Floating Homes & Houseboats

Areas: 15 & 730

Commercial Revalue for 2026 Assessment Roll

Houseboats - Seattle

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Dear Property Owners,

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

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

Fairness, accuracy, and transparency set the foundation for an 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 that every taxpayer is treated fairly and equitably.

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

John Wilson
King County Assessor

How Property Is Valued

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

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 727,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic neighborhood. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the occupant to make contact with the property owner or leave a card requesting the taxpayer contact them.

RCW 84.40.025 - Access to property

> For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.
>
> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How Are Commercial Properties Valued?

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

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

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

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

Type of 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.

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

Requirements of State Law

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

Appraisal Area Reports

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

Floating Home Specialty

Executive Summary

An end of the dock view at the Log Foundation dock in Eastlake.

Appraisal Date: 1/1/2026

Report Date: 7/29/2026

Specialty: Floating Homes - Area 15 & Condo Area 730

Sales: 50 Sales Analyzed from 1/2/2025 – 7/25/2026

Population: 681 Parcels (151 Condo, 312 Co-op, 185 Leased, 24 Other & 9 Unknown (new accounts). This includes floating homes, houseboats (aka house barges), floating boat sheds and floating storage sheds.

Values: The collective annual value decrease for the structures was -2.11%. The collective annual decrease for the slips and associated land was -1.01%.

Physical Inspection: The Westlake neighborhood. 109 accounts were inspected.

Area Overview

The floating home Specialty consists of several types of properties. Floating homes, houseboats, floating boatsheds, floating storage sheds, the docks associated with them and the slips they physically float on. The Specialty also has several properties from the residential division, where there is a waterfront residence on the parcel and a private dock with leased or owned floating homes. A number of houseboat accounts lease marina spaces where the slips are valued as part of Commercial Area 12, which is the waterfront Specialty.

Many floating homes typically have a moorage slip designated as a floating home moorage site by way of a co-op or condo ownership structure. There are several communities of floating homes with leased ownership structures as well. When it comes to houseboats, most lease slips on privately owned docks or marinas and may move to different marinas from time to time.

In the owned moorage category, there are two predominant ownership types: condominiums and cooperatives (co-ops). With condominiums, the individual home is owned as a unit in the condominium community, and the owner typically owns the floating home and the specific slip the home floats on. With cooperatives, the land and docks are owned in common by the cooperative and members own a membership share which is a portion of the real property. The floating homes are typically personal property and are assessed as such. Both ownership forms typically have a monthly fee, a Homeowners Association (HOA) fee in the case of the condominiums and a monthly membership fee in the case of the cooperatives. There is a newer co-op dock that has a long-term 50-year lease ownership structure as well. The slips sell as would other marina or floating home slips yet adhere to the language in the 50-year lease as opposed to fully deeded permanent ownership.

In the non-owned moorage category, the floating home is personal property, and the owner of the real property is the owner of the docks, slips and land. The Seattle Municipal Code (SMC) regulates properties that fall into this category as there is a long history of improved lease protection, rent control on moorage fees and first right of refusal for tenants in the event a moorage slip is to be sold.

In both owned and non-owned moorage categories, there are leases of submerged land adjacent to the owned or leased lands. These are typically lands owned by the City of Seattle or the Washington State Department of Natural Resources via aquatic land leases. There are also docks that use land on the shore end of their docks under Street Use Permits issued by the City of Seattle. These lands are part of the submerged road right of way for a submerged street end and in the case for Fairview Avenue East.

There are four primary floating home neighborhoods including Westlake, Eastlake, Portage Bay, and Salmon Bay which includes homes in Gasworks, Fremont, and Ballard.

The valuation approach for the floating home Specialty is via a market approach to value for the floating home slips and via both a market approach and market based residual value for the floating homes, houseboats & floating barges. The floating sheds were on a market approach to value.

The slip valuation model was created and adjusted by looking at market sales and extrapolating the structure value to analyze market shifts in slip values. The slip model is below and was not adjusted from the previous year. This was from analyzing floating home sales, several floating home slip sales, and surrounding residential land values in each of the communities adjacent to the floating home communities.

2026 Assessment Year Slip Model

2026 AY Slip Model	
Grade	**Slip Value**
1	$405,000
2	$490,000
3	$590,000
4	$710,000
5	$855,000
6	$1,025,000
7	$1,200,000
8	$1,385,000
9	$1,575,000
10	$1,790,000
11	$2,010,000
12	$2,250,000
13	$2,515,000

Model Grade Descriptions and Footnotes

2026 AY Slip Model Description	
Grade 1	Location, on shore or close proximity to shore
	Limited or no lake access
	Limited or no view
	Fair to average parking
	Fair to average common area Imps
Grade 2	Location, on shore or close proximity to shore
	Limited or no lake access
	Limited or no view
	Fair to average plus parking
	Fair to average plus common area Imps
Grade 3	Location, closer proximity to shore
	Limited or no lake access
	Limited to below average view
	Average to good parking
	Average to good common area Imps
Grade 4	Location, toward middle of dock
	Limited to average lake access
	Limited to average view
	Average to very good parking
	Average to very good common area Imps
Grade 5	Location, toward or in middle of dock
	Above average to good lake access
	Average to above average view
	Average to very good parking
	Average to very good common area Imps
Grade 6	Location, middle to toward end of dock
	Above average to very good lake access
	Above average view to very good view
	Average to very good parking
	Average to excellent common area Imps
Grade 7	Location, middle to toward end of dock
	Good to very good lake access
	Above average view to very good view
	Above average to excellent parking
	Above average to excellent common area Imps
Grade 8	Location, toward end of dock
	Good to very good lake access
	Good to very good view
	Good to excellent parking
	Good to very good common area Imps
Grade 9	Location, toward end of dock or open views
	Good to excellent lake access
	Good to excellent view
	Good to excellent parking
	Good to excellent common area Imps
Grade 10	Location, end of dock or open views
	Good to excellent lake access
	Very good to excellent view
	Very good to excellent parking
	Very good to excellent common area Imps
Grade 11	Location, end of dock or open views
	Excellent lake access
	Excellent view
	Excellent parking
	Excellent common area Imps
Grade 12	Location, end of dock or open views
	Excellent lake access
	Nearly unmatched excellent view
	Excellent parking
	Excellent common area Imps
Grade 13	Location, end of dock or open views
	Excellent lake access
	Unmatched excellent view
	Excellent parking
	Excellent common area Imps

Note that these are typical attributes.

Slips that are 100% or partially over DNR or City of Seattle land are exempted proportionately.

The floating home improvement model was originally created by a past floating home Specialty appraiser and is comprised of cost to build data derived from analysis of market sales and via local floating home builder input.

The model starts with a Replacement Cost New (RCN) and then each home is adjusted for depreciation based on its condition rating. The following is a chart depicting the % of the total cost amount based on the condition. Thus, if a property is in "Average" condition it is depreciated 25% from the RCN for that property.

Condition Chart

AY	Rank	% Good	Description
2026	1	60	Poor
2026	2	65	Fair
2026	3	70	Below Average
2026	4	75	Average
2026	5	80	Good
2026	6	85	Very Good
2026	7	90	Excellent

For the last four years, the model has shifted further to a market based residual approach. Thus, market sales are analyzed, and the slip value is removed which yields a residual value for the structure. The values are analyzed using market sales and adjusted appropriately from the prior model. In addition, there are sales of floating homes on leased docks where only the structure sells. This allows for market-based analysis of the structure only. This occurs for houseboats as well and is even more common for houseboats given most marinas they are docked at are leased space.

See the following page for the detailed floating home structure model.

Floating Home Structure Model

2026 AY Floating Home Structure Model

Grade 3- Average Minus @ $325 SF				Grades 3 Average @ $414 SF				27%	Grades 3+ Average Plus @ $473 SF			
% Good	95%		$309	% Good	95%		$393		% Good	95%		$449
	90%	E	$292		90%	E	$372			90%	E	$425
	85%	VG	$276		85%	VG	$351			85%	VG	$402
	80%	Gd	$260		80%	Gd	$331			80%	Gd	$378
	75%	Av	$244		75%	Av	$310			75%	Av	$354
	70%	BA	$227		70%	BA	$289			70%	BA	$331
	65%	F	$211		65%	F	$269			65%	F	$307
	60%	P	$195		60%	P	$248			60%	P	$284

Grades 4- Good Minus @ $514 SF				9%	Grades 4 Good @ $571 SF				11%	Grades 4+ Good Plus @ $642 SF			
% Good	95%		$488		% Good	95%		$542		% Good	95%		$610
	90%	E	$463			90%	E	$514			90%	E	$578
	85%	VG	$437			85%	VG	$485			85%	VG	$546
	80%	Gd	$411			80%	Gd	$457			80%	Gd	$514
	75%	Av	$386			75%	Av	$428			75%	Av	$482
	70%	BA	$360			70%	BA	$400			70%	BA	$449
	65%	F	$334			65%	F	$371			65%	F	$417
	60%	P	$309			60%	P	$342			60%	P	$385

Grades 5- Excellent Minus @ $775 SF				21%	Grades 5 Excellent @ $929 SF				20%	Grades 5+ Excellent Plus @ $1,162 SF			
% Good	95%		$736		% Good	95%		$883		% Good	95%		$1,104
	90%	E	$697			90%	E	$836			90%	E	$1,046
	85%	VG	$658			85%	VG	$790			85%	VG	$988
	80%	Gd	$620			80%	Gd	$743			80%	Gd	$930
	75%	Av	$581			75%	Av	$697			75%	Av	$872
	70%	BA	$542			70%	BA	$650			70%	BA	$814
	65%	F	$504			65%	F	$604			65%	F	$756
	60%	P	$465			60%	P	$557			60%	P	$697

Building Grade

AY	Rank	Grade	Cost/SF	Bsmt/SF	Description
2026	1	3-	$325	$162	Average minus
2026	2	3	$414	$207	Average
2026	3	3+	$473	$236	Average plus
2026	4	4-	$514	$257	Good minus
2026	5	4	$571	$285	Good
2026	6	4+	$642	$321	Good plus
2026	7	5-	$775	$387	Excellent minus
2026	8	5	$929	$465	Excellent
2026	9	5+	$1,162	$581	Excellent plus

Additionally, it has been determined through market analysis that smaller houseboats (formerly called floating barges) and outright boats with living space, sell at a premium on a per square foot basis. In this case, smaller is defined as 1,000 square feet or less. Additional value per square foot adjustments have been made to these properties per the below model. This is specifically for houseboats and not more permanent floating homes. Houseboats are typically narrower, have a hull, are more easily moveable than floating homes and are often found in marinas where they lease space. There are a few marinas where the space is condominiumized, and the buyer can own both the space and the houseboat.

2026 AY Houseboat Model						
Condition percentage is adjusted by way of adding a premium to the value per foot per the premium in the marketplace for these smaller houseboats. This is accomplished by adding the % premium in the % Net Condition box for the property. What this does is take the RCN (Replacement Cost New) number for the stucture and adds the % premium to that number to better reflect the market derived value for the houseboat.						
	Fair	**Bel Avg**	**Avg**	**Gd**	**Vg**	**Ex**
0- 200 SF Condition Adjustment	90%	100%	110%	120%	130%	140%
201-400 SF Condition Adjustment	80%	90%	100%	110%	120%	130%
401-600 SF Condition Adjustment	70%	80%	90%	100%	110%	120%
601-800 SF Condition Adjustment	60%	70%	80%	90%	100%	110%
800-1000 SF	50%	60%	70%	80%	90%	100%

Total Value

Change in Total Assessed Value Land/Slips			
2025 Total Value	**2026 Total Value**	**$ Change**	**% Change**
$445,038,130	**$440,538,300**	**-$4,499,830**	**-1.01%**

Change in Total Assessed Value Structures			
2025 Total Value	**2025 Total Value**	**$ Change**	**% Change**
$321,333,700	**$314,570,253**	**$6,763,447**	**-2.10%**

Houseboat

Floating Home

Floating Boatshed

Floating Homes Area Map

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP 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.*

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

12. Items which are considered to be “typical finish” and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and 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.
- 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.
- No one provided 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 year, as an appraiser or in any other capacity is listed adjacent to their name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

    - Annual Model Development and Report Preparation
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Physical Inspection Model Development and Report Preparation
    - Land and Total Valuation
    - New Construction Evaluation

Commercial Appraiser ll Date

SALES USED

Address	Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF MLS	SF Assr	Year Built	Eff Year	Grade	Condition
2466 Westlake Ave N #5	2460 Inc.	Westlake	Co-op	408880-4115 & 21548359	$2,375,000	$1,393	N	FH	07/25/26	1,705	1,568	1990	2008	Excellent Minus	Very Good
2770 WEstlake Ave N #3	The Old Boathouse	Westlake	Condo	635195-0030 & 12079653	$689,000	$1,378	N	FH	07/13/26	500	476	1930	1998	Good Plus	Excellent
3123 Fairview Ave E. #2	Slater's Landing	Eastlake	PP	781500-0020 & 12864328	$2,380,000	$1,737	N	FH	07/06/26	1,370	893	1930	2003	Good Plus	Good
2766 Westlake Ave N Unit #A	Westlake Cove	Westlake	PP	408880-4230 & 18482703	$800,000	$889	N	FH	07/01/26	900	893	1930	2003	Good Plus	Good
2466 Westlake Ave N #19	2460 Inc.	Westlake	Co-op	408880-4115 & 13420146	$1,790,000	$1,492	N	FH	06/29/26	1,200	1,412	1990	2008	Excellent Minus	Very Good
2466 Westlake Ave N #11	2460 Inc.	Westlake	Co-op	408880-4115 & 25696709	$2,660,000	$1,097	N	FH	06/25/26	2,424	2,200	2010	2010	Excellent Minus	Very Good
2040 (1900) Westlake Ave #17	Westlake Marina	Westlake	Leased	408880-3890 &	$375,000	$411	Y	HB	06/23/26	912	0	2025	2025	0	0
3012 Fuhrman Ave E #C	Private	Portage Bay	Leased	408880-0595 & 20980603	$2,900,000	$2,807	Y/N	FH	06/04/26	1,033	784	2025	2025	Excellent Plus	Excellent
1900 Westlake Ave #B11	Westlake Marina	Westlake	Leased	408880-3890 & 38170510	$370,000	$714	Y	HB	05/27/26	518	518	1994	1994	Good Plus	Good
2321 Fairview Ave E #4	Willow Dock	Eastlake	Co-op	408880-2250 & 00182451	$1,020,000	$1,109	N	FH	05/05/26	920	924	1930	1995	Good	Average
3110 Portage Bay Place E Unit C	Houseboat Harbor	Portage Bay	Co-op	408880-0705 & 11164001	$1,880,263	$1,208	N	FH	04/30/26	1,557	1,557	1976	2002	Excellent Minus	Very Good
2816 Boyer Ave E #B	Stillwater Landing	Portage Bay	Co-op	408880-0580 & 38171013	$3,240,000	$1,223	N	FH	04/20/26	2,650	2,719	2020	2020	Excellent	Excellent
2000 Westlake Ave N #E3	Westlake Marina	Westlake	Leased	408880-3890 & ???	$67,000	$168	Y	HB	04/03/26	400					
1080 W Ewing Place #E1	Nickerson Marina/Le Clerq Marine	Salmon Bay	Leased	744200-0951 & ???	$360,500	$707	Y	HB	02/24/26	510					

SALES USED

Address	Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF MLS	SF Assr	Year Built	Eff Year	Grade	Condition
2542 Westlake Ave N #5	Commercial Marine Construction	Westlake	Leased	408880-4310 & 38170650	$1,050,000	$668	Y	HB	12/31/25	1,573	1,573	2018	2018	Excellent	Excellent
2401 N Northlake Way #F5	Seattle Marina	Northlake	Leased	408880-1660 & 38171112	$692,000	$1,227	Y	HB	11/18/25	564	564	2002	2017	Excellent	Excellent
2143 N Northlake Way #15	Gasworks Park Marina	Gasworks	Condo	270870-0150 & 38171252	$453,000	$1,105	N	HB	11/07/25	410	410	2014	2014	Good Plus	Very Good
10 E Roanoke St. #5	Roanoke Reef Moorage Condo	Eastlake	Condo	735620-0050	$3,475,000	$1,960	N	FH	10/27/25	1,773	1,773	1982	2015	Excellent	Excellent
1101 N Northlake Way #41	Lake Union Waterworks	Fremont	PP	408880-4510 & 38170973	$220,000	$917	Y	HB	10/04/25	240	240	1983	2015	Good Plus	Excellent
624 Ewing St. #3	Ewing Street Moorage	North Queen Anne	Leased	744200-1575 & 38171955	$199,000	$442	Y	HB	10/01/25	450	450	1984	1984	Average	Average
1818 Westlake Ave N. #D33	Waterworks Marina	Westlake	PP	408880-3976 & 38171245	$310,000	$539	Y	HB	10/01/25	575	545	1987	2016	Good minus	Good
2727 Fairview Ave E #12	Hamlin Pier	Eastlake	Leased	408880-2080 & 31089287	$1,010,000	$1,059	Y	FH	09/29/25	954	958	2007	2007	Good Plus	Very Good
2727 Fairview Ave E #1	Hamlin Pier	Eastlake	Leased	408880-2080 & 08745754	$1,100,000	$926	Y	FH	09/08/25	1,188	1,188	1976	1995	Good Plus	Good
2219 Fairview Ave E #5	Dox Co-op	Eastlake	Co-op	408880-4325 & 14544456	$2,100,000	$1,437	N	FH	09/08/25	1,461	1,485	1985	2004	Excellent Minus	Excellent
933 N Northlake Way #15	Lee's Moorings Condominium	Fremont	Condo	425300-0150	$1,850,000	$1,233	N	FH	09/05/25	1,500	1,336	1970	2006	Excellent Minus	Very Good
2143 N Northlake Way Unit #44	Gasworks Park Marina	Gasworks	Condo	270870-0420 & 38171948	$625,000	$1,319	N	HB	08/27/25	474	474	2008	2008	Good	Very Good
2019 Fairview Ave E #M	The Log Foundation	Eastlake	Co-op	408880-2405 & 03939808	$1,325,000	$1,178	N	FH	08/12/25	1,125	1,314	1930	1995	Average Plus	Good
2000 Westlake Ave N #E1	Westlake Marina	Westlake	Leased	408880-3890 & 38170585	$80,000	$667	Y	HB	08/06/25	120	100	2008	2008	Good Plus	Good

SALES USED

Address	Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF MLS	SF Assr	Year Built	Eff Year	Grade	Condition
2600 Fairview Ave E #11	Mallard Cove	Eastlake	Co-op	408880-2130 & 09160805	$3,095,000	$1,452	N	FH	08/04/25	2,132	2,122	1978	2026	Excellent Minus	Excellent
3258 Portage Bay Pl E	Salix Moorage Coop	Portage Bay	Co-op	408880-1438 & 15201502	$1,450,000	$1,629	N	FH	08/01/25	890	890	1930	1999	Average Plus	Good
2143 N Northlake Way #48	Gasworks Park Marina	Gasworks	Condo	270870-0460 & 35082775	$760,000	$844	N	HB	07/31/25	900	803	2000	2000	Good Plus	Good
1900 Westlake Ave #B14	Westlake Marina	Westlake	Leased	408880-3890 & 38171740	$160,000	$533	Y	HB	07/02/25	300	300	1968	2015	Average Plus	Very Good
1818 Westlake Ave N. #D1	Waterworks Marina	Westlake	PP	408880-3976 & 38171302	$130,000	$510	Y	HB	06/20/25	255	217	1972	2001	Good minus	Very Good
2031 Fairview Ave E #N	The Lake Union	Eastlake	Co-op	408880-2425 &	$975,000	$1,096	N	FH	06/13/25	890	896	1985	2004	Very Good	Very Good
2816 Boyer Ave E #C	Stillwater Landing	Portage Bay	Co-op	408880-0580 & 38171120	$3,500,000	$1,335	N	FH	06/12/25	2,622	2,767	2020	2020	Excellent	Excellent
1001 NE Boat Street #238	SUNDANCE YACHT SALES	Portage Bay	Leased	408880-1025	$59,000	$415	Y	HB	06/06/25	142	N/A	N/A	N/A	N/A	N/A
2600 Fairview Ave E #13	Mallard Cove	Eastlake	Co-op	408880-2130 & 00914606	$2,255,000	$1,187	N	FH	06/04/25	1,900	1,743	1978	2010	Excellent Minus	Excellent
2821 Fairview Ave E. #2	Wards Cove	Eastlake	Condo	920245-0020	$5,100,000	$2,277	N	FH	05/18/25	2,240	2,240	2013	2013	Excellent Plus	Excellent
2309 N. Northlake Way #4	Lake Union Landing (Dunatos)	Gasworks	Co-op	408880-1700 & 38171641	$810,000	$1,044	N	HB	05/03/25	776	650	2020	2020	Excellent Plus	Excellent
2143 N Northlake Way #56	Gasworks Park Marina	Gasworks	Condo	270870-0540 & 38171906	$598,000	$1,196	N	HB	04/18/25	500	450	2009	2009	Good	Good
2600 Fairview Ave E #11	Mallard Cove	Eastlake	Co-op	408880-2130 & 09160805	$3,095,000	$1,452	N	FH	04/03/25	2,132	2,122	1978	2021	Excellent Minus	Excellent
1080 Ewing Place #W14	Le Clerq Marine Construction	Salmon Bay	Leased	744200-0951 & 38171898	$295,000	$595	Y	HB	03/18/25	496	496	1991	2000	Good Minus	Good

SALES USED

Address	Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF MLS	SF Assr	Year Built	Eff Year	Grade	Condition
2524 Westlake Ave N. #D	Commercial Marine Construction	Westlake	Leased	408880-2540 & ??	$598,000	$654	Y	HB	03/14/25	915	0	2019		??	??
2401 N. Northlake Way #G7	Seattle Marina	Northlake	Leased	408880-1660 & ??	$637,000	$944	Y	HB	03/12/25	675	0	2012		??	??
2401 N. Northlake Way #F7	Seattle Marina	Northlake	Leased	408880-1660 & ??	$824,000	$958	Y	HB	03/03/25	860	0	2024		Excellent	Excellent
2309 N. Northlake Way #13	Lake Union Landing (Dunatos)	Gasworks	Co-op	408880-1700 & 38171880	$1,043,680	$949	Y	HB	03/03/25	1,100	1,100	2025	2025	Excellent	Excellent
2401 N. Northlake Way #E8	Seattle Marina	Northlake	Leased	408880-1660 & 38170569	$220,000	$917	Y	HB	01/31/25	240	240	1982	2008	Excellent Minus	Very Good
10 E Roanoke St. #32	Roanoke Reef Moorage Condo	Eastlake	Condo	735640-0120	$1,325,000	$1,104	N	HB	01/24/25	1,200					
1900 Westlake Ave #B9	Westlake Marina	Westlake	Leased	408880-3890 & 38170536	$359,000	$1,017	Y	HB	01/14/25	353	353	1988	2016	Excellent Plus	Excellent
2035 Fairview Ave #D	Wandesforde Dock	Eastlake	Leased	408880-2435 & 28855906	$400,000	$713	Y	FH	01/02/25	561	561	1930	1994	Average Plus	Good

2025 PHYSICAL INSPECTION SPECIALTIES 15 AND 730								
Area	Major	Minor	Prop Type	Appl Group	TaxAcct Nbr	DockName	LocationAddr	SlipNbr
012-040	408880	3750	C	C	38171583	Unknown	1700 WESTLAKE AVE N	40
012-040	408880	3976	C	C	38170759	WATERWORKS MARINA	1800 WESTLAKE AVE N	E14
012-040	408880	3976	C	C	38171302	WATERWORKS MARINA	1818 Westlake AVE N	D01
012-040	408880	3976	C	C	38170940	WATERWORKS MARINA	1818 WESTLAKE AVE N	D05
012-040	408880	3976	C	C	38171658	WATERWORKS MARINA	1818 WESTLAKE AVE N	D19
012-040	408880	3976	C	C	38171039	WATERWORKS MARINA	1818 WESTLAKE AVE N	D22
012-040	408880	3976	C	C	38171245	WATERWORKS MARINA	1818 WESTLAKE AVE N	D34
012-040	408880	3976	C	C	38171286	WATERWORKS MARINA	1818 WESTLAKE AVE N	E21
012-040	408880	3890	C	C	38170551	WESTLAKE MARINA	1900 WESTLAKE AVE N	B03
012-040	408880	3890	C	C	38171294	WESTLAKE MARINA	1900 WESTLAKE AVE N	B08
012-040	408880	3890	C	C	38170536	WESTLAKE MARINA	1900 WESTLAKE AVE N	B09
012-040	408880	3890	C	C	38170510	WESTLAKE MARINA	1900 WESTLAKE AVE N	B11
012-040	408880	3890	C	C	38171625	WESTLAKE MARINA	1900 WESTLAKE AVE N	B15
012-040	408880	3890	C	C	35082726	WESTLAKE MARINA	1900 WESTLAKE AVE N	B17
012-040	408880	3890	C	C	38171203	WESTLAKE MARINA	1900 WESTLAKE AVE N	B20
012-040	408880	3890	C	C	38170585	WESTLAKE MARINA	2000 WESTLAKE AVE N	E01
012-040	408880	3890	C	C	39991088	WESTLAKE MARINA	2000 WESTLAKE AVE N	E02
012-040	408880	3890	C	C	38170866	WESTLAKE MARINA	2000 WESTLAKE AVE N	E04
012-040	408880	3835	C	C	38170528	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	02
012-040	408880	3835	C	C	38170858	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	05
012-040	408880	3835	C	C	38170718	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	06
012-040	408880	3890	C	C	38171740	WESTLAKE MARINA	2040 WESTLAKE AVE N	14
012-040	408880	3835	C	C	38170957	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	18
012-040	408880	3835	C	C	38170981	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	26
012-040	408880	3835	C	C	38171062	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	01A
012-040	408880	3835	C	C	38170874	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	01B
012-040	408880	3835	C	C	38170999	CHINA HARBOR MARINA	2040 WESTLAKE AVE N o	03A
012-040	408880	3835	C	C	38171989	CHINA HARBOR MARINA	2040 WESTLAKE AVE N	B
012-040	408880	4005	C	C	38171609	BOAT WORLD	2100 WESTLAKE AVE N	#24
012-040	408880	4005	C	C	38171781	BOAT WORLD	2144 WESTLAKE AVE N	#D7
730-055	872700	0000	K	F	24356859	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	01
730-055	872700	0000	K	F	24356891	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	02
730-055	872700	0000	K	F	24356925	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	03
730-055	872700	0000	K	F	21869508	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	04
730-055	872700	0000	K	F	23698509	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	05
730-055	872700	0000	K	F	24431702	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	06
730-055	872700	0000	K	F	02716900	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	07
730-055	872700	0000	K	F	04258000	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	08
730-055	872700	0000	K	F	14036750	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	09
730-055	872700	0000	K	F	00528109	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	10
730-055	872700	0000	K	F	02001709	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	11
730-055	872700	0000	K	F	38169843	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	12
730-055	872700	0000	K	F	30003305	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	13
730-055	872700	0000	K	F	26902759	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	14
730-055	872700	0000	K	F	18246306	TWENTY-4-TWENTY CONDO	2420 WESTLAKE AVE N	15
012-040	408880	4130	C	C	38171997		2450 westlake AVE N	799
015-010	408880	4115	C	C	23291107	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	A
015-010	408880	4115	C	C	29839305	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	B
015-010	408880	4115	C	C	11355500	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	C
015-010	408880	4115	C	C	18584409	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	D
015-010	408880	4115	C	C	00232801	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	E
015-010	408880	4115	C	C	18424705	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	F
015-010	408880	4115	C	C	00909002	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	H
015-010	408880	4115	C	C	19956457	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	I
015-010	408880	4115	C	C	13097159	2460 INC-SLEEPLESS	2460 WESTLAKE AVE N	J
015-010	408880	4115	C	C	13161500	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	01
015-010	408880	4115	C	C	14079008	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	03
015-010	408880	4107	C	C	11086600	NESIKA CHUCK	2466 WESTLAKE AVE N	04
015-010	408880	4115	C	C	21548359	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	05
015-010	408880	4107	C	C	07802507	NESIKA CHUCK	2466 WESTLAKE AVE N	06

2025 PHYSICAL INSPECTION SPECIALTIES 15 AND 730								
Area	Major	Minor	Prop Type	Appl Group	TaxAcct Nbr	DockName	LocationAddr	SlipNbr
015-010	408880	4115	C	C	08318206	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	07
015-010	408880	4107	C	C	09676875	NESIKA CHUCK	2466 WESTLAKE AVE N	10
015-010	408880	4115	C	C	25696709	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	11
015-010	408880	4107	C	C	10362002	NESIKA CHUCK	2466 WESTLAKE AVE N	14
015-010	408880	4115	C	C	14743256	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	15
015-010	408880	4115	C	C	22991400	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	17
015-010	408880	4115	C	C	13420146	2460 INC-SLEEPLESS	2466 WESTLAKE AVE N	19
015-010	408880	4107	C	C	22344055	NESIKA CHUCK	2470 WESTLAKE AVE N	02
015-010	408880	4107	C	C	15527500	NESIKA CHUCK	2470 WESTLAKE AVE N	08
015-010	408880	4107	C	C	18981605	NESIKA CHUCK	2470 WESTLAKE AVE N	12
012-040	408880	3976	C	C	38171153	WATERWORKS MARINA	2524 WESTLAKE AVE N	D
012-040	408880	4310	C	C	38170627	COML MARINE CONSTRUCTION DC	2528 WESTLAKE AVE N	DOCK 2
012-040	408880	4310	C	C	38171278	COML MARINE CONSTRUCTION DC	2528 WESTLAKE AVE N	Dock 2
012-040	408880	4310	C	C	20187100	COML MARINE CONSTRUCTION DC	2536 WESTLAKE AVE N	DOCK 5 # 1
012-040	408880	4310	C	C	38170650	COML MARINE CONSTRUCTION DC	2540 WESTLAKE AVE N	05-01
012-040	408880	4310	C	C	35082668	COML MARINE CONSTRUCTION DC	2542 WESTLAKE AVE N	DOCK 4 # 7
012-040	408880	4310	C	C	38171443	COML MARINE CONSTRUCTION DC	2542 WESTLAKE AVE N	N2
012-040	408880	4275	C	C	38171815	DIAMOND MARINA	2560 WESTLAKE AVE N	118
012-040	408880	4275	C	C	38171872	DIAMOND MARINA	2706 WESTLAKE AVE N	076
012-040	408880	4275	C	C	38171807	DIAMOND MARINA	2706 WESTLAKE AVE N	098
012-040	408880	4275	C	C	38170783	DIAMOND MARINA	2706 WESTLAKE AVE N	099C
012-040	408880	3890	C	C	38171021	WESTLAKE MARINA	2738 WESTLAKE AVE N	B04
015-010	408880	4230	C	C	11455508	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# A
015-010	408880	4230	C	C	14779300	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# B
015-010	408880	4230	C	C	09388554	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# C
015-010	408880	4230	C	C	16176604	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# D
015-010	408880	4230	C	C	00462705	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# E
015-010	408880	4230	C	C	02135952	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# F
015-010	408880	4230	C	C	13109707	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# G
015-010	408880	4230	C	C	17393505	WESTLAKE COVE ASSOC	2764 WESTLAKE AVE N	# H
015-010	408880	4230	C	C	18482703	WESTLAKE COVE ASSOC	2766 WESTLAKE AVE N	# A
015-010	408880	4230	C	C	24319303	WESTLAKE COVE ASSOC	2766 WESTLAKE AVE N	# B
015-010	408880	4230	C	C	29832607	WESTLAKE COVE ASSOC	2766 WESTLAKE AVE N	# C
015-010	408880	4230	C	C	09081068	WESTLAKE COVE ASSOC	2766 WESTLAKE AVE N	# D
015-010	408880	4230	C	C	26048009	WESTLAKE COVE ASSOC	2766 WESTLAKE AVE N	# E
730-055	635195	0000	K	F	10951309	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 01
730-055	635195	0000	K	F	11307303	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 02
730-055	635195	0000	K	F	12079653	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 03
730-055	635195	0000	K	F	13575006	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 04
730-055	635195	0000	K	F	29237351	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 05
730-055	635195	0000	K	F	29861606	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 06
730-055	635195	0000	K	F	01791052	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 07
730-055	635195	0000	K	F	23802903	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 08
730-055	635195	0000	K	F	23074750	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 09
730-055	635195	0000	K	F	28721017	THE OLD BOATHOUSE	2770 WESTLAKE AVE N	# 10
730-050	674750	0000	K	F	11294600	PETTUS COVE	2812 WESTLAKE AVE N	# A
730-050	674750	0000	K	F	20515904	PETTUS COVE	2812 WESTLAKE AVE N	# B
730-050	674750	0000	K	F	20181343	PETTUS COVE	2812 WESTLAKE AVE N	# C

King County

Department of Assessments
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John Wilson
Assessor

As we start preparations for the 2026 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 the 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 for the entire population.
- Time adjust sales to January 1, 2026, 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, the 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