLEX - YANA	1	Y	Used in Ratio Study
230	299780	0105	5,274	3158705	\$2,124,100	11/15/2021	403	6 UNIT APT	1	Y	Used in Ratio Study
085	197820	0470	206,836	3158811	\$120,000,000	11/16/2021	580	PANORAMA HOUSE APTS	1	Y	Used in Ratio Study
130	569350	0885	6,123	3161681	\$2,950,000	11/16/2021	482	SUNNYSIDE APARTMENTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
035	331950	0380	10,060	3160011	\$3,747,500	11/17/2021	373	MAIN PLACE APTS	1	Y	Used in Ratio Study
075	423540	0585	13,854	3159925	\$5,300,000	11/17/2021	383	16 UNIT APT	1	Y	Used in Ratio Study
100	510040	3256	17,150	3159003	\$7,280,000	11/17/2021	424	MARCO APARTMENTS	1	Y	Used in Ratio Study
315	784030	0050	2,864	3161019	\$1,100,000	11/17/2021	384	4 UNIT APT	1	Y	Used in Ratio Study
								IVY COURT VIEW APARTMENTS			
225	762570	4460	28,493	3160173	\$12,375,000	11/18/2021	434		1	Y	Used in Ratio Study
065	600350	2035	6,984	3161288	\$2,800,000	11/23/2021	401	AZALEA APTS	1	Y	Used in Ratio Study
								AURORA TERRACE (0005) CONDOMINIUM			
115	030700	0000	8,798	3162571	\$3,730,000	11/23/2021	424		1	Y	Used in Ratio Study
140	305270	0100	4,000	3163599	\$1,450,000	11/23/2021	363	MULTI RES	1	Y	Used in Ratio Study
170	150900	0010	1,198	3162079	\$400,000	11/23/2021	334	CHAN CONDOMINIUM	1	Y	Used in Ratio Study
170	150900	0020	1,179	3162078	\$400,000	11/23/2021	339	CHAN CONDOMINIUM	1	Y	Used in Ratio Study
170	150900	0030	1,339	3162088	\$400,000	11/23/2021	299	CHAN CONDOMINIUM	1	Y	Used in Ratio Study
195	721140	1225	4,336	3161216	\$1,200,000	11/23/2021	277	4-PLEX & RES	1	Y	Used in Ratio Study
								CAMELLIA COURT APARTMENTS			
015	545780	1280	6,920	3161065	\$3,250,000	11/24/2021	470		1	Y	Used in Ratio Study
205	798540	0121	3,260	3164195	\$960,000	11/24/2021	294	4 PLEX	1	Y	Used in Ratio Study
150	952810	4325	6,838	3161581	\$4,250,000	11/29/2021	622	11 UNIT APT	1	Y	Used in Ratio Study
065	330370	0030	23,023	3161777	\$16,717,533	12/1/2021	726	STREAM 15	1	Y	Used in Ratio Study
070	684820	0825	36,000	3161838	\$25,432,467	12/1/2021	706	STREAM BELMONT	1	Y	Used in Ratio Study
240	929290	0280	2,716	3164649	\$760,000	12/1/2021	280	FOURPLEX	1	Y	Used in Ratio Study
300	262006	9175	3,441	3162251	\$980,000	12/1/2021	285	4 PLEX - TONER	1	Y	Used in Ratio Study
								MOUNT SI APARTMENT HOMES			
465	092308	9037	42,800	3162105	\$15,500,000	12/1/2021	362		2	Y	Used in Ratio Study
								BELMONT COURT APARTMENTS			
070	684820	0775	28,583	3162971	\$15,000,000	12/6/2021	525		1	Y	Used in Ratio Study
175	367940	0110	5,234	3162484	\$1,925,000	12/6/2021	368	ELMA APTS	1	Y	Used in Ratio Study
240	272420	1465	2,976	3163504	\$886,500	12/6/2021	298	4-PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
090	630000	0653	5,192	3164022	\$1,750,000	12/7/2021	337	ED JOHN APTS	1	Y	Used in Ratio Study
090	926720	0155	17,876	3164314	\$7,500,000	12/7/2021	420	APARTMENT	1	Y	Used in Ratio Study
110	409230	2105	24,520	3162758	\$15,800,000	12/7/2021	644	STUDIO 7	2	Y	Used in Ratio Study
315	783930	0125	2,928	3164656	\$1,055,000	12/8/2021	333	FOUR PLEX	1	Y	Used in Ratio Study
095	510140	0525	3,984	3164085	\$1,895,000	12/9/2021	476	FOURPLEX	1	Y	Used in Ratio Study
100	679810	0790	6,900	3164192	\$2,100,000	12/10/2021	304	8 UNIT APARTMENT	1	Y	Used in Ratio Study
290	289174	0270	4,062	3165094	\$1,126,000	12/10/2021	277	4 PLEX - ALBERT	1	Y	Used in Ratio Study
290	333990	1340	4,789	3164564	\$900,000	12/10/2021	188	FOUR-PLEX	1	Y	Used in Ratio Study
290	333990	1345	4,789	3164518	\$900,000	12/10/2021	188	FOUR-PLEX	1	Y	Used in Ratio Study
290	333990	1350	4,789	3164530	\$900,000	12/10/2021	188	FOUR-PLEX	1	Y	Used in Ratio Study
225	762570	0455	8,482	3165445	\$3,000,000	12/13/2021	354	LA RAE APT & CLINIC	1	Y	Used in Ratio Study
230	015100	0045	3,960	3164556	\$1,924,500	12/13/2021	486	THE SURF APTS	1	Y	Used in Ratio Study
245	202304	9028	20,184	3164272	\$4,375,000	12/13/2021	217	THE WALLACE ARMS APTS	1	Y	Used in Ratio Study
380	387636	0020	5,000	3164601	\$1,900,000	12/13/2021	380	KINGSCOURT 2 (4-PLEX)	1	Y	Used in Ratio Study
145	047600	0050	16,182	3164354	\$7,250,000	12/14/2021	448	10 UNIT APT	2	Y	Used in Ratio Study
205	798540	0120	5,405	3164266	\$1,500,000	12/14/2021	278	7 UNITS	1	Y	Used in Ratio Study
240	250060	0153	3,196	3166037	\$957,990	12/14/2021	300	4-PLEX	1	Y	Used in Ratio Study
								12 UNIT - TERRACE VIEW			
305	192205	9276	7,176	3164945	\$1,920,000	12/14/2021	268	APT	1	Y	Used in Ratio Study
325	022310	0080	137,326	3164187	\$85,000,000	12/14/2021	619	MARVELLE @ SOUTHCENTER	1	Y	Used in Ratio Study
240	250060	0165	11,736	3165000	\$2,500,000	12/15/2021	213	12 UNIT - VALIANT ARMS	1	Y	Used in Ratio Study
290	894413	0000	111,660	3164685	\$33,000,000	12/16/2021	296	RIVER'S EDGE CONDOS	1	Y	Used in Ratio Study
090	229140	0400	26,404	3166417	\$7,760,000	12/17/2021	294	2-9 UNIT APT	3	Y	Used in Ratio Study
425	212605	9238	111,513	3165341	\$49,500,000	12/20/2021	444	Sancerre	1	Y	Used in Ratio Study
250	098500	0800	9,000	3166077	\$3,060,000	12/21/2021	340	CASCADE VUE UNIT 1	4	Y	Used in Ratio Study
040	411460	1380	63,000	3167651	\$31,100,000	12/22/2021	494	Avana on the Lake	2	Y	Used in Ratio Study
065	366750	0135	3,080	3166912	\$1,380,000	12/22/2021	448	APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
065	366750	0140	3,080	3167024	\$1,380,000	12/22/2021	448	APTS	1	Y	Used in Ratio Study
290	289174	0240	3,528	3167415	\$802,760	12/22/2021	228	4 PLEX - PATE	1	Y	Used in Ratio Study
015	387990	1050	36,830	3167038	\$13,370,000	12/23/2021	363	HALMARK APTS-1	2	Y	Used in Ratio Study
150	952810	0935	4,608	3166654	\$1,670,000	12/23/2021	362	LAGO VERDE	1	Y	Used in Ratio Study
245	783580	0370	8,704	3166276	\$2,200,000	12/23/2021	253	8 UNIT APARTMENT	1	Y	Used in Ratio Study
320	073820	0080	14,904	3167041	\$4,000,000	12/23/2021	268	18-UNIT TWIN CREST APARTMENTS	1	Y	Used in Ratio Study
360	369980	0060	113,407	3165869	\$109,000,000	12/23/2021	961	Cerasa Apartments	1	Y	Used in Ratio Study
170	272404	9160	10,946	3166931	\$2,730,000	12/27/2021	249	THE EVERGREEN APTS	2	Y	Used in Ratio Study
430	122505	9064	7,745	3166810	\$3,200,000	12/27/2021	413	CASCADIA APTS	1	Y	Used in Ratio Study
060	195970	3185	3,867	3166890	\$1,950,000	12/28/2021	504	4 Plex	1	Y	Used in Ratio Study
065	942140	0035	18,775	3166443	\$15,050,000	12/28/2021	802	Barcelo Homes Apartments	1	Y	Used in Ratio Study
245	322304	9311	65,724	3166981	\$22,000,000	12/28/2021	335	TERRACE VIEW APT	1	Y	Used in Ratio Study
145	276770	0711	74,771	3166645	\$53,543,000	12/29/2021	716	KEELSON BALLARD	1	Y	Used in Ratio Study
045	173230	0005	26,817	3166777	\$10,610,000	12/30/2021	396	GALER CREST APTS & RETAIL	1	Y	Used in Ratio Study
245	292304	9174	9,940	3005830	\$1,594,000	8/19/2019	160	OUR SAVIOUR'S LUTHERAN HOUSING	1	Y	NOT in Ratio - XMPT
070	684870	0065	22,669	3105814	\$18,316,354	3/19/2021	808	The Clay Apartments	1	34	NOT in Ratio - Use changed after sale
315	000720	0073	87,117	3132011	\$40,000,000	7/9/2021	459	95 BURNETT (RHA)	2	34	NOT in Ratio - Use changed after sale
370	302605	9232	4,975	3151409	\$2,250,000	9/20/2021	452	VILLAGE PLAZA	1	34	NOT in Ratio - Use changed after sale
240	215640	0122	60,328	3152505	\$21,000,000	10/15/2021	348	MARINA CLUB APTS	1	Y	NOT in Ratio - Use changed after sale
170	149830	2880	12,459	3116481	\$700,000	5/3/2021	056	Live/Work Townhouse Unit A	1	Y	NOT in Ratio - Trans to Res
185	273410	0701	0	3127062	\$725,000	6/9/2021	000		1	Y	NOT in Ratio - Trans to Res

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
065	501500	0885	1,480	3153908	\$1,000,000	10/11/2021	676	3-PLEX	1	Y	NOT in Ratio - Trans to Res
010	069600	0140	18,000	2988194	\$24,813,600	5/16/2019	1379	FRANKLIN APTS (Future Condo Site -TeamRise Development)	3	Y	NOT in Ratio - Trans to Cmml
320	247330	0070	4,578	3128002	\$1,340,000	6/24/2021	293	4-PLEX - 2021 II LLC	1	Y	NOT in Ratio - Trans to Cmml
110	881640	0985	137,500	3146856	\$138,128,629	9/17/2021	1005	THE 'M' - HIGHRISE STUDENT APARTMENTS	1	Y	NOT in Ratio - Trans to Cmml
420	727610	0192	3,276	3023358	\$885,000	11/22/2019	270	FOURPLEX	1	Y	NOT in Ratio - Parcel Killed
255	042204	9242	133,920	2975926	\$29,500,000	2/28/2019	220	THE HANOVER APTS	1	Y	NOT in Ratio - MAINT; Imp change
015	198920	1340	36,000	2999261	\$13,500,000	7/15/2019	375	ARKONA APARTMENTS	1	Y	NOT in Ratio - MAINT; Imp change
080	277160	3445	4,382	3002399	\$1,555,000	7/31/2019	355	LYNN VIEW APT	1	Y	NOT in Ratio - MAINT; Imp change
100	510140	5448	10,466	3012022	\$2,973,600	9/24/2019	284	OLYMPIC VIEW APTS	1	Y	NOT in Ratio - MAINT; Imp change
130	812970	0005	7,300	3014310	\$3,480,000	10/7/2019	477	DE SOTO ARMS	1	Y	NOT in Ratio - MAINT; Imp change
010	065300	0395	99,880	3017946	\$74,500,000	10/29/2019	746	Joseph Arnold Lofts - Associated Parcel is Minor 0400	2	Y	NOT in Ratio - MAINT; Imp change
145	047600	0305	4,952	3021118	\$1,700,000	11/5/2019	343	5 UNIT APT	1	Y	NOT in Ratio - MAINT; Imp change
330	102305	9050	199,124	3020597	\$59,500,000	11/13/2019	299	THE RENTON SAGE	2	Y	NOT in Ratio - MAINT; Imp change
045	081100	0080	8,670	3023464	\$3,975,000	11/20/2019	458	Kerry Gardens apartments	1	Y	NOT in Ratio - MAINT; Imp change

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
320	387240	0010	309,710	3022014	\$80,890,200	11/22/2019	261	MOSAIC HILLS PHASE I	2	Y	NOT in Ratio - MAINT; Imp change
235	927420	0145	30,657	3022362	\$9,866,300	11/25/2019	322	PARK HAMILTON	1	Y	NOT in Ratio - MAINT; Imp change
015	545780	0410	8,157	3027167	\$4,300,000	12/19/2019	527	9 UNIT APARTMENT	1	Y	NOT in Ratio - MAINT; Imp change
130	569400	0565	4,060	3041931	\$1,650,000	4/4/2020	406	7 UNIT APT HOUSE	1	Y	NOT in Ratio - MAINT; Imp change
145	276760	1490	3,905	3081435	\$1,415,000	10/20/2020	362	FOUR PLEX	1	Y	NOT in Ratio - MAINT; Imp change
240	250060	0198	7,440	3093096	\$1,485,000	1/4/2021	200	11 UNIT - VASHON VUE APTS	1	Y	NOT in Ratio - MAINT; Imp change
255	207680	0010	3,996	3110126	\$800,000	3/18/2021	200	4 PLEX - SINGH	1	Y	NOT in Ratio - MAINT; Imp change
430	022505	9093	211,450	3127060	\$97,700,000	6/22/2021	462	REDMOND PLACE APTS	1	Y	NOT in Ratio - MAINT; Imp change
300	857604	1710	168,814	3165097	\$68,000,000	12/16/2021	403	VILLAGES AT TEN TRAILS	2	Y	NOT in Ratio - MAINT; Imp change
090	952410	0115	6,557	3167725	\$3,900,000	12/20/2021	595	New 23 SEDU Apt Building	1	Y	NOT in Ratio - MAINT; Imp change
110	409230	1185	14,135	3165488	\$16,000,000	12/21/2021	1132	54-Unit SEDU Apartment Building	1	Y	NOT in Ratio - MAINT; Imp change
005	766620	2540	155,592	3166848	\$107,500,000	12/29/2021	691	Griffis Waterfront	1	Y	NOT in Ratio - MAINT; Imp change
125	042504	9050	6,468	3048172	\$2,743,200	5/21/2020	424	MATADOR	1	Y	NOT in Ratio - LAND
290	540900	0050	12,400	2976740	\$2,125,000	3/5/2019	171	4 PLEX	4	26	NOT in Ratio - Imp changed after sale
270	132201	0180	4,096	2990437	\$653,000	5/14/2019	159	PLAN G	1	26	NOT in Ratio - Imp changed after sale
055	352890	0870	10,139	3001614	\$3,600,000	7/26/2019	355	APARTMENT	1	26	NOT in Ratio - Imp changed after sale

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
285	212105	9042	3,207	3009169	\$1,150,000	9/6/2019	359	FOUR PLEX & RESIDENCE	1	Y	NOT in Ratio - Imp changed after sale
290	554730	0230	4,020	3018120	\$1,031,200	10/3/2019	257	D-STREET SEVEN-PLEX (6 UNITS)	2	Y	NOT in Ratio - Imp changed after sale
250	013300	0540	3,000	3026539	\$500,000	12/19/2019	167	APARTMENTS	1	Y	NOT in Ratio - Imp changed after sale
290	554730	0230	2,850	3113347	\$1,060,700	4/21/2021	372	6 UNIT - D STREET 7	1	26	NOT in Ratio - Imp changed after sale
290	049200	0236	7,936	2981785	\$1,650,000	4/11/2019	208	BUENA VISTA APTS	1	Y	NOT in Ratio - HUD Sale
250	092304	9006	122,588	2982755	\$17,225,000	4/15/2019	141	Whisperwood	2	Y	NOT in Ratio - HUD Sale
330	172305	9166	28,104	3014119	\$5,125,000	10/7/2019	182	Sunset Pointe APT	1	Y	NOT in Ratio - HUD Sale
095	145360	0660	125,160	3026917	\$37,300,000	12/16/2019	298	Cedar Park Apartments	3	Y	NOT in Ratio - HUD Sale
270	768280	0230	95,965	3147463	\$28,186,000	9/20/2021	294	BLVD APARTMENTS	1	Y	NOT in Ratio - HUD Sale
240	360300	0151	3,628	2971503	\$742,375	1/23/2019	205	4-PLEX	1	Y	NOT in Ratio - First of re-sale
290	512540	0445	3,000	2974569	\$420,000	2/12/2019	140	FOUR-PLEX	1	Y	NOT in Ratio - First of re-sale
270	797880	0300	42,855	2975840	\$10,050,000	2/28/2019	235	Arbor Woods	1	Y	NOT in Ratio - First of re-sale
305	917960	0450	9,509	2976650	\$1,490,000	3/5/2019	157	TITUS MANSION	1	Y	NOT in Ratio - First of re-sale
305	192205	9276	7,176	2989489	\$1,360,000	5/14/2019	190	TERRACE VIEW APT	1	Y	NOT in Ratio - First of re-sale
035	713230	0350	55,447	3009963	\$30,000,000	9/10/2019	541	999 HIAWATHA APARTMENTS	6	Y	NOT in Ratio - First of re-sale
415	050800	0010	3,382	3016636	\$920,000	10/21/2019	272	FOUR-PLEX	1	Y	NOT in Ratio - First of re-sale
305	346280	0245	3,290	3042698	\$610,000	3/26/2020	185	FOURPLEX	1	Y	NOT in Ratio - First of re-sale

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
240	929290	0240	2,896	3048994	\$670,000	5/11/2020	231	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
240	929290	0190	2,716	3049512	\$680,000	5/30/2020	250	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
350	884390	0328	3,220	3076598	\$1,320,000	10/15/2020	410	4-PLEX	1	Y	NOT in Ratio - First of re-sale
290	289174	0120	3,528	3085197	\$960,000	11/17/2020	272	4 PLEX	1	Y	NOT in Ratio - First of re-sale
365	981050	0690	1,208	3091817	\$480,000	12/28/2020	397	YARROWOOD HIGHLANDS CONDOMINIUM	1	Y	NOT in Ratio - % OF IMPS

Sales NOT Used In Analysis

Nhbd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
380	445879	0040	962	2970212	\$520,000	1/4/2019	\$540.54	LUNA SOL COMMERCIAL	1	22	Partial interest (1/3, 1/2, etc.)
005	094200	0555	26,240	2970237	\$330,220	1/15/2019	\$12.58	PACIFIC HOTEL/APTS	1	43	Development rights parcel to prvt se
365	162405	9046	53,389	2971603	\$899,950	1/17/2019	\$16.86	FACTORIA TOWNHOMES	1		Sale of Residential Townhome
365	162405	9046	53,389	2971336	\$1,234,950	1/17/2019	\$23.13	FACTORIA TOWNHOMES	1		Sale of Residential Townhome
385	956780	0150	8,980	2972801	\$699,000	1/18/2019	\$77.84		1		Sale of Residential Condo Unit
295	359960	0315	43,443	2971526	\$8,150,000	1/25/2019	\$187.60	RAINIER VISTA SENIOR APARTMENTS	2	54	Affordable housing sales
070	983120	0230	10,381	2973449	\$3,033,000	2/6/2019	\$292.17	Soleil Apartments	1	22	Partial interest (1/3, 1/2, etc.)
030	093900	0085	14,908	2975823	\$570,015	2/20/2019	\$38.24	ST CHARLES HOTEL APTS	1	22	Partial interest (1/3, 1/2, etc.)
360	570900	0065	110,824	2975290	\$67,700,000	2/27/2019	\$610.88	MIRADOR APTS (162 Units) (Dist B)	1		Sale of Residential Condo Complex
005	094200	0555	26,240	2975824	\$2,016,600	2/28/2019	\$76.85	PACIFIC HOTEL/APTS	1	22	Partial interest (1/3, 1/2, etc.)
090	362603	9052	4,016	2977825	\$75,000	3/13/2019	\$18.68	4 PLEX & EXPRESSO SHOP	1	24	Easement or right-of-way
005	197720	0970	37,874	2977684	\$25,000	3/14/2019	\$0.66	PLYMOUTH ON STEWART APTS	1	24	Easement or right-of-way
065	261990	0005	0	2979587	\$3,199,080	3/14/2019	\$0.00	FOX HILL PLAZA (0005) CONDOMINIUM	1		Sale of Residential Condo Complex
030	524780	1526	108,192	2979484	\$47,100,000	3/27/2019	\$435.34	HANA APT W/ -1525	1	54	Affordable housing sales
300	122006	9034	4,742	2979842	\$650,000	3/27/2019	\$137.07	TRI-PLEX AND ROCKRIDGE ORCHARDS & CIDERY	1	51	Related party, friend, or neighbor

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	132202	0360	5,400	2980425	\$790,000	3/28/2019	\$146.30	PANTHER LAKE SIXPLEX	1	22	Partial interest (1/3, 1/2, etc.)
270	332204	9039	174,039	2981849	\$27,125,000	4/11/2019	\$155.86	Mariposa Apartments I	3	54	Affordable housing sales
030	524780	1000	141,500	2982206	\$17,900,000	4/12/2019	\$126.50	FRYE APARTMENTS HUD 221(d)(3)	1	63	Sale price updated by sales id group
030	524780	1440	68,533	2986200	\$248,000	4/24/2019	\$3.62	HIRABAYASHI PLACE APARTMENTS	1	17	Non-profit organization
255	024600	0060	3,192	2990050	\$920,000	4/29/2019	\$288.22	SUSAN APTS	1	68	Non-gov't to gov't
235	032400	0511	5,978	2985559	\$2,323,200	5/1/2019	\$388.62	CALIFORNIA COURT	1	10	Tear down
250	092304	9101	3,608	2986557	\$8,416	5/3/2019	\$2.33	4 PLEX (ravine)	1	67	Gov't to non-gov't
165	768960	0061	3,760	2989583	\$5,000	5/10/2019	\$1.33	4 PLEX	1	66	Condemnation/ eminent domain
115	313120	0880	2,460	2987841	\$965,250	5/13/2019	\$392.38	4-PLEX	1	N	Tear down
240	250060	0446	18,232	2988337	\$3,170,000	5/17/2019	\$173.87	TERRY VILLA	1	66	Condemnation/ eminent domain
270	768280	0200	76,890	2990469	\$7,720	5/22/2019	\$0.10	THE VILLAGE APARTMENTS	1	66	Condemnation/ eminent domain
240	272420	0655	8,410	3013871	\$28,700	5/24/2019	\$3.41	Nine units	1	66	Condemnation/ eminent domain
195	345100	0050	185,900	2990752	\$25,000,000	5/29/2019	\$134.48	Coronodo Springs	1	54	Affordable housing sales
285	192105	9042	4,788	2992501	\$650,000	5/30/2019	\$135.76	6-PLEX	1	12	Estate administrator, guardian, or e
305	982570	0050	2,209	2994378	\$91,444	6/6/2019	\$41.40	4 PLEX	1	38	Divorce
095	145360	1083	0	2992967	\$400,000	6/6/2019	\$0.00	Lake City Village	1	67	Gov't to non-gov't
370	141330	0005	7,401	2993642	\$2,400,000	6/6/2019	\$324.28	Nita Beach Apts	1	15	No market exposure
195	769420	0160	0	2993643	\$1,300,000	6/14/2019	\$0.00	Seola Gardens	1	31	Exempt from excise tax
255	275650	0010	82,416	3002795	\$4,663,646	6/24/2019	\$56.59	LEGACY PLACE APARTMENTS	17	68	Non-gov't to gov't

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
070	744900	0065	5,384	2995641	\$4,397,510	6/25/2019	\$816.77	APT	1	56	Builder or developer sales
035	331950	1670	27,798	2997098	\$6,157,000	7/1/2019	\$221.49	WELLER APTS 50 UNITS	1	68	Non-gov't to gov't
145	117600	1275	49,772	2997097	\$11,328,500	7/1/2019	\$227.61	GOLDEN SUNSET APTS	1	68	Non-gov't to gov't
370	292605	9175	74,340	2997099	\$11,574,500	7/1/2019	\$155.70	JUANITA VIEW APTS	1	68	Non-gov't to gov't
380	222605	9034	158,220	2997100	\$22,164,000	7/1/2019	\$140.08	KIRKLAND HEIGHTS APTS	1	68	Non-gov't to gov't
255	344500	0189	154,908	3008714	\$5,772,996	7/9/2019	\$37.27	WILLOW LAKE APTS	1	68	Non-gov't to gov't
255	024600	0056	3,192	3007938	\$3,300	7/25/2019	\$1.03	HUB APTS	1	68	Non-gov't to gov't
255	024600	0056	3,192	3007939	\$727,200	7/25/2019	\$227.82	HUB APTS	1	68	Non-gov't to gov't
255	024600	0061	3,192	3007925	\$925,000	7/25/2019	\$289.79	Brentwood	1	68	Non-gov't to gov't
070	983120	0230	10,381	3002964	\$1,736,000	7/30/2019	\$167.23	Soleil Apartments	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002278	\$1,817,452	7/30/2019	\$46.85	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002279	\$1,817,452	7/30/2019	\$46.85	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002280	\$2,726,178	7/30/2019	\$70.28	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002281	\$4,543,630	7/30/2019	\$117.13	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002282	\$1,817,452	7/30/2019	\$46.85	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
065	723460	1270	12,349	3002697	\$5,241,670	7/31/2019	\$424.46	PONDEROSA APTS	1	51	Related party, friend, or neighbor
065	723460	1360	6,286	3002699	\$2,544,500	7/31/2019	\$404.79	9-UNIT APARTMENT- CHH	1	51	Related party, friend, or neighbor
255	032204	9026	120,202	3016486	\$365,600	8/13/2019	\$3.04	Brookstone Apartments	1	68	Non-gov't to gov't

Sales NOT Used In Analysis

Nhbd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
250	152304	9242	108,000	3007329	\$2,753,090	8/22/2019	\$25.49	Tukwila Village, Phase 1, Bldg A in progress for 2017 Maint	2	67	Gov't to non-gov't
430	074200	0055	21,702	3008985	\$20,000	8/23/2019	\$0.92	REDMOND HEIGHTS	8	18	Quit claim deed
330	245720	0195	2,514	3006634	\$350,000	8/23/2019	\$139.22	4-PLEX	1	51	Related party, friend, or neighbor
330	722750	0600	3,050	3010786	\$680,000	8/26/2019	\$222.95	ED BIGGINS APTS	1	15	No market exposure
085	859040	0475	13,342	3009002	\$50,000	8/28/2019	\$3.75	Bradbury	2	24	Easement or right-of- way
150	952810	1345	38,790	3007575	\$1,817,452	8/29/2019	\$46.85	Greenlake Terrace	1	51	Related party, friend, or neighbor
150	952810	1345	38,790	3007574	\$1,272,216	8/29/2019	\$32.80	Greenlake Terrace	1	51	Related party, friend, or neighbor
150	952810	1345	38,790	3007576	\$1,817,452	8/29/2019	\$46.85	Greenlake Terrace	1	51	Related party, friend, or neighbor
240	250060	0300	6,118	3011149	\$287,300	9/9/2019	\$46.96	SFR AND 7 CABINS	1	66	Condemnation/ eminent domain
430	131830	0180	161,222	3010723	\$45,000	9/9/2019	\$0.28	ALEXAN MARYMOOR	1	24	Easement or right-of- way
100	082000	0099	13,077	3023361	\$32,195	9/10/2019	\$2.46	PINEHURST WEST APARTMENTS	1	22	Partial interest (1/3, 1/2, etc.)
440	865830	2975	3,936	3011276	\$750,000	9/19/2019	\$190.55	Rutherford Manor	1	15	No market exposure
150	336240	1241	3,978	3011873	\$1,000,000	9/23/2019	\$251.38	7 UNIT APT	1	51	Related party, friend, or neighbor
240	092204	9384	3,572	3012341	\$863,935	9/27/2019	\$241.86	TIBURON SOUTH	1	66	Condemnation/ eminent domain
320	073850	0010	2,080	3022772	\$225,000	10/30/2019	\$108.17	4-PLEX	1	N	Sale of partially destroyed imps
110	114200	0930	11,001	3018904	\$10,650,000	10/31/2019	\$968.09	CANTERBURY COURT CO-OP	1	42	Development rights to cnty,cty,or pr

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
365	332505	9184	83,991	3023062	\$13,280,410	11/25/2019	\$158.12	CITYSCAPE BELLEVUE	1	22	Partial interest (1/3, 1/2, etc.)
365	332505	9184	83,991	3023061	\$4,666,090	11/25/2019	\$55.55	CITYSCAPE BELLEVUE	1	22	Partial interest (1/3, 1/2, etc.)
030	093900	0120	43,554	3025404	\$13,050,000	12/11/2019	\$299.63	LOWMAN BUILDNG	1	63	Sale price updated by sales id group
270	092104	9190	105,850	3027237	\$60,000,000	12/16/2019	\$566.84	MERIDIAN COURT I&2 APARTMENTS	1	63	Sale price updated by sales id group
380	123850	0590	63,445	3027234	\$18,150,000	12/16/2019	\$286.07	WOODLANDS AT FORBES LAKE - SENIOR HOUSING	2	63	Sale price updated by sales id group
240	250060	0435	23,840	3027002	\$30,000	12/18/2019	\$1.26	Highline Court	1	66	Condemnation/ eminent domain
370	282605	9018	0	3027239	\$26,840,034	12/23/2019	\$0.00	REVEL KIRKLAND	1	56	Builder or developer sales
050	197220	5810	6,029	3028152	\$3,000,000	12/30/2019	\$497.59	APARTMENT BLDG 9 UNITS	1	51	Related party, friend, or neighbor
430	152505	9027	249,048	3028420	\$126,500,000	12/31/2019	\$507.93	HAMPTON GREENS - MODERATE INC HOUSING	1	66	Condemnation/ eminent domain
310	362205	9057	1,580	3029481	\$1,319,500	1/10/2020	\$835.13	SFR / TEAR DOWN	1	15	No market exposure
095	145360	0481	6,760	3158303	\$1,831,500	1/10/2020	\$270.93	CASA VILLA APTS	1	51	Related party, friend, or neighbor
095	145360	0481	6,760	3030107	\$394,710	1/10/2020	\$58.39	CASA VILLA APTS	1	51	Related party, friend, or neighbor
035	034200	0045	3,920	3029884	\$2,900,000	1/13/2020	\$739.80	FOURPLEX-Formerly Madrona Cleaners building	1	15	No market exposure
380	282605	9211	4,200	3031022	\$1,490,000	1/21/2020	\$354.76	4-plex	1	47	Non-conventional heating system

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
170	529220	0060	9,952	3031248	\$2,160,000	1/23/2020	\$217.04	12 UNIT APT BLDG	1	15	No market exposure
225	246190	0485	4,800	3032749	\$400	1/27/2020	\$0.08	6 UNIT APT/HAMPTON COURT	1	32	\$1,000 sale or less
230	350810	0085	12,650	3032206	\$6,000,000	1/27/2020	\$474.31	4 SEASONS	1	18	Quit claim deed
230	350510	0761	18,708	3032226	\$8,000,000	1/28/2020	\$427.62	Anne Vista	1	18	Quit claim deed
230	350510	0762	6,190	3032282	\$4,400,000	1/28/2020	\$710.82	FOUR SEASONS AND ANNE VISTA APTS	1	18	Quit claim deed
110	409230	1240	4,503	3032281	\$503,633	1/31/2020	\$111.84	6 UNITS	1	51	Related party, friend, or neighbor
270	255817	0060	5,256	3033985	\$775,000	2/4/2020	\$147.45	FIRETREE EAST APTS	1	46	Non-representative sale
020	684970	0055	63,609	3033062	\$300,000	2/7/2020	\$4.72	DAVID COLWELL BUILDING (low income)	2	24	Easement or right-of-way
110	882390	2490	12,970	3034206	\$2,570,009	2/18/2020	\$198.15	UCHA Townhomes	1	51	Related party, friend, or neighbor
240	272420	0545	7,200	3036079	\$1,302,000	2/28/2020	\$180.83	8-UNIT APT	1	68	Non-gov't to gov't
045	352890	1185	3,582	3038105	\$1,150,000	3/6/2020	\$321.05	APARTMENT	1	10	Tear down
290	289174	0070	4,000	3038516	\$400,000	3/10/2020	\$100.00	4 PLEX	1	46	Non-representative sale
015	198820	0105	23,026	3038461	\$60,000	3/11/2020	\$2.61	23- UNIT MIXED USE BLDG SITE	2	24	Easement or right-of-way
240	250060	0317	5,484	3038222	\$1,178,440	3/11/2020	\$214.89	6-UNIT APT	1	68	Non-gov't to gov't
060	195970	0040	8,514	3041940	\$10,000	3/12/2020	\$1.17	WILLIS OLIVER APTS	1	24	Easement or right-of-way
065	798195	0010	9,661	3038319	\$3,007,206	3/12/2020	\$311.27	STATION HOUSE APARTMENTS-TOD #B North	1	33	Lease or lease-hold
065	685270	0478	10,929	3038832	\$5,000,000	3/16/2020	\$457.50	1010 EAST REPUBLICAN	2	18	Quit claim deed
035	331950	1365	2,430	3040004	\$1,244,000	3/17/2020	\$511.93	Fourplex	1	31	Exempt from excise tax
465	803620	0215	16,855	3040371	\$4,475,000	3/24/2020	\$265.50	CASCADE PARK ELDERLY APTS	1	54	Affordable housing sales

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
065	722850	0945	3,120	3040649	\$1,150,000	3/25/2020	\$368.59	6 UNIT APT	1	10	Tear down
240	250060	0335	85,379	3040933	\$12,883,777	3/25/2020	\$150.90	SILVERWOOD PARK APTS	1		Affordable housing sales
155	085000	0360	3,600	3044997	\$750,000	3/31/2020	\$208.33	MULTIPLE RESIDENCE	1	51	Related party, friend, or neighbor
170	100500	0245	8,996	3075056	\$23,000	4/1/2020	\$2.56	REX APTS	1	24	Easement or right-of-way
295	335340	0450	7,742	3044094	\$975,000	4/14/2020	\$125.94	Pacific Manor Cottages	1	18	Quit claim deed
240	250060	0315	7,056	3043714	\$28,980	4/17/2020	\$4.11	4-PLEX	2	68	Non-gov't to gov't
245	384160	0006	7,280	3068292	\$5,776	5/11/2020	\$0.79	CHANDELEU	1	68	Non-gov't to gov't
245	322304	9267	153,780	3049284	\$2,780,005	5/27/2020	\$18.08	WELLINGTON PLACE APARTMENTS	1	22	Partial interest (1/3, 1/2, etc.)
270	092104	9210	55,372	3050535	\$103,000	6/1/2020	\$1.86	Providence Landing	1	68	Non-gov't to gov't
305	775780	0220	48,636	3050324	\$414,510	6/2/2020	\$8.52	Future SunRidge Townhomes	1		Sale of Residential Condo Unit
245	192304	9359	167,032	3070647	\$390	6/11/2020	\$0.00	Apts @ Burien Townsquare	1	68	Non-gov't to gov't
465	102308	9191	58,809	3058215	\$2,240,000	6/24/2020	\$38.09	ORCHARD PLACE APARTMENTS	1	63	Sale price updated by sales id group
305	543620	0559	121,617	3054486	\$183,500	6/30/2020	\$1.51	Ventana Apartments & Townhomes	1	31	Exempt from excise tax
245	374460	0326	50,128	3078295	\$8,788	7/17/2020	\$0.18	FOREST VIEW APTS	1	68	Non-gov't to gov't
065	133680	0220	2,120	3061118	\$2,035,000	7/29/2020	\$959.91	FOUR PLEX	1	15	No market exposure
015	545730	0480	6,090	3067436	\$200,000	8/7/2020	\$32.84	APT	1	24	Easement or right-of-way
240	250060	0354	6,656	3066585	\$1,600,000	8/12/2020	\$240.38	KIRKHOUSE II	1	68	Non-gov't to gov't
110	881640	0250	20,850	3063928	\$275,000	8/14/2020	\$13.19	WAYFARER APARTMENTS CO-OP	1	33	Lease or lease-hold
270	092104	9142	38,764	3066583	\$94,194	8/28/2020	\$2.43	27 apartment townhomes	1	68	Non-gov't to gov't

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
360	868280	0025	1,944	3066825	\$1,900,000	8/31/2020	\$977.37	BELLEVUE APTS	1	15	No market exposure
350	098280	0020	0	3067791	\$3,500	8/31/2020	\$0.00	Boulder Creek Condo	1	68	Non-gov't to gov't
295	335340	0450	7,742	3068097	\$75,000	9/2/2020	\$9.69	Pacific Manor Cottages	1	2	1031 trade
015	545780	0260	230,566	3071702	\$24,115	9/2/2020	\$0.10	NEW MIXED USE DEVELOPMENT COMING (FMR TEATRO SITE)	3	24	Easement or right-of-way
050	197220	5980	2,184	3070370	\$1,025,000	9/3/2020	\$469.32	FOUR PLEX	1	10	Tear down
110	717480	0655	13,948	3077679	\$985,000	9/4/2020	\$70.62	RAVENVIEW APT 23 UNITS	1	51	Related party, friend, or neighbor
365	793330	0170	1,238,132	3069329	\$22,400,000	9/14/2020	\$18.09	SPRING DISTRICT MASTER THE	1		Sale of Commercial Condo Unit
370	282605	9085	323,689	3073264	\$56,701,200	9/30/2020	\$175.17	REVEL OF KIRKLAND - PH2	1	56	Builder or developer sales
380	866325	0060	3,328	3075232	\$1,350,000	10/8/2020	\$405.65	TOTEM FIRS (4-PLEX)	1	15	No market exposure
020	198820	1305	59,641	3075627	\$18,500,000	10/13/2020	\$310.19	Tellus on Dexter- formerly 403 Dexter	1	33	Lease or lease-hold
110	881640	0815	5,326	3079970	\$760,000	10/13/2020	\$142.70	TOWNHOUSE REDEVELOPMENT	1		Sale of Residential Townhome
255	344500	0017	5,428	3082078	\$43,268	10/26/2020	\$7.97	ROSE GARDEN	1	18	Quit claim deed
250	004000	0092	2,444	3082789	\$600,000	11/5/2020	\$245.50	APTS	1	20	Correction deed
070	292504	9080	11,856	3083109	\$10	11/10/2020	\$0.00	KAM LO APARTMENTS	1	11	Corporate affiliates
365	883890	0235	18,652	3082528	\$9,000,000	11/10/2020	\$482.52	THE FIRS' APTS	1	15	No market exposure
070	292504	9080	11,856	3083110	\$10	11/10/2020	\$0.00	KAM LO APARTMENTS	1	51	Related party, friend, or neighbor
070	292504	9080	11,856	3083111	\$10	11/10/2020	\$0.00	KAM LO APARTMENTS	1	51	Related party, friend, or neighbor
250	328780	0005	51,073	3083684	\$7,550,000	11/18/2020	\$147.83	COUNTRY CLUB APT	7	59	Bulk portfolio sale
110	260794	0010	0	3084424	\$16,202,619	11/20/2020	\$0.00	U-DISTRICT SAFEWAY REDEVELOPMENT	1	51	Related party, friend, or neighbor

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
015	545730	0440	6,675	3089705	\$225,000	11/22/2020	\$33.71	9 UNIT APARTMENT	1	24	Easement or right-of-way
225	232403	9137	3,520	3085231	\$950,000	11/23/2020	\$269.89	8 UNIT APT BLDG	1	15	No market exposure
230	911600	0015	2,754	3085721	\$825,000	11/24/2020	\$299.56	4 - PLEX	1	59	Bulk portfolio sale
110	114200	1635	5,984	3085420	\$2,350,000	11/30/2020	\$392.71	Villa Camini	1	43	Development rights parcel to prvt se
315	008800	0005	102,894	3086089	\$27,368,000	12/1/2020	\$265.98	Constellation Apartment Homes	1	59	Bulk portfolio sale
270	132202	0150	3,056	3086849	\$800,000	12/1/2020	\$261.78	PANTHER LAKE FOURPLEX	1	51	Related party, friend, or neighbor
370	282605	9018	106,122	3086944	\$5,907,136	12/4/2020	\$55.66	REVEL of KIRKLAND - PH1	1	56	Builder or developer sales
250	535720	0063	7,062	3106117	\$25,000	12/7/2020	\$3.54	FOURPLEX	2	51	Related party, friend, or neighbor
365	680170	0000	0	3089597	\$38,000,000	12/15/2020	\$0.00	PINEWOOD VILLAGE(0005) CONDOMINIUM	1	66	Condemnation/ eminent domain
360	562730	1711	6,735	3089264	\$7,575,000	12/16/2020	\$1,124.72	SHORESIDE APTS-6 UNITS	1	46	Non-representative sale
170	000360	0008	0	3089333	\$5,874,008	12/16/2020	\$0.00	4 PLEX	2	51	Related party, friend, or neighbor
065	723460	0345	13,851	3092436	\$425,000	12/18/2020	\$30.68	PRINCETON CO-OP	1	33	Lease or lease-hold
380	866325	0060	3,328	3090542	\$1,350,000	12/18/2020	\$405.65	TOTEM FIRS (4-PLEX)	1	51	Related party, friend, or neighbor
075	277060	6671	8,320	3092325	\$2,825,000	12/22/2020	\$339.54	PACIFIC PLACE II APTS	2	52	Statement to dor
230	911600	0015	2,754	3091617	\$865,000	12/29/2020	\$314.09	4 - PLEX	1	15	No market exposure
365	272505	9105	29,849	3092059	\$10,800,000	12/30/2020	\$361.82	ILLAHEE CREEKSIDE APARTMENTS	1	68	Non-gov't to gov't
170	128230	0280	35,000	3092298	\$5,485,000	12/31/2020	\$156.71	Mount Baker Family Housing	1	51	Related party, friend, or neighbor

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
255	092204	9309	4,100	3116364	\$43,275	1/5/2021	\$10.55	Apartment	1	68	Non-gov't to gov't
175	766010	0060	3,468	3094753	\$220,000	1/13/2021	\$63.44	APARTMENTS	1	17	Non-profit organization
300	089800	0005	7,800	3182835	\$1,200,000	1/17/2021	\$153.85	10 UNIT - ROOSEVELT AVENUE	1		Correction deed
065	723460	0700	8,495	3095959	\$2,747,525	1/25/2021	\$323.43	Capitol Crest Apts	1	7	Questionable per sales identificatio
325	004300	0263	3,654	3098126	\$515,000	2/4/2021	\$140.94	4-PLEX	1	15	No market exposure
330	311990	0011	33,368	3098844	\$4,515,000	2/8/2021	\$135.31	SUNSET EDGE TOWNHOMES (-0005 IS PRIMARY)	3	63	Sale price updated by sales id group
350	128790	0000	34,399	3099031	\$9,000,000	2/12/2021	\$261.64	CALABRIA AT TALUS	1	15	No market exposure
255	024600	0058	3,192	3113567	\$9,900	2/18/2021	\$3.10	APTS	1	68	Non-gov't to gov't
285	302105	9225	27,990	3105019	\$3,000	2/19/2021	\$0.11	ALTERA APT HOMES	1	24	Easement or right-of-way
110	717480	0590	3,806	3100772	\$1,199,400	2/23/2021	\$315.13	JO ANN	1	51	Related party, friend, or neighbor
240	929290	0070	2,896	3102103	\$460,000	2/25/2021	\$158.84	4 PLEX - 2716	1	15	No market exposure
370	390010	0580	2,700	3108148	\$1,900,000	3/18/2021	\$703.70	4 PLEX	1		Tear down
370	390010	0565	2,700	3108160	\$3,000,000	3/25/2021	\$1,111.11	4 PLEX	1		Tear down
085	639008	0030	258,215	3116747	\$60,000	3/31/2021	\$0.23	THE DANFORTH	3	24	Easement or right-of-way
255	537980	1270	9,280	3112658	\$8,900	3/31/2021	\$0.96	JULIANNE APTS	1	68	Non-gov't to gov't
240	215640	0367	3,428	3109552	\$900,000	4/2/2021	\$262.54	4-PLEX	1	68	Non-gov't to gov't
170	027200	0515	3,528	3115453	\$1,110,000	4/5/2021	\$314.63	4-PLEX	1	15	No market exposure
115	182504	9012	3,900	3113324	\$10	4/13/2021	\$0.00	4-PLEX	1	11	Corporate affiliates
170	249995	0020	0	3112052	\$3,723,838	4/15/2021	\$0.00	FCV	1	51	Related party, friend, or neighbor
110	717480	0070	4,352	3125321	\$20,000	4/27/2021	\$4.60	4-PLEX	1	18	Quit claim deed
075	423540	1075	15,240	3116310	\$2,900,000	4/29/2021	\$190.29	18 - UNIT APT	1	46	Non-representative sale

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
350	282406	9110	3,200	3116953	\$1,266,500	5/6/2021	\$395.78	4-PLEX	1	51	Related party, friend, or neighbor
290	289174	0130	3,528	3126633	\$643,000	5/14/2021	\$182.26	4 PLEX	1	11	Corporate affiliates
030	094200	1090	6,552	3119557	\$3,050,000	5/17/2021	\$465.51	The Argyle formerly JEFFERSON APTS	1	68	Non-gov't to gov't
285	192105	9092	43,730	3126832	\$2,500	5/21/2021	\$0.06	GREEN RIVER HOMES	1	24	Easement or right-of-way
350	282406	9080	16,249	3122355	\$4,910,000	5/24/2021	\$302.17	ISSAQAH VALLEY PLACE	1	15	No market exposure
360	868280	0065	13,100	3120979	\$8,700,000	5/24/2021	\$664.12	GLEN COURT	1	51	Related party, friend, or neighbor
245	121900	0104	5,984	3123675	\$750,000	5/25/2021	\$125.33	6 UNIT APT	1	51	Related party, friend, or neighbor
365	162405	9134	15,944	3123652	\$2,775,000	6/3/2021	\$174.05	MAR ANN APARTMENT	1	22	Partial interest (1/3, 1/2, etc.)
030	524780	1461	140,254	3126169	\$699,950	6/4/2021	\$4.99	KODA CONDOMINIUM FLATS	1		Sale of Residential Condo Unit
065	722850	2570	3,330	3125252	\$1,000,000	6/9/2021	\$300.30	Rosada	1	15	No market exposure
365	793330	0040	793,142	3124526	\$85,000,000	6/10/2021	\$107.17	SPRING DISTRICT MASTER THE	1		Sale of Commercial Condo Unit
175	713330	0260	1,880	3129274	\$481,000	6/29/2021	\$255.85	Triplex (see fourplex on minor 0265 - same owner)	1	51	Related party, friend, or neighbor
365	022405	9019	14,512	3129020	\$6,888,000	6/30/2021	\$474.64	ROBINS GLEN APTS	1	15	No market exposure
045	352890	1185	3,582	3130964	\$750,000	7/2/2021	\$209.38	APARTMENT	1	63	Sale price updated by sales id group
365	793330	0050	1,127,392	3132247	\$169,366,897	7/15/2021	\$150.23	SPRING DISTRICT MASTER THE	1	64	Sales/leaseback
365	793330	0130	620,284	3132248	\$94,133,103	7/15/2021	\$151.76	SPRING DISTRICT MASTER THE	1	64	Sales/leaseback

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
060	290220	0700	5,616	3133559	\$606,000	7/16/2021	\$107.91	8 UNIT APT	1	22	Partial interest (1/3, 1/2, etc.)
145	276760	4495	5,400	3133666	\$2,100,000	7/20/2021	\$388.89	APARTMENT	1	51	Related party, friend, or neighbor
305	232204	9093	258,420	3140062	\$24,860,000	8/18/2021	\$96.20	ETHOS KENT (2 OF 2)	2	11	Corporate affiliates
070	983120	0315	14,916	3143284	\$8,100,000	9/1/2021	\$543.04	740 Harvard Ave	1	63	Sale price updated by sales id group
400	414010	0110	3,816	3167566	\$4,400	9/7/2021	\$1.15	4-PLEX	1	68	Non-gov't to gov't
045	168940	1260	11,445	3148620	\$342,060	9/16/2021	\$29.89	CRESTVIEW CO-OP	1	63	Sale price updated by sales id group
370	082505	9241	16,704	3147321	\$10,300,000	9/20/2021	\$616.62	SUNDOWN APTS - ECON UNIT	2	15	No market exposure
355	082305	9055	170,966	3149499	\$4,500,000	9/30/2021	\$26.32	THE BRISTOL II @ SOUTHPORT	1		Partial interest (1/3, 1/2, etc.)
065	600300	1695	4,515	3150638	\$1,500,000	10/4/2021	\$332.23	The Victoria	1	59	Bulk portfolio sale
380	202605	9031	45,980	3175466	\$252,700	10/13/2021	\$5.50	JUANITA BROOK APTS	1	68	Non-gov't to gov't
030	524780	1970	24,200	3153632	\$295,170	10/20/2021	\$12.20	N P HOTEL & MANEKI RESTAURANT	1	42	Development rights to cnty,cty,or pr
030	524780	0985	32,062	3155868	\$32,000,000	10/25/2021	\$998.07	CANTON LOFTS- w/minor -0995	2	68	Non-gov't to gov't
030	524780	1060	16,902	3158146	\$646,200	10/29/2021	\$38.23	UNION HOTEL APARTMENTS	1	67	Gov't to non-gov't
340	072405	9115	545,436	3158324	\$267,451,992	11/8/2021	\$490.35	SHOREWOOD HEIGHTS	1	11	Corporate affiliates
005	066000	2125	305,032	3159410	\$4,200,000	11/17/2021	\$13.77	KINECTS	1	51	Related party, friend, or neighbor
315	783930	0125	2,928	3184883	\$80,000	12/8/2021	\$27.32	4 PLEX - ZHANG	1		Correction deed
365	883890	0086	3,712	3166137	\$1,900,000	12/13/2021	\$511.85	4-PLEX	1	51	Related party, friend, or neighbor
065	685270	0490	9,709	3165050	\$10,975,000	12/17/2021	\$1,130.39	Apartments	2	54	Affordable housing sales

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
070	685070	0480	15,493	3165108	\$16,000,000	12/17/2021	\$1,032.72	420 Boylston Ave E	1	54	Affordable housing sales
090	643150	0350	10,770	3165912	\$3,220,000	12/17/2021	\$298.98	VILLA BOITANO II	1	51	Related party, friend, or neighbor
385	237420	0030	206,249	3174141	\$45,749	12/22/2021	\$0.22	BOULEVARD PLACE SENIOR LIVING	1	24	Easement or right-of-way
205	789980	0530	11,050	3167036	\$5,500,000	12/23/2021	\$497.74	32 Unit Apartment	1	56	Builder or developer sales
035	331950	0750	53,811	3167034	\$15,300,000	12/28/2021	\$284.33	Squire Park Plaza	1	17	Non-profit organization
065	600350	2025	16,744	3167174	\$1,382,215	12/28/2021	\$82.55	The Dublin formerly CHATEAU MARGAUX	1	52	Statement to dor

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	5	065900	0265	1831 8TH AVE
100	5	065900	0610	1942 WESTLAKE AVE
100	5	066000	0540	No Situs Address
100	5	066000	0545	820 LENORA ST
100	5	066000	0575	2030 8TH AVE
100	5	066000	0804	PINE ST
100	5	066000	0835	809 OLIVE WAY
100	5	066000	0845	809 OLIVE WAY
100	5	066000	0860	1601 9TH AVE
100	5	066000	0865	1601 9TH AVE
100	5	066000	0900	801 PINE ST
100	5	066000	0915	1525 9TH AVE
100	5	066000	1170	1823 TERRY AVE
100	5	066000	1235	1922 9TH AVE
100	5	066000	1445	1000 VIRGINIA ST
100	5	066000	1455	2014 TERRY AVE
100	5	066000	1460	2020 TERRY AVE
100	5	066000	1485	2019 BOREN AVE
100	5	066000	1970	1626 BOREN AVE
100	5	066000	1980	No Situs Address
100	5	066000	2125	1823 MINOR AVE
100	5	066000	2230	2014 FAIRVIEW AVE
100	5	066000	2264	1200 STEWART ST
100	5	066000	2280	No Situs Address
100	5	066000	2285	No Situs Address
100	5	066000	2290	1201 DENNY WAY
100	5	066000	2295	1221 DENNY WAY

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	5	066000	2300	1221 DENNY WAY
100	5	066000	2305	1221 DENNY WAY
100	5	066000	2335	1814 MINOR AVE
100	5	066000	2340	1820 MINOR AVE
100	5	094200	0460	901 6TH AVE
100	5	094200	0555	317 MARION ST
100	5	197570	0120	523 PINE ST
100	5	197570	0420	211 PINE ST
100	5	197570	0480	1430 2ND AVE
100	5	197620	0070	1306 WESTERN AVE
100	5	197620	0075	1301 1ST AVE
100	5	197620	0076	1221 1ST AVE
100	5	197620	0140	1408 WESTERN AVE
100	5	197620	0160	84 UNION ST
100	5	197720	0030	104 PINE ST
100	5	197720	0395	1925 1ST AVE
100	5	197720	0950	1915 2ND AVE
100	5	197720	0970	116 STEWART ST
100	5	197720	1060	1902 2ND AVE
100	5	214129	0000	700 UNION ST
100	5	274800	0000	901 STEWART ST
100	5	276470	0000	1530 3RD AVE
100	5	516090	0000	1901 WESTERN AVE
100	5	711750	0010	1811 EASTLAKE AVE E
100	5	744270	0000	1420 WESTERN AVE
100	5	766620	2450	50 UNIVERSITY ST
100	5	766620	2451	50 UNIVERSITY ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	5	766620	2465	1212 WESTERN AVE
100	5	766620	2540	888 WESTERN AVE
100	5	768389	0000	1600 2ND AVE
100	5	864770	0000	1800 BOREN AVE
100	10	058751	0000	2624 WESTERN AVE
100	10	065300	0026	2400 ELLIOTT AVE
100	10	065300	0056	2415 WESTERN AVE
100	10	065300	0130	2510 WESTERN AVE
100	10	065300	0150	2519 1ST AVE
100	10	065300	0195	75 VINE ST
100	10	065300	0395	62 CEDAR ST
100	10	065300	0400	No Situs Address
100	10	065300	0480	2801 WESTERN AVE
100	10	065300	0520	2800 WESTERN AVE
100	10	065400	0105	2630 1ST AVE
100	10	065400	0145	2512 1ST AVE
100	10	065400	0280	2301 1ST AVE
100	10	065400	0285	2300 ELLIOTT AVE
100	10	065400	0305	2334 ELLIOTT AVE
100	10	065600	0120	225 CEDAR ST
100	10	065600	0141	210 WALL ST
100	10	065600	0180	2402 2ND AVE
100	10	065600	0215	2401 3RD AVE
100	10	065600	0220	206 BELL ST
100	10	065600	0360	2721 4TH AVE
100	10	065600	0370	320 CEDAR ST
100	10	065600	0400	311 CEDAR ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	10	065600	0440	2520 3RD AVE
100	10	065600	0445	2530 3RD AVE
100	10	065600	0450	2515 4TH AVE
100	10	065600	0451	2550 3RD AVE
100	10	065600	0540	304 BELL ST
100	10	065600	0550	2312 3RD AVE
100	10	065600	0600	2321 4TH AVE
100	10	065900	0740	2030 7TH AVE
100	10	065900	0965	2014 4TH AVE
100	10	065900	1015	2011 5TH AVE
100	10	066000	0040	2121 6TH AVE
100	10	066000	0070	No Situs Address
100	10	066000	0405	2202 8TH AVE
100	10	069400	0055	2217 3RD AVE
100	10	069400	0080	306 BLANCHARD ST
100	10	069400	0115	2225 4TH AVE
100	10	069400	0130	2201 4TH AVE
100	10	069500	0005	2922 WESTERN AVE
100	10	069500	0075	2911 1ST AVE
100	10	069500	0080	2905 1ST AVE
100	10	069500	0130	3023 1ST AVE
100	10	069500	0180	3101 1ST AVE
100	10	069500	0205	3010 1ST AVE
100	10	069500	0215	3016 1ST AVE
100	10	069500	0225	101 DENNY WAY
100	10	069500	0245	2900 1ST AVE
100	10	069500	0285	2933 2ND AVE

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	10	069600	0015	2116 4TH AVE
100	10	069600	0035	2133 5TH AVE
100	10	069600	0055	2105 5TH AVE
100	10	069600	0095	2230 4TH AVE
100	10	069600	0135	420 BLANCHARD ST
100	10	069600	0140	2302 4TH AVE
100	10	069600	0250	2400 4TH AVE
100	10	069600	0260	400 WALL ST
100	10	069600	0290	420 WALL ST
100	10	069600	0300	2602 4TH AVE
100	10	069600	0305	2614 4TH AVE
100	10	069600	0325	2619 5TH AVE
100	10	069600	0335	420 VINE ST
100	10	069600	0355	2720 4TH AVE
100	10	069700	0025	500 WALL ST
100	10	069700	0260	2300 6TH AVE
100	10	069700	0265	No Situs Address
100	10	069700	0370	600 WALL ST
100	10	147235	0000	2615 1ST AVE
100	10	197720	0185	2226 ELLIOTT AVE
100	10	197720	0505	2134 WESTERN AVE
100	10	197720	0546	2100 WESTERN AVE
100	10	197720	0590	2215 1ST AVE
100	10	197720	0650	2219 2ND AVE
100	10	197720	0671	2205 2ND AVE
100	10	197720	0695	2127 2ND AVE
100	10	197720	0720	2119 2ND AVE

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	10	197720	0885	2015 2ND AVE
100	10	197720	0900	2001 2ND AVE
100	10	197720	1090	211 LENORA ST
100	10	197720	1095	2031 3RD AVE
100	10	197720	1120	2015 3RD AVE
100	10	197720	1121	2013 3RD AVE
100	10	197720	1145	2132 2ND AVE
100	10	197720	1155	2121 3RD AVE
100	10	197720	1170	No Situs Address
100	10	197720	1171	No Situs Address
100	10	197720	1175	No Situs Address
100	10	197720	1230	2021 4TH AVE
100	10	867035	0000	2313 3RD AVE
100	85	032280	0000	1401 BOREN AVE
100	85	066000	1855	1420 BOREN AVE
100	85	066000	1875	1100 PIKE ST
100	85	066000	1905	1525 MINOR AVE
100	85	128570	0000	909 BOREN AVE
100	85	151060	0000	910 MARION ST
100	85	152250	0000	1201 BOYLSTON AVE
100	85	197670	0260	720 SENECA ST
100	85	197820	0020	No Situs Address
100	85	197820	0025	800 SENECA ST
100	85	197820	0027	800 SENECA ST
100	85	197820	0225	903 UNION ST
100	85	197820	0230	1331 TERRY AVE
100	85	197820	0315	1018 SENECA ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	197820	0340	1317 BOREN AVE
100	85	197820	0360	1020 UNIVERSITY ST
100	85	197820	0425	1400 BOREN AVE
100	85	197820	0440	1330 BOREN AVE
100	85	197820	0445	1321 MINOR AVE
100	85	197820	0450	MINOR AVE
100	85	197820	0460	1320 BOREN AVE
100	85	197820	0470	1100 UNIVERSITY ST
100	85	197820	0505	1220 BOREN AVE
100	85	197820	0610	1001 MINOR AVE
100	85	197820	0710	1205 SPRING ST
100	85	197820	0720	1000 MINOR AVE
100	85	197820	0745	1100 MINOR AVE
100	85	197820	0750	1215 SENECA ST
100	85	197820	0775	1103 SUMMIT AVE
100	85	197820	0790	1201 SUMMIT AVE
100	85	197820	0830	417 E UNION ST
100	85	197820	0885	1320 UNIVERSITY ST
100	85	197820	0895	1222 SUMMIT AVE
100	85	197820	0915	1206 SUMMIT AVE
100	85	197820	0960	1314 SPRING ST
100	85	197820	1220	1220 BOYLSTON AVE
100	85	197820	1225	711 E UNION ST
100	85	197820	1230	1214 BOYLSTON AVE
100	85	197820	1240	1414 E SENECA ST
100	85	197920	0045	7TH AVE
100	85	197920	0046	SENECA ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	197920	0065	7TH AVE
100	85	197920	0070	8TH AVE
100	85	197920	0080	7TH AVE
100	85	197920	0125	1000 8TH AVE
100	85	197920	0185	1110 8TH AVE
100	85	197920	0186	1102 8TH AVE
100	85	197920	0245	1018 9TH AVE
100	85	219760	0030	915 E SPRUCE ST
100	85	219760	0035	10TH AVE
100	85	219760	0045	159 10TH AVE
100	85	219760	0050	918 E FIR ST
100	85	219760	0055	914 E FIR ST
100	85	219760	0071	No Situs Address
100	85	219760	0090	No Situs Address
100	85	219760	0091	909 E ALDER ST
100	85	219760	0095	No Situs Address
100	85	219760	0145	321 10TH AVE
100	85	219760	0160	303 10TH AVE
100	85	219760	0175	400 BROADWAY
100	85	219760	0180	406 BROADWAY
100	85	219760	0185	412 BROADWAY
100	85	219760	0188	No Situs Address
100	85	219760	0190	No Situs Address
100	85	219760	0195	No Situs Address
100	85	219760	0205	415 10TH AVE
100	85	219760	0210	No Situs Address

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	219760	0215	411 10TH AVE
100	85	219760	0221	914 E TERRACE ST
100	85	219760	0222	No Situs Address
100	85	219760	0315	914 E JEFFERSON ST
100	85	219760	0350	400 10TH AVE
100	85	219760	0370	1003 E JEFFERSON ST
100	85	219760	0390	411 11TH AVE
100	85	219760	0395	1014 E TERRACE ST
100	85	219760	0460	1011 E TERRACE ST
100	85	219760	0495	1023 E ALDER ST
100	85	219760	0555	167 11TH AVE
100	85	219760	0556	167 11TH AVE
100	85	219760	0557	167 11TH AVE
100	85	219760	0560	167 11TH AVE
100	85	219760	0561	167 11TH AVE
100	85	219760	0565	151 11TH AVE
100	85	219760	0595	158 11TH AVE
100	85	219760	0596	156 11TH AVE
100	85	219760	0605	170 11TH AVE
100	85	219760	0700	300 11TH AVE
100	85	219760	0710	312 11TH AVE
100	85	219760	0735	12TH AVE
100	85	219760	0736	No Situs Address
100	85	219760	0740	305 12TH AVE
100	85	219760	0741	No Situs Address
100	85	219760	0742	301 12TH AVE
100	85	219760	0805	410 11TH AVE

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	219810	0015	550 BROADWAY
100	85	219810	0020	520 BROADWAY
100	85	219810	0021	No Situs Address
100	85	219810	0025	909 E JAMES ST
100	85	500980	0000	No Situs Address
100	85	539210	0020	No Situs Address
100	85	539210	0025	TERRY AVE
100	85	558150	0000	1422 BOYLSTON AVE
100	85	639008	0000	1425 SPRING ST
100	85	750250	0018	701 E PIKE ST
100	85	750250	0020	1422 BOYLSTON AVE E
100	85	750250	0035	1404 BOYLSTON AVE
100	85	750250	0042	No Situs Address
100	85	750250	0061	725 E PIKE ST
100	85	750250	0062	715 E PIKE ST
100	85	859040	0400	901 8TH AVE
100	85	859040	0405	901 8TH AVE
100	85	859040	0465	714 7TH AVE
100	85	859040	0472	710 CHERRY ST
100	85	859040	0475	718 CHERRY ST
100	85	859040	0485	600 7TH AVE
100	85	859040	0750	800 JEFFERSON ST
100	85	859040	0755	517 9TH AVE
100	85	859040	0785	800 JEFFERSON ST
100	85	859040	0790	804 JAMES ST
100	85	859040	0865	805 MARION ST
100	85	859040	0870	821 9TH AVE

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	859040	0880	8TH AVE
100	85	859040	0885	8TH AVE
100	85	859040	0890	801 9TH AVE
100	85	859040	0891	814 COLUMBIA ST
100	85	859040	0900	No Situs Address
100	85	859040	0905	910 8TH AVE
100	85	859040	0910	823 MADISON ST
100	85	859040	0925	900 8TH AVE
100	85	859040	0930	909 9TH AVE
100	85	859040	0931	903 9TH AVE
100	85	859040	0940	900 8TH AVE
100	85	859090	0125	707 TERRY AVE
100	85	859090	0130	TERRY AVE
100	85	859090	0145	915 CHERRY ST
100	85	859090	0156	600 9TH AVE
100	85	859090	0160	600 9TH AVE
100	85	859090	0225	423 TERRY AVE
100	85	859090	0290	808 FIR ST
100	85	859090	0291	808 FIR ST
100	85	859090	0400	No Situs Address
100	85	859090	0450	420 TERRY AVE
100	85	859090	0455	415 BOREN AVE
100	85	859090	0485	404 TERRY AVE
100	85	859090	0490	1001 E JAMES ST
100	85	859090	0495	E JAMES ST
100	85	859090	0505	TERRY AVE
100	85	859090	0510	No Situs Address

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	859090	0515	No Situs Address
100	85	859090	0516	E JEFFERSON ST
100	85	859090	0555	1050 JAMES ST
100	85	859090	0845	1203 JAMES ST
100	85	859090	1035	1017 BOREN AVE
100	85	859090	1040	1019 BOREN AVE
100	85	872560	0435	1406 BELLEVUE AVE E
100	85	872560	0440	400 E UNION ST
100	85	880490	0282	1410 BELMONT AVE
100	85	880490	0283	1423 BOYLSTON AVE
100	85	880490	0284	1417 BOYLSTON AVE
100	85	880490	0286	1411 BOYLSTON AVE E
100	85	880490	0287	1420 BELMONT AVE
100	85	880490	0300	604 E UNION ST
100	85	880490	0335	609 E PIKE ST
100	85	880490	0340	601 E PIKE ST
100	85	880490	0925	1417 BELMONT AVE
100	85	880490	0935	516 E UNION ST
100	85	880490	0940	500 E UNION ST
100	85	880490	0955	1412 SUMMIT AVE
100	85	880490	0975	501 E PIKE ST
100	85	880895	0000	1310 MINOR AVE
100	85	982170	0005	800 E JEFFERSON ST
100	85	982200	0030	125 BROADWAY
100	85	982200	0040	117 BROADWAY
100	85	982200	0050	No Situs Address
100	85	982200	0060	123 BROADWAY

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	982200	0070	820 YESLER WAY
100	85	982200	0080	No Situs Address
100	85	982200	0090	No Situs Address
100	85	982200	0100	No Situs Address
100	85	982200	0110	No Situs Address
100	85	982200	0120	No Situs Address
100	85	982200	0130	120 BROADWAY
100	85	982200	0140	No Situs Address
100	85	982200	0150	No Situs Address
100	85	982200	0160	No Situs Address
100	85	982200	0170	No Situs Address
100	85	982200	0180	No Situs Address
100	85	982200	0190	No Situs Address
100	85	982200	0200	No Situs Address
100	85	982200	0210	No Situs Address
100	85	982200	0220	No Situs Address
100	85	982200	0230	No Situs Address
100	85	982200	0240	No Situs Address
100	85	982200	0250	No Situs Address
100	85	982200	0260	No Situs Address
100	85	982200	0270	No Situs Address
100	85	982200	0280	No Situs Address
100	85	982200	0290	125 BOREN AVE S
100	85	982200	0300	No Situs Address
100	85	982200	0330	209 12TH AVE S
100	85	982200	0370	1020 S MAIN ST
100	85	982200	0410	No Situs Address

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	85	982200	0550	221 10TH AVE S
100	85	982200	0560	221 10TH ST S
100	85	982200	0570	221 10TH AVE S
100	85	982670	0260	1105 E FIR ST
100	85	982670	0265	103 12TH AVE
100	85	982670	0270	No Situs Address
100	85	982670	0275	No Situs Address
100	85	982670	0295	No Situs Address
100	85	982670	0305	No Situs Address
100	150	052504	9028	No Situs Address
100	150	052504	9030	1420 NE 65TH ST
100	150	052504	9044	1222 NE 65TH ST
100	150	052504	9068	No Situs Address
100	150	052504	9070	No Situs Address
100	150	052504	9087	No Situs Address
100	150	052504	9088	6517 15TH AVE NE
100	150	052504	9089	No Situs Address
100	150	052504	9090	No Situs Address
100	150	052504	9107	No Situs Address
100	150	062504	9047	7929 GREEN LAKE DR N
100	150	062504	9071	1512 N 80TH ST
100	150	062504	9243	1115 N 78TH ST
100	150	062504	9344	1700 N 80TH ST
100	150	062504	9345	8001 DENSMORE AVE N
100	150	125720	2663	2129 N 61ST ST
100	150	125720	2915	6206 MERIDIAN AVE N
100	150	125720	2985	2111 N 63RD ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	179750	0015	6321 15TH AVE NE
100	150	179750	0020	No Situs Address
100	150	179750	0025	No Situs Address
100	150	179750	0090	1319 NE 65TH ST
100	150	179750	0785	NE 63RD ST
100	150	179750	0790	1020 NE 63RD ST
100	150	179750	0795	NE 63RD ST
100	150	179750	0800	NE 63RD ST
100	150	288320	0040	7422 E GREEN LAKE DR N
100	150	288320	0130	7440 E GREEN LAKE DR N
100	150	288320	0380	2008 N 78TH ST
100	150	288320	0385	2010 NE 78TH ST
100	150	288320	0390	7810 E GREEN LAKE DR N
100	150	288320	0395	7810 STROUD AVE N
100	150	288320	0435	7920 WALLINGFORD AVE N
100	150	288320	0475	No Situs Address
100	150	288320	1740	7406 2ND AVE NE
100	150	288620	0090	7900 ASHWORTH AVE N
100	150	288620	0230	7914 DENSMORE AVE N
100	150	288620	0295	7919 WALLINGFORD AVE N
100	150	335950	0584	6341 5TH AVE NE
100	150	336240	0105	906 N 74TH ST
100	150	336240	0405	7401 LINDEN AVE N
100	150	336240	0415	773 N 74TH ST
100	150	336240	0665	770 N 73RD ST
100	150	336240	0685	909 N 74TH ST
100	150	336240	0720	7301 WINONA AVE N

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	336240	0780	7320 WINONA AVE N
100	150	336240	0805	7300 WINONA AVE N
100	150	336240	0870	950 N 72ND ST
100	150	336240	0890	925 N 73RD ST
100	150	336240	0960	908 N 72ND ST
100	150	336240	1015	7215 LINDEN AVE N
100	150	336240	1241	7201 LINDEN AVE N
100	150	336240	1255	7121 LINDEN AVE N
100	150	336240	1571	7100 LINDEN AVE N
100	150	336240	1695	7014 LINDEN AVE N
100	150	339290	0005	8228 GREEN LAKE DR N
100	150	365870	0305	6700 ROOSEVELT WAY NE
100	150	365870	0410	6810 ROOSEVELT WAY NE
100	150	365870	0995	1205 NE 66TH ST
100	150	379700	0010	949 N 80TH ST
100	150	379700	0227	7907 AURORA AVE N
100	150	385690	2145	5818 LATONA AVE NE
100	150	671670	0070	7000 ROOSEVELT WAY NE
100	150	913610	0265	1852 N 54TH ST
100	150	913610	0276	5401 MERIDIAN AVE N
100	150	913610	0655	5319 WALLINGFORD AVE N
100	150	913610	1200	5301 MERIDIAN AVE N
100	150	913710	0420	7400 5TH AVE NE
100	150	913710	0685	7311 ROOSEVELT WAY NE
100	150	913710	0786	7300 5TH AVE NE
100	150	913710	0805	501 NE 73RD ST
100	150	913710	0875	519 NE 73RD ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	913710	0905	7201 6TH AVE NE
100	150	913710	1240	7101 ROOSEVELT WAY NE
100	150	913710	1605	7101 6TH AVE NE
100	150	913710	1606	512 NE 71ST ST
100	150	913710	1675	508 NE 71ST ST
100	150	913710	1731	500 NE 70TH ST
100	150	913710	1760	7011 6TH AVE NE
100	150	913810	0320	916 NE 72ND ST
100	150	913810	0470	916 NE 70TH ST
100	150	913810	0481	7011 ROOSEVELT WAY NE
100	150	922140	0085	6410 9TH AVE NE
100	150	922140	0105	6404 9TH AVE NE
100	150	922140	0110	6404 9TH AVE NE
100	150	922140	0195	6403 9TH AVE NE
100	150	922140	0200	6400 8TH AVE NE
100	150	922140	0230	6410 8TH AVE NE
100	150	922140	0251	817 NE 64TH ST
100	150	922140	0410	920 NE 63RD ST
100	150	922140	0465	917 NE 63RD ST
100	150	922140	0535	6214 9TH AVE NE
100	150	922140	0825	6113 ROOSEVELT WAY NE
100	150	940280	0070	1340 N 79TH ST
100	150	947320	0080	8010 INTERLAKE AVE N
100	150	947320	0090	1400 N 80TH ST
100	150	952310	3041	6207 LINDEN AVE N
100	150	952810	0465	6811 WOODLAWN AVE NE
100	150	952810	0545	6900 E GREEN LAKE WAY N

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	952810	0706	7311 WOODLAWN AVE NE
100	150	952810	0711	7319 WOODLAWN AVE NE
100	150	952810	0935	7449 4TH AVE NE
100	150	952810	0970	7422 LATONA AVE NE
100	150	952810	1115	416 NE MAPLE LEAF PL
100	150	952810	1155	7424 4TH AVE NE
100	150	952810	1165	7432 4TH AVE NE
100	150	952810	1175	434 NE MAPLE LEAF PL
100	150	952810	1180	430 NE MAPLE LEAF PL
100	150	952810	1240	No Situs Address
100	150	952810	1245	442 NE MAPLE LEAF PL
100	150	952810	1310	7455 5TH AVE NE
100	150	952810	1320	470 NE MAPLE LEAF PL
100	150	952810	1345	7415 5TH AVE NE
100	150	952810	1400	436 NE 73RD ST
100	150	952810	1425	420 NE 73RD PL
100	150	952810	1455	407 NE 73RD ST
100	150	952810	1480	413 NE 73RD ST
100	150	952810	1490	421 NE 73RD ST
100	150	952810	1500	427 NE 73RD ST
100	150	952810	1595	No Situs Address
100	150	952810	1615	434 NE 71ST ST
100	150	952810	1625	NE 71ST ST
100	150	952810	1630	No Situs Address
100	150	952810	1635	No Situs Address
100	150	952810	1670	NE 71ST ST
100	150	952810	1675	No Situs Address

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	952810	1685	WOODLAWN AVE N
100	150	952810	1690	417 N 72ND ST
100	150	952810	1691	417 NE 72ND ST
100	150	952810	1710	402 NE 71ST ST
100	150	952810	1745	419 NE 71ST ST
100	150	952810	1750	422 NE 70TH ST
100	150	952810	1785	415 NE 71ST ST
100	150	952810	1790	419 NE 71ST ST
100	150	952810	1810	419 NE 71ST ST
100	150	952810	1850	505 NE 70TH ST
100	150	952810	2180	6921 ROOSEVELT WAY NE
100	150	952810	2185	844 NE 69TH ST
100	150	952810	2187	838 NE 69TH ST
100	150	952810	2640	800 NE 67TH ST
100	150	952810	2685	836 NE 67TH ST
100	150	952810	2740	6717 ROOSEVELT WAY NE
100	150	952810	2750	858 NE 67TH ST
100	150	952810	2785	6619 ROOSEVELT WAY NE
100	150	952810	2885	838 NE 66TH ST
100	150	952810	2895	802 NE 66TH ST
100	150	952810	2930	802 NE 66TH ST
100	150	952810	3060	835 NE 66TH ST
100	150	952810	3070	900 NE 65TH ST
100	150	952810	3075	814 NE 65TH ST
100	150	952810	3095	No Situs Address
100	150	952810	3100	843 NE 66TH ST
100	150	952810	3115	845 NE 66TH ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	952810	3140	No Situs Address
100	150	952810	3145	No Situs Address
100	150	952810	3440	6806 OSWEGO PL NE
100	150	952810	3465	6813 WEEDIN PL NE
100	150	952810	3490	6820 OSWEGO PL NE
100	150	952810	3495	6820 OSWEGO PL NE
100	150	952810	3560	6840 OSWEGO PL NE
100	150	952810	3580	6909 WEEDIN PL NE
100	150	952810	3625	414 NE RAVENNA BLVD
100	150	952810	3640	430 NE RAVENNA BLVD
100	150	952810	3650	6827 OSWEGO PL NE
100	150	952810	3655	6833 OSWEGO PL NE
100	150	952810	3735	6823 OSWEGO PL NE
100	150	952810	3750	448 NE RAVENNA BLVD
100	150	952810	3760	516 NE 68TH ST
100	150	952810	3765	6809 OSWEGO PL NE
100	150	952810	3900	6537 OSWEGO PL NE
100	150	952810	3901	546 NE RAVENNA BLVD
100	150	952810	3910	550 NE RAVENNA BLVD
100	150	952810	3930	6505 OSWEGO PL NE
100	150	952810	4030	553 NE RAVENNA BLVD
100	150	952810	4055	537 NE RAVENNA BLVD
100	150	952810	4065	539 NE RAVENNA BLVD
100	150	952810	4080	511 NE RAVENNA BLVD
100	150	952810	4081	6542 5TH AVE NE
100	150	952810	4100	529 NE RAVENNA BLVD
100	150	952810	4120	501 NE RAVENNA BLVD

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	952810	4140	423 NE RAVENNA BLVD
100	150	952810	4145	427 NE RAVENNA BLVD
100	150	952810	4150	431 NE RAVENNA BLVD
100	150	952810	4195	417 NE RAVENNA BLVD
100	150	952810	4220	6568 4TH AVE NE
100	150	952810	4265	6556 4TH AVE NE
100	150	952810	4270	6550 4TH AVE NE
100	150	952810	4310	6542 4TH AVE NE
100	150	952810	4325	6534 4TH AVE NE
100	150	952810	4355	6555 5TH AVE NE
100	150	952810	4380	6522 4TH AVE NE
100	150	952810	4400	6527 5TH AVE NE
100	150	952810	4430	6510 4TH AVE NE
100	150	952810	4435	6506 4TH AVE NE
100	150	952810	4445	400 NE 65TH ST
100	150	952810	4460	6501 5TH AVE NE
100	150	952810	4475	6515 5TH AVE NE
100	150	952810	4530	324 NE 65TH ST
100	150	952810	4545	6513 4TH AVE NE
100	150	952810	4555	6519 4TH AVE NE
100	150	952810	4610	6533 4TH AVE NE
100	150	952810	4615	6537 4TH AVE NE
100	150	952810	4630	6547 4TH AVE NE
100	150	952810	4685	6561 4TH AVE NE
100	150	952810	4770	6536 2ND AVE NE
100	150	952810	4815	220 NE 65TH ST
100	150	955020	0035	2112 N 54TH ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	150	955020	0045	5408 MERIDIAN AVE N
100	150	955020	0055	5400 MERIDIAN AVE N
100	150	955020	0175	2100 N 53RD ST
100	150	955020	1085	2508 N 50TH ST
100	150	955020	2100	5410 KEYSTONE PL N
100	150	955020	2970	327 NE 54TH ST
100	150	955120	0015	5520 E GREEN LAKE WAY N
100	150	955120	0151	5530 E GREEN LAKE WAY N
100	150	955120	2760	5507 KENWOOD PL N
100	205	085900	0005	8632 26TH AVE SW
100	205	085900	0025	2500 SW TRENTON ST
100	205	088000	0014	8608 26TH AVE SW
100	205	088000	0020	8620 26TH AVE SW
100	205	088000	0025	8626 26TH AVE SW
100	205	088000	0055	8600 25TH AVE SW
100	205	249120	0065	8849 35TH AVE SW
100	205	249120	0100	8821 35TH AVE SW
100	205	249120	0880	9043 35TH AVE SW
100	205	249120	0905	9025 35TH AVE SW
100	205	249120	0915	9021 35TH AVE SW
100	205	249120	0925	9011 35TH AVE SW
100	205	249120	1025	9231 35TH AVE SW
100	205	249120	1035	9225 35TH AVE SW
100	205	249120	1040	9221 35TH AVE SW
100	205	249120	1045	9215 35TH AVE SW
100	205	249120	1049	9211 35TH AVE SW
100	205	249220	0015	3507 SW WEBSTER ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	205	249220	0140	7515 35TH AVE SW
100	205	269560	0220	7915 35TH AVE SW
100	205	329870	0410	9007 14TH AVE SW
100	205	329870	0650	9200 15TH AVE SW
100	205	329870	0690	1414 SW CAMBRIDGE ST
100	205	362403	9128	9455 27TH AVE SW
100	205	362403	9171	9409 27TH AVE SW
100	205	430220	0110	8630 DELRIDGE WAY SW
100	205	430220	0115	8624 DELRIDGE WAY SW
100	205	430220	1140	8450 DELRIDGE WAY SW
100	205	430220	1155	8444 DELRIDGE WAY SW
100	205	430220	1160	8440 DELRIDGE WAY SW
100	205	430220	1165	8436 DELRIDGE WAY SW
100	205	430220	1170	8430 DELRIDGE WAY SW
100	205	430220	1175	8424 DELRIDGE WAY SW
100	205	430220	1190	8412 DELRIDGE WAY SW
100	205	430220	1210	8402 DELRIDGE WAY SW
100	205	430270	0136	8106 DELRIDGE WAY SW
100	205	431920	0655	3504 SW WEBSTER ST
100	205	431920	0670	7343 35TH AVE SW
100	205	436520	0960	9020 35TH AVE SW
100	205	436570	0045	8826 25TH AVE SW
100	205	436570	0213	8801 DELRIDGE WAY SW
100	205	436570	0265	8835 DELRIDGE WAY SW
100	205	436570	0300	8857 DELRIDGE WAY SW
100	205	436570	0380	9049 20TH AVE SW
100	205	436570	0385	9051 20TH AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	205	436570	0400	9051 20TH AVE SW
100	205	436570	0545	2200 SW BARTON ST
100	205	436570	0575	2221 SW BARTON PL
100	205	436570	0600	2222 SW BARTON ST
100	205	534720	0055	9240 35TH AVE SW
100	205	609440	0000	9044 35TH AVE SW
100	205	688250	0005	9400 27TH AVE SW
100	205	688250	0010	9408 27TH AVE SW
100	205	688250	0015	9414 27TH AVE SW
100	205	688250	0020	9420 27TH AVE SW
100	205	688250	0025	9426 27TH AVE SW
100	205	688250	0030	9432 27TH AVE SW
100	205	688250	0035	9440 27TH AVE SW
100	205	789980	0465	8806 DELRIDGE WAY SW
100	205	789980	0485	8820 DELRIDGE WAY SW
100	205	789980	0500	8826 DELRIDGE WAY SW
100	205	789980	0518	8840 DELRIDGE WAY SW
100	205	789980	0520	8844 DELRIDGE WAY SW
100	205	789980	0640	9000 20TH AVE SW
100	205	789980	0655	9018 20TH AVE SW
100	205	789980	0800	9020 18TH AVE SW
100	205	789980	0916	9009 17TH AVE SW
100	205	789980	0925	9001 17TH AVE SW
100	205	789980	0935	1615 SW HENDERSON ST
100	205	789980	0940	9008 17TH AVE SW
100	205	789980	0945	9012 17TH AVE SW
100	205	789980	0981	9041 16TH AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	205	789980	1020	9049 16TH AVE SW
100	205	789980	1040	9033 16TH AVE SW
100	205	789980	1050	9027 16TH AVE SW
100	205	789980	1065	9011 16TH AVE SW
100	205	798540	0009	7701 DELRIDGE WAY SW
100	205	798540	0045	2201 SW HOLDEN ST
100	205	798540	0055	2427 SW HOLDEN ST
100	205	798540	0085	2425 SW WEBSTER ST
100	205	798540	0101	7555 24TH AVE SW
100	205	798540	0102	7549 24TH AVE SW
100	205	798540	0103	7541 24TH AVE SW
100	205	798540	0104	7535 24TH AVE SW
100	205	798540	0110	7529 24TH AVE SW
100	205	798540	0111	7523 24TH AVE SW
100	205	798540	0112	7515 24TH AVE SW
100	205	798540	0113	7509 24TH AVE SW
100	205	798540	0114	7501 24TH AVE SW
100	205	798540	0115	7560 24TH AVE SW
100	205	798540	0117	7552 24TH AVE SW
100	205	798540	0118	7544 24TH AVE SW
100	205	798540	0120	2140 SW HOLDEN ST
100	205	798540	0121	2148 SW HOLDEN ST
100	205	798540	0122	2148 SW HOLDEN ST
100	205	798540	0130	2128 SW HOLDEN ST
100	205	926920	0025	7524 35TH AVE SW
100	205	927077	0000	7901 DELRIDGE WAY SW
100	205	927078	0000	7901 DELRIDGE WAY SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	205	935290	0005	9203 16TH AVE SW
100	205	935290	0015	9209 16TH AVE SW
100	205	935290	0080	9252 17TH AVE SW
100	205	935290	0170	9203 17TH AVE SW
100	205	935290	0180	9211 17TH AVE SW
100	205	935290	0235	9241 17TH AVE SW
100	205	935290	0285	1725 SW BARTON ST
100	205	935290	0465	9205 20TH AVE SW
100	205	935290	1185	9401 16TH AVE SW
100	205	935290	1195	500 16TH AVE SW
100	205	948570	0071	8436 25TH AVE SW
100	205	948570	0072	8444 25TH AVE SW
100	205	948570	0190	8427 DELRIDGE WAY SW
100	205	948570	0191	8427 DELRIDGE WAY SW
100	205	948570	0201	8409 DELRIDGE WAY SW
100	205	948570	0202	8401 DELRIDGE WAY SW
100	205	948570	0315	8157 DELRIDGE WAY SW
100	215	006500	0015	6511 35TH AVE SW
100	215	327780	0685	3402 SW MORGAN ST
100	215	327780	0690	6339 34TH AVE SW
100	215	327780	0695	6349 34TH AVE SW
100	215	327780	0700	6343 34TH AVE SW
100	215	327780	0705	6339 34TH AVE SW
100	215	327780	0795	6314 34TH AVE SW
100	215	327780	1539	6520 35TH AVE SW
100	215	327860	0150	2714 HIGH POINT DR SW
100	215	327860	0160	2734 HIGH POINT DR SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	215	327860	0170	5952 HIGH POINT DR SW
100	215	327860	0230	5910 32ND AVE SW
100	215	327860	0480	5976 32ND AVE SW
100	215	327860	1030	5953 HIGH POINT DR SW
100	215	327860	1900	6025 LANHAM PL SW
100	215	327860	2400	No Situs Address
100	215	327860	2600	6032 LANHAM PL SW
100	215	327860	2610	6070 LANHAM PL SW
100	215	327860	2640	6000 31ST AVE SW
100	215	327860	2650	No Situs Address
100	215	327860	2770	6000 30TH AVE SW
100	215	327860	3180	3201 SW GRAHAM ST
100	215	327860	4180	6321 SW GRAHAM ST
100	215	327860	4300	6300 29TH AVE SW
100	215	327860	4320	6301 HIGH POINT DR SW
100	215	327860	4440	6002 HIGH POINT DR SW
100	215	327861	0880	6550 32ND AVE SW
100	215	327861	0900	6501 SYLVAN WAY SW
100	215	327861	0910	6503 SYLVAN WAY SW
100	215	327861	0920	6505 SYLVAN WAY SW
100	215	327861	0930	6507 SYLVAN WAY SW
100	215	327861	0940	No Situs Address
100	215	327861	0950	6511 SYLVAN WAY SW
100	215	327861	0960	6513 SYLVAN WAY SW
100	215	327861	0970	6515 SYLVAN WAY SW
100	215	327861	0980	No Situs Address
100	215	327861	0990	6521 SYLVAN WAY SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	215	327861	1000	No Situs Address
100	215	327861	1010	6523 SYLVAN WAY SW
100	215	327861	1020	No Situs Address
100	215	327861	1030	6527 SYLVAN WAY SW
100	215	327861	1040	6529 SYLVAN WAY SW
100	215	327861	1050	6531 SYLVAN WAY SW
100	215	327861	1060	No Situs Address
100	215	327861	1070	No Situs Address
100	215	327861	1080	No Situs Address
100	215	327861	1090	No Situs Address
100	215	327861	1100	No Situs Address
100	215	327861	1110	No Situs Address
100	215	327861	1120	No Situs Address
100	215	327861	1130	No Situs Address
100	215	327861	1140	No Situs Address
100	215	327861	1150	No Situs Address
100	215	327861	1160	No Situs Address
100	215	327861	1170	No Situs Address
100	215	327861	1180	No Situs Address
100	215	327861	1190	No Situs Address
100	215	327861	1200	6567 SYLVAN WAY SW
100	215	884755	0000	3490 SW GRAHAM ST
100	225	019400	0990	4133 CALIFORNIA AVE SW
100	225	019400	1000	4127 CALIFORNIA AVE SW
100	225	082600	0040	6420 CALIFORNIA AVE SW
100	225	082600	0095	6339 42ND AVE SW
100	225	082600	0115	6321 42ND AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	082600	0120	6317 42ND AVE SW
100	225	082600	0130	6309 42ND AVE SW
100	225	082600	0135	4201 SW GRAHAM ST
100	225	082600	0145	4125 SW GRAHAM ST
100	225	082600	0150	6304 42ND AVE SW
100	225	082600	0160	6314 42ND AVE SW
100	225	082600	0180	6322 42ND AVE SW
100	225	082600	0195	6332 42ND AVE SW
100	225	095200	2065	4000 CALIFORNIA AVE SW
100	225	095200	2095	4018 CALIFORNIA AVE SW
100	225	095200	2105	4022 CALIFORNIA AVE SW
100	225	095200	2115	4028 CALIFORNIA AVE SW
100	225	095200	2125	4030 CALIFORNIA AVE SW
100	225	095200	2320	4107 42ND AVE SW
100	225	095200	2460	4108 42ND AVE SW
100	225	095200	3895	4141 36TH AVE SW
100	225	095200	3900	4141 36TH AVE SW
100	225	095200	3905	4147 36TH AVE SW
100	225	095200	3915	3600 SW GENESEE ST
100	225	095200	3990	4122 36TH AVE SW
100	225	095200	4005	4130 36TH AVE SW
100	225	095200	4030	4142 36TH AVE SW
100	225	095200	4035	4146 36TH AVE SW
100	225	095200	4280	4435 35TH AVE SW
100	225	095200	4285	No Situs Address
100	225	095200	4300	No Situs Address
100	225	095200	4310	4457 35TH AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	095200	4765	4431 37TH AVE SW
100	225	095200	6040	4417 42ND AVE SW
100	225	095200	6055	No Situs Address
100	225	095200	6070	4433 42ND AVE SW
100	225	095200	6080	No Situs Address
100	225	095200	6090	No Situs Address
100	225	095200	6385	4505 42ND AVE SW
100	225	095200	6465	4539 42ND AVE SW
100	225	095200	6510	4502 42ND AVE SW
100	225	095200	6520	No Situs Address
100	225	095200	6530	No Situs Address
100	225	095200	6540	No Situs Address
100	225	095200	6565	4532 42ND AVE SW
100	225	095200	6580	No Situs Address
100	225	095200	6935	4517 40TH AVE SW
100	225	095200	7660	4536 38TH AVE SW
100	225	095200	7675	No Situs Address
100	225	095200	7685	38TH AVE SW
100	225	095200	7695	38TH AVE SW
100	225	095200	7705	No Situs Address
100	225	095200	7715	4550 38TH AVE SW
100	225	095200	7825	4627 37TH AVE SW
100	225	095200	8120	4500 36TH AVE SW
100	225	095200	8165	4600 36TH AVE SW
100	225	095200	8170	No Situs Address
100	225	095200	8240	4511 35TH AVE SW
100	225	129730	0225	4228 SW DAWSON ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	129730	0230	5050 CALIFORNIA AVE SW
100	225	129730	0240	5040 CALIFORNIA AVE SW
100	225	129730	0250	No Situs Address
100	225	133310	0000	4100 SW ALASKA ST
100	225	149530	0285	4717 44TH AVE SW
100	225	149530	0325	4739 44TH AVE SW
100	225	232403	9049	5200 FAUNTLEROY WAY SW
100	225	232403	9081	5454 FAUNTLEROY WAY SW
100	225	232403	9084	5034 FAUNTLEROY WAY SW
100	225	232403	9113	5440 FAUNTLEROY WAY SW
100	225	232403	9133	5426 FAUNTLEROY WAY SW
100	225	232403	9134	5432 FAUNTLEROY WAY SW
100	225	232403	9137	5201 38TH AVE SW
100	225	232403	9141	5446 FAUNTLEROY WAY SW
100	225	232403	9148	5007 38TH AVE SW
100	225	232403	9149	5013 38TH AVE SW
100	225	232403	9150	5017 38TH AVE SW
100	225	234930	0005	5600 FAUNTLEROY WAY SW
100	225	234930	0075	5656 FAUNTLEROY WAY SW
100	225	246190	0005	4215 SW BRANDON ST
100	225	246190	0485	5417 FAUNTLEROY WAY SW
100	225	246190	0860	5600 CALIFORNIA AVE SW
100	225	246190	0885	5624 CALIFORNIA AVE SW
100	225	246190	0890	5630 CALIFORNIA AVE SW
100	225	246190	0905	5656 CALIFORNIA AVE SW
100	225	260792	0000	4012 CALIFORNIA AVE SW
100	225	260793	0000	4050 CALIFORNIA AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	271910	0010	6539 42ND AVE SW
100	225	271910	0045	6542 42ND AVE SW
100	225	271910	0060	6556 42ND AVE SW
100	225	280960	0035	4301 SW MILLS ST
100	225	281010	0245	6917 CALIFORNIA AVE SW
100	225	301030	1065	4039 CALIFORNIA AVE SW
100	225	301030	1075	4037 CALIFORNIA AVE SW
100	225	301030	1105	4023 CALIFORNIA AVE SW
100	225	301030	1120	4017 CALIFORNIA AVE SW
100	225	325940	0045	5215 38TH AVE SW
100	225	325940	0055	5221 38TH AVE SW
100	225	338990	0140	4319 SW OREGON ST
100	225	338990	0141	4315 SW OREGON ST
100	225	338990	0185	4520 44TH AVE SW
100	225	338990	0195	4528 44TH AVE SW
100	225	338990	0305	4529 44TH AVE SW
100	225	338990	0320	4531 44TH AVE SW
100	225	338990	0330	4535 44TH AVE SW
100	225	338990	0380	4400 SW ALASKA ST
100	225	338990	0410	4502 GLENN WAY SW
100	225	338990	0420	4506 GLENN WAY SW
100	225	338990	0430	No Situs Address
100	225	338990	0435	4517 GLENN WAY SW
100	225	338990	0510	4546 45TH AVE SW
100	225	386990	0045	6708 CALIFORNIA AVE SW
100	225	386990	0055	6900 CALIFORNIA AVE SW
100	225	386990	0130	7010 CALIFORNIA AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	386990	0145	7100 CALIFORNIA AVE SW
100	225	390210	0225	4815 CALIFORNIA AVE SW
100	225	390210	0255	4835 CALIFORNIA AVE SW
100	225	431770	0005	7130 CALIFORNIA AVE SW
100	225	431770	0015	7118 CALIFORNIA AVE SW
100	225	431820	0475	7216 CALIFORNIA AVE SW
100	225	528820	0060	4705 36TH AVE SW
100	225	563750	0085	6522 42ND AVE SW
100	225	612660	0275	3721 38TH AVE SW
100	225	612660	0370	4754 FAUNTLEROY WAY SW
100	225	612660	0380	4748 FAUNTLEROY WAY SW
100	225	612660	0400	No Situs Address
100	225	612660	0410	No Situs Address
100	225	612660	0435	4722 FAUNTLEROY WAY SW
100	225	612660	0800	4801 FAUNTLEROY WAY SW
100	225	612660	0815	4821 FAUNTLEROY WAY SW
100	225	612660	0890	4845 FAUNTLEROY WAY SW
100	225	612660	0900	4849 FAUNTLEROY WAY SW
100	225	612660	0910	4857 FAUNTLEROY WAY SW
100	225	612660	0990	4820 40TH AVE SW
100	225	612660	1200	4830 FAUNTLEROY WAY SW
100	225	757920	0005	4715 42ND AVE SW
100	225	757920	0050	4730 CALIFORNIA AVE SW
100	225	757920	0155	4727 42ND AVE SW
100	225	757920	0190	No Situs Address
100	225	757920	0205	4715 42ND AVE SW
100	225	757920	0260	4720 42ND AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	757920	0295	4744 41ST AVE SW
100	225	757920	0375	No Situs Address
100	225	757920	0385	No Situs Address
100	225	757920	0395	4745 40TH AVE SW
100	225	757920	0415	No Situs Address
100	225	757920	0755	4001 SW EDMUNDS ST
100	225	757920	1005	4215 SW EDMUNDS ST
100	225	757920	1065	4830 CALIFORNIA AVE SW
100	225	757920	1085	4840 CALIFORNIA AVE SW
100	225	757920	1105	4852 CALIFORNIA AVE SW
100	225	762470	0095	No Situs Address
100	225	762470	0100	5020 CALIFORNIA AVE SW
100	225	762570	0021	5221 FAUNTLEROY WAY SW
100	225	762570	0024	5225 FAUNTLEROY WAY SW
100	225	762570	0025	5229 FAUNTLEROY WAY SW
100	225	762570	0035	5233 FAUNTLEROY WAY SW
100	225	762570	0040	5237 FAUNTLEROY WAY SW
100	225	762570	0045	5249 FAUNTLEROY WAY SW
100	225	762570	0445	5236 CALIFORNIA AVE SW
100	225	762570	0455	5220 CALIFORNIA AVE SW
100	225	762570	0465	5212 CALIFORNIA AVE SW
100	225	762570	0475	5206 CALIFORNIA AVE SW
100	225	762570	0476	4217 SW DAWSON ST
100	225	762570	0480	5202 CALIFORNIA AVE SW
100	225	762570	0530	5249 CALIFORNIA AVE SW
100	225	762570	1325	5451 CALIFORNIA AVE SW
100	225	762570	1410	5611 CALIFORNIA AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	762570	1430	5631 CALIFORNIA AVE SW
100	225	762570	1450	4306 SW JUNEAU ST
100	225	762570	2245	5907 CALIFORNIA AVE SW
100	225	762570	2250	5911 CALIFORNIA AVE SW
100	225	762570	2460	5916 CALIFORNIA AVE SW
100	225	762570	2625	5921 FAUNTLEROY WAY SW
100	225	762570	2630	5925 FAUNTLEROY WAY SW
100	225	762570	2660	5959 FAUNTLEROY WAY SW
100	225	762570	2815	5920 FAUNTLEROY WAY SW
100	225	762570	2920	6042 FAUNTLEROY WAY SW
100	225	762570	2925	6030 FAUNTLEROY WAY SW
100	225	762570	2945	6016 FAUNTLEROY WAY SW
100	225	762570	2950	6010 FAUNTLEROY WAY SW
100	225	762570	3280	6040 CALIFORNIA AVE SW
100	225	762570	3315	4215 SW RAYMOND ST
100	225	762570	3316	6000 CALIFORNIA AVE SW
100	225	762570	3335	6011 CALIFORNIA AVE SW
100	225	762570	3355	6033 CALIFORNIA AVE SW
100	225	762570	3365	6041 CALIFORNIA AVE SW
100	225	762570	4270	6307 CALIFORNIA AVE SW
100	225	762570	4460	6525 CALIFORNIA AVE SW
100	225	762570	4470	6533 CALIFORNIA AVE SW
100	225	762570	4485	6549 CALIFORNIA AVE SW
100	225	762570	4490	6553 CALIFORNIA AVE SW
100	225	762620	0015	4308 SW BEVERIDGE PL
100	225	764750	0000	5941 CALIFORNIA AVE SW
100	225	780967	0000	3210 SW AVALON WAY

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	790470	0016	4411 44TH AVE SW
100	225	790470	0141	4416 44TH AVE SW
100	225	790470	0145	4321 SW GENESEE ST
100	225	793600	0687	5301 ERSKINE WAY SW
100	225	794204	0000	4555 39TH AVE SW
100	225	804380	0000	6312 CALIFORNIA AVE SW
100	225	860223	0000	3001 SW AVALON WAY
100	225	884630	0005	4301 SW MYRTLE ST
100	225	884630	0020	7113 CALIFORNIA AVE SW
100	225	884630	0030	7119 CALIFORNIA AVE SW
100	225	884630	0035	7121 CALIFORNIA AVE SW
100	225	926200	0000	6001 CALIFORNIA AVE SW
100	225	929730	0765	3101 SW AVALON WAY
100	225	929730	0807	4209 30TH AVE SW
100	225	929730	0845	3018 SW AVALON WAY
100	225	929730	0860	3032 SW AVALON WAY
100	225	929730	0870	3040 SW AVALON WAY
100	225	929730	0875	3046 SW AVALON WAY
100	225	929730	0895	3060 SW AVALON WAY
100	225	929730	0920	3074 SW AVALON WAY
100	225	929730	1855	3250 SW AVALON WAY
100	225	929730	1865	3246 SW AVALON WAY
100	225	929730	1880	3236 SW AVALON WAY
100	225	929730	1885	3230 SW AVALON WAY
100	225	929730	1925	3201 SW AVALON WAY
100	225	929730	1930	3211 SW AVALON WAY
100	225	929730	1976	3233 SW AVALON WAY

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	225	929730	1995	No Situs Address
100	225	929730	2000	No Situs Address
100	225	929730	2005	No Situs Address
100	225	929730	2010	No Situs Address
100	225	929730	2015	3261 SW AVALON WAY
100	225	929730	2045	3295 SW AVALON WAY
100	225	937970	0000	4755 FAUNTLEROY WAY SW
100	230	005600	0005	3024 59TH AVE SW
100	230	005600	0025	5762 SW ADMIRAL WAY
100	230	005600	0035	5754 SW ADMIRAL WAY
100	230	007800	0035	3855 BEACH DR SW
100	230	013900	0215	1788 ALKI AVE SW
100	230	014800	0085	2749 59TH AVE SW
100	230	014800	0086	2753 59TH AVE SW
100	230	014800	0099	2707 59TH AVE SW
100	230	014800	0119	2650 ALKI AVE SW
100	230	014800	0133	2900 ALKI AVE SW
100	230	014800	0135	3015 63RD AVE SW
100	230	014800	0208	3057 63RD AVE SW
100	230	014800	0335	6609 SW ADMIRAL WAY
100	230	014800	0455	6301 SW ADMIRAL WAY
100	230	014800	0814	3015 ALKI AVE SW
100	230	015100	0045	3035 64TH AVE SW
100	230	037500	0110	6314 SW WILTON CT
100	230	075500	0025	3306 BEACH DR SW
100	230	075500	0035	3300 BEACH DR SW
100	230	075500	0070	3210 ALKI AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	230	075500	0150	3225 BENTON PL SW
100	230	091300	0020	2116 ALKI AVE SW
100	230	091300	0045	2132 ALKI AVE SW
100	230	091300	0070	2142 ALKI AVE SW
100	230	091300	0250	2135 52ND AVE SW
100	230	091300	0300	5310 SW COLLEGE ST
100	230	091400	0020	2222 ALKI AVE SW
100	230	091400	0045	2246 ALKI AVE SW
100	230	091400	0108	2250 BONAIR PL SW
100	230	152403	9041	3801 BEACH DR SW
100	230	152403	9065	3806 BEACH DR SW
100	230	152403	9072	3821 BEACH DR SW
100	230	156310	0005	4001 BEACH DR SW
100	230	156310	0070	4027 BEACH DR SW
100	230	156310	0190	4131 BEACH DR SW
100	230	156310	0422	4208 BEACH DR SW
100	230	156310	0480	4120 BEACH DR SW
100	230	156310	0539	4150 BEACH DR SW
100	230	156310	0725	No Situs Address
100	230	181880	0012	3601 BEACH DR SW
100	230	181880	0014	3625 BEACH DR SW
100	230	181880	0025	3665 BEACH DR SW
100	230	198120	0130	7035 BEACH DR SW
100	230	234670	0000	9212 45TH AVE SW
100	230	248720	1121	4517 SW WILDWOOD PL
100	230	248720	1221	4500 SW WILDWOOD PL
100	230	248770	0265	4504 SW DIRECTOR ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	230	248820	0380	9014 45TH AVE SW
100	230	248820	0425	9100 45TH AVE SW
100	230	248820	0435	9108 45TH AVE SW
100	230	248820	0445	9116 45TH AVE SW
100	230	248820	0465	9134 45TH AVE SW
100	230	248820	0480	9144 45TH AVE SW
100	230	262403	9025	7401 FAUNTLEROY WAY SW
100	230	299780	0006	3000 60TH AVE SW
100	230	299780	0035	3032 60TH AVE SW
100	230	299780	0040	3036 60TH AVE SW
100	230	299780	0045	3040 60TH AVE SW
100	230	299780	0050	3046 60TH AVE SW
100	230	299780	0061	3056 60TH AVE SW
100	230	299780	0070	5900 SW ADMIRAL WAY
100	230	299780	0105	3017 59TH AVE SW
100	230	350510	0760	2440 54TH PL SW
100	230	350510	0761	2416 54TH PL SW
100	230	350510	0762	2330 ALKI AVE SW
100	230	350810	0035	2306 ALKI AVE SW
100	230	350810	0060	2318 ALKI AVE SW
100	230	350810	0085	2324 BONAIR PL SW
100	230	350810	0176	2375 HUGHES AVE SW
100	230	352403	9007	9157 45TH AVE SW
100	230	352403	9195	9151 45TH AVE SW
100	230	386740	0065	1356 ALKI AVE SW
100	230	386740	0080	1344 ALKI AVE SW
100	230	431570	0560	7327 47TH AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	230	431570	0565	7333 47TH AVE SW
100	230	431570	0570	7325 47TH AVE SW
100	230	431570	0610	7315 47TH AVE SW
100	230	431570	0670	4700 SW OHELLO ST
100	230	431570	0727	7050 LINCOLN PARK WAY SW
100	230	431570	0729	7060 LINCOLN PARK WAY SW
100	230	431570	0745	7004 MURRAY AVE SW
100	230	431570	0786	No Situs Address
100	230	431570	0815	6790 MURRAY AVE SW
100	230	431570	0830	6798 MURRAY AVE SW
100	230	431670	0028	7055 LINCOLN PARK WAY SW
100	230	431670	0029	7063 LINCOLN PARK WAY SW
100	230	432220	0010	7310 47TH AVE SW
100	230	432220	0020	7312 47TH AVE SW
100	230	432220	0070	7317 BAINBRIDGE PL SW
100	230	432220	0080	7307 BAINBRIDGE PL SW
100	230	532310	0010	2724 ALKI AVE SW
100	230	532310	0025	2728 61ST AVE SW
100	230	532310	0050	6014 SW STEVENS ST
100	230	532310	0075	6023 SW STEVENS ST
100	230	532310	0095	3014 61ST AVE SW
100	230	532310	0125	3040 61ST AVE SW
100	230	637100	0005	2700 ALKI AVE SW
100	230	637100	0030	2731 60TH AVE SW
100	230	637100	0040	2737 60TH AVE SW
100	230	637100	0055	2745 60TH AVE SW
100	230	637100	0060	2749 60TH AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	230	637100	0095	3017 60TH AVE SW
100	230	637100	0110	3029 60TH AVE SW
100	230	637100	0125	3041 60TH AVE SW
100	230	637200	0071	2464 ALKI AVE SW
100	230	637200	0080	2452 ALKI AVE SW
100	230	637200	0090	2440 ALKI AVE SW
100	230	637200	0240	2418 ALKI AVE SW
100	230	637200	0325	2475 55TH AVE SW
100	230	637200	0385	2540 56TH AVE SW
100	230	637300	0045	3018 63RD AVE SW
100	230	637300	0095	3058 63RD AVE SW
100	230	637300	0205	2827 62ND AVE SW
100	230	637300	0215	2815 62ND AVE SW
100	230	637350	0040	3026 64TH AVE SW
100	230	762120	0035	2733 61ST AVE SW
100	230	762170	0015	2770 ALKI AVE SW
100	230	762170	0045	2820 62ND AVE SW
100	230	762170	0085	6123 SW STEVENS ST
100	230	762220	0100	2630 58TH AVE SW
100	230	765240	0045	2664 59TH AVE SW
100	230	782920	0006	2710 60TH AVE SW
100	230	782920	0030	2712 60TH AVE SW
100	230	782920	0035	2716 60TH AVE SW
100	230	782920	0040	2720 60TH AVE SW
100	230	782920	0045	2726 60TH AVE SW
100	230	782920	0065	2742 60TH AVE SW
100	230	911600	0015	7132 47TH AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	230	927220	2752	No Situs Address
100	230	927220	2753	No Situs Address
100	230	938520	0010	2348 ALKI AVE SW
100	230	938520	0015	2352 ALKI AVE SW
100	230	938520	0125	2415 54TH PL SW
100	235	011700	0225	2132 CALIFORNIA AVE SW
100	235	011700	0240	2124 CALIFORNIA AVE SW
100	235	011700	0305	2217 42ND AVE SW
100	235	011700	0320	2229 42ND AVE SW
100	235	011700	0390	2200 CALIFORNIA AVE SW
100	235	032400	0380	3601 42ND AVE SW
100	235	032400	0405	4200 SW MANNING ST
100	235	032400	0505	3614 CALIFORNIA AVE SW
100	235	032400	0511	3600 CALIFORNIA AVE SW
100	235	032400	0620	3710 CALIFORNIA AVE SW
100	235	032400	0635	3700 CALIFORNIA AVE SW
100	235	122403	9015	2425 HARBOR AVE SW
100	235	149330	0005	3431 CALIFORNIA AVE SW
100	235	150180	0015	3033 CALIFORNIA AVE SW
100	235	230155	0000	2620 CALIFORNIA AVE SW
100	235	301630	0005	3200 CALIFORNIA AVE SW
100	235	301630	0015	3206 CALIFORNIA AVE SW
100	235	301630	0025	3220 CALIFORNIA AVE SW
100	235	301630	0045	No Situs Address
100	235	301630	0060	No Situs Address
100	235	301630	0075	No Situs Address
100	235	301630	0085	No Situs Address

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	235	386740	0175	1250 ALKI AVE SW
100	235	386740	0180	No Situs Address
100	235	386740	0185	No Situs Address
100	235	386740	0190	No Situs Address
100	235	386740	0195	No Situs Address
100	235	432120	0640	3400 37TH AVE SW
100	235	432120	0950	3401 37TH AVE SW
100	235	443260	0005	2203 CALIFORNIA AVE SW
100	235	443260	0020	2215 CALIFORNIA AVE SW
100	235	443260	0035	2225 CALIFORNIA AVE SW
100	235	501950	0005	2600 41ST AVE SW
100	235	505230	0005	3250 CALIFORNIA AVE SW
100	235	505230	0025	3262 CALIFORNIA AVE SW
100	235	570850	0505	4301 SW HANFORD ST
100	235	574260	0005	4715 SW CHARLESTOWN ST
100	235	608710	0353	2311 42ND AVE SW
100	235	608710	0535	2318 CALIFORNIA AVE SW
100	235	608710	0925	2610 42ND AVE SW
100	235	608710	0935	2614 42ND AVE SW
100	235	608710	0955	2622 42ND AVE SW
100	235	608710	0975	2632 42ND AVE SW
100	235	608710	0985	2638 42ND AVE SW
100	235	608710	0995	2642 42ND AVE SW
100	235	637950	0005	4301 SW COLLEGE ST
100	235	637950	0035	2319 CALIFORNIA AVE SW
100	235	637950	0360	4420 SW ADMIRAL WAY
100	235	691170	0020	3021 SW HARBOR LN

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	235	691170	0030	3005 HARBOR AVE SW
100	235	719280	0060	3239 HARBOR AVE SW
100	235	763390	0000	1617 HARBOR AVE SW
100	235	790520	0015	3705 CALIFORNIA AVE SW
100	235	790520	0065	3829 CALIFORNIA AVE SW
100	235	790520	0071	3911 CALIFORNIA AVE SW
100	235	800960	0020	SW STEVENS ST
100	235	801010	0300	2735 CALIFORNIA AVE SW
100	235	801010	0340	2745 CALIFORNIA AVE SW
100	235	873240	0000	2000 CALIFORNIA AVE SW
100	235	927220	0890	1330 CALIFORNIA AVE SW
100	235	927220	1340	1520 CALIFORNIA AVE SW
100	235	927220	1465	4215 SW SEATTLE ST
100	235	927220	1475	No Situs Address
100	235	927220	1505	1618 CALIFORNIA AVE SW
100	235	927220	1545	1634 CALIFORNIA AVE SW
100	235	927220	1660	1700 CALIFORNIA AVE SW
100	235	927220	1670	1706 CALIFORNIA AVE SW
100	235	927320	0015	1425 PALM AVE SW
100	235	927420	0030	1514 44TH AVE SW
100	235	927420	0050	1526 44TH AVE SW
100	235	927420	0075	1533 CALIFORNIA AVE SW
100	235	927420	0115	1519 CALIFORNIA AVE SW
100	235	927420	0145	1501 CALIFORNIA AVE SW
100	235	927420	0250	1637 CALIFORNIA AVE SW
100	235	927420	0280	1621 CALIFORNIA AVE SW
100	235	927420	0590	2007 CALIFORNIA AVE SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	235	927420	0630	1901 CALIFORNIA AVE SW
100	235	927420	0665	2109 CALIFORNIA AVE SW
100	235	927420	3805	1914 FERRY AVE SW
100	235	927420	4490	2100 CALIFORNIA AVE SW
100	235	927420	4525	4203 SW HILL ST
100	235	927570	0525	1709 HARBOR AVE SW
100	235	927570	1850	2515 BELVIDERE AVE SW
100	235	927570	3430	4050 SW ADMIRAL WAY
100	235	927620	0050	2616 44TH AVE SW
100	235	927620	0060	2610 44TH AVE SW
100	235	927620	0090	4403 SW ADMIRAL WAY
100	235	927620	0110	2611 44TH AVE SW
100	235	927620	0231	4501 SW ADMIRAL WAY
100	235	928120	0170	2334 49TH AVE SW
100	310	072206	9045	22235 196TH AVE SE
100	310	072206	9264	22235 196TH AVE SE
100	310	162206	9013	21900 SE WAX RD
100	310	162206	9173	21800 SE WAX RD
100	310	179613	0020	27431 172ND AVE SE
100	310	212206	9057	24409 WITTE RD SE
100	310	212206	9087	24057 WITTE RD SE
100	310	212206	9091	24331 228TH AVE SE
100	310	212206	9115	24311 WITTE RD SE
100	310	212206	9154	22435 SE 240TH ST
100	310	212206	9166	24319 WITTE RD SE
100	310	252205	9242	16900 SE 272ND ST
100	310	254240	0060	26902 169TH PL SE

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	310	312206	9021	18025 SE 272ND ST
100	310	362205	9057	16830 SE WAX RD
100	310	412700	0870	26285 238TH LN SE
100	310	683863	0000	17110 SE 276TH ST
100	310	750325	0020	26900 242ND AVE SE
100	315	000140	0001	13445 MARTIN LUTHER KING JR WAY S
100	315	000140	0009	2101 SW SUNSET BLVD
100	315	000140	0011	13445 MARTIN LUTHER KING JR WAY S
100	315	000720	0012	88 LOGAN AVE S
100	315	000720	0073	95 BURNETT AVE S
100	315	000720	0081	107 MAIN AVE S
100	315	000720	0090	105 WELLS AVE S
100	315	000720	0155	212 S TOBIN ST
100	315	000720	0172	211 SHATTUCK AVE S
100	315	000720	0189	78 WILLIAMS AVE S
100	315	000720	0213	51 BURNETT AVE S
100	315	008700	0301	10707 SE 170TH ST
100	315	008700	0302	10708 SE 170TH ST
100	315	008700	0303	10732 SE 170TH ST
100	315	008800	0005	1455 S PUGET DR
100	315	135230	0205	203 MEADOW AVE N
100	315	135230	0510	1405 N 4TH ST
100	315	135230	0585	359 FACTORY AVE N
100	315	135230	0595	351 FACTORY AVE N
100	315	135230	0625	321 FACTORY AVE N
100	315	135230	0650	303 FACTORY AVE N
100	315	135230	0660	1421 N 3RD ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	315	172305	9010	927 N 1ST ST
100	315	172305	9087	2205 MAPLE VALLEY HWY
100	315	172305	9136	615 WILLIAMS AVE S
100	315	172305	9137	605 WILLIAMS AVE S
100	315	172610	0000	421 S 2ND ST
100	315	179060	0010	633 WHITWORTH LN S
100	315	182305	9053	200 SW 5TH PL
100	315	182305	9061	633 BURNETT AVE S
100	315	182305	9092	140 HARDIE AVE SW
100	315	182305	9119	540 BURNETT AVE S
100	315	182305	9185	609 SHATTUCK AVE S
100	315	182305	9191	621 SHATTUCK AVE S
100	315	182305	9202	602 BURNETT AVE S
100	315	202305	9056	1500 S PUGET DR
100	315	202305	9073	1205 GRANT AVE S
100	315	202305	9080	1205 GRANT AVE S
100	315	202305	9082	1205 GRANT AVE S
100	315	202305	9084	1205 GRANT AVE S
100	315	202305	9088	1205 GRANT AVE S
100	315	202305	9094	1205 GRANT AVE S
100	315	202305	9111	1205 GRANT AVE S
100	315	202305	9112	1205 GRANT AVE S
100	315	202305	9113	1300 EAGLE RIDGE DR S
100	315	202305	9116	1205 GRANT AVE S
100	315	202305	9118	1300 S PUGET DR
100	315	202305	9147	1512 S PUGET DR
100	315	202305	9148	1524 S PUGET DR

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	315	202305	9155	1205 GRANT AVE S
100	315	202305	9157	1250 S PUGET DR
100	315	202305	9162	1620 BENSON RD S
100	315	212305	9055	3000 SE ROYAL HILLS DR
100	315	214370	0040	335 LIND AVE SW
100	315	214370	0046	295 LIND AVE SW
100	315	214370	1040	373 EARLINGTON AVE SW
100	315	214370	1215	510 STEVENS AVE SW
100	315	214480	0856	51 HAYES PL SW
100	315	214480	0863	201 TAYLOR AVE NW
100	315	222305	9013	15205 140TH WAY SE
100	315	232305	9209	15300 SE 155TH PL
100	315	292305	9009	10619 SE 172ND ST
100	315	292305	9011	17440 103RD AVE SE
100	315	292305	9044	17440 103RD AVE SE
100	315	292305	9088	17440 103RD AVE SE
100	315	292305	9127	17440 103RD AVE SE
100	315	292305	9134	10408 SE 174TH ST
100	315	292305	9150	10405 SE 172ND ST
100	315	292305	9151	10415 SE 174TH ST
100	315	296390	0005	600 MORRIS AVE S
100	315	322305	9040	10436 SE CARR RD
100	315	337675	0000	2223 BENSON RD S
100	315	420240	0430	401 TAYLOR PL NW
100	315	420240	0440	TAYLOR PL NW
100	315	420240	1335	400 TAYLOR AVE NW
100	315	420240	1340	390 TAYLOR AVE NW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	315	420440	0125	114 NW 3RD PL
100	315	420440	0135	360 TAYLOR AVE NW
100	315	552920	0000	512 MILL AVE S
100	315	569600	0260	100 LOGAN AVE S
100	315	722140	0270	606 MILL AVE S
100	315	722400	0040	1003 N 1ST ST
100	315	722400	0147	1010 N 1ST ST
100	315	722400	0285	1010 N 2ND ST
100	315	722400	0295	211 PARK AVE N
100	315	722400	0310	221 PARK AVE N
100	315	722400	0390	228 PELLY AVE N
100	315	722400	0425	301 PARK AVE N
100	315	722400	0740	435 PARK AVE N
100	315	722400	0745	447 PARK AVE N
100	315	722450	0005	910 N 5TH ST
100	315	722450	0055	541 PELLY AVE N
100	315	722450	0125	904 N 5TH ST
100	315	722450	0155	523 WELLS AVE N
100	315	722450	0185	809 N 6TH ST
100	315	722450	0195	540 WILLIAMS AVE N
100	315	722450	0215	530 WILLIAMS AVE N
100	315	722450	0230	518 WILLIAMS AVE N
100	315	722450	0285	527 WILLIAMS AVE N
100	315	722450	0330	532 BURNETT AVE N
100	315	722450	0335	530 BURNETT AVE N
100	315	722500	0035	425 PELLY AVE N
100	315	722500	0195	345 PELLY AVE N

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	315	722500	0255	312 WELLS AVE N
100	315	722550	0080	446 BURNETT AVE N
100	315	722550	0105	426 BURNETT AVE N
100	315	722550	0135	702 N 4TH ST
100	315	722550	0140	816 N 4TH ST
100	315	722550	0335	817 N 4TH ST
100	315	722600	0011	239 WILLIAMS AVE N
100	315	723150	0310	412 MILL AVE S
100	315	723150	0320	422 MILL AVE S
100	315	723150	0325	426 MILL AVE S
100	315	723150	0330	430 MILL AVE S
100	315	723150	0445	530 MILL AVE S
100	315	723150	0965	130 MAIN AVE S
100	315	723150	0970	115 MAIN AVE S
100	315	723150	1245	207 MAIN AVE S
100	315	723150	1290	334 WELLS AVE S
100	315	723150	1420	516 WELLS AVE S
100	315	723150	1490	513 MAIN AVE S
100	315	723150	1545	520 WILLIAMS AVE S
100	315	723150	2170	232 BURNETT AVE S
100	315	723150	2410	428 BURNETT AVE S
100	315	723150	2430	415 WILLIAMS AVE S
100	315	723150	2510	520 BURNETT AVE S
100	315	723150	2515	524 BURNETT AVE S
100	315	723150	2518	528 BURNETT AVE S
100	315	723150	2520	532 BURNETT AVE S
100	315	723756	0000	495 RENTON CENTER WAY SW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	315	783930	0030	526 SMITHERS AVE S
100	315	783930	0035	520 SMITHERS AVE S
100	315	783930	0050	534 SMITHERS AVE S
100	315	783930	0065	535 BURNETT AVE S
100	315	783930	0125	421 BURNETT AVE S
100	315	783930	0130	621 HOUSER WAY S
100	315	783930	0305	339 BURNETT AVE S
100	315	783930	0315	339 BURNETT AVE S
100	315	783980	0030	306 MORRIS AVE S
100	315	784030	0020	441 SMITHERS AVE S
100	315	784030	0045	503 HOUSER WAY S
100	315	784030	0050	501 S 5TH ST
100	315	784030	0110	541 SMITHERS AVE S
100	315	784130	0375	411 S 5TH ST
100	315	784130	0380	303 HOUSER WAY S
100	315	784130	0385	516 SHATTUCK AVE S
100	315	784130	0430	543 WHITWORTH AVE S
100	315	784130	0480	606 SHATTUCK AVE S
100	315	784130	0495	612 SHATTUCK AVE S
100	315	784130	0500	614 SHATTUCK AVE S
100	315	784130	0537	610 MOSES LN S
100	315	784130	0545	626 MOSES LN S
100	315	784180	0090	215 WHITWORTH AVE S
100	315	784180	0183	280 MORRIS AVE S
100	315	864410	0000	1825 GRANT AVE S
100	315	864411	0000	1111 EAGLE LN S
100	315	864412	0000	1650 EAGLE RIDGE DR S

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	315	864413	0000	1101 S 18TH ST
100	315	894426	0000	446 WELLS AVE N
100	315	942350	0000	607 WILLIAMS AVE S
100	350	029376	0530	5105 ISSAQAH-PINE LAKE RD SE
100	350	098280	0000	No Situs Address
100	350	102406	9018	3070 230TH LN SE
100	350	128790	0000	2000 NW TALUS DR
100	350	152406	9063	23620 SE 48TH ST
100	350	156910	0000	145 NEWPORT WAY NW
100	350	182406	9011	18305 SE NEWPORT WAY
100	350	182406	9018	4615 W LAKE SAMMAMISH PW SE
100	350	182406	9098	18305 SE NEWPORT WAY
100	350	182406	9145	18305 SE NEWPORT WAY
100	350	184100	0000	4402 WEST LAKE SAMMAMISH PKWY
100	350	202406	9027	2700 NW PINECONE DR
100	350	202406	9107	No Situs Address
100	350	202406	9119	1610 ANTHOLOGY AVE NW
100	350	222406	9010	23205 SE BLACK NUGGET RD
100	350	222406	9072	23425 SE BLACK NUGGET RD
100	350	222406	9157	906 NE LILAC ST
100	350	235430	0585	185 E SUNSET WAY
100	350	235430	0587	165 E SUNSET WAY
100	350	235430	0690	295 E SUNSET WAY
100	350	235430	0701	265 E SUNSET WAY
100	350	242405	9138	5305 LAKEMONT BLVD SE
100	350	272406	9090	330 RAINIER BLVD N
100	350	272406	9176	130 NE CREEK WAY

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	350	272406	9198	26 NE DOGWOOD ST
100	350	282406	9011	No Situs Address
100	350	282406	9046	360 NW DOGWOOD ST
100	350	282406	9069	215 FRONT ST N
100	350	282406	9080	75 NW DOGWOOD ST
100	350	282406	9098	70 1ST PL NW
100	350	282406	9105	120 W SUNSET WAY
100	350	282406	9110	55 1ST AVE NW
100	350	282406	9112	95 1ST AVE NW
100	350	282406	9116	145 NW ALDER PL
100	350	282406	9143	165 1ST AVE NW
100	350	282406	9184	109 NW DOGWOOD ST
100	350	282406	9212	145 NEWPORT WAY NW
100	350	282406	9270	57 1ST AVE NW
100	350	282406	9271	59 1ST AVE NW
100	350	282406	9272	61 1ST AVE NW
100	350	282406	9283	No Situs Address
100	350	282406	9284	1118 7TH AVE NW
100	350	282406	9324	461 1ST AVE NW
100	350	282406	9390	360 NW DOGWOOD ST
100	350	282406	9395	843 NEWPORT WAY NW
100	350	292406	9154	341 SHANGRI-LA WAY NW
100	350	332406	9026	40 NEWPORT WAY SW
100	350	332406	9032	225 SW CLARK ST
100	350	332406	9034	105 MOUNTAIN PARK BLVD SW
100	350	332406	9040	230 NEWPORT WAY SW
100	350	332406	9047	365 FRONT ST S

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	350	332406	9059	280 SW CLARK ST
100	350	332406	9120	201 MOUNTAIN PARK BLVD SW
100	350	332406	9468	220 NEWPORT WAY SW
100	350	332406	9471	260 SW CLARK ST
100	350	332406	9473	660 WILDWOOD BLVD SW
100	350	332406	9474	660 WILDWOOD BLVD SW
100	350	332406	9480	245 WILDWOOD BLVD SW
100	350	332406	9492	660 WILDWOOD BLVD SW
100	350	332406	9516	810 SUNRISE PL SW
100	350	332406	9521	245 SW CLARK ST
100	350	332406	9522	195 WILDWOOD BLVD SW
100	350	332406	9567	355 FRONT ST S
100	350	342406	9026	75 SE CLARK ST
100	350	342406	9119	600 FRONT ST S
100	350	342406	9131	540 FRONT ST S
100	350	342406	9133	820 FRONT ST S
100	350	342406	9196	850 FRONT ST S
100	350	342406	9239	830 FRONT ST S
100	350	342406	9240	780 FRONT ST S
100	350	362978	0040	1500 NE KATSURA ST
100	350	362978	0070	1545 NE JONQUIL LN
100	350	362978	0130	1600 15TH AVE NE
100	350	362978	0150	1505 14TH PL NE
100	350	362980	0010	1851 15TH AVE NE
100	350	362980	0410	1464 NE KATSURA ST
100	350	362992	1360	1675 25TH AVE NE
100	350	363023	0010	930 NE HIGH ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	350	363023	0020	920 NE HIGH ST
100	350	363025	0010	580 8TH AVE NE
100	350	363036	0040	1150 10TH AVE NE
100	350	363036	0080	1050 10TH AVE NE
100	350	363036	0090	942 DISCOVERY CIR NE
100	350	363036	0095	975 NE DISCOVERY DR
100	350	380090	0010	No Situs Address
100	350	380090	0020	No Situs Address
100	350	380090	0070	No Situs Address
100	350	380090	0110	930 SUNRISE PL SW
100	350	390502	0010	3849 KLAHANIE DR SE
100	350	390502	0050	3850 KLAHANIE DR SE
100	350	390511	0010	4575 KLAHANIE DR SE
100	350	527910	0355	220 E SUNSET WAY
100	350	527910	0445	420 E SUNSET WAY
100	350	527910	0475	420 E SUNSET WAY
100	350	527910	0476	420 E SUNSET WAY
100	350	527910	1230	582 E SUNSET WAY
100	350	664600	0010	22500 SE 56TH ST
100	350	679130	0000	22720 SE 29TH ST
100	350	807863	0000	5105 ISSAQAH-PINE LAKE RD SE
100	350	856273	0110	2128 SHY BEAR WAY
100	350	884390	0050	839 RAINIER BLVD N
100	350	884390	0060	843 RAINIER BLVD N
100	350	884390	0110	745 RAINIER BLVD N
100	350	884390	0120	725 RAINIER BLVD N
100	350	884390	0145	720 2ND AVE NW

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	350	884390	0155	730 2ND AVE NW
100	350	884390	0185	810 2ND AVE NW
100	350	884390	0215	865 2ND AVE NW
100	350	884390	0245	745 2ND AVE NW
100	350	884390	0295	280 NW HOLLY ST
100	350	884390	0328	820 3RD AVE NW
100	350	884390	0330	830 3RD AVE NW
100	350	884390	0335	850 3RD AVE NW
100	350	884390	0341	840 3RD AVE NW
100	350	884390	0355	865 3RD AVE NW
100	350	884390	0356	885 3RD AVE NW
100	350	884390	0540	650 NW JUNIPER ST
100	350	884430	0100	7000 SE NEWPORT WAY
100	350	884430	0122	995 7TH AVE NW
100	370	058675	0000	11643 91ST PL NE
100	370	082505	9005	619 9TH AVE S
100	370	082505	9008	451 4TH AVE S
100	370	082505	9018	744 STATE ST
100	370	082505	9024	10212 NE 68TH ST
100	370	082505	9064	10848 NE 68TH ST
100	370	082505	9068	10835 NE 68TH ST
100	370	082505	9094	10138 NE 64TH ST
100	370	082505	9104	117 LAKE ST S
100	370	082505	9120	10842 NE 68TH ST
100	370	082505	9179	410 LAKE ST S
100	370	082505	9183	6218 LAKEVIEW DR
100	370	082505	9209	8 10TH AVE S

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	370	082505	9218	10224 NE 62ND ST
100	370	082505	9241	410 LAKE ST S
100	370	082505	9246	6007 LAKEVIEW DR
100	370	082505	9267	128 STATE ST S
100	370	082505	9272	20 10TH AVE S
100	370	082505	9276	903 STATE ST S
100	370	082505	9300	10844 NE 68TH ST
100	370	123510	0015	212 10TH ST
100	370	123510	0017	304 10TH ST
100	370	123510	0018	312 10TH ST
100	370	123510	0020	320 10TH ST
100	370	123510	0070	107 CEDAR ST
100	370	123510	0210	1104 KIRKLAND AVE
100	370	123570	0085	No Situs Address
100	370	123570	0100	No Situs Address
100	370	123570	0101	No Situs Address
100	370	123570	0125	No Situs Address
100	370	123890	0041	808 2ND AVE
100	370	123890	0120	602 KIRKLAND AVE
100	370	123890	0191	802 KIRKLAND AVE
100	370	123890	0245	845 KIRKLAND WAY
100	370	123890	0261	915 2ND AVE
100	370	123940	0031	1115 KIRKLAND AVE
100	370	124450	0330	207 PARK LN
100	370	124500	1126	1722 MARKET ST
100	370	124620	0027	6015 LAKEVIEW DR
100	370	124620	0060	10221 NE 62ND ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	370	124870	0115	530 2ND AVE
100	370	141330	0005	9120 NE 116TH PL
100	370	141330	0010	11627 91ST LN NE
100	370	141330	0103	11642 91ST LN NE
100	370	169240	0031	11005 NE 68TH ST
100	370	169240	0095	6725 112TH AVE NE
100	370	169290	0005	11410 NE 67TH ST
100	370	169290	0041	11211 NE 68TH ST
100	370	172080	0055	713 3RD PLS
100	370	172080	0335	714 1ST ST S
100	370	172080	0400	121 7TH AVE S
100	370	172505	9006	5325 113TH PL NE
100	370	172505	9007	5310 113TH PL NE
100	370	172505	9056	5306 LAKE WASHINGTON BLVD NE
100	370	172505	9071	5210 LAKE WASHINGTON BLVD NE
100	370	172505	9099	4311 LAKE WASHINGTON BLVD NE
100	370	172505	9336	5604 LAKEVIEW DR
100	370	174480	0000	11723 93RD AVE NE
100	370	179150	0427	9507 NE 120TH ST
100	370	180790	0130	332 7TH AVE S
100	370	180790	0365	324 6TH AVE S
100	370	180790	0395	325 5TH AVE S
100	370	180790	0405	315 5TH AVE S
100	370	182360	0000	11241 NE 68TH ST
100	370	187500	0105	211 3RD ST S
100	370	264950	0045	10150 NE 64TH ST
100	370	282605	9085	No Situs Address

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	370	292605	9021	11105 NE 123RD LN
100	370	292605	9071	11804 100TH AVE NE
100	370	292605	9131	10004 NE 117TH CT
100	370	292605	9132	10008 NE 117TH CT
100	370	292605	9175	11800 101ST PL NE
100	370	292605	9188	10023 NE 120TH ST
100	370	292605	9189	10023 NE 120TH ST
100	370	292605	9190	10023 NE 120TH ST
100	370	292605	9212	10012 NE 117TH CT
100	370	292605	9213	10016 NE 117TH CT
100	370	292605	9214	11806 100TH AVE NE
100	370	292605	9215	11808 100TH AVE NE
100	370	292605	9216	11810 100TH AVE NE
100	370	302605	9024	9536 NE 120TH ST
100	370	302605	9107	11623 91ST PL NE
100	370	302605	9139	11804 98TH AVE NE
100	370	302605	9141	11611 100TH AVE NE
100	370	302605	9148	11702 98TH AVE NE
100	370	302605	9174	9840 NE 116TH ST
100	370	302605	9218	9919 NE 119TH CT
100	370	302605	9228	9740 NE 119TH WAY
100	370	302605	9232	11825 100TH AVE NE
100	370	302605	9240	9915 NE 119TH ST
100	370	302605	9248	9903 NE 119TH CT
100	370	302605	9335	11711 100TH AVE NE
100	370	322605	9015	10429 NE 116TH ST
100	370	375690	0107	9821 NE 122ND ST

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	370	375690	0114	9729 NE 122ND ST
100	370	375790	0005	9740 NE 119TH WAY
100	370	375790	0035	11801 97TH LN NE
100	370	375790	0080	11718 97TH LN NE
100	370	376050	0156	8545 NE JUANITA DR
100	370	376050	0535	9040 NE JUANITA DR
100	370	376050	0545	9032 NE JUANITA DR
100	370	376430	0005	9919 NE 116TH ST
100	370	376430	0015	11438 99TH PL NE
100	370	388580	0225	127 5TH AVE W
100	370	388580	0480	237 7TH AVE W
100	370	388580	1045	909 MARKET ST
100	370	388580	2915	507 16TH AVE W
100	370	388580	2920	515 16TH AVE W
100	370	388580	3770	1617 1ST ST
100	370	388580	3850	1510 MARKET ST
100	370	388580	4340	1212 MARKET ST
100	370	388580	4460	1116 MARKET ST
100	370	388580	4475	1124 MARKET ST
100	370	388580	6665	804 MARKET ST
100	370	388580	7705	421 7TH AVE
100	370	388580	7720	618 4TH ST
100	370	388580	7740	612 4TH ST
100	370	388580	7800	320 6TH AVE
100	370	388580	8511	15 4TH AVE
100	370	388580	8730	No Situs Address
100	370	388580	8740	90 CENTRAL WAY

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	370	388580	8745	221 1ST ST
100	370	388690	0800	11505 NE 87TH ST
100	370	388690	1775	8797 116TH AVE NE
100	370	388835	0000	911 STATE ST S
100	370	389310	0320	11110 FORBES CREEK DR
100	370	390010	0005	518 2ND ST
100	370	390010	0115	240 5TH AVE
100	370	390010	0205	303 6TH AVE
100	370	390010	0280	337 6TH AVE
100	370	390010	0590	323 5TH AVE NE
100	370	390010	0695	223 5TH AVE
100	370	390010	0752	254 4TH AVE
100	370	390010	0755	244 4TH AVE
100	370	390010	0790	236 4TH AVE
100	370	390010	0920	255 4TH AVE
100	370	390010	1211	325 4TH AVE
100	370	390010	1240	343 4TH AVE
100	370	390010	1275	324 CENTRAL WAY
100	370	390010	1610	528 CENTRAL WAY
100	370	394580	0000	10711 NE 37TH CT
100	370	415170	0000	11701 100TH AVE NE
100	370	639001	0000	101 KIRKLAND AVE
100	370	639131	0000	11222 NE 67TH ST
100	370	681800	0000	6754 NE LAKE WASHINGTON BLVD
100	370	765490	0065	205 5TH AVE S
100	370	765490	0220	430 LAKE ST S
100	370	788260	0006	No Situs Address

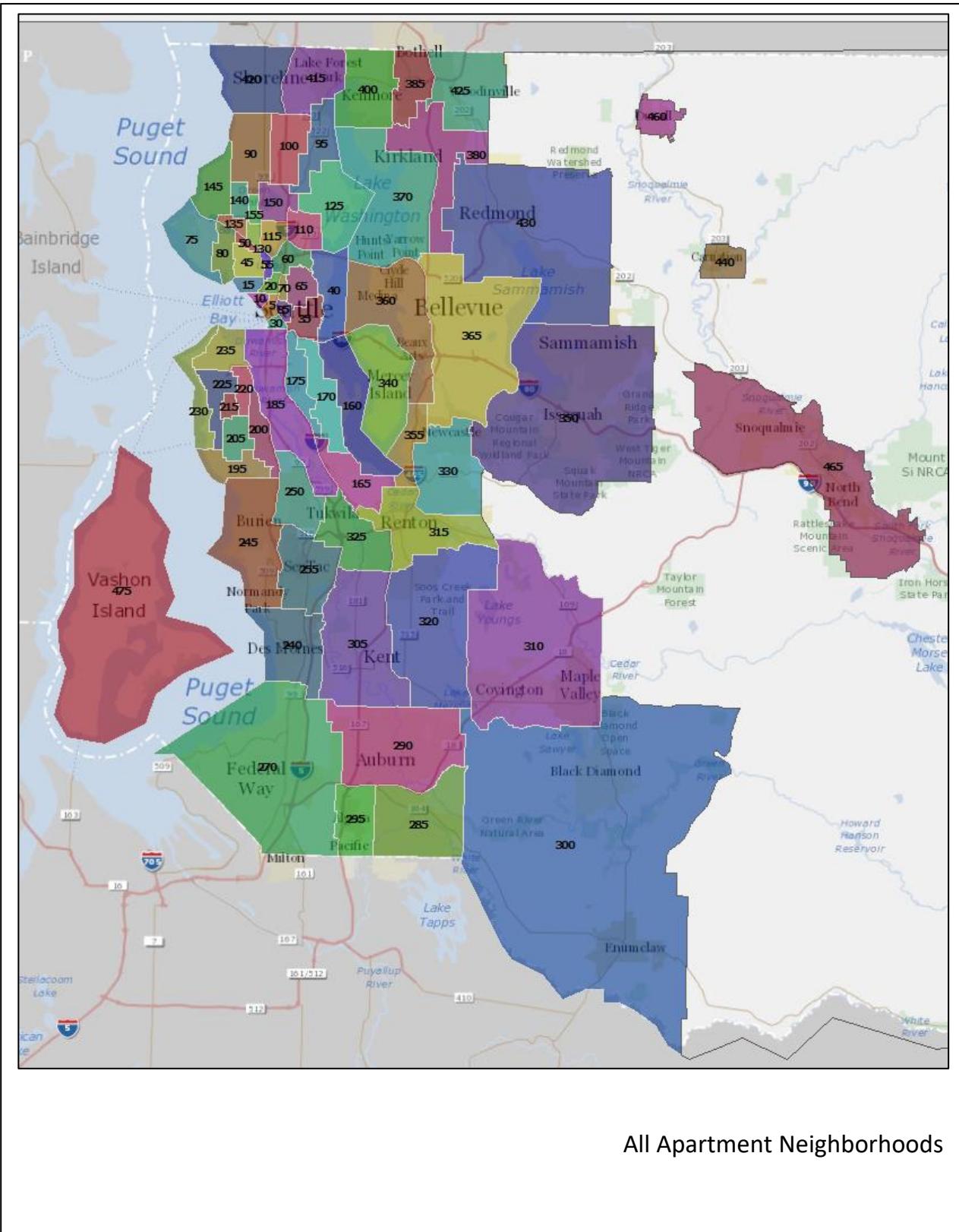
2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	370	788260	0010	330 2ND AVE S
100	370	788260	0040	421 KIRKLAND AVE
100	370	788260	0041	460 2ND AVE S
100	370	788260	0042	431 KIRKLAND AVE
100	370	788260	0430	6719 106TH AVE NE
100	370	788260	0431	6705 106TH AVE NE
100	370	788260	0434	6545 106TH AVE NE
100	370	919410	2695	11803 93RD AVE NE
100	370	919410	2791	9333 NE 120TH ST
100	370	935490	0055	912 3RD ST S
100	370	935490	0370	303 10TH AVE S
100	385	052605	9014	18909 101ST AVE NE
100	385	052605	9015	18807 101ST AVE NE
100	385	052605	9024	18700 101ST AVE NE
100	385	052605	9051	19701 112TH AVE NE
100	385	052605	9085	19128 112TH AVE NE
100	385	052605	9115	10601 ROSS RD
100	385	052605	9175	18612 BEARDSLEE BLVD
100	385	052605	9208	19115 112TH AVE NE
100	385	052605	9256	19121 112TH AVE NE
100	385	062605	9007	9627 NE 195TH CIR
100	385	062605	9038	9611 NE 191ST ST
100	385	062605	9039	9834 NE 190TH ST
100	385	062605	9054	9608 NE 188TH ST
100	385	062605	9079	19019 100TH AVE NE
100	385	062605	9083	19306 BOTHELL WAY NE
100	385	062605	9206	19007 100TH AVE NE

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	385	062605	9222	9808 NE 188TH ST
100	385	062605	9227	9630 NE 188TH ST
100	385	062605	9230	9710 NE 188TH ST
100	385	062605	9233	9802 NE 188TH ST
100	385	062605	9284	9814 NE 190TH ST
100	385	062605	9329	9620 NE 188TH ST
100	385	062605	9330	9616 NE 188TH ST
100	385	062605	9331	9612 NE 188TH ST
100	385	072605	9004	18307 98TH AVE NE
100	385	072605	9008	18219 96TH AVE NE
100	385	072605	9066	17917 95TH PL NE
100	385	072605	9067	9505 NE 180TH ST
100	385	072605	9071	17725 HALL RD
100	385	072605	9095	9525 NE 180TH ST
100	385	072605	9102	17900 BOTHELL WAY NE
100	385	072605	9104	17939 95TH PL NE
100	385	072605	9121	No Situs Address
100	385	072605	9166	18333 BOTHELL WAY NE
100	385	072605	9257	18305 96TH AVE NE
100	385	072605	9378	18125 96TH AVE NE
100	385	072605	9388	18417 96TH AVE NE
100	385	072605	9390	18309 96TH AVE NE
100	385	072605	9492	9924 NE 185TH ST
100	385	072605	9496	9643 THORSK ST
100	385	082605	9046	10605 E RIVERSIDE DR
100	385	082605	9047	10620 NE 175TH ST
100	385	082605	9075	11211 WOODINVILLE DR

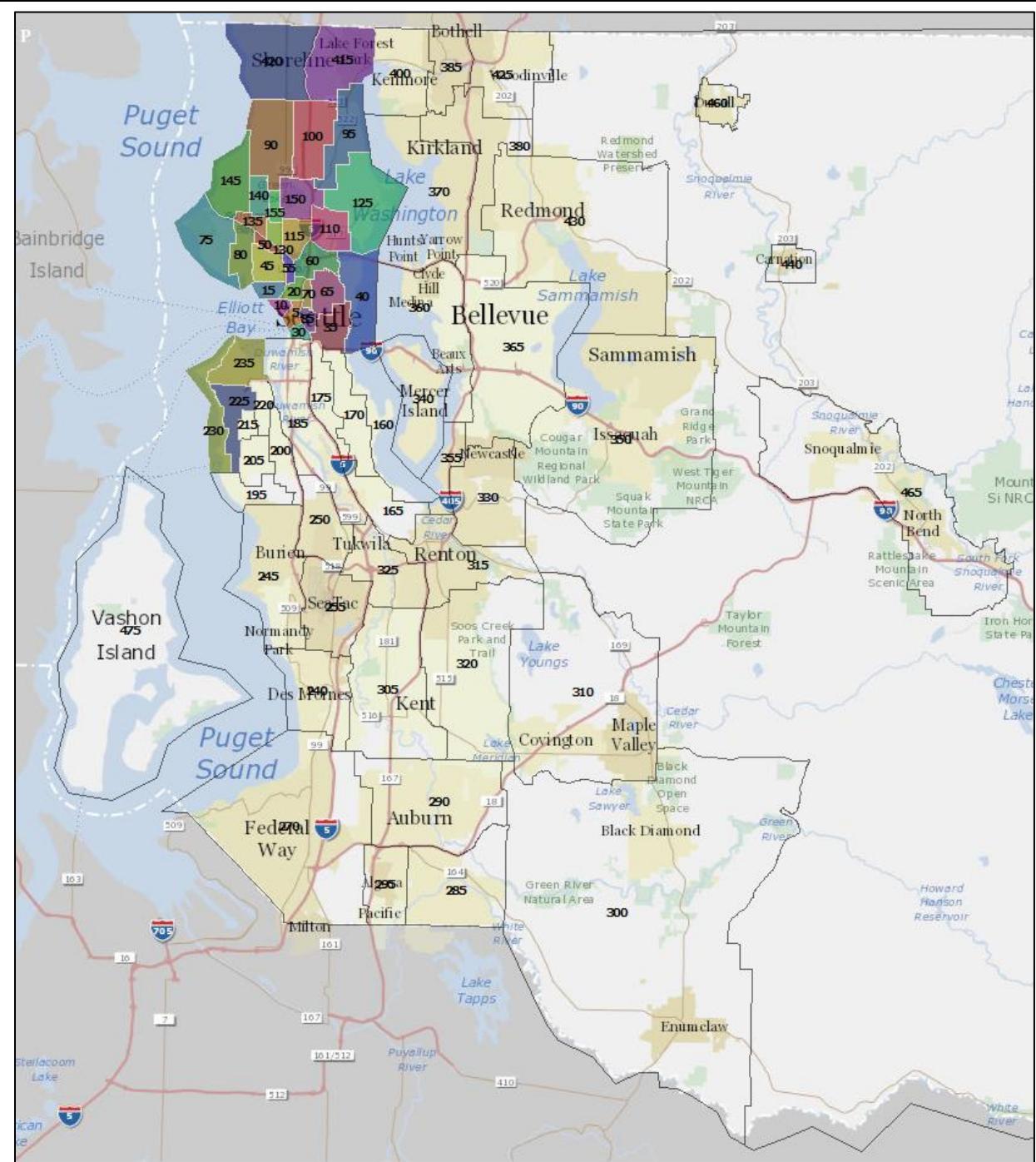
2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	385	082605	9088	10130 W RIVERSIDE DR
100	385	082605	9166	10733 BEARDSLEE BLVD
100	385	082605	9190	11119 WOODINVILLE DR
100	385	082605	9192	11031 WOODINVILLE DR
100	385	082605	9204	10701 E RIVERSIDE DR
100	385	082605	9206	18414 104TH AVE NE
100	385	082605	9277	18325 108TH AVE NE
100	385	082605	9281	10719 BEARDSLEE BLVD
100	385	082605	9285	10619 E RIVERSIDE DR
100	385	096700	0070	18120 102ND AVE NE
100	385	096700	0085	No Situs Address
100	385	096700	0385	18420 102ND AVE NE
100	385	096880	0000	10304 NE 189TH ST
100	385	097000	0080	10106 NE 185TH ST
100	385	097000	0130	18616 REDER WAY
100	385	097000	0150	10036 NE 186TH ST
100	385	097000	0160	10024 NE 186TH ST
100	385	097000	0166	18604 BOTHELL WAY NE
100	385	182605	9018	14610 93RD BLVD NE
100	385	192480	0015	18110 96TH AVE NE
100	385	192480	0050	18115 97TH AVE NE
100	385	192605	9002	14610 93RD BLVD NE
100	385	192605	9204	14461 SIMONDS RD NE
100	385	237420	0010	18220 98TH AVE NE
100	385	237420	0030	9920 MAIN ST
100	385	237420	0090	No Situs Address
100	385	237420	0115	No Situs Address

2022 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	385	306760	0011	10735 ROSS RD
100	385	306760	0060	10730 BEARDSLEE BLVD
100	385	317360	0010	18107 96TH AVE NE
100	385	609315	0000	18209 96TH AVE NE
100	385	956780	0045	10309 NE 186TH ST
100	385	956780	0050	10313 NE 186TH ST
100	385	956780	0055	10319 NE 186TH ST
100	385	956780	0060	10327 NE 186TH ST
100	385	956780	0085	10324 NE 186TH ST
100	385	956780	0090	10320 NE 186TH ST
100	385	956780	0105	10304 NE 186TH ST
100	385	956780	0125	10315 NE 187TH ST
100	385	956780	0130	10325 NE 187TH ST
100	385	956780	0190	10317 NE 189TH ST
100	385	956780	0220	10156 NE 187TH ST
100	385	956780	0260	18810 101ST PL NE
100	385	956780	0280	10295 NE 189TH ST
100	385	956780	0330	10328 NE 189TH ST
100	385	956780	0425	10116 NE 189TH ST
100	385	956880	0110	18609 103RD AVE NE

Specialty Area 100 – Apartments – Maps

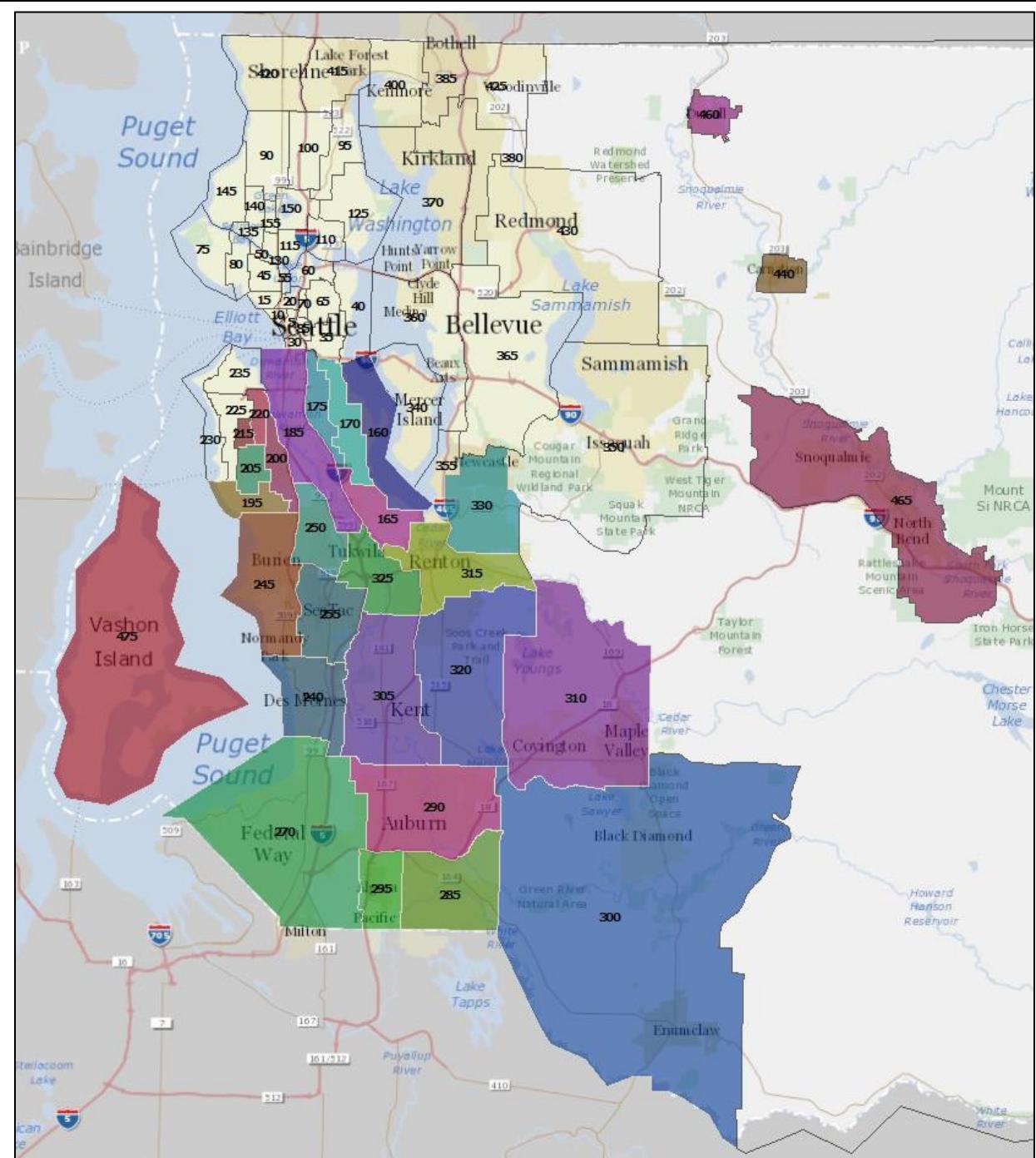


Specialty Area 100 – Apartments – Maps



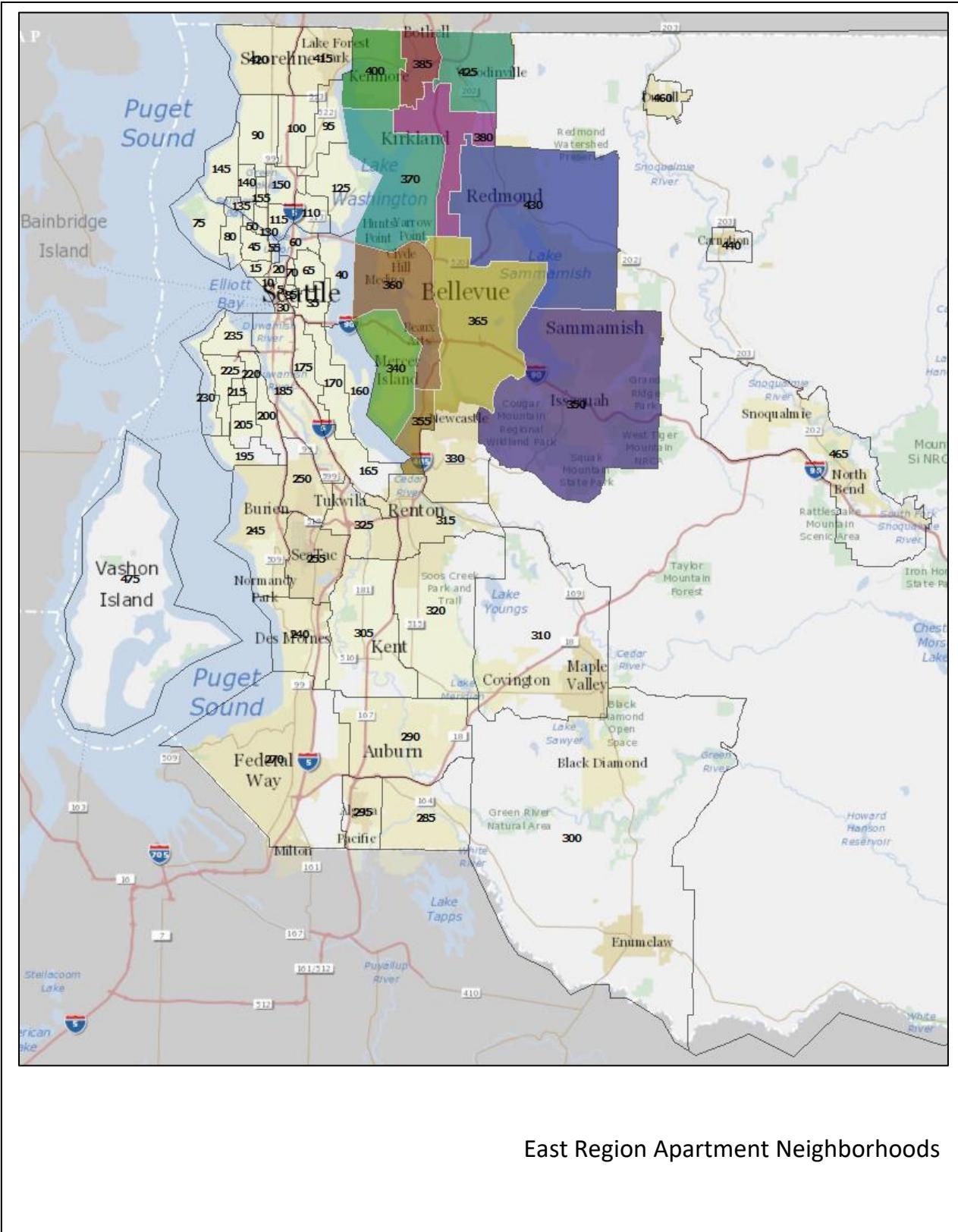
Central Region Apartment Neighborhoods

Specialty Area 100 – Apartments – Maps



South Region Apartment Neighborhoods

Specialty Area 100 – Apartments – Maps



Glossary of Terms

Account number:	Account numbers in King County consist of ten digits. There is an 11 th and 12 th digit that for most purposes can be ignored. The first six digits are often called the major number and refer to a particular plat, a donation claim, or unplatted property in which case the major number describes the section, township, and range. The next four digits are called the minor number and refer to a specific property.
Assessment date:	The effective date of appraisal for the assessed values making up the tax rolls. In Washington the assessment date is January 1 st of each year except for new construction which is assessed as of July 31 st . The value established on the assessment date is used to calculate the following year's taxes.
Capitalization rate:	A rate used to convert an estimate of net income to an estimate of market value. Net income is divided by the capitalization rate to arrive at a value estimate.
Coefficient of Dispersion:	A normalized statistical measure of uniformity – the ratio of the sum of differences between median ratios and observed ratios to the sample size.
Coefficient of Variation:	A normalized statistical measure of uniformity – the ratio of the standard deviation of ratios to the mean ratio.
Cost approach:	An approach to value that involves determining the cost to replace a building, less depreciation, plus land value.
Comparable sale:	A recently sold property that is similar to a property being appraised. Differences in characteristics are accounted for by adjusting the sale price of the comparable sale.
Economic Unit:	A grouping of two or more parcels, typically contiguous and under the same ownership, which contribute toward the viability of a single property. Parcel value reflects the parcels' contribution to the overall property value. "Multiparcel" economic units have a primary improved parcel and one or more vacant parcels. "Consolidated" economic units have multiple improved parcels which operate together in the same complex.
Income approach:	An approach to value based on the concept that a property's value is the present worth of future benefits. The net income that a property is capable of generating is capitalized into value. The net income is divided by the capitalization rate.
Multiple regression:	In real estate valuation, a type of statistical analysis which uses multiple data points from multiple observations (e.g. sales) to "predict" values for the larger population.
Ratio study:	A study of the relationship between assessed values and market values (as indicated by sale prices). The assessed value is divided by the sale price.
Rent comparable:	The rent of a property that is similar to a property being appraised. Differences in characteristics should be accounted for by adjusting the rent of the rent comparable.
Sales comparison approach:	An approach to value that involves comparing the characteristics of a property with the characteristics of other properties that sold (comparable sales).