

## ***Identification of the Area***

**Name or Designation: The Plateau and The Valley**

### **Commercial Area 95**

#### **Delineation:**

Commercial Area 95 is bounded on the west by Lake Sammamish and the Sammamish River, with the exceptions of downtown Redmond and Woodinville, which are in Area 90. The north boundary of Commercial Area 95 is the King-Snohomish county line, extending east to the crest of the Cascade Mountains. The eastern boundary corresponds to the King-Chelan and King-Kittitas county lines, south to the south line of Township 22 North. On the south, the boundary runs through the Snoqualmie National Forest to Section 35, Township 22 North, Range 8 East, WM, before zigzagging northwest to the south end of Lake Sammamish. There have been two major boundary adjustments made to Commercial Area 95. The first is the transfer of all of the areas within the corporate limits of Redmond to Commercial Area 90, and the transfer of portions of Issaquah from Commercial Area 75 into Commercial Area 95.

#### **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:**

Commercial Area 95 is referred to as the "Plateau and Valley" area because most of the properties are located along either the Sammamish Plateau or in the Snoqualmie River valley. Commercial Area 95 is a diverse region that includes the cities of Sammamish, Duvall, Carnation, Skykomish, Snoqualmie, and North Bend, as well as portions of the cities of Woodinville and Issaquah. "Rural (unincorporated) towns" include Fall City and Snoqualmie Pass, while "rural centers" include Cottage Lake, Preston and the Redmond/Fall City Road/NE 236th St. area. For the most part, Commercial Area 95 lies outside of the Seattle Metropolitan Area Urban Growth Line, and the area is rural in character. Area 95 has been divided into 12 sub areas, or neighborhoods. Excluding individual condominium units, there are 1,932 parcels in Commercial Area 95. The following is a brief description of each of the neighborhoods.

#### **Area 95-10: Sammamish**

This neighborhood was created out of the southern portion of the old Area 95-10, and includes the newly incorporated city of Sammamish plus adjacent properties outside of the city limits but considered to be within the Sammamish area. The neighborhood is located on the east side of Lake Sammamish, between Redmond to the north and Issaquah to the south. Excluding individual condominium units there are 180 parcels in Area 95-10. Most of the new development is of multi-family parcels located within the City of Sammamish. All of Area 95-10 is located within the Seattle Metropolitan Urban Growth Area boundary.

### **Area 95-15: Avondale – Union Hill**

This neighborhood was created out of the northern portions of the old Area 95-10 neighborhood and that portion of old Area 95-20 neighborhood not transferred to Commercial Area 90. The Avondale-Union Hill Neighborhood includes all of the unincorporated areas north of the Redmond-Fall City Road plus the small portion of east Woodinville. Excluding individual condominium units there are 155 parcels in Area 95-15. The major centers of development are in the vicinity of Cottage Lake near Avondale Road, close to the King-Snohomish county line and along the Redmond-Woodinville Road near the old Hollywood School. Overall, there has been limited new development or market activity in this neighborhood. With the exception of a small area within the city limits of Woodinville, all of Area 95-15 is located outside of the Seattle Metropolitan Urban Growth Area boundary.

### **Area 95-20: Gillman Village and Pickering Place**

This area represents a new neighborhood taken over from the old Commercial Area 75-40 neighborhood and consists of that portion of Issaquah north of Holly Street, north to Lake Sammamish State Park. The market area includes Gillman Village, on the south side of I-90, and Pickering Place, on the north side of I-90. Excluding individual condominium units there are 307 parcels in Area 95-20. The neighborhood consists primarily office building and retail stores. All of Area 95-20 is located within the city limits of Issaquah and lies within the *Seattle Metropolitan Urban Growth Area* boundary. Geographically, Area 95-20 is one of the smallest neighborhoods, but overall, it has the most parcels and is the most urbanized.

### **Area 95-25: Northeast Issaquah**

Like area 95-20, this neighborhood represents a new neighborhood for Area 95. It includes the northern portion of the old Commercial Area 75-50 lying north of Interstate 90. Most of the neighborhood was annexed into the city of Issaquah in 2000. Excluding individual condominium units there are 92 parcels in Area 95-25. The neighborhood consists primarily of office buildings, retail stores, new apartment buildings, and a large sand and gravel pit. All of Area 95-20 is located within the city limits of Issaquah and lies within the *Seattle Metropolitan Urban Growth Area* boundary. Area 95-20 has experienced the most commercial development during the past year.

### **Area 95-30: Duvall**

This market area was created out of the northern portion of the old Area 95-30, and includes the city of Duvall and surrounding properties considered to be within the Duvall market area. Duvall is an old incorporated town located on the ridge east of the Snoqualmie River. Most of the recent growth within the community has been in the residential sector, however there have been three major commercial projects completed or under construction. These include the Duvall Family Drug building, the Copper Hill Square development, and the Riverview Plaza building. Duvall is feeling the impact of Eastside expansion and the population growth has caused a modest retail boom. The new Safeway store is complete, but the adjacent properties have yet to be developed. The major new development in the community is the mixed-use Copper Hill Square, which includes retail, apartments, and condominiums. The current city imposed sewer moratorium has limited further new construction. As an incorporated city, Duvall has its own Urban Growth Area Boundary Line that generally conforms to the existing city limits. There are still limitations on new commercial development. The area as a whole, however, still lies outside of the Seattle Metropolitan Area Urban Growth Line, and new commercial development is limited. Excluding individual condominium units there are 173 parcels in Area 95-30.?

### **Area 95-35: Carnation**

The Carnation market area consists of the southern portion of the old Area 95-30 and includes the city of Carnation and adjacent unincorporated properties, including the Nestle Regional Training Center, considered to be in the Carnation market area. There are 121 parcels in Area 95-35. Carnation is an old incorporated town located along the Snoqualmie River. Unlike Duvall, Carnation has experienced limited growth in both its commercial and residential sectors, due, in part, to the fact that the community does not have a sewage treatment system. There are no definitive plans for a citywide sewer system. Like Duvall, Carnation has its own Urban Growth Area Boundary Line which generally conforms to the existing city limits. However, because the community lies outside of the Seattle Metropolitan Area Urban Growth Line and lacks a sewer infrastructure, new commercial development is limited.

### **Area 95-40: North Bend**

The North Bend area consists of the western portion of the old Area 95-40 and now is limited to city of North Bend. Adjacent areas to the north, east, and south are now in Area 95-45. The North Bend market, Area 95-40 consists of two distinct markets; the old retail center of downtown North Bend, and the newer commercial center at the South Fork Interchange off of I-90. This sub-market area includes the Great Northwest Factory Stores outlet mall. There are 252 parcels in Area 95-40. A water moratorium has restricted new development within the city. Thus, while there is little new construction in North Bend, there have been several major remodeling and renovations projects of existing buildings. As an incorporated city, North Bend has its own Urban Growth Area Boundary Line, which it shares with the city of Snoqualmie (Area 95-50). The North Bend portion of this Urban Growth Area Boundary Line extends east beyond the existing city limits to include the Edgewick Interchange (Area 95-45) allowing for potential future development in that area. The community still lies outside of the Seattle Metropolitan Area Urban Growth Line, which, along with the water moratorium has limited new commercial development.

### **Area 95-45: East North Bend - Edgewick**

The East North Bend – Edgewick area is the eastern most commercial area in the county and consists of those areas of the old Area 95-40 Neighborhood lying outside of the corporate limits of North Bend. The neighborhood includes properties along the old Sunset Highway and the Edgewick Interchange to I-90, which now primarily serve long haul truckers. A water moratorium, imposed by the state, has restricted new development within the neighborhood. Although this neighborhood is situated in unincorporated King County, it is included in the North Bend Urban Growth Area Boundary Line. Since the market area still lies outside of the Seattle Metropolitan Area Urban Growth Line new commercial development will be limited. There are 108 parcels in Area 95-45.

### **Area 95-50: Snoqualmie**

This neighborhood encompasses most the southeast portion of the old Area 95-50 and includes the city of Snoqualmie, plus adjacent unincorporated areas considered to be within the Snoqualmie market area. Development in Area 95-50 is restricted by the Snoqualmie River flood plane, which encompasses much of the area. The Snoqualmie neighborhood is the only rural area that has experienced steady growth over the past three years. Excluding individual condominium units, there are 291 parcels in Area 95-50. Growth is limited to the new Snoqualmie Ridge development near the SR 18/Echo Lake Interchange of I-90. As with Area 95-40 (North Bend), there has been limited new construction in the downtown retail core, but again, considerable remodeling and renovations of existing buildings has taken place. The neighborhood lies outside of the Seattle Metropolitan Area Urban Growth Line, but shares an existing Urban Growth Area Boundary Line with the city of North Bend. The Snoqualmie portion of the Urban Growth Area Boundary Line

extends north of the city to include the existing sawmill properties, and west of the city to pick up the new Echo Lake Interchange and the Snoqualmie Ridge Business Park development. As with North Bend, Snoqualmie lies outside of the Seattle Metropolitan Area Urban Growth Line, and while there is some new commercial development in the Snoqualmie Ridge Business Park, overall growth potential appears limited.

### **Area 95-55: Preston – Fall City**

This new market area encompasses the unincorporated area along Interstate 90 between Issaquah and Snoqualmie, plus the rural town of Fall City and the rural neighborhood of Preston. There are 152 parcels in Area 95-55. Development in Area 95-55 is restricted by the Snoqualmie River flood plane and a lack of sewers throughout the neighborhood. The two areas of commercial activity are the Preston-Fall City Interchange of I-90 and the unincorporated community of Fall City. This neighborhood lies outside both the Seattle Metropolitan Area Urban Growth Line and Snoqualmie-North Bend Urban Growth Area Boundary Line. Overall growth potential appears limited for this **market area**.

### **Area 95-60: Skykomish & Stevens Pass**

Area 95-60 is the largest of the twelve neighborhoods, but has among the fewest number of parcels, 64. Most of the parcels in Area 95-60 are non-taxable. The neighborhood consists of the northern half of the old Area 95-60 and is basically limited to commercial properties along the Stevens Pass Highway and the city of Skykomish. This neighborhood lies entirely outside of the Seattle Metropolitan Area Urban Growth Line. The City of Skykomish has been granted an Urban Growth Area Boundary Line, which corresponds to the existing city limits. The majority of Area 95-60 lies within the Snoqualmie-Mount Baker National Forest and new development is severely curtailed.

### **Area 95-65: Snoqualmie Pass**

Area 95-65 consists of the southern half of the old Area 95-60 lying along Interstate 90 between Edgewick (Area 95-45) and the Snoqualmie Summit. Excluding individual condominium units there are only 54 parcels in Area 95-65. All of the private commercial property is concentrated at or near the summit. As with Area 95-60, this neighborhood lies entirely outside of the *Seattle Metropolitan Area Urban Growth Line*, and with the exception of the area around the Snoqualmie Summit, entirely within the Snoqualmie-Mount Baker National Forest. New development in this market area is severely curtailed.

## Physical Inspection Area

For the year 2002 two neighborhoods were physically inspected. These were Area 95-50, the Snoqualmie Area, and Area 95-55, the Preston – Fall City Area

### Preliminary Ratio Analysis

A Preliminary Ratio Study was done in January of 2002, and included sales of property occurring between January 1, 1999 and December 31, 2001. The Preliminary Ratio Study indicated a Coefficient of Variation (COV) of 21.27%.

The Ratio Study was repeated following the application of the 2002 recommended values. The result is included in the VALUATION SECTION of this report, and shows a difference in the COV from 21.27% to 12.44%.

### Scope of Data

#### Land Value Data:

Vacant land sales that occurred between January 1999 and December 2001 are given primary consideration in the land valuation. All sales were investigated and sales verified as “good” were coded as 02 in the Assessor’s records. Multi-parcel sales are also considered after combining the various aspects of all parcels involved in the sale. Not all neighborhoods experienced land sales.

The condominium and larger apartment sites in Areas 95-10, 95-20, 95-25 are valued on a site basis rather than the value per square foot approach utilized in the valuation of other commercial and industrial properties. Site valuation is based on zoning and the actual or potential units allowed per site. Site values for apartment and condominium projects in Areas 95-10, 95-20, and 95-25 are based on the following:

Area	Jurisdiction	Zone Code	Zone Description	Dwelling Units/Acre	Value per Dwelling Unit
95-10	Samamish	1	R 6 Residential	6 du/acre	\$25,000
95-10	Samamish	3	R 12 Residential	12 du/acre	\$22,000
95-10	Samamish	3	R 18 Residential	18 du/acre	\$20,000
95-20 & 25	Issaquah	1	Urban Village	7 du/acre	\$65,000
95-20 & 25	Issaquah	3	Multifamily-Medium	14.5 du/acre	\$20,000
95-20 & 25	Issaquah	4	Multifamily-High	29 du/acre	\$15,000
95-20 & 25	Issaquah	5	Mixed Use	14.5 du/ac	\$20,000

#### Improved Parcel Total Value Data:

Sales information was obtained from excise tax affidavits and reviewed initially by the Accounting Division-Sales Identification Section. Information was additionally analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agents and/or brokers. If possible, characteristic data was also verified. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information is located in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

# Land Value

## ***Land Sales, Analysis, Conclusions***

As in previous years, there have been a limited number of unimproved land sales in Commercial Area 95, twenty-six in all. Sales in the western, urbanized, portion of Area 95 indicated a different pattern than those in the central and eastern, rural, portions of Area 95. Additionally, there were no land sales in -Areas 95-10, 95-35, 95-45, 95-60, and 95-65, whereas the newly acquired neighborhoods of 95-20 and 95-25 have experienced the greatest number of land sales. There were four in Area 95-20 and five in Area 95-25. In both areas the sales included both vacant multiple-family residential land and vacant commercial properties. Elsewhere, the next most active area would be Area 95-30 with the plottage of the Copper Ridge development site and the sales of several other sites in the near vicinity. The single land sale in Area 95-40 was of a small commercial lot located off the main street. In Area 95-50, five of the seven sales are located in the Snoqualmie Ridge Business Park, a “high-tech” business park with infrastructure unavailable to the competing business parks in the area. The other sale is of a small vacant lot lacking direct street access. The single sale in Area 95-55 is of a large vacant tract near the Preston Interchange.

The priority in valuing the underlying land in Commercial Area 95 has been the equalization of values. For the most part equalization is based on zoning and site size. The total assessed land value prior to the revaluation was \$711,941,375 (this amount differs from the \$557,017,200 in last year’s report because it now includes the urbanized Areas 95-20 and 95-25, less the old Area of 95-20). After revaluation the assessed land value is \$749,137,400, indicating a land value increase of approximately 5.22%. The difference is primarily due to increases in the values of publicly owned and tax-exempt properties, which had been carried at a low base value, and newly, developed commercial and multi-family developments in Issaquah.

**The following is a detailed discussion of the sales analysis for the various market areas.**

### **Areas 95-10**

There were no land sales for this area during the time frame of January 1, 1999 through December 31, 2001. The previous land value was \$105,562,000. The recommended land value is \$117,110,900, indicating a change of approximately 10.94%

### **Areas 95-15**

There was one land sale for this market area during the time frame of January 1, 1999 through December 31, 2001, as indicated below. The previous land value was \$65,088,500. The recommended land value is \$66,663,100, indicating a change of approximately 2.42%.

Area	Major	Minor	Land Area	ETax #	Sale Price	Sale Date	SP / Area	Zoning
95-15	012605	9014	83,635	1759831	\$115,000	6-16-2000	\$1.38	SE

### Areas 95-20

There were three sales from Area 95-20. The first sale (as listed below) is a retail-building site, the second is an office-building site, and the third is a multi-family residential site. These sales, along with those of Area 95-25, have been used to arrive at the new assessed land values. The previous land value was \$222,745,700. The recommended land value is \$226,688,700, indicating a change of approximately 1.77%.

Area	Major	Minor	Land Area	ETax #	Sale Price	Sale Date	SP / Area	Zoning
95-20	292406	9085	115,312	1679535	\$2,150,000	4-12-1999	\$18.65	IC
95-20	127530	0025	87,610	1735969	\$ 725,000	2-2-2000	\$ 8.28	PO
95-20	282406	9290	25,250	1661184	\$ 350,000	1-4-1999	\$13.86	DD-9

### Areas 95-25

There were eight sales in Area 95-25. The first sale (as listed below) is light industrial, the next three are retail and commercial, and the final four are multi-family residential. These sales, along with those of Area 95-20, have been used to arrive at the new assessed land values. The previous land value was \$76,308,800. The recommended land value is \$87,376, 600, indicating a change of approximately 14.50%.

Area	Major	Minor	Land Area	E Tax#	Sale Price	Sale Date	SP / Area	Zoning
95-25	272406	9196	18,310	1835186	\$ 250,000	8-13-2001	\$13.65	I
95-25	272406	9084	155,475	1782128	\$3,000,000	10-17-2000	\$19.30	IC
95-25	222406	9030	174,759	1809601	\$2,374,430	3-30-2001	\$13.59	R
95-25	222406	9072	522,753	1788497	\$5,545,905	12-7-1999	\$10.61	MF-M
95-25	222406	9044	252,301	1759272	\$2,918,000	6-15-2000	\$11.57	MF-M
95-25	664600	0020	46,488	1755778	\$ 75,000	5-25-2000	\$ 1.61	MF-M

### Area 95-30

There were seven sales in Area 95-30. The first two sales (as listed below) are located near the CBD and are of a mixed-use zoning. The next three sales are located near the south end of the city, and are zoned mixed-use, residential, and commercial. The final sale is a resale. The previous land value was \$32,310,000. The recommended land value is \$33,630,200, indicating a change of approximately 4.09%.

Area	Major	Minor	Land Area	ETax#	Sale Price	Sale Date	SP / Area	Zoning
95-30	213070	0085	5,400	1764906	\$ 77,728	7-31-2000	\$14.39	MXD16
95-30	213070	0325	20,408	1801035	\$200,000	1-17-2001	\$ 9.80	MXD16
95-30	132606	9159	21,750	1833185	\$240,000	7-30-2001	\$11.03	MXD12
95-30	132606	9149	129,979	1688335	\$837,000	05/13/99	\$ 6.44	R12
95-30	212990	0020	21,800	1727343	\$192,620	12/13/99	\$ 8.84	CO
95-30	212990	0030	87,200	1669962	\$540,000	02/16/99	\$8.25	CO
95-30	212990	0030	87,200	1808150	\$775,000	3-21-2001	\$ 8.98	CO

### Area 95-35

There were no land sales for this area during the time frame of January 1, 1999 through December 31, 2001. The previous land value was \$18,882,500. The recommended land value is \$20,552,500, indicating a change of approximately 8.84%. Much of this increase was caused by the realignment of the market area boundaries to include all of the Nestle Regional Training Center.

### Area 95-40

As is in previous years, North Bend has seen little construction activity pending a resolution of its water and sewer problems, hence a lack of vacant land sales. There has been only one sale during the market period. The previous land value was \$52,890,700. The recommended land value is \$54,623,900, indicating a change of approximately 3.28%.

Area	Major	Minor	Land Area	ETax#	Sale Price	Sale Date	SP / Area	Zoning
95-40	092308	9039	27,144	1784010	\$150,000	10/23/00	\$ 5.53	RM900

### Area 95-45

There were no land sales for this market area during the time frame of January 1, 1999 through December 31, 2001. The previous land value was \$18,756,300. The recommended land value is \$18,347,500, indicating a change of minus 2.18%.

### Area 95-50

As in previous years, most of vacant land sales within this market area occurred in the Snoqualmie Ridge Business Park. This is reflected by the last five MU zoned sales. Parcel 785180-0040 indicates a resale, after a minor lot line adjustment, with an increase in value of 34% over six months. Land within the business park is generally selling for between \$10.00 and \$13.00 per square foot. Snoqualmie Ridge Business Park is the exception in the neighborhood, as it is developed as a high-tech business park offering amenities more comparable to those offered in Bellevue or Redmond. It is superior to other industrial areas in the vicinity. The previous land value was \$69,101,600. The recommended land value is \$71,548,100, indicating an overall land value increase of approximately 3.54%.

Area	Major	Minor	Land Area	E Tax#	Sale Price	Sale Date	SP /Area	Zoning
95-50	784920	0480	11,200	1765020	\$ 30,200	07/14/00	\$ 2.70	RB
95-50	785180	0020	179,032	1700396	\$1,654,362	07/26/99	\$ 9.24	MU
95-50	785180	0030	110,207	1678363	\$1,045,732	04/08/99	\$ 9.49	MU
95-50	785180	0040	83,635	1761125	\$1,155,000	06/24/00	\$13.81	MU
95-50	785180	0040	83,517	1727441	\$ 860,225	12/16/99	\$10.30	MU
95-50	785180	0070	371,131	1773228	\$4,066,447	08/26/00	\$10.96	MU

### Area 95-55

The only vacant land sale in this market is located near the Preston Interchange. The previous land value for this market was \$40,254,100. The recommended land value is \$41,689,000, indicating a change of approximately 3.56%.

Area	Major	Minor	Land Area	E Tax#	Sale Price	Sale Date	SP /Area	Zoning
95-55	292407	9009	953,964	1667543	\$1,700,000	2-16-1999	\$1.78	MP

**Area 95-60**

Again, there were no land sales for Area 95-60. The previous land value was \$4,652,300. The recommended land value is \$4,466,500, indicating a change of approximately minus 3.99%.

**Area 95-65**

Like Area 95-60, there were no land sales for this market during the time frame of January 1, 1999 through December 31, 2001. The previous land value was \$5,388,300. The recommended land value is \$6,440,400, indicating a change of approximately 19.53%. The overall value increase is due to the increased values placed on two publicly owned, tax-exempt properties, which had been carried with low base land values.

## **Improved Parcel Total Values:**

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

The model for sales comparison is based on four fields within the Assessor's records; the occupancy codes, the effective age of the improvements, condition, and the gross building size. A search was made of the data that most closely fit a given property within each geographic area and sub-area.

There are 43 improved sales in Commercial Area 95 considered acceptable fair market transactions reflective of market conditions. The sales are not evenly spread out within the area. Areas 95-15, 95-35, 95-45, and 95-55 have five or fewer improved sales. Areas 95-20, 95-30, and 95-40 each have more than five improved sales. Areas 95-10, 95-25, 95-60, and 95-65 have had no improved market transactions over the preceding three years. Of possibly more significance than the geographic distribution of the sales may be their chronological distribution. Going back a year to include 1998 sales the number of sales increases to 60. Seventeen of the sales occurred during 1998. This figure increased the following year to 19 in 1999, but dropped back down to 17 in 2000. During 2001 only seven sales occurred. Thus, while there is insignificant data to postulate as to the affect, if any, of the events of September 11, 2001, there is evidence to suggest that the market was affected by the general overall economic slowdown of 2001.

The sales were analyzed primarily based on predominant use and section use to arrive at a sales price per square foot value. If applicable, differing building segments were also analyzed. The sales price per square foot value was then correlated against the net rentable area used for the income approach. Sales prices establish a general value range that help establish the upper and lower market value limits for the various property types within the subject market areas. In applying the sales comparison approach location, quality, and effective age are additional factors considered. When sales data is available the market approach is considered the most reliable approach to value.

### ***Sales comparison calibration***

Comparable sales from each market were investigated and applied to comparable properties within the market area. Additionally, sales from competing or similar market areas were included to supplement the surrounding neighborhoods within the geographic areas. Data from the sales were analyzed and compared to income and cost data.

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

A replacement cost new – less depreciation (RCNLD) analysis based on the *Marshall & Swift Commercial Estimator* is automatically calculated on all improved properties. Depreciation is based on studies done by the Marshall & Swift Valuation Service. Both costs and depreciation are adjusted to the date of valuation, January 1, 2002. The "Current Cost Multiplier" is based on the final quarter of the year, while the "Local Cost Multiplier" is based on Western US region and the Seattle Area market. On the whole, these Seattle-based cost figures do not reflect the true costs associated with most of rural Commercial Area 95. Other than publicly owned, tax-exempt, and new construction properties, the cost approach is not used. The cost approach, however, has been used exclusively for publicly owned and/or tax-exempt properties

### ***Cost calibration***

By accessing the parcel and computerized valuation model supplied by Marshall & Swift, the appraiser valuing new construction can individually re-calibrate Marshall-Swift valuations for specific building segments.

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

One hundred twenty-three (123) income tables have been developed for the income capitalization approach for the 12 neighborhoods. Each table is tailored for specific property types within each area and are broken down

into specific use classifications; such as retail uses, office space, eating establishments, supermarkets, medical/dental services, attached residential, multi-family group care residences, detached single-family residential, day care centers, industrial – manufacturing, storage, agricultural, and recreational uses. Finished basements and mezzanine uses are also considered, although these uses may be combined with other uses.

Additionally, there is a “No Income” table for each neighborhood to cover those properties for which the income approach is not applicable, such as exempt parcels and/or special use properties where no income information exists. Each neighborhood is unique in its income tables, and a specific use that may have been calculated in one neighborhood may be in the “No Income” table in another.

### ***Income approach calibration***

The income tables are based on the effective age and condition of each building component based on size, effective age, and construction quality as recorded in the Assessor’s records. Each building component is then calibrated based on typical economic rent (RENT), market vacancy and credit loss (VCL), typical operating expenses (OEX), and capitalization rates (CAP) for its specific neighborhood. In a limited number of instances a blended rate may be utilized in the valuation of specific properties.

### ***Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.***

All parcels are individually reviewed by the geographic area appraiser for correctness of the table application before final value was selected. The market rents, as established by the income model, are used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat, but fall within an acceptable range of variation of the established guideline. In all instances, the appraiser has the option of overriding the calculated income value when specific circumstances warrant such a change. Final value selects are reviewed by the Senior Appraiser before posting.

### ***Neighborhood Overview***

#### **Area 95-10: Sammamish**

Commercial properties in this area are clustered in three centers, the Inglewood Plaza commercial area at NE 8th Street and 228th Avenue SE, Pine Lake Plaza at 228th Avenue SE and the Issaquah-Pine Lake Road, and the Klahanie Community Center at Klahanie Drive and the Issaquah-Fall City Road. The entire neighborhood, with the exception of the Klahanie Community Center, is situated within incorporated city of Sammamish. Klahanie is adjacent to the city and is part of the market area. Most of the new development is of multi-family parcels and are included in the “Neighborhood 100 Apartment Specialty Report.” During the current market period, 1999 through 2001, there have been no arms-length sales of non-residential commercial properties within this neighborhood. Commercial rents have generally held steady, and do not appear to have been adversely affected by the current economic conditions. This may be due in part to the residential nature of the community and the fact that the three commercial centers are mixed-use and are able to draw upon a wide spectrum of the population. Typical retail rents ranged from \$10-18 per square foot on a triple net basis. The balance of commercial properties includes churches, schools, and day care centers. They are typically valued using the Marshall & Swift cost approach. Overall, values in this market increased by approximately 12.69%, from \$252,439,000 to \$284,485,000. The large increase for the neighborhood is the inclusion of Eastlake High School. Previously a portion of the school was valued by the Residential Division.

### Area 95-15: Avondale – Union Hill

For the most part, this market has few commercial properties and they are generally scattered along three different highways, the Woodinville-Duvall Road in the north, the Redmond-Woodinville Road in the east, and the Redmond-Fall City Road in the south. The two major centers of development are in the vicinity of Cottage Lake near the King-Snohomish county line and near the old Hollywood School along the Redmond-Woodinville Road in the west. Typical retail rents ranged from \$9-18 per square foot on a triple net basis. There is one new office building with rents in the \$15- \$17 per square foot range. The balance of commercial properties consists of churches, schools, and other non-taxable properties, and owner-occupied enterprises such as day care centers and service shops. Overall, values in this market decreased by approximately 3.41%, from \$179,680,500 to \$173,549,300. The single sale of a commercial property was that of the Root Connection, a special use property. This sale has limited impact on the overall valuation of the neighborhood.

Major	Minor	Total NRA	Sale Price	Sale Date	SP / NRA	Property Name	Zone
232605	9068	1,120	\$183,000	03/08/99	\$163.39	ROOT CONNECTION	A-10

### Area 95-20: Gillman Village and Pickering Place

This is a new neighborhood for Area 95. The Gillman Village – Pickering Place neighborhood is located along both sides of I-90 in Issaquah. The neighborhood consists primarily office buildings and retail stores. Those south of I-90, on the Gillman side, tend to be older and smaller than those on the north side of the freeway. Area 95-20 has the greatest mix of property types, styles and effective ages, and therefore the neighborhood exhibits the largest range in rents. Retail space is typically in the \$10 - \$15 per square foot range, with some special use properties such as restaurants, as high as \$30.00 per square foot. Although somewhat softer than in previous years, as a result of new construction and a general slowdown in the economy, the office market is still in the \$20 - \$30 per square foot range. Vacancies, however, have increased in most instances, and are generally considered in the 7% to 10% range. There were seven improved sales in this market. The sales ranged in value from \$166 per square foot to a high of \$254 per square foot, but on the whole showed a consistent valuation pattern with respect to age and quality of construction. Overall, values in this area increased by approximately 8.24%, from \$372,492,400 to \$403,174,100. The sales, listed below, were considered in the valuation of both this neighborhood and the adjacent Area 95-25 neighborhood.

Major	Minor	Total NRA	Sale Price	Sale Date	SP / NRA	Property Name	Zone
282406	9194	18,400	\$3,050,000	01/28/99	\$165.76	GILMAN STATION	RDISG
282406	9346	5,996	\$1,300,000	12/15/99	\$216.81	PRIME REALTY BUILDING	CG
292406	9075	2,400	\$400,000	04/17/00	\$166.67	SAV-ON LANDSCAPE	SF-S
355750	0140	126,130	\$22,010,000	06/06/00	\$174.50	I-90 CORPORATE CENTER	DEVDIS5
355750	0180	25,416	\$4,950,000	06/09/00	\$194.76	PETSMART	DEVDIS5
355750	0232	13,596	\$3,450,000	12/29/00	\$253.75	WHEREHOUSE MUSIC	R
884350	0240	6,560	\$1,150,000	04/19/99	\$175.30	POGACHA RESTAURANT	RDISG

### Area 95-25: Northeast Issaquah

Like Area 95-20, this neighborhood represents a new neighborhood for Area 95. The neighborhood includes that area north and east of I-90 and east of the East Lake Sammamish Parkway, and consists primarily of office buildings, retail stores, and apartment buildings. Like Area 95-20, retail space is typically in the \$10 - \$15 per square foot range, with some special use properties, such as restaurants, as high as \$30.00 per square foot. Office space is also in the \$20 - \$30 per square foot range with vacancies in the 7% to 10% range. Unlike Area 95-20, however, there have been no sales within this market. Area 95-20 sales were considered in the valuation of this neighborhood. Overall, values in this area increased by approximately 10.0%, from \$118,916,200 to \$130,810,400.

### Area 95-30: Duvall

With the exception of the Braithburn Academy sale, all of the commercial sales in this market are located the downtown core of the city of Duvall. The six sales include a wide variety of property types, however the indicated value range is rather narrow for such diversity – between \$90.84 and \$139.36 per square foot. Retail and office rents also show a narrow range, typically between \$12.00 and \$16.00 per square foot. The industrial manufacturing and storage rates are generally between \$5.00 and \$10.00 per square foot. The sewer moratorium, by limiting new construction, has enhanced existing buildings. Overall, values in this area increased by only 1.13%, from \$69,389,600 to \$70,170,900. The sales, listed below, were considered in the valuation of both this neighborhood and the Area 95-30 neighborhood, and to a lesser degree in the valuation of Areas 95-15 and 95-35.

Major	Minor	Total NRA	Sale Price	Sale Date	SP / NRA	Property Name	Zone
132606	9166	4,088	\$405,586	12/13/99	\$99.21	VARIOUS RETAIL	CO
132606	9180	3,743	\$340,000	04/10/00	\$90.84	BRAITHBURN ACADEMY	MXD12
213070	0230	9,220	\$907,000	06/26/00	\$98.37	WHITEFIELD PLAZA	MXD16
213070	0285	1,752	\$170,000	10/11/99	\$97.03	DUVALL TAVERN	MXD16
213070	0565	1,184	\$165,000	02/09/01	\$139.36	TRIM SALES	MXD16
213210	0010	6,893	\$868,000	10/29/99	\$125.92	GINNY'S RESTAURANT	MXD12

### Area 95-35: Carnation

The Carnation market includes the city of Carnation and adjacent unincorporated properties. Each of the five recent sales, however, is located within Carnation proper. The sales represent a good cross section of the various property types within the neighborhood with the exception of industrial properties. The lack of sewage treatment facilities has limited not only the construction of new properties, but has limited the development and/or expansion of existing properties. This, in part, may account for the higher average price paid for the properties. The sales range in value from \$64 per square foot to \$180 per square foot. Currently retail rents are in the range of between \$5.00 per square foot to \$20.00 per square foot. A high percentage of properties in the Carnation area are owner occupied small businesses. Sales from the Duvall area, Area 95-30 to the north, and the Fall City area, Area 95-55 to the south (also without sewers), have been used to supplement the sales from this neighborhood. Overall, values in this market increased by approximately 2.87%, from \$47,403,600 to \$48,462,600. The following sales have been considered in the valuation of Area 95-35.

Major	Minor	Total NRA	Sale Price	Sale Date	\$/SF	Property Name	Zone
212507	9037	1,472	\$265,000	10/20/00	\$180.03	F O E CLUBHOUSE	
865730	0260	1,976	\$330,000	04/19/00	\$167.00	LITHOPAK	B1
865830	2095	4,564	\$294,175	05/17/99	\$64.46	CHAMPION BLDG #1	BI
865830	2140	1,100	\$150,000	07/19/99	\$136.36	SIMPLY GRAND INTERIOR	B1
865830	2180	2,980	\$300,000	08/23/00	\$100.67	STEVES COLLISION	B1

### Area 95-40: North Bend

The North Bend neighborhood exhibited the most market activity over the market period with 12 sales. With the exception of the first three sales (as listed below) they are of commercial properties within the downtown core. The water moratorium has restricted new development within the market. There has been little new construction, but there have been several major remodeling and renovations projects of existing buildings including the conversion of older single-family residences to commercial uses. Retail rents for the market generally range between \$7.00 per square foot to \$15.00 per square foot, while office space typically falls within the \$10.00 to \$15.00 per square foot range. Excluding the sale of the North Bend Theater, as a special use property, the sales present a wide range in values between \$90 per square foot to \$185 per square foot. Overall, values in this market increased by approximately 3.21%, from \$83,830,500 to \$86,522,300. The following sales have been considered in the valuation of properties within the Area 95-40 market area, and to a lesser degree in the valuation of properties within Areas 95-45 and 95-50.

Major	Minor	Total NRA	Sale Price	Sale Date	\$/SF	Property Name	Zone
042308	9026	8,400	\$550,000	05/30/00	\$65.48	CALVERY CHURCH	MP
042308	9027	67,852	\$1,675,000	01/14/99	\$24.69	A E DOWNS CABINET YAMI'S HAVEN	MP
373490	0030	2,967	\$423,800	02/25/00	\$142.84	DAYCARE	RM
784670	0200	1,320	\$170,000	04/15/99	\$128.79	PARK'S TAEKWONDO	BC
784670	0650	3,096	\$280,000	03/01/00	\$90.44	VACANT WREHE & OFF	BC
784670	0790	4,024	\$265,000	09/20/99	\$65.85	NORTH BEND THEATRE	BC
784670	0826	2,846	\$275,700	08/06/99	\$96.87	MONOGRAM TAVERN	BC
803620	0035	2,928	\$310,000	12/06/99	\$105.87	MEDICAL CLINIC+LAND	CG
857090	0201	1,080	\$200,000	10/13/00	\$185.19	PURPLE BALANCE	BC
857090	0283	1,850	\$305,000	10/29/99	\$164.86	OPTOMETRISTS OFFICE	BC
857190	0055	3,075	\$500,000	09/14/01	\$162.60	VALLEY OFFICE PROD	BC
857190	0076	2,250	\$250,000	02/15/00	\$111.11	EASTSIDE REALTY	BC

### Area 95-45: East North Bend - Edgewick

The major concentration of commercial properties in the East North Bend – Edgewick area is centered at the Edgewick Interchange area. Additional properties are located along the old Sunset Highway. The limited number of commercial properties in this market is reflected in the limited number of commercial sales, two. Both sales are located along the old highway. One sale is of an industrial property and the other is of a converted single-family residence now used as an office. Both properties are owner occupied. A water moratorium has restricted new development within the neighborhood. Both income and market data are limited. Data from other rural market areas, particularly Area 95-40 and Area 95-35 were used to supplement data from this market. Overall, values in this market decreased by approximately 1.66%, from \$24,257,600 to \$23,862,600.

Major	Minor	Total NRA	Sale Price	Sale Date	\$/SF	Property Name	Zone
142308	9084	14,160	\$500,000	06/08/00	\$35.31	MILLWORK OUTLET	C-G-P
152308	9117	1,792	\$270,000	06/07/00	\$150.67	ATTORNEY OFFICE	RBSO

### Area 95-50: Snoqualmie

The Snoqualmie neighborhood is one of the two physical inspection neighborhoods for the assessment year. More time and energy was expended in this inspection area interviewing owners and tenants. Commercial activity in the Snoqualmie market includes the downtown core of Snoqualmie, the Meadowbrook neighborhood adjacent to the high school, and the new Snoqualmie Ridge neighborhood. Every commercial property was physically inspected and an interior inspection was made of approximately 95% of the properties. The six sales are all located in the old downtown core of Snoqualmie. New development is now restricted in this area due to concerns of flooding. The policy of the Snoqualmie city government is to have new development concentrated in the Snoqualmie Ridge area of the city. As a result, there is limited new construction in downtown Snoqualmie and considerable remodeling and renovations of existing buildings. Rental rates for the old downtown market are generally between \$6.00 and \$16 per square foot for retail and between \$12.00 and \$16.00 per square foot for office. In the Snoqualmie Ridge neighborhood rents are in the \$15.00 to \$20.00 range. Vacancies range from less than 10% in the older downtown area to over 30% in the Meadowbrook and Snoqualmie Ridge Business Park neighborhoods. Overall, values in this area increased by approximately 11.04%, from \$117,728,775 to \$130,722,000. Included in the value increase, however, is the new sewage treatment plant. The following sales have been considered in the valuation of properties within Area 95-50, and to a lesser degree in the valuation of properties within the Areas 95-40 and 95-55.

Major	Minor	Total NRA	Sale Price	Sale Date	\$/SF	Property Name	Zone
784920	0400	3,947	\$385,000	12/26/01	\$97.54	VALLEY RECORD	RB
784920	0525	4,764	\$359,000	01/22/99	\$75.36	SNOQ VILLAGE CENTER	RB
784920	0530	4,128	\$300,000	07/30/01	\$72.67	SIMS DRUG STORE	RB
784920	0510	2,240	\$210,000	11/03/00	\$93.75	LA FOGATA RESTAURANT	RB
784920	0541	3,712	\$385,000	01/05/01	\$103.72	EDWARD JONES	RB
784920	2655	1,864	\$220,000	12/26/00	\$118.03	OFFICE BLDG	RB

### Area 95-55: Preston – Fall City

Like Area 95-50, Area 95-55 was a physical inspection area. All of the commercial properties were physically inspected, with interior inspections of approximately 95% of the properties. Many of the factors and conditions affecting the other markets are at play in the Fall City neighborhood, plus three additional considerations. This neighborhood is without sewers and is largely within the Snoqualmie River floodplain. Additionally, the community is in unincorporated King County. Like Area 95-50, Area 95-55 has two separate and distinct markets, the Fall City commercial core at the junction of the Fall City-Carnation Road (SR 203) and SE Redmond-Fall City Road (SR 202) and the Preston neighborhood located at the Preston Interchange to I-90. The Fall City area is primarily commercial while the Preston area is primarily industrial. Rents for commercial properties are generally in the \$10.00 to \$15.00 per square foot range, while the industrial rents are \$4.00 to \$10.00. As with the Snoqualmie neighborhoods, the commercial neighborhoods of Area 95-55 have differing occupancy rates. The Fall City neighborhood is close to 90% occupied while the industrial neighborhood of Preston has an occupancy rate closer to 70%. Overall, values in this market decreased by approximately 2.92%, from \$90,823,600 to \$88,171,500. The following sales have been considered in the valuation of properties within Area 95-55, and to a lesser degree in the valuation of properties within Areas 95-35 and 95-50.

Major	Minor	Total NRA	Sale Price	Sale Date	\$/SF	Property Name	Zone
247590	0080	3,640	\$250,000	06/15/01	\$68.68	EL CAPPORAL RESTAURANT	BC
247590	0120	3,036	\$630,000	04/24/01	\$207.51	MARTINELL'S RESTAURANT	BC
247590	0385	1,380	\$325,000	12/05/00	\$235.51	FALL CITY CERAMICS	BC
322407	9006	3,760	\$335,000	12/16/99	\$89.10	SINGLE FAMILY RESIDENCE	BC

### **Area 95-60: Skykomish & Stevens Pass**

Commercial properties in Area 95-60 are basically limited to commercial properties along the Stevens Pass Highway and the city of Skykomish. There have been no recent market sales within this neighborhood. For the most part, the commercial properties are owner-occupied. Given the limited market data, values have been little changed from the previous year. Overall values have increased by approximately 1.98%, from \$19,322,200 to \$19,704,000.

### **Area 95-65: Snoqualmie Pass**

As with Area 95-60, Area 95-65 consists of very few commercial properties, all of which are concentrated at, or near, the summit of Snoqualmie Pass. Construction of Seattle City Light's Cedar River Watershed Education Center and construction at the Washington State Fire Fighters Academy are the primary cause of the overall 8.01% increase in value, from \$18,202,600 to \$19,661,400.

### **Additional Comments**

Interviews with property owners, tenants, and city officials throughout Commercial Area 95 confirms that the events of September 11, 2001 have had little direct impact on the real estate market. What has had a greater affect on these local, small town markets has been the overall slowdown in the regional economy. In the larger Seattle-King County market a central cause of the market decline has been a pull back in the high-tech and aerospace industries, which in turn, has created a large vacancy factor in these markets. This has allowed businesses, once relegated to the small markets of east King County, to be able to locate, or more specifically - relocate, to neighborhoods closer to Seattle and Bellevue. The most dramatic examples of this 'migration' are the high vacancies for the new industrial/office buildings in the Preston industrial area and in the Snoqualmie Ridge Business Park. While the numbers of businesses involved have been small, it is a trend that may continue.

## Model Validation

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

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

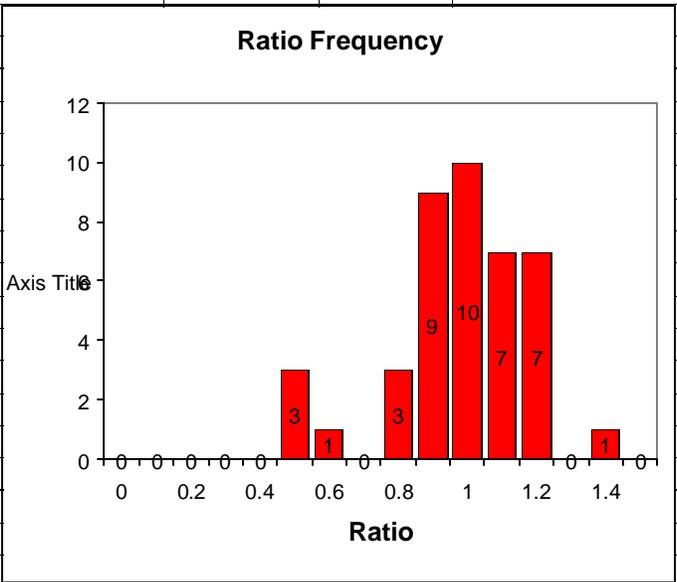
The new assessment level is 96.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

The total assessed value for the 2001 assessment year for Area 95 was \$1,394,486,575. The total recommended assessed value for the 2002 assessment year is \$1,479,260,100.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of 6.08%. This increase is due partly to upward market changes over time and new construction within the area.

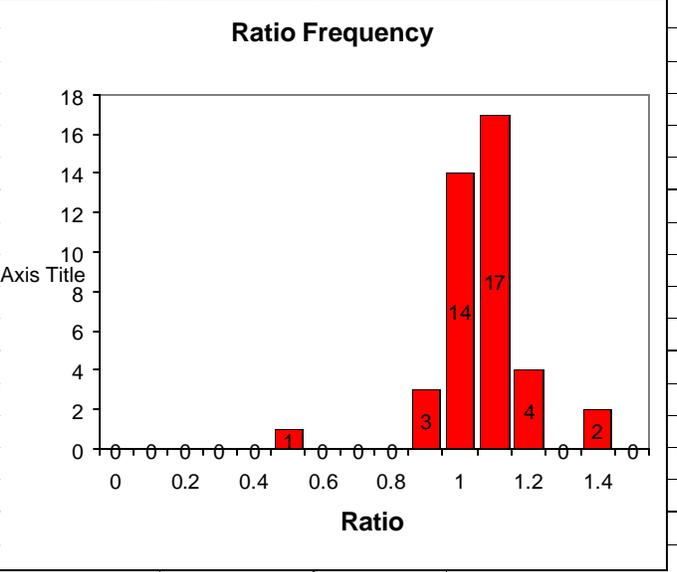
**Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the Assessor's office.**

## Present Improvement Value Calculation for Area 95

<b>Quadrant/Crew:</b>	<b>Lien Date:</b>	<b>Date:</b>	<b>Sales Dates:</b>
East Crew	1/1/2001	5/20/2002	1/1/99 - 04/30/02
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y/N</b>
95	RWRI	Improvement	N
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	41	 <p style="text-align: center;"><b>Ratio Frequency</b></p> <p>The histogram shows the distribution of ratios for Area 95. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis is labeled 'Axis Title' and ranges from 0 to 12 with increments of 2. The bars represent the frequency of ratios in various bins. The frequencies are: 3 for the bin [0.5, 0.6), 1 for [0.6, 0.7), 3 for [0.7, 0.8), 9 for [0.8, 0.9), 10 for [0.9, 1.0), 7 for [1.0, 1.1), 7 for [1.1, 1.2), and 1 for [1.3, 1.4). There are zero counts for bins [0.4, 0.5), [0.7, 0.8), [1.2, 1.3), and [1.4, 1.5).</p>	
<b>Mean Assessed Value</b>	1,184,100		
<b>Mean Sales Price</b>	1,283,100		
<b>Standard Deviation AV</b>	3,370,978		
<b>Standard Deviation SP</b>	3,482,616		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic mean ratio</b>	0.935		
<b>Median Ratio</b>	0.958		
<b>Weighted Mean Ratio</b>	0.923		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.4026		
<b>Highest ratio:</b>	1.3386		
<b>Coefficient of Dispersion</b>	15.00%		
<b>Standard Deviation</b>	0.1989		
<b>Coefficient of Variation</b>	21.27%		
<b>Price-related Differential</b>	1.01		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.891		
Upper limit	1.048		
<b>95% Confidence: Mean</b>			
Lower limit	0.874		
Upper limit	0.996		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	843		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.1989		
<b>Recommended minimum:</b>	59		
<b>Actual sample size:</b>	41		
<b>Conclusion:</b>	Uh-oh		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<b># ratios below mean:</b>	19		
<b># ratios above mean:</b>	22		
<b>z:</b>	0.312347524		
<b>Conclusion:</b>	<b>Normal*</b>		
*i.e., no evidence of non-normality			

These figures reflect Area 95 before the revaluation.

## Merge Improvement Ratio Calculation for Area 95

<b>Quadrant/Crew:</b>	<b>Lien Date:</b>	<b>Date:</b>		<b>Sales Dates:</b>			
East Crew	1/1/2002	5/20/2002		1/1/99 - 04/30/02			
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>		<b>Trend used?: Y / N</b>			
95	RWRI	Improvement		N			
<b>SAMPLE STATISTICS</b>							
<i>Sample size (n)</i>	41	 <p style="text-align: center;">Ratio Frequency</p> <p>The histogram shows the distribution of improvement ratios for Area 95. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis is labeled 'Axis Title' and ranges from 0 to 18 with increments of 2. The bars represent the frequency of ratios in various bins. The frequencies are: 1 for the bin [0.5, 0.6), 3 for [0.9, 1.0), 14 for [1.0, 1.1), 17 for [1.1, 1.2), 4 for [1.2, 1.3), and 2 for [1.3, 1.4).</p>					
<i>Mean Assessed Value</i>	1,347,100						
<i>Mean Sales Price</i>	1,283,100						
<i>Standard Deviation AV</i>	4,036.055						
<i>Standard Deviation SP</i>	3,482,616						
<b>ASSESSMENT LEVEL</b>							
<i>Arithmetic mean ratio</i>	1.009	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">                     These figures reflect Area 95 after the revaluation.                 </div>					
<i>Median Ratio</i>	1.012						
<i>Weighted Mean Ratio</i>	1.050						
<b>UNIFORMITY</b>							
<i>Lowest ratio</i>	0.4989						
<i>Highest ratio:</i>	1.3322						
<i>Coefficient of Dispersion</i>	7.11%						
<i>Standard Deviation</i>	0.1255						
<i>Coefficient of Variation</i>	12.44%						
<i>Price-related Differential</i>	0.96						
<b>RELIABILITY</b>							
<b>95% Confidence: Median</b>							
<i>Lower limit</i>	0.991						
<i>Upper limit</i>	1.027						
<b>95% Confidence: Mean</b>							
<i>Lower limit</i>	0.970						
<i>Upper limit</i>	1.047						
<b>SAMPLE SIZE EVALUATION</b>							
<i>N (population size)</i>	843						
<i>B (acceptable error - in decimal)</i>	0.05						
<i>S (estimated from this sample)</i>	0.1255						
<b>Recommended minimum:</b>	24						
<i>Actual sample size:</i>	41						
<b>Conclusion:</b>	OK						
<b>NORMALITY</b>							
<b>Binomial Test</b>							
<i># ratios below mean:</i>	20						
<i># ratios above mean:</i>	21						
<i>z:</i>	0						
<b>Conclusion:</b>	Normal*						
*i.e., no evidence of non-normality							

## Improvement Sales for Area 095 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
095	015	232605	9068	1,120	1672392	\$183,000	03/08/99	\$163.39	ROOT CONNECTION	A-10	1	2	
095	020	282406	9194	18,400	1666224	\$3,050,000	01/28/99	\$165.76	GILMAN STATION	RDISG	1	2	
095	020	282406	9279	4,390	1855055	\$1,055,000	11/27/01	\$240.32	JAY BERRYS RESTAURANT	BC	1	2	
095	020	282406	9346	5,996	1729399	\$1,300,000	12/15/99	\$216.81	PRIME REALTY BUILDING	CG	1	2	
095	020	292406	9075	2,400	1747533	\$400,000	04/17/00	\$166.67	SAV-ON LANDSCAPE MATERIALS	SF-S	1	2	
095	020	355750	0140	126,130	1758249	\$22,010,000	06/06/00	\$174.50	I-90 CORPORATE CENTER	DEVDIS5	3	2	
095	020	355750	0180	25,416	1758670	\$4,950,000	06/09/00	\$194.76	PETSMART	DEVDIS5	1	2	
095	020	355750	0232	13,596	1795521	\$3,450,000	12/29/00	\$253.75	WHEREHOUSE MUSIC	R	1	2	
095	020	884350	0240	6,560	1679661	\$1,150,000	04/19/99	\$175.30	POGACHA RESTAURANT	RDISG	1	2	
095	030	132606	9166	4,088	1727262	\$405,586	12/13/99	\$99.21	VARIOUS RETAIL	CO	1	2	
095	030	132606	9180	3,743	1748663	\$340,000	04/10/00	\$90.84	BRAITBURN ACADEMY	MXD12	1	2	
095	030	213070	0230	9,220	1763991	\$907,000	06/26/00	\$98.37	WHITEFIELD PLAZA	MXD16	1	2	
095	030	213070	0285	1,752	1716661	\$170,000	10/11/99	\$97.03	DUVALL TAVERN	MXD16	1	2	
095	030	213070	0565	1,184	1800647	\$165,000	02/09/01	\$139.36	TRIM SALES	MXD16	1	2	
095	030	213070	0745	1,421	1857322	\$185,000	12/11/01	\$130.19	OFFICE BLDG	R8	1	2	
095	030	213210	0010	6,893	1719423	\$868,000	10/29/99	\$125.92	GINNY'S RESTAURANT	MXD12	1	2	
095	035	212507	9037	1,472	1783399	\$265,000	10/20/00	\$180.03	F O E CLUBHOUSE		1	2	
095	035	865730	0260	1,976	1748495	\$330,000	04/19/00	\$167.00	LITHOPAK	B1	1	2	
095	035	865830	2095	4,564	1686409	\$294,175	05/17/99	\$64.46	CHAMPION BLDG #1	BI	1	2	
095	035	865830	2140	1,100	1699911	\$150,000	07/19/99	\$136.36	SIMPLY GRAND INTERIORS	B1	1	2	
095	035	865830	2180	2,980	1773223	\$300,000	08/23/00	\$100.67	STEVES COLLISION & TOWING	B1	2	2	
095	040	042308	9026	8,400	1757337	\$550,000	05/30/00	\$65.48	A E DOWNS CABNET FACTORY	MP	1	2	
095	040	042308	9027	61,592	1770582	\$3,400,000	08/15/00	\$55.20	NORTH BEND BUSINESS PARK	MP	1	2	
095	040	042308	9027	67,852	1663147	\$1,675,000	01/14/99	\$24.69	A E DOWNS CABNET FACTORY	MP	2	2	
095	040	373490	0030	2,967	1739048	\$423,800	02/25/00	\$142.84	YAMI'S HAVEN, INC DAY CARE	RM	1	2	
095	040	784670	0200	1,320	1680993	\$170,000	04/15/99	\$128.79	PARK'S TAEKWONDO	BC	1	2	
095	040	784670	0650	3,096	1739372	\$280,000	03/01/00	\$90.44	VACANT WAREHOUSE & OFFICE	BC	2	2	
095	040	784670	0790	4,024	1714138	\$265,000	09/20/99	\$65.85	NORTH BEND THEATRE	BC	1	2	
095	040	784670	0826	2,846	1703400	\$275,700	08/06/99	\$96.87	MONOGRAM TAVERN	BC	1	2	
095	040	857090	0201	1,080	1784014	\$200,000	10/13/00	\$185.19	PURPLE BALANCE	BC	1	2	
095	040	857090	0283	1,850	1719805	\$305,000	10/29/99	\$164.86	OPTOMETRISTS OFFICE	BC	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
095	040	857190	0055	3,075	1842047	\$500,000	09/14/01	\$162.60	VALLEY OFFICE PRODUCTS	BC	1	2	
095	040	857190	0076	2,250	1737678	\$250,000	02/15/00	\$111.11	EASTSIDE REALTY	BC	1	2	
095	045	142308	9084	14,160	1758120	\$500,000	06/08/00	\$35.31	MILLWORK OUTLET	C-G-P	1	2	
095	045	152308	9117	1,792	1759183	\$270,000	06/07/00	\$150.67	ATTORNEY OFFICE	RBSO	1	2	
095	050	784920	0400	3,947	1860075	\$385,000	12/26/01	\$97.54	VALLEY RECORD-FALLS PRINTING	RB	1	2	
095	050	784920	0525	4,764	1664865	\$359,000	01/22/99	\$75.36	SNOQUALMIE VILLAGE CENTER	RB	1	2	
095	050	784920	0530	4,128	1832680	\$300,000	07/30/01	\$72.67	SIMS DRUG STORE	RB	1	2	
095	050	784920	0541	3,712	1796206	\$385,000	01/05/01	\$103.72	EDWARD JONES/FARMERS INSURANCE	RB	1	2	
095	050	784920	2655	1,864	1794525	\$220,000	12/26/00	\$118.03	OFFICE BLDG	RB	1	2	
095	055	247590	0080	3,640	1827297	\$250,000	06/15/01	\$68.68	EL CAPPORAL RESTAURANT	BC	1	2	
095	055	247590	0120	3,036	1814296	\$630,000	04/24/01	\$207.51	MARTINELL'S RESTAURANT	BC	2	2	
095	055	247590	0385	1,380	1793600	\$325,000	12/05/00	\$235.51	FALL CITY CERAMICS	BC	1	2	
095	055	322407	9006	3,760	1729250	\$335,000	12/16/99	\$89.10	SINGLE FAMILY RESIDENCE	BC	1	2	

## Vacant Sales for Area 095 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
095	015	012605	9014	83,635	1759831	\$115,000	06/16/00	\$1.38	VACANT	SE	1	2	
095	020	127530	0025	87,610	1735969	\$725,000	02/02/00	\$8.28	VACANT LAND	PO	1	2	
095	020	272406	9143	5,530	1681238	\$85,000	04/16/99	\$15.37	VACANT COMMERCIAL LAND	CG	1	2	
095	020	282406	9290	25,250	1661184	\$350,000	01/04/99	\$13.86	ACCESSORY IMPROVEMENTS	DD-9	1	2	
095	020	292406	9085	115,312	1679535	\$2,150,000	04/12/99	\$18.65	GENERAL CONTRACTOR EQUIP	IC	1	2	
095	020	362930	0020	33,067	1874040	\$575,260	02/27/02	\$17.40	VACANT LOTECISION	R	1	2	
095	025	222406	9010	655,737	1663074	\$3,600,000	01/19/99	\$5.49	DERUS WAKEFIELD/APTS/CONDOS	MF	2	2	
095	025	222406	9030	174,759	1809601	\$2,374,430	03/30/01	\$13.59			1	2	
095	025	222406	9044	252,301	1759272	\$2,918,000	06/15/00	\$11.57		MF-M	1	2	
095	025	222406	9072	946,511	1725929	\$5,545,905	12/07/99	\$5.86	VACANT APARTMENT LAND	MR	6	2	
095	025	272406	9084	155,475	1782128	\$3,000,000	10/17/00	\$19.30	TRUCK RENTALS & CARLSON KENNELS	IC	2	2	
095	025	272406	9196	18,310	1835186	\$250,000	08/13/01	\$13.65	VACANT COMMERCIAL LAND		1	2	
095	025	664600	0020	46,488	1755778	\$75,000	05/25/00	\$1.61		MF	1	2	
095	030	132606	9149	129,979	1688335	\$837,000	05/13/99	\$6.44	VACANT MULTIPLE	R12	1	2	
095	030	132606	9159	21,750	1833185	\$240,000	07/30/01	\$11.03	VACANT	XD12-	1	2	
095	030	212990	0020	21,800	1727343	\$192,620	12/13/99	\$8.84	BIG MIKES' BROILER	CO	1	2	
095	030	212990	0030	65,400	1808150	\$775,000	03/21/01	\$11.85	VAC	CO	3	2	
095	030	212990	0030	65,400	1669962	\$540,000	02/16/99	\$8.26	VACANT COMMERCIAL	CO	3	2	
095	030	213070	0085	5,400	1764906	\$77,728	07/11/00	\$14.39	VACANT LAND	XD16	2	2	
095	030	213070	0325	20,408	1801035	\$200,000	01/17/01	\$9.80	PARKING LOT	XD16	1	2	
095	040	092308	9039	27,144	1784010	\$150,000	10/23/00	\$5.53	VACANT LOT	RM900	1	2	
095	050	322408	9113	35,831	1846547	\$255,876	10/10/01	\$7.14	VACANT LAND	RB	1	2	
095	050	784920	2650	9,000	1841948	\$65,000	07/16/01	\$7.22	VACANT LAND	B	1	2	
095	050	785180	0020	179,032	1700396	\$1,654,362	07/26/99	\$9.24	VACANT INDUSTRIAL	MU	1	2	
095	050	785180	0030	110,207	1678363	\$1,045,732	04/08/99	\$9.49	VACANT INDUSTRIAL	MU	1	2	
095	050	785180	0040	83,517	1727441	\$860,225	12/16/99	\$10.30	VACANT INDUSTRIAL	MU	1	2	
095	050	785180	0040	83,635	1761125	\$1,155,000	06/24/00	\$13.81		MU	1	2	
095	050	785180	0070	371,131	1773228	\$4,066,447	08/29/00	\$10.96	SALE OF LAND NEXT TO NEXUS	MU	2	2	
095	055	292407	9009	953,964	1667543	\$1,700,000	02/16/99	\$1.78	VACANT INDUSTRIAL LAND	MP	1	2	

## Exception Parcels

Area	Neigh	Major	Minor	NoteText
95	10	032406	9027	Parking(Assoc)
95	10	032406	9039	Parking(Assoc)
95	10	122406	9015	Land value + Imp value of \$1,000
95	10	342506	9018	Land value + Imp value of \$1,000
95	15	012605	9141	Income: Bldgs #1 & #2 (44,198 sf) @ \$2./sf - 12% VCL, - 15% OEX, / 12% CAP = \$551,000, + Bldg #3 @ \$125,000 = \$676,000
95	15	022605	9070	Parking(Assoc)
95	15	052506	9089	Land value + Imp value of \$1,000
95	15	072606	9095	Parking(Assoc)
95	15	122605	9189	Open Space(Curr Use-RCW 84.34)
95	15	152605	9048	Land value + Imp value of \$1,000
95	15	172506	9039	Income of \$830,900 less \$182,900 (txl 9089) = \$648,000.
95	15	192606	9034	Land value + Imp value of \$1,000
95	15	212506	9019	Income value of \$425,200 + excess land value of \$100,000 = \$ 525,200
95	15	232605	9068	Land value + Imp value of \$1,000
95	15	312606	9106	Mobile Home Park
95	15	312606	9122	Income: 4,256 sf @ \$2.50/sf x 12% VCL, x 15% OEX, / 12% CAP = \$66,300 + excess land of \$145,800 = \$212,100.
95	15	727310	0101	Land value + Imp value of \$1,000
95	20	202406	9015	Income: 24,288 sf @ \$20./sf - 5% VCL, - 32.5% OEX, / 10% CAP = \$2,939,500.
95	20	202406	9021	Income: 11,015 sf @ \$20./sf - 7% VCL - 32.5% OEX, / 10% CAP = \$1,333,700.
95	20	202406	9076	Income: 72,516 sf @ \$25./sf - 7% VCL, - 26.5% OEX, / 10% = \$12,146,900.
95	20	202406	9083	Income: 17,780 sf @ \$20./sf - 7% VCL, - 32.5% OEX, / 12% CAP = \$1,792,800.
95	20	202406	9096	Income generated value of \$734,700 + excess land value of \$343,200 = \$ 1,077,900.
95	20	202406	9100	Income: 25,600 sf @ \$20./sf - 7% VCL, - 32.5% OEX, / 12% CAP = 2,581,300.
95	20	212406	9029	Land value + Imp value of \$1,000
95	20	212406	9038	Land value + Imp value of \$1,000
95	20	212406	9061	Land value + Imp value of \$1,000
95	20	212406	9070	Income generated value of \$383,100 + excess land of \$200,000 = 583,100.
95	20	212406	9070	Income generated value of \$383,100 + excess land of \$200,000 = 583,100.
95	20	212406	9099	Income generated value of \$ 380,800 + excess land value of \$387,000 = \$767,800.
95	20	272406	9044	Parking(Assoc)
95	20	272406	9170	Parking(Assoc)
95	20	282406	9002	Land value + Imp value of \$1,000
95	20	282406	9182	Income generated value of \$149,600 + excess land value of \$29,500 = \$179,100.
95	20	282406	9240	Income generated value of \$88,600 + excess land value of \$50,800 = 139,400.
95	20	282406	9279	Income generaged value of \$652,400 + excess land value of \$356,300 = \$1,008,700.
95	20	282406	9283	Income: 15,780 sf @ \$10./sf - 5% VCL, - 10% EXP, / 10% CAP = \$1,349,100.
95	20	282406	9284	Income: 15,140 sf @ \$10./sf - 5% VCL, - 10% OEX, / 10% CAP = \$1,294,400.
95	20	282406	9320	Income generated value of \$741,000 + excess land value of \$168,700 = \$909,700.
95	20	292406	9075	Land value + Imp value of \$1,000
95	20	292406	9085	Land value + Imp value of \$1,000
95	20	355750	0020	Income: 42,550 sf @ blended rate of \$15./sf - 7% VCL, - 10% OEX, / 12% CAP = \$4,451,700.
95	20	355750	0060	Land value + Imp value of \$1,000
95	20	355750	0100	Parking(Assoc)
95	20	355750	0110	Parking(Assoc)
95	20	355750	0120	Parking(Assoc)
95	20	355750	0130	Parking(Assoc)
95	20	355750	0300	Income: 150,444 sf @ \$20./sf - 7% VCL, - 32.5% OEX, / 9% CAP = \$20,227,300.
95	20	541170	0040	Parking(Assoc)
95	20	541170	0060	Parking(Assoc)
95	20	542320	0120	Income generated value of \$687,000, plus excess land of \$335,500 = \$1,022,500.
95	20	745090	0020	Land value + Imp value of \$1,000
95	20	745090	0120	Land value + Imp value of \$1,000
95	20	745090	0140	Land value + Imp value of \$1,000
95	20	745090	0150	Land value + Imp value of \$1,000
95	20	745090	0160	Land value + Imp value of \$1,000
95	20	745090	0230	Land value + Imp value of \$1,000

Area	Neigh	Major	Minor	NoteText
95	20	745090	0290	Land value + Imp value of \$1,000
95	20	745090	0300	Land value + Imp value of \$1,000
95	20	745090	0310	Land value + Imp value of \$1,000
95	20	745090	0320	Land value + Imp value of \$1,000
95	20	745090	0330	Land value + Imp value of \$1,000
95	20	745090	0350	Land value + Imp value of \$1,000
95	20	745090	0360	Land value + Imp value of \$1,000
95	20	745090	0370	Land value + Imp value of \$1,000
95	20	745090	0410	Land value + Imp value of \$1,000
95	20	884350	0270	Land value + Imp value of \$1,000
95	20	884350	0460	Land value + Imp value of \$1,000
95	20	884390	0080	Land value + Imp value of \$1,000
95	20	884390	0511	Parking(Assoc)
95	25	009500	0030	Land value + Imp value of \$1,000
95	25	212406	9106	Land value + Imp value of \$1,000
95	25	216163	0050	Income generated value of \$1,118,900 + excess land value of \$485,800 = \$1,604,700.
95	25	216163	0070	Income generated value of \$421,300 + excess land value of \$373,900 = \$785,200.
95	25	222406	9012	Land value + Imp value of \$1,000
95	25	222406	9072	Value equals land plus permit costs = \$11,515,600.
95	25	272406	9056	Mobile Home Park
95	25	272406	9086	Land value + Imp value of \$1,000
95	25	272406	9174	Mobile Home Park
95	25	884350	0075	Income generated value of \$482,400 + excess land value of \$30,000 = \$512,300.
95	25	884350	0090	Land value + Imp value of \$1,000
95	25	884350	0092	Land value + Imp value of \$1,000
95	25	884350	0150	Land value + Imp value of \$1,000
95	30	122606	9013	Income plus excess land of \$14,500 = \$193,500.
95	30	132606	9062	Mobile Home Park
95	30	192607	9005	Mobile Home Park
95	30	213070	0160	Parking(Assoc)
95	30	213070	0325	Parking(Assoc)
95	30	213070	0445	Parking(Assoc)
95	30	213070	0460	Parking(Assoc)
95	30	213070	0470	Income minus site value for 213070-0445 & 0460 of \$112,900 = \$358,000.
95	30	213070	0600	Parking(Assoc)
95	30	213070	0680	Parking(Assoc)
95	30	213070	1136	Income: 7,526 sf @ \$12./sf - 5% VCL, - 20% OEX, / 12% CAP = \$571,900.
95	30	213170	0045	Income: 7,810 sf @ \$13./sf - 5% VCL, -10% OEX, / 10% CAP = \$868,000.
95	30	213170	0085	Income: 20,440 sf @ \$7.50/sf - 5% VCL, - 10% OEX, / 10% CAP = \$1,310,700.
95	30	213170	0125	Parking(Assoc)
95	30	213170	0145	Parking(Assoc)
95	30	213170	0205	Parking(Assoc)
95	30	213170	0220	Parking(Assoc)
95	30	213170	0495	Parking(Assoc)
95	35	152507	9043	Mobile Home Park
95	35	162507	9027	Parking(Assoc)
95	35	162507	9074	Parking(Assoc)
95	35	865730	0224	Land value + Imp value of \$1,000
95	35	865730	0305	Income: 1,523 sd @ \$11/sf - 7% VCL, - 15% OEX, / 12% CAP = \$110,300.
95	35	865830	1810	Parking(Assoc)
95	35	865830	2030	Parking(Assoc)
95	35	865830	2060	Parking(Assoc)
95	35	865830	2065	Parking(Assoc)
95	35	865830	2130	Income: 2,112 sf @ \$12/sf - 50% VCL, - 15% OEX, / 10% CAP = \$107,700.
95	35	865830	2145	Income: 1st Floor: 4,950sf @ 7./sf - 5% VCL, - 15% OEX, / 12% CAP = \$233,100 + \$148,200 = 381,300.
95	35	865830	2195	Parking(Assoc)
95	35	865830	2295	Land value + Imp value of \$1,000

Area	Neigh	Major	Minor	NoteText
95	40	042308	9028	Income: \$2,067 sf @ \$12/sf - 10% VCL, - 10% OEX, / 10% CAP = \$200,900.
95	40	092308	9090	Income: 7,000 sf @ \$25/sf - 5% VCL, - 5% OEX, / 9.50% CAP = \$1,662,500.
95	40	102308	9013	Income: 9,466 sf @ \$12.50/sf - 10% VCL, - 10% OEX, / 10% CAP = \$958,400.
95	40	102308	9035	Mobile Home Park
95	40	102308	9056	Income: 7,200 sf @ \$7./sf - 7% VCL, - 10% OEX, / 9.75% CAP = \$432,600.
95	40	102308	9226	Income: 9,112 sf @ 12./sf - 10% VCL, - 15% OEX, / 11% CAP = \$760,400.
95	40	102308	9270	Income: 2,568 sf @ \$10./sf - 15% VCL, -15% OEX, / 11% CAP = \$168,600.
95	40	102308	9271	Income: 4,100 sf @ \$10./sf - 15% VCL, - 10% OEX, / 11% CAP = \$285,100.
95	40	270060	0360	Land value + Imp value of \$1,000
95	40	541870	0020	Land value + Imp value of \$1,000
95	40	541870	0042	Land value + Imp value of \$1,000
95	40	784670	0005	Parking(Assoc)
95	40	784670	0035	Parking(Assoc)
95	40	784670	0390	Income: 2,700 sf @ \$20./sf - 10% VCL, - 25% OEX, / 11% CAP = \$339,900
95	40	784670	0400	Income: 1,230 sf @ \$18./sf - 10% VCL, -10% OEX, / 9.75% CAP = \$188,700.
95	40	784670	0510	Land value + Imp value of \$1,000
95	40	784670	0565	Parking(Assoc)
95	40	784670	0575	Parking(Assoc)
95	40	784670	0580	Parking(Assoc)
95	40	784670	0591	Parking(Assoc)
95	40	784670	0606	Parking(Assoc)
95	40	784670	0645	Parking(Assoc)
95	40	784670	0660	Parking(Assoc)
95	40	784670	0690	Income: 1,440 sf @ \$8./sf - 25% VCL. - 15% OEX, / 10% CAP = \$73,400.
95	40	784670	0716	Parking(Assoc)
95	40	784670	0705	Income: 3,447 sf @ \$8./sf - 10% VCL, - 15% OEX, / 12% CAP = \$175,700.
95	40	784670	0715	Income: 4,524 sf @ \$8./sf - 10% VCL, - 15% OEX, / 12% CAP = \$230,700.
95	40	786300	0056	Land value + Imp value of \$1,000
95	40	789390	0030	Parking(Assoc)
95	40	803620	0043	Parking(Assoc)
95	40	803620	0095	Land value + Imp value of \$1,000
95	40	857090	0061	Mobile Home Park
95	40	857190	0075	Income: 1st floor: 6,088 sf @ \$10./sf = \$60,880. 2nf floor: 4,500 sf @ \$13./sf = \$58,500 equals \$119,300 - 10% VCL, - 10% OEX, /.11 = \$879,000.
95	40	857190	0196	Land value + Imp value of \$1,000
95	45	102308	9187	Mobile Home Park
95	45	132308	9004	Land value + Imp value of \$1,000
95	45	132308	9075	Parking(Assoc)
95	45	132308	9097	Mobile Home Park
95	45	102308	9160	Income @ \$85,600 + excess land of \$88,400
95	45	132308	9177	Mobile Home Park
95	45	142308	9021	Land value + Imp value of \$1,000
95	45	142308	9030	Land value + Imp value of \$1,000
95	45	142308	9032	Land value + Imp value of \$1,000
95	45	162308	9079	Land value + Imp value of \$1,000
95	45	226750	0080	Parking(Assoc)
95	55	152407	9108	Cost: Land @215,600 + RCNLD @ \$12,300 = \$227,900
95	55	247590	0525	Land @ \$56,000 + imps of \$80,000 = \$136,000.
95	55	322407	9059	Income @ \$960,400 plus excess land @ \$250,000 = \$1,210,400,
95	55	322407	9130	Income @ \$267,200 plus excess land @ \$626,500 = \$893,700.
95	50	302408	9017	Land value + Imp value of \$1,000
95	50	302408	9065	Parking(Assoc)
95	50	322408	9040	Land value + Imp value of \$1,000
95	50	322408	9067	Mobile Home Park
95	50	322408	9075	Parking(Assoc)
95	50	541710	0020	Income: 7,600 sf @ \$6.00/sf -7% VLC - 15% OEX / 11.5% CAP = \$313,400.
95	50	541710	0146	Parking(Assoc)
95	50	541710	0147	Parking(Assoc)

Area	Neigh	Major	Minor	NoteText
95	50	760620	0184	Parking(Assoc)
95	50	784920	0345	Parking(Assoc)
95	50	784920	0346	Income: 6,558 sf @x \$5./sf - 7% VCL, - 15% OEX, / 12% CAP = \$216,000.
95	50	784920	0486	Parking(Assoc)
95	50	784920	0555	Parking(Assoc)
95	50	784920	0594	Income: 2,568 sf @ \$7./sf - 5% VCL, - 15% OEX, / 11% CAP = \$131,900.
95	50	784920	0595	Income: 7,802 sf @ \$7./sf - 5% VCL, - 15% OEX, / 11% CAP = \$438,600.
95	50	784920	0739	Parking(Assoc)
95	50	784920	0740	Parking(Assoc)
95	50	784920	1527	Parking(Assoc)
95	50	784920	1528	Parking(Assoc)
95	50	784920	2470	Parking(Assoc)
95	50	784920	2471	Income: 1,320 sf @ \$14./sf -5% VCL, - 10% OEX / 10% CAP + \$158,000.
95	50	784920	2965	Value based on Bof E: Income: 2,049 sf @ \$12/sf - 7% VCL, - 15% OEX / 15.5% CAP = \$125,300.
95	50	785120	0010	Mobile Home Park
95	50	785120	0015	Mobile Home Park
95	50	785120	0020	Mobile Home Park
95	55	132407	9031	Mobile Home Park
95	55	152407	9021	Land value + Imp value of \$1,000
95	55	247590	0054	Parking(Assoc)
95	55	292407	9009	Land value + Imp value of \$1,000
95	55	322407	9085	Mobile Home Park
95	55	332407	9048	Mobile Home Park
95	55	673070	0195	Land value + Imp value of \$1,000
95	55	673070	0335	Mobile Home Park
95	55	689330	0370	Parking(Assoc)
95	55	689330	0380	Parking(Assoc)
95	55	689330	0385	Parking(Assoc)
95	55	689330	0625	Parking(Assoc)
95	55	689330	0650	Parking(Assoc)
95	60	022610	9074	Income: 5,393 sf @ \$5./sf - 10% VCL, - 20% OEX, / 11% CAP = \$176,500.
95	60	172611	9030	Land value + Imp value of \$1,000
95	60	262611	9017	Land value + Imp value of \$1,000
95	60	741500	0030	Land value + Imp value of \$1,000
95	60	780780	0230	Parking(Assoc)
95	50	785180	0020	Income: 57,300 sf @ \$10.50/sf - 10% VCL, - 10% OEX, / 10 CAP = \$4,873,300.
95	50	785180	0030	Income: 50,500 sf @ \$10.50/sf - 10% VCL, - 10% OEX, / 10 CAP = \$4,295,000.
95	50	785180	0035	Income: 40,800 sf @ \$10.50/sf - 10% VCL, - 10% OEX, / 10 CAP = \$3,470,000.
95	50	785180	0080	Income: 173,900 sf @ \$10.50/sf - 10% VCL, - 10% OEX, / 10 CAP = \$14,790,100.
95	50	785180	0105	Income: 42,560 sf @ \$10.50/sf - 10% VCL, - 10% OEX, / 10 CAP = \$3,627,300.
95	50	785180	0160	Income: 57,200 sf @ \$10.50/sf - 10% VCL, - 10% OEX, / 10 CAP = \$4,864,800.