

## **Identification of Area 17**

### ***Name or Designation:***

University, Wallingford, Roosevelt, Sandpoint

### ***Boundaries:***

East of I-5, Area 17 is bound on the north by NE 95th Street, on the east by Lake Washington, on the south by Lake Union, and on the west by Interstate 5. West of I-5, Area 17 extends from NE 50<sup>th</sup> Street, south to Lake Union and west from I-5 to Albion Place N.

### ***Maps:***

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

### ***Area Description:***

The area included in the Assessor's Commercial Area 17 includes northeast Seattle approximately from Aurora Avenue to Lake Washington and from Lake Union and Portage Bay north to NE 95th Street. It includes seven business centers:

1. the University District, the business district located between I5 and the University of Washington;
2. the Roosevelt District, the business district on and close by Roosevelt Way from NE 50th Street north to about NE 75th Street;
3. the University Village business district, which includes the University Village shopping center as well as retail stores and service businesses nearby along 25th Avenue NE, NE 45th Street, NE Blakely Way, and NE 55th Street;
4. the Sand Point business district, a smaller retail district located along Sand Point Way in the vicinity of 50th Avenue NE;
5. Wallingford, a major business district located along N 45th Street between Stone Way N and I-5;
6. Stone Way, an area of retail and service businesses with a number of industrial properties, lying between N 45th Street and Lake Union; and
7. Northlake, a primarily industrial district associated with shipbuilding and repair along the Lake Union shoreline

Economic activity within Area 17 can be divided between region building activity, which exports to the larger regional economy, and region serving activity. The region building activities are the basis of the local economy, and the region serving businesses depend on the level of region building activity. The principal region building activity is the University of Washington, which attracts large numbers of students and provides employment for faculty and staff. Other region builders include the Children's Orthopedic Hospital, located on Sand Point Way at NE 50th Street, the home office of the Safeco Insurance Company, at NE 45th Street and 12th Avenue NE, and the shipyard activity along Lake Union and Portage Bay. The University Village shopping center has also become a region builder, having developed into a regional specialty center. Region serving activities include the smaller retail and service businesses located in the seven business centers.

Important changes have been taking place in these centers over the past several years. The University District was formerly a region building activity in itself, with a number of retail stores which attracted shoppers from around the Seattle area. These stores, including the Penney's Department Store, Nordstrom Department Store, and smaller specialty shops, have moved out of the district or are moving out at this time as leases expire. Many small restaurants and other businesses catering to the student population have taken their place, but commercial vacancies along University Way have been rising for several years. The exception is the University Bookstore, which carries textbooks and supplies for University classes. It also contains a large selection of popular books, music, camera supplies and clothing, and continues to attract shoppers from outside the local area.

Another important development, common to all the business centers in Area 17, has been the construction of large numbers of new apartments and residential condominiums. Until recently, apartment vacancies in the area were very low and rental rates were increasing rapidly, with the result that apartment properties were appreciating in value. This brought on a surge of multi-family development, especially in the eastern and northeastern parts of the University District.

Land in the area has seen significant increases in value, as evidenced by recent sales, so that now many properties have land values higher than their value in their existing use. In other words, the existing uses are not the use that the land would be put to if it were vacant, and increasingly are not the highest and best use of the properties as presently developed. The implication is that major redevelopment activity will be taking place in Area 17 in the next few years as the regional and national economies recover from the current recession. This is taking place now in the University District, with construction of new office properties and a new hotel in the vicinity of Roosevelt Way and NE 45th Street. The Roosevelt district, along Roosevelt Way and along NE 65 Street between Roosevelt Way and 15th Avenue NE is another area of rising land values.

The University Village shopping center, lying east of 25th Avenue NE and north of NE 45th Street, has become a regional specialty center, with the Barnes and Noble bookstore and the Eddie Bauer store, and with several "high-end" shops, including Pottery Barn, Restoration Hardware, and Miller-Pollard furnishings. The shopping center is currently being renovated and expanded with new retail shops, a five story-parking garage, and additional office space.

Area 17 is presently divided by the Assessor into four zones or economic neighborhoods. Neighborhood 10 consists of the area north of NE 65th Street and east of University Village and includes the Sand Point district and the northern part of the Roosevelt district. Neighborhood 20 includes the residential area to the north of the University campus and the University Village district. Neighborhood 30 is the University district. Neighborhood 40 includes the Wallingford, Stone Way, and Northlake districts.

### ***Preliminary Ratio Analysis:***

A Ratio Study was completed prior to the application of the recommended Roll 2003 values. This study included sales of improved parcels and showed a COV of 18.95%. The study was repeated after application of the 2002 assessed values. The results are included in the validation section of this report, and show an improvement in the COV to 13.38%.

## **Scope of Data**

### ***Land Value Data:***

Vacant sales between January 1, 1999 and March 31, 2002 were considered in valuing land. Vacant Sales are defined as transactions representing value in land to the purchaser. The category includes properties undeveloped at the time of sale and properties that were purchased for redevelopment rather than to continue the existing use.

### ***Improved Parcel Total Value Data:***

Sales of improved properties between January 1, 1999 and March 31, 2002 were considered in estimating market values of improved properties. Sales information is obtained from excise tax affidavits and reviewed by neighborhood appraisers to confirm that sales are "arms length" market transactions representing market value. Appraisers confirm sales through public record, through inspection of sale properties, and through interviews with buyers, sellers, and agents. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

## Land Value

### ***Land Sales, Analysis, Conclusion:***

Commercial, industrial and multi-family properties in Area 17 were examined to determine if changes in the assessed value of land were warranted for assessment year 2002. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

There were twelve land sales in Area 17 between January 1, 1999 and March 31, 2002. These are shown in the following table.

Land Sales by Type and Sub-area				
	Commercial	Industrial	Multi-family	Total
Subarea 10	1	0	1	2
Subarea 20	0	0	2	2
Subarea 30	4	0	0	4
Subarea 40	3	1	0	4
Total	8	1	3	12

Land value ranges in Area 17 are \$40.00 to \$80.00 per square foot for commercial land, \$30.00 to \$60.00 per square foot for multi-family land and \$15.00 to \$25.00 per square foot for industrial land. Values tend to be lowest in the northern part of the area and highest within the principal business districts. Ranges of value within the individual subareas are shown by zoning type in the following table.

Land Value per Square Foot by Zoning and Sub-area					
Subarea	Zoning				
	Commercial		Industrial	Multi-family	
	NC 1, 2	NC 3, 4	IC	L1, L2	L3, L4
10	\$40 - \$50	\$50 - \$70	-	\$30 - \$40	\$40 - \$50
20	\$40 - \$60	\$60 - \$65	-	\$40 - \$50	\$45 - \$70
30	\$50 - \$70	\$70 - \$90	-	\$40 - \$50	\$60 - \$70
40	\$60 - \$70	\$65	\$30 - \$40	\$40 - \$50	\$50 - \$65

Some selected values lie outside these ranges due to special considerations such as corner location or adverse environmental conditions.

Recommended values for Roll year 2003 (Assessment date January 1, 2002) result in an increase in total land value between January 1, 2001 and January 1, 2002 of 2.03%. Total assessed value of land rose from \$2,377,059,000 to \$2,425,329,600, an overall increase of \$48,270,600.

***Vacant Land Model:***

The direct sales comparison approach was used to estimate land values. The most important considerations were development potential, based on zoning, and location relative to major activity centers.

## **Improved Parcel Total Values:**

### ***Sales comparison approach model description:***

In the sales comparison approach, sales of improved properties are used to establish value ranges for various types of use. Sales for Area 17 were verified and analyzed to determine the sale price per square foot of net rentable area. This information was stratified according to use and location in order to set value ranges for classes of properties. A set of value ranges was created for the entire geographic area and is then adjusted for local conditions within each neighborhood.

### ***Cost approach model description:***

Value estimates by the cost approach were made using a software program supplied by the Marshall Valuation Service, a widely accepted guide to construction costs in the real estate industry. The model requires that the floor area of the building be classified among a series of coded uses and that the building structure, quality, shape, and heating system be specified. The appraiser estimates the building's effective age based on its actual age, observed condition, and obsolescence present, and the model calculates replacement cost and depreciation. Depreciated replacement cost is added to site value to obtain the value estimate by the cost approach.

The cost approach is used to estimate the value of public facilities and other buildings such as churches which have highly specialized configuration and which are not frequently sold. Estimates of depreciated replacement cost are calculated for other properties as well but are given less weight than the sales comparison and income approaches, which are considered to more accurately reflect the real estate market.

#### **Cost calibration**

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall Valuation Service.

### ***Income capitalization approach model description:***

The income capitalization model consists of a series of tables in which ranges of rent, vacancy, operating expenses, and overall capitalization rates are arrayed according to building quality and effective age. (See appendix) Tables are prepared for different types of income producing properties, (e.g. office buildings, retail stores, or restaurants). A separate set of tables is prepared for each sub-area, and the income model applies the appropriate table to each of the income producing properties in each sub-area to produce a value estimate by direct capitalization.

The valuation process includes the following steps:

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

**Income approach calibration:**

Parameters used in the income model (market rental rates, vacancy and operating expense ratios, and overall capitalization rates) were derived from published sources, from surveys and from analysis of sales of improved properties in the Area within the past three years.

Property Type	Typical Rent Range	Overall Rent Range	Expenses	OAR Range
Apartments	\$12.00 to \$14.00	\$9.00 to \$15.00	25%	.0725 - .0825
Restaurants	\$15.00 to \$18.00	\$9.00 to \$21.00	10%	.090 - .100
Retail	\$12.00 to \$25.00	\$9.00 to \$30.00	10%	.090 - .100
Offices	\$12.00 to \$18.00	\$9.00 to \$24.00	10% - 30%	.090 - .100
Medical Offices	\$15.00 to \$18.00	\$12.00 to \$24.00	10% - 30%	.090 - .100
Supermarket	\$8.00 to \$12.00	\$7.00 to \$16.00	10%	.090 - .100
Department store Discount store	\$12.00 to \$15.00	\$9.00 to \$21.00	10%	.090 - .100
Convenience Stores	\$12.00 to \$16.00	\$9.00 to \$18.00	10%	.090 - .100
Day Care Centers	\$12.00 to \$14.00	\$9.00 to \$16.00	10%	.085 - .100
Industrial/Whse	\$8.00 to \$10.00	\$7.00 to \$12.00	10%	.090 - .100
Service Garages and Mini-Lubes	\$9.00 to \$10.00	\$9.00 to \$12.00	10%	.090 - .100
Storage garage	\$4.00 to \$6.00	\$3.00 to \$9.00	10%	.090 - .100
Basement, Mezzanine	\$4.00 to \$6.00	\$3.00 to \$8.00	10%	.090 - .100
Vacancy Rate for all property types in Area 17 is 5%				

## **Model Validation**

### ***Total Value Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is office reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 18.95% to 13.38% and the C.O.D. from 13.01% to 9.85%. This reflects an improvement from previous values. In addition, the resulting assessment level is 97.1%. These figures are presented in the 2001 and 2002 Ratio Analysis charts included in this report.

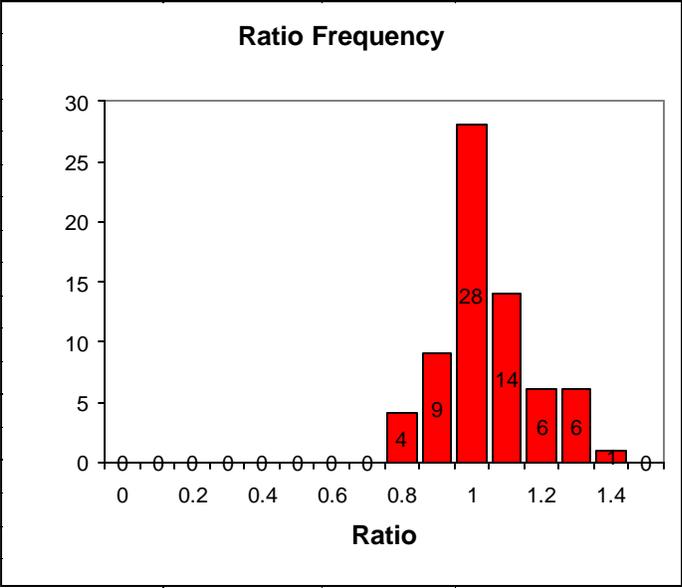
The total assessed value of Area 17 for the 2001 Assessment Year was \$2,874,026,600. The total recommended assessed value for the 2002 Assessment Year is \$2,927,510,000. This amounts to a total change of approximately 1.86%. This increase reflects the upward market changes of the previous year.

**Present Improvement Value Calculation for Area 17**

<b>Quadrant/Crew:</b>	<b>Lien Date:</b>	<b>Date:</b>		<b>Sales Dates:</b>
North Crew	1/1/2001	5/13/2002		1/1/99 - 03/31/02
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>		<b>Trend used?: Y / N</b>
17	SWIL	Improvement		N
<b>SAMPLE STATISTICS</b>				
<b>Sample size (n)</b>	68			
<b>Mean Assessed Value</b>	592,400			
<b>Mean Sales Price</b>	641,500			
<b>Standard Deviation AV</b>	470,609			
<b>Standard Deviation SP</b>	504,084			
<b>ASSESSMENT LEVEL</b>				
<b>Arithmetic mean ratio</b>	0.950			
<b>Median Ratio</b>	0.976			
<b>Weighted Mean Ratio</b>	0.923			
<b>UNIFORMITY</b>				
<b>Lowest ratio</b>	0.4090			
<b>Highest ratio:</b>	1.4457			
<b>Coefficient of Dispersion</b>	13.01%			
<b>Standard Deviation</b>	0.1801			
<b>Coefficient of Variation</b>	18.95%			
<b>Price-related Differential</b>	1.03			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>		<div style="border: 1px solid black; padding: 5px;">                     These figures reflect the 2001 assessed values compared to the listed sales                 </div>		
Lower limit	0.929			
Upper limit	0.991			
<b>95% Confidence: Mean</b>				
Lower limit	0.907			
Upper limit	0.993			
<b>SAMPLE SIZE EVALUATION</b>				
<b>N (population size)</b>	1166			
<b>B (acceptable error - in decimal)</b>	0.05			
<b>S (estimated from this sample)</b>	0.1801			
<b>Recommended minimum:</b>	50			
<b>Actual sample size:</b>	68			
<b>Conclusion:</b>	OK			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
# ratios below mean:	29			
# ratios above mean:	39			
z:	1.091410313			
<b>Conclusion:</b>	<b>Normal*</b>			
*i.e., no evidence of non-normality				

### Future Improvement Ratio Calculation for Area 17

<b>Quadrant/Crew:</b>	<b>Lien Date:</b>	<b>Date:</b>		<b>Sales Dates:</b>
North Crew	1/1/2002	5/13/2002		1/1/99 - 03/31/02
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>		<b>Trend used?: Y / N</b>
17	SWIL	Improvement		N
<b>SAMPLE STATISTICS</b>				
<i>Sample size (n)</i>	68			
<i>Mean Assessed Value</i>	622,900			
<i>Mean Sales Price</i>	641,500			
<i>Standard Deviation AV</i>	476,234			
<i>Standard Deviation SP</i>	504,084			
<b>ASSESSMENT LEVEL</b>				
<i>Arithmetic mean ratio</i>	0.995			
<i>Median Ratio</i>	0.985			
<i>Weighted Mean Ratio</i>	0.971			
<b>UNIFORMITY</b>				
<i>Lowest ratio</i>	0.7603			
<i>Highest ratio:</i>	1.3426			
<i>Coefficient of Dispersion</i>	9.85%			
<i>Standard Deviation</i>	0.1332			
<i>Coefficient of Variation</i>	13.38%			
<i>Price-related Differential</i>	1.0251			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>				
<i>Lower limit</i>	0.971			
<i>Upper limit</i>	1.005			
<b>95% Confidence: Mean</b>				
<i>Lower limit</i>	0.964			
<i>Upper limit</i>	1.027			
<b>SAMPLE SIZE EVALUATION</b>				
<i>N (population size)</i>	1166			
<i>B (acceptable error - in decimal)</i>	0.05			
<i>S (estimated from this sample)</i>	0.1332			
<b>Recommended minimum:</b>	28			
<i>Actual sample size:</i>	68			
<b>Conclusion:</b>	OK			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
<i># ratios below mean:</i>	36			
<i># ratios above mean:</i>	32			
<i>z:</i>	0.363803438			
<b>Conclusion:</b>	<b>Normal*</b>			
*i.e., no evidence of non-normality				



These figures reflect the recommended 2002 assessed values compared to the listed sales.

**Improvement Sales for Area 017 with Sales Used**

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	040	051000	1640	5,787	1762428	\$1,007,300	06/22/00	\$174.06	MEDICAL CLINIC & OFFICE	NC240'	1	2	
017	040	051000	2315	7,080	1792352	\$1,802,280	12/15/00	\$254.56	PAYLESS DRUG	NC240'	1	2	
017	010	052504	9097	1,648	1753126	\$190,000	05/15/00	\$115.29	GLO CLEANERS	C140'	1	2	
017	020	092504	9145	4,941	1723770	\$640,000	11/26/99	\$129.53	DUCHESS TAVERN	NC240	1	2	
017	020	092504	9154	2,268	1825350	\$340,000	06/19/01	\$149.91	ROOMING HOUSE	L3	1	2	
017	020	092504	9372	4,880	1819066	\$1,000,000	05/18/01	\$204.92	60 MIN TUNE & KITS CAMERAS	C165	1	2	
017	010	102504	9040	17,934	1776309	\$3,400,000	09/15/00	\$189.58	MEDICAL CLINIC	L3	1	2	
017	010	102504	9043	1,210	1769676	\$250,000	08/08/00	\$206.61	CHELSEA COTTAGE ANTIQUE	NC2/40'	1	2	
017	030	114200	0140	4,120	1676403	\$1,019,559	03/31/99	\$247.47	ALL AM SPORTS BAR & GRILL	NC365P'	1	2	
017	010	117295	0010	879	1721629	\$315,000	11/12/99	\$358.36	BRYANT VIEW CONDOMINIUM, #A	NC130'	1	2	
017	020	132130	0015	8,550	1670924	\$650,000	02/08/99	\$76.02	PHI KAPPA TAU FRATERNITY	L3	1	2	
017	040	182504	9063	9,600	1701213	\$600,000	07/28/99	\$62.50	LENNOX	IC45	1	2	
017	020	208020	0006	6,306	1832915	\$1,588,000	07/30/01	\$251.82	UNIVERSITY VILLAGE PRO BLDG	NC240'	1	2	
017	040	226150	0085	2,017	1691065	\$195,000	05/24/99	\$96.68	CITY LITES NEON	C140'	1	2	
017	020	243620	1000	2,664	1736179	\$230,000	02/14/00	\$86.34	HOGUE DESIGNS	C240	1	2	
017	020	243720	0034	3,332	1819025	\$560,000	05/22/01	\$168.07	ANIMAL CLINIC	C265	1	2	
017	030	286210	0550	5,984	1724308	\$759,500	11/24/99	\$126.92	PICCOLO'S PIZZA	NC240'	1	2	
017	030	286210	0600	5,467	1861811	\$744,500	01/04/02	\$136.18	MIXED USE BLDG	NC240	1	2	
017	010	288770	0610	2,352	1799395	\$825,000	02/01/01	\$350.77	VARLAMOS BROTHER SEAFOOD	C140	1	2	
017	010	288770	1505	13,311	1719703	\$1,525,000	10/28/99	\$114.57	CERTIFIED CARPETS	C140'	1	2	
017	010	288770	1880	4,673	1734081	\$518,000	01/28/00	\$110.85	RAINIER PRESS	NC240'	1	2	
017	010	297980	0945	3,606	1816917	\$375,000	05/01/01	\$103.99	HAPPY GO LATTE'	L2RC	1	2	
017	040	397540	0335	4,220	1756291	\$849,000	05/26/00	\$201.18	MIDVALE APT	NC340'	1	2	
017	040	408330	5610	6,230	1713969	\$699,000	09/30/99	\$112.20	STORE AND APTS	L2RC	1	2	
017	040	408380	3155	2,360	1674198	\$245,000	03/18/99	\$103.81	AI RESTAURANT/RESIDENCE	NC2-40	1	2	
017	030	409230	0800	2,666	1691698	\$320,000	06/11/99	\$120.03	DUPLEX	L3	1	2	
017	030	409230	1430	1,740	1841684	\$265,000	09/12/01	\$152.30	ACCUSPEED	L3	1	2	
017	030	409230	1610	4,116	1754325	\$495,000	05/19/00	\$120.26	ROOMING HOUSE-15 UNITS	L3	1	2	
017	030	409230	1985	2,146	1746142	\$305,000	03/30/00	\$142.12	DUPLEX	L3	1	2	
017	030	409230	2305	4,460	1670180	\$671,000	02/25/99	\$150.45	BODY POINT DESIGNS	IC45	1	2	
017	010	510040	0345	1,360	1712576	\$565,000	09/26/99	\$415.44	LAKE CITY CARS	C140'	1	2	
017	010	510040	1538	4,264	1751946	\$403,750	05/08/00	\$94.69	GLORIAS ON ROOSEVELT	NC240'	1	2	
017	010	510140	2200	4,790	1806155	\$775,000	03/12/01	\$161.80	SEVEN SEAS RESTAURANT	C1-65	1	2	
017	040	660028	0015	1,660	1828906	\$232,570	07/09/01	\$140.10	PACIFIC PALISADES CONDO, #C	C240'	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	030	674670	1565	6,840	1809625	\$1,534,000	03/28/01	\$224.27	TUBS	NC365	1	2	
017	030	674670	1720	2,178	1703796	\$300,000	08/10/99	\$137.74	MULTIPLE RESIDENCE	L3	1	2	
017	030	674670	1750	4,231	1670553	\$475,000	02/15/99	\$112.27	OFFICES - TRAVEL HOUSE	NC240	1	2	
017	010	684470	0605	2,530	1689041	\$213,000	05/25/99	\$84.19	MORNINGSIDE MARKET	SF5.0	1	2	
017	040	686520	0020	2,280	1708323	\$420,000	09/01/99	\$184.21	NORTHWEST VETERINARY HOSP	NC230'	1	2	
017	040	686520	0065	2,863	1821265	\$270,000	05/29/01	\$94.31	INTERLAKE CHILD CARE	L2	1	2	
017	040	686520	0325	970	1701830	\$437,000	07/20/99	\$450.52	PANKO'S CAFE	NC2.30	1	2	
017	040	686520	0945	1,509	1699514	\$418,000	07/13/99	\$277.00	FARMERS INS & 3-APTS	L3RC	1	2	
017	020	717480	0620	2,720	1670491	\$350,000	02/22/99	\$128.68	TRIPLEX	L3	1	2	
017	010	740970	0671	1,130	1791641	\$225,000	12/13/00	\$199.12	FAMILY DENTIST	NC130'	1	2	
017	040	782120	0005	0	1809619	\$300,000	03/30/01	\$0.00	HOUSE 1429 N 45TH STREET		1	2	
017	010	797420	0530	3,300	1661961	\$295,000	01/12/99	\$89.39	CHRISTOPHER ROBIN LEARNING CTR	NC130	1	2	
017	040	803270	0195	6,480	1790488	\$775,000	12/01/00	\$119.60	THE PART WORKS INC	C130'	2	2	
017	040	803370	0005	2,710	1799226	\$570,000	01/30/01	\$210.33	CAT CLINIC OF SEATTLE	C140'	1	2	
017	010	864150	0190	19,222	1854172	\$1,295,000	11/21/01	\$67.37	WEDGEWOOD REHABILITATION CENTER	L3	1	2	
017	010	864150	0385	3,064	1720662	\$900,000	11/01/99	\$293.73	CHAMPAGNE MOTORS USED CARS	C140'	2	2	
017	040	869030	0005	8,585	1819303	\$1,600,000	05/25/01	\$186.37	FRANDON	NC240'	1	2	
017	030	871460	0110	9,783	1769829	\$915,000	08/04/00	\$93.53	RETAIL & OFC	NC265P2	1	2	
017	030	881240	0280	5,603	1666751	\$692,000	02/02/99	\$123.51	BLUE MOON & KERRYMAN PUB	NC365'	1	2	
017	010	881540	0555	3,376	1835271	\$324,000	08/06/01	\$95.97	HOAGY'S CORNER	NC130'	1	2	
017	030	881640	0335	4,638	1751626	\$549,000	05/01/00	\$118.37	RETAIL WITH APTS	NC365P1	1	2	
017	030	881640	0715	2,690	1687988	\$330,000	05/27/99	\$122.68	FRAME IT LTD	NC365P2	1	2	
017	030	881640	0935	4,120	1834574	\$777,500	08/01/01	\$188.71	LAUNDRY & RETAIL	NC365P1	1	2	
017	010	881990	0015	4,600	1759090	\$715,000	06/15/00	\$155.43	THE CAMERON BLDG	NC140'	1	2	
017	020	882390	1585	3,088	1678576	\$360,000	04/06/99	\$116.58	TRIPLEX	L3	1	2	
017	020	882390	1660	2,189	1808808	\$429,950	03/21/01	\$196.41	ROOMING HOUSE	L3	1	2	
017	020	882390	1660	2,189	1731375	\$325,000	12/16/99	\$148.47	ROOMING HOUSE	L3	1	2	
017	020	882390	1765	2,183	1808495	\$469,900	03/21/01	\$215.25	ROOMING HOUSE	L3	1	2	
017	020	882390	1790	5,166	1663511	\$465,000	01/15/99	\$90.01	BOARDING HOUSE	L3	1	2	
017	020	882390	1840	3,068	1816534	\$560,000	04/23/01	\$182.53	ROOMING HOUSE	L3	1	2	
017	020	882390	1885	2,486	1744251	\$650,000	03/27/00	\$261.46	ROOMING HOUSE 17UNITS	L3	1	2	
017	020	882390	1980	2,262	1825016	\$550,000	06/19/01	\$243.15	ROOMING HOUSE	L3	1	2	
017	020	882790	1210	2,815	1698071	\$450,000	07/12/99	\$159.86	UNIV FOREIGN CAR REPAIR	NC130'	2	2	
017	030	922140	0505	2,000	1710737	\$325,000	09/14/99	\$162.50	UNIVERSITY CHIROPRACTIC CLINIC	NC240'	1	2	

**Vacant Sales for Area 017 with Sales Used**

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	508785	0010	9,859	1734752	\$231,000	02/20/00	\$23.43	MAPLE COURT CONDOMINIUM UNIT A	L2RC	1	2	
017	010	952810	3115	12,119	1722420	\$475,000	11/16/99	\$39.19	RETAIL/RESTAURANT	NC365P2	1	2	
017	020	092504	9080	7,125	1703162	\$125,000	07/27/99	\$17.54	CABIN	L3	1	2	
017	020	092504	9168	47,133	1691894	\$540,000	06/08/99	\$11.46	VAC	L3	1	2	
017	030	114200	0580	4,120	1759127	\$365,000	06/02/00	\$88.59	DUPLEX	NC385'	1	2	
017	030	674670	0140	17,950	1765426	\$2,366,500	07/11/00	\$131.84	BURGER KING	NC365	2	2	
017	030	674670	1106	9,189	1697521	\$802,500	07/02/99	\$87.33	PARKING LOT	NC3-65	1	2	
017	030	773360	0055	12,075	1740053	\$1,275,000	03/06/00	\$105.59	PARKING	NC385	1	2	
017	040	182504	9041	6,500	1697388	\$345,000	07/01/99	\$53.08	PARKING	C140'	1	2	
017	040	420690	0485	11,200	1762419	\$750,000	06/12/00	\$66.96	OFFICE CONSTRUCTION SITE	IC45	1	2	
017	040	445230	0015	7,750	1770738	\$590,000	07/25/00	\$76.13	TRAVEL EXPRESS	NC240'	1	2	
017	040	782120	0255	9,840	1731326	\$800,000	01/10/00	\$81.30	R E GUYER MD	NC240'	1	2	