

# Final Assessment Objection/Appeal

Theodore & Priscilla Tanase

1521 Second Ave, #2403

Seattle, WA 98101

Tax Parcel ID: 2538830890

February 4, 2020

# Return on Investment (ROI)

- For the Investor (me)
- For the Company (City of Seattle)

## 1a) Estimated Value Increase/Decrease from the LID Math/Statistics – Sample Size

- Correlation between sample size and confidence/margin of error. The smaller the sample size the less confidence and higher margin or error.
- 95% Confidence that 2.7% is the correct value increase = 385 parks/neighborhoods (sample size).
- With 5 parks/neighborhoods (sample size), 95% Confident that value could increase, OR value could **DECREASE**.

# 1b1) Estimated Value Increase/Decrease from the LID Math/Statistics – Relevancy





## 1b2) Estimated Value Increase/Decrease from the LID Math/Statistics – Relevancy

- Mayor Durkin:  
“Park for All!”  
“Stanley Park”  
1,000 acres.
- LID – 36 acres.
  - 1 acre –  
Overlook Walk
  - 1 acre – Pier 58



Tanase / 1521 Second Ave #2403

# No Special Benefits

- Have had no time to receive or study the City's Special Benefit study recently released.
- “No Special Benefits” slides based on review without the City's study.
- Hearing should be postponed until enough time to review City's study.

## 2a) No Special Benefits – per Embarcadero

- Marshall Foster: “Embarcadero”
- “While the project is considered to have completely revitalized the waterfront area, there are no special benefits associated with the project beyond a one-to two-block radius east of the expressway.”
- Our home is beyond 1-2 blocks (promenade/overlook walk) - no special benefit.





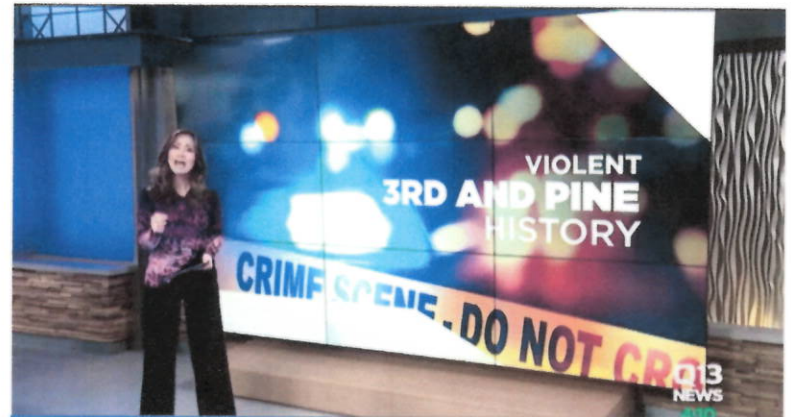
## 2b1) No Special Benefits – Lower Home Value

- Parks Council (NYC): congestion, street parking, litter, vandalism result in decrease in value.
- HR&A: Additional 1.5 million people in area.
  - \$65 million for businesses.
  - Decrease in value for homeowners



## 2b2a) No Special Benefits – Lower Home Value

- Parks Council (NYC): congestion, street parking, litter, vandalism result in decrease in value.
  - LID budget = \$347 million
  - LID assessments = -\$176
  - Donations (?) = -\$102
  - Shortage = \$69 million **PLUS**
- Overruns, real costs, SEPA...  
\$690 million?





## 2b2b) No Special Benefits – Lower Home Value

- Seattle Times – April, 2018. “Bike lanes that voters were told would cost about \$860,000 per mile were actually clocking in at an eye-watering \$12 million per mile.” (14x overrun). Some of those dollar amounts estimated for what projects would cost were clearly insufficient, even at the time.”
- Seattle Times – Feb 2, 2020. “The initial contract (downtown streetcar line) totaled \$1.85 million. Today the cost has grown to \$14.3 million (7.7x overrun), and the line has yet to be built and the contract is among several now under scrutiny by federal investigators.”
- Overruns will result in reduced funds for crime, homelessness, and vandalism resulting in a Decrease in home value.





### 3c) No Special Benefits – General benefits.

**Pre-LID View**



**Post-LID View** Trees, shrubs, concrete +  
(Overlook Walk, Pier 58 not shown).



## 4) SEPA Not Completed – Halt LID until completed.

- CH2M Hill, etc. – Environmental “Rule of Thumb” ground (not water) budget = 4% x Base Construction Cost. 4% x \$347 million = \$13.8 million.
- Environmental issues/costs increase over water. Pier 58 scheduled for 49,000 sq ft over water. Cost more than \$13.8 million?
- Often EIS results in changed plans; however, LID projects cannot be changed.

## 5) LID Stoppage – Hold until trial; May, 2020

- Taxation without representation – City Council members voted for the LID tax in districts they don't represent.
- Disqualification – 7 City Council members spoke to the Mayor's office and others during the "Quiet Period" when no discussion was allowed.
- I called Council and was told they would not talk with me because of the "Quiet Period". I was going to propose alternate/more appropriate funding.



## 6) Funding the LID projects (not the LID)

- Naming Rights – T-Mobile (\$87.5 million for 25 years). Amazon Park? Boeing Park? Google Park? \$87.5 million.
- Landing Fees – 14,000 visitors/day from cruise ships for summer months.  
 $14,000 \times 30 \text{ days} \times 4 \text{ months} \times \$10.00 = \$16.8 \text{ million/year.}$
- Chief Best – 20 fewer police officer, yet “major crime is down”.  
 $20 \times \$86,277 \text{ (fully loaded officer cost)} = \$1.7 \text{ million/year.}$
- New Building Fee – 213 buildings pre-development to under construction in downtown Seattle. 15% are in LID area.  
 $213 \times 15\% \times \$200 \text{ million} \times 2.7\% \times 40\% = \$69 \text{ million.}$
- Commercial parking fee - increase of 3.0%  
 $\$45 \text{ million} \times 3.0\% = \$1.5 \text{ million/year.}$
- Sunday parking fee – assume 1/10 of Commercial parking fee  
 $\$45 \text{ million} / 10 = \$4.5 \text{ million/year.}$
- New Business Fee - ?

## 6) Assessment Too High

- Comparative Market Analysis – Compass Washington, 1/29/2020.
- Based on actual sales:
  - LID estimated value = \$2,849,000
  - Actual sales comps = \$2,466,000
  - Difference = \$ 383,000
- $\$383,000 \times 2.7\% \times 40\% = \underline{\$4,136.40}$  --- Reduction to assessment.

# Summary

- ROI for Investor (wife/I):
  - Return = zero or negative.
- ROI for Seattle:
  - Revenues = Additional revenues from more visitors.
  - Investment = \$69 million or \$690 million.
- Math/Statistics – LID could result in Increase or Decrease in value of our home.
- Embarcadero – Our home is outside of any LID positive effects. Our assessment should be zero.
- Parks Council – Congestion, Vandalism, Litter decreases value of our home. Our assessment should be zero.
- Overruns, SEPA – Not completed; will increase LID cost to complete and vandalism, litter decreasing value of our home. Our assessment should be zero.
- Trial – Postpone hearing until after trial scheduled for May, 2020.
- Financing – Cancel LID tax; fund LID alternate way. This protects homeowners and the City.
- IF LID continues “as is”, reduce my assessment by \$4,136.40



# Comparative Market Analysis

City of Seattle Hearing Examiner  
**EXHIBIT**

ADMITTED ☒  
DENIED ☐

FILE# CWF-0 063

2



Researched and prepared by  
Jenee Curran

Prepared exclusively for  
Ted Tanase

Prepared on  
January 28, 2020

Subject Property  
1521 2nd Ave  
#2403  
Seattle, Wa  
98101



Jenee Curran Compass Washington  
501 E Pike Street #200-A  
Seattle, WA 98122  
(425) 876-8663  
jenee.curran@compass.com



# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



Northwest  
Multiple Listing Service®

## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

Wednesday, January 29, 2020

### The listings in this analysis can be summarized as follows:

Priced between \$2,000,000 and \$2,875,000

Selling Price between \$1,800,000 and \$2,800,000

2 Bedrooms

1.75 Bathrooms

1,723 to 1,729 Square Feet

\$1,157 to \$1,669 per Square Foot

\$1,041 to \$1,625 per Sold Square Foot

Built in 2008

52 to 320 Days on Market



# Comparative Market Analysis

1521 2nd Ave #2403  
Seattle, 98101



## CMA 1 Line (Landscape)

Wednesday, January 29, 2020

This page displays the comparable listings detailed in 1-Line landscape format.

### Single Family

#### Sold Properties

Listing #	Address	City	Area	Community	Bd	Bth	SqFt	Lot Sz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
1433534	1521 2nd Ave #2702	Seattle	701	Downtown	2	1.75	1,729	0.372	2008	10/16/19	\$1,041.06	320	\$2,200,000	\$2,000,000	\$1,800,000	90.00
1396176	1521 2nd Ave #2104	Seattle	701	Downtown	2	1.75	1,723		2008	03/20/19	\$1,625.07	52	\$2,800,000	\$2,800,000	\$2,800,000	100.00
1253294	1521 2nd Ave #2504	Seattle	701	Downtown	2	1.75	1,723		2008	08/31/18	\$1,625.07	76	\$2,875,000	\$2,875,000	\$2,800,000	97.39

Listing Count :	3	Averages:	1,725	\$1,430.40	149	\$2,625,000	\$2,558,333	\$2,466,667	95.80
		Price :	High	\$2,800,000	Low	\$1,800,000	Median	\$2,800,000	

#### Grand Totals

Count :	3	Averages:	\$/SqFt: \$1,430.40	CDOM: 149	OP: \$2,625,000	LP: \$2,558,333	SP: \$2,466,667
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# Comparative Market Analysis

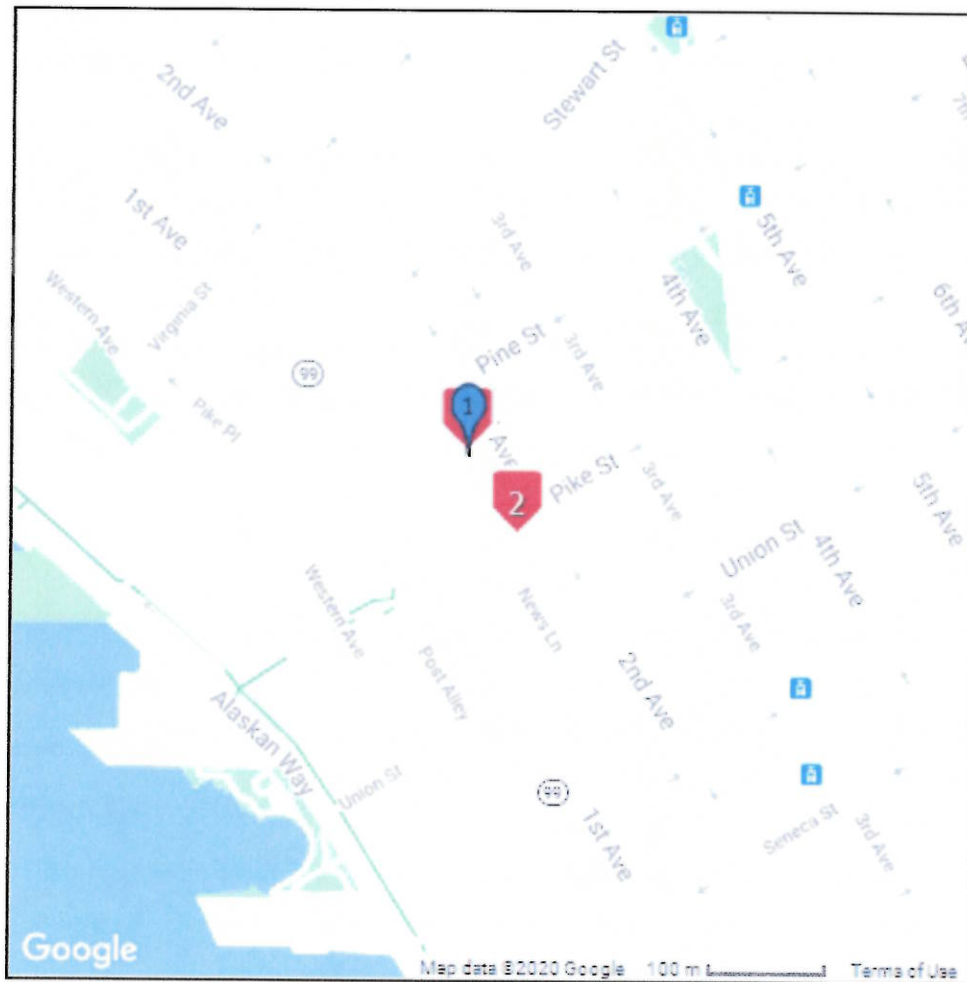
1521 2nd Ave  
Seattle, 98101



## CMA Map Layout

Wednesday, January 29, 2020

This page displays the Map for the CMA Subject and your comparables.



- 1 1521 2nd Ave
- 2 2702-1521 2nd Ave
- 3 2104-1521 2nd Ave
- 4 2504-1521 2nd Ave





# Comparative Market Analysis

1521 2nd Ave #2403  
Seattle, 98101



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Wednesday, January 29, 2020

## CMA 2 Line

This page displays the comparable listings detailed in 2-Line format.

### Single Family

#### Sold Properties

Address Listing #	City Style Code	Bd	Bth	Area Community	Lot Sz	SqFt \$/SqFt	Year Orig Price	CDOM List Price	Sold Price	Date SP%LP
1521 2nd Ave #2702 1433534	Seattle 30 - Condo (1 Level)	2	1.75	701 Downtown	0.372	1,729 \$1,041.06	2008 \$2,200,000	320 \$2,000,000	\$1,800,000	10/16/19 90.00
1521 2nd Ave #2104 1396176	Seattle 30 - Condo (1 Level)	2	1.75	701 Downtown		1,723 \$1,625.07	2008 \$2,800,000	52 \$2,800,000	\$2,800,000	03/20/19 100.00
1521 2nd Ave #2504 1253294	Seattle 30 - Condo (1 Level)	2	1.75	701 Downtown		1,723 \$1,625.07	2008 \$2,875,000	76 \$2,875,000	\$2,800,000	08/31/18 97.39

Listing Count :	3					1,725	2008	149		
				Averages:		\$1,430.40	\$2,625,000	\$2,558,333	\$2,466,667	95.80
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									\$2,800,000	

#### Grand Totals

Count : 3      Averages:      \$/SqFt: \$1,430.40      CDOM: 149      OP: \$2,625,000      LP: \$2,558,333      SP: \$2,466,667







# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



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## Brief Summary of Compared Listings

Wednesday, January 29, 2020

This report summarizes the comparable listings contained in this market analysis.

### Status: Sold

ML#	L/S Date	Address	City	Sqft	Bds	Bth	L/S Price	CDOM
1433534	04/03/2019	1521 2nd Ave #2702	Seattle	1,729	2	1.75	\$1,800,000	320
1396176	01/07/2019	1521 2nd Ave #2104	Seattle	1,723	2	1.75	\$2,800,000	52
1253294	04/09/2018	1521 2nd Ave #2504	Seattle	1,723	2	1.75	\$2,800,000	76
<b>Averages:</b>				<b>1,725</b>	<b>2</b>	<b>1.75</b>	<b>\$2,466,667</b>	<b>149</b>







# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



**Northwest**  
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## Brief Summary of Compared Listings

Wednesday, January 29, 2020

This report summarizes the comparable listings contained in this market analysis.

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	High	Low	Median	Avg DOM
ACTIVE							
CONTINGENT							
RENTED							
Temp.Off Mrkt							
PENDING							
SOLD	3	\$2,466,667	\$1,430	\$2,800,000	\$1,800,000	\$2,800,000	149
SOLD-Unlisted							
EXPIRED							
SALE FAIL RLS							
CANCELLED							
<b>Total</b>	<b>3</b>	<b>\$2,466,667</b>	<b>\$1,430</b>	<b>\$2,800,000</b>	<b>\$1,800,000</b>	<b>\$2,800,000</b>	<b>149</b>





# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



Wednesday, January 29, 2020

## Photo Report

A photo gallery of all available photos for your comparables.

**Listing #: 1433534**

**1521 2nd Ave #2702, Seattle 98101**





# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



Wednesday, January 29, 2020

## Photo Report

A photo gallery of all available photos for your comparables.

**Listing #: 1433534**

**1521 2nd Ave #2702, Seattle 98101**



# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



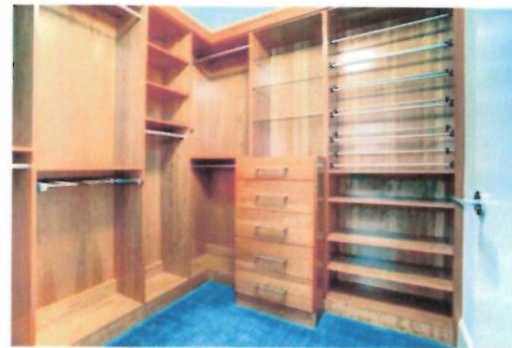
Wednesday, January 29, 2020

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# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



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Multiple Listing Service®

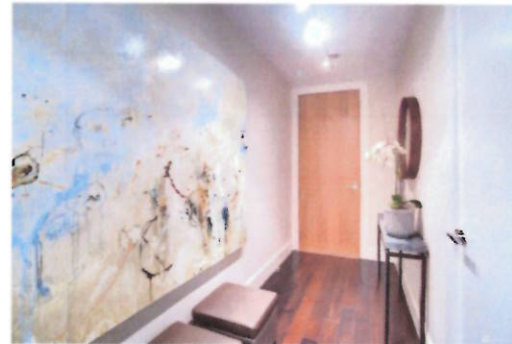
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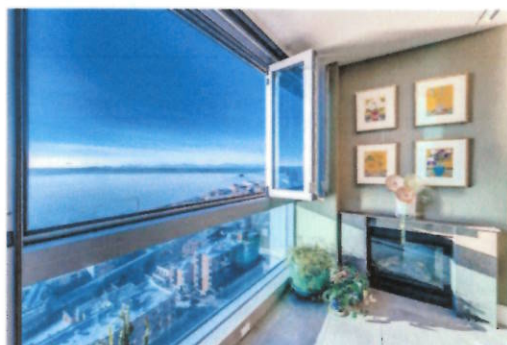
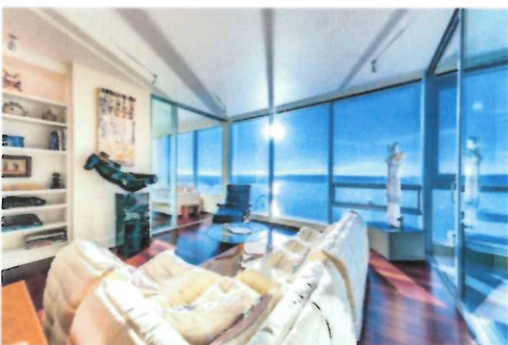
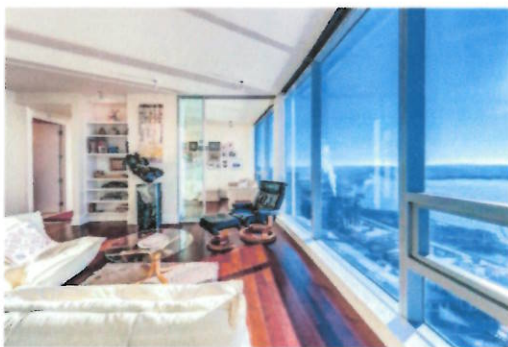
Wednesday, January 29, 2020

## Photo Report

A photo gallery of all available photos for your comparables.

**Listing #: 1396176**

**1521 2nd Ave #2104, Seattle 98101**



# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



Wednesday, January 29, 2020

## Photo Report

A photo gallery of all available photos for your comparables.

**Listing #: 1396176**

**1521 2nd Ave #2104, Seattle 98101**



**Media room can also double as an office.**





# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101

**444 Northwest**  
Multiple Listing Service®

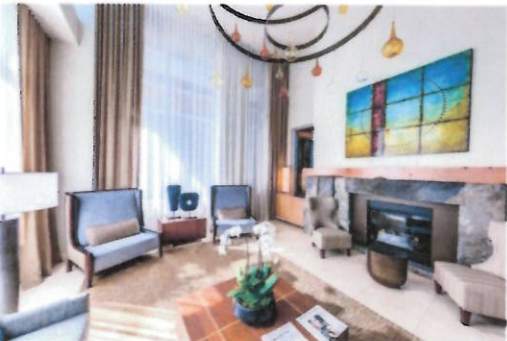
## Photo Report

Wednesday, January 29, 2020

A photo gallery of all available photos for your comparables.

**Listing #: 1396176**

**1521 2nd Ave #2104, Seattle 98101**





# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



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Wednesday, January 29, 2020

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**1521 2nd Ave #2104, Seattle 98101**







# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



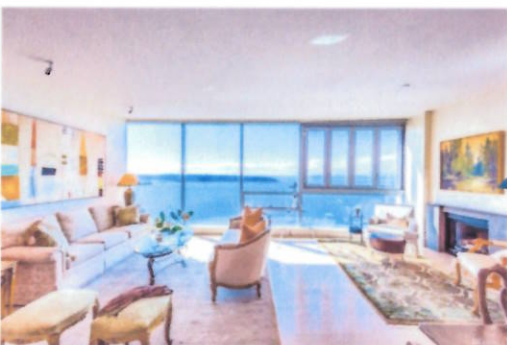
Wednesday, January 29, 2020

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**1521 2nd Ave #2504, Seattle 98101**





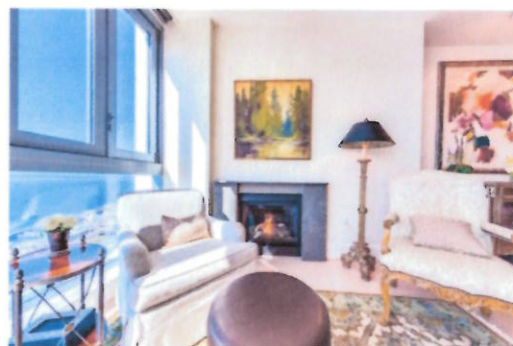
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# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



Wednesday, January 29, 2020

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# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



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Wednesday, January 29, 2020

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# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



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Wednesday, January 29, 2020

## Photo Report

A photo gallery of all available photos for your comparables.

**Listing #: 1253294**

**1521 2nd Ave #2504, Seattle 98101**







# Comparative Market Analysis

1521 2nd Ave  
Seattle, 98101



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## Market Analysis Explanation

Wednesday, January 29, 2020

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. *Comparable homes that were recently sold*
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

*Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.*

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

*This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.*



# Washington Law Review

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Volume 40 | Number 1

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4-1-1965

## Assessments in Washington

Philip A. Trautman

*University of Washington School of Law*

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### Recommended Citation

Philip A. Trautman, *Assessments in Washington*, 40 Wash. L. Rev. 100 (1965).

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purpose of the notice at this stage is not to accord a hearing upon the validity of the assessment, which has not yet been determined or the benefit to the property within the district, which has yet to be determined, but to accord a hearing upon the limits of the proposed district and upon the question whether the district should be formed at all.<sup>66</sup> Objections by property owners at this stage should be directed to those questions. A failure to raise issues pertinent thereto, as to sufficiency of the notice,<sup>67</sup> or sufficiency of the city engineer's report,<sup>68</sup> at this stage will constitute a waiver. On the other hand, questions relating to whether an improvement constitutes a general or special benefit, and questions relating to the amount of benefit and assessment to each lot, are not properly in issue at this stage. Such questions are to be raised at the subsequent hearing on the assessment roll.<sup>69</sup>

RCW 35.43.070 provides that, pursuant to a petition or resolution, a local improvement may be ordered only by an ordinance which receives the affirmative vote of at least a majority of the members of a municipal legislative body. In cities other than the first-class the ordinance must receive the affirmative vote of at least two-thirds of the members if, prior to its passage, written objections are filed with the city clerk by or on behalf of owners of a majority of the lineal frontage upon the improvement and of the area within the limits of the proposed improvement district.<sup>70</sup> The charters of first-class cities may prescribe further limitations.

The ordinance ordering an improvement must establish a local improvement district by number, which district is to embrace as nearly as practicable all the property specially benefited by the improvement.<sup>71</sup> An ordinance may provide for more than one improvement, such as widening of certain streets and changing of grades of certain streets, where all relate to a unified subject. Each lot will bear its share of the benefits resulting from the entire improvement.<sup>72</sup>

Unless the ordinance provides otherwise, the improvement district is to include all property between the termini of the improvement which abuts or is adjacent, vicinal, or proximate to, the street or way to be

<sup>66</sup> *Chandler v. Puyallup*, 70 Wash. 632, 127 Pac. 293 (1912).

<sup>67</sup> *Ibid.*

<sup>68</sup> *Compare* *Great No. Ry. v. Leavenworth*, 81 Wash. 511, 142 Pac. 1155 (1914), with *Buckley v. Tacoma*, 9 Wash. 253, 37 Pac. 441 (1894).

<sup>69</sup> *Matthews v. Ellensburg*, 73 Wash. 272, 181 Pac. 839 (1913).

<sup>70</sup> It is not necessary that two-thirds take direct action upon the objections, but only that the ordinance be passed by that percentage. *Buck v. Monroe*, 85 Wash. 1, 147 Pac. 432 (1915).

<sup>71</sup> RCW 35.43.080.

<sup>72</sup> *In re Third, Fourth & Fifth Ave.*, Seattle, 49 Wash. 109, 94 Pac. 1075 (1908).



# Local and Road Improvement Districts Manual



**for Washington State**  
*Sixth Edition*



Laws recognize a distinction between public improvements which benefit the entire community, and those local in their nature which benefit particular real property or limited areas. The property benefitted is usually required to pay the expense of the latter. A local improvement is a public improvement, which, although it may incidentally benefit the public at large, is made primarily for the accommodation and convenience of the inhabitants of a particular locality, and which is of such a nature as to confer a special benefit upon the real property adjoining or near the improvement. On the other hand, if its primary purpose and effect are to benefit the public, it is not a local improvement, although it may incidentally benefit property in a particular locality.

Whether an improvement is local, is a question of fact, rather than one of law, to be determined from its nature and object. [*City of Seattle v. Rogers Clothing for Men, Inc.*, 114 Wn.2d at 226, quoting 14 E. McQuillin, *Municipal Corporations* § 38.11 (3d ed. 1987)]

The importance of measuring special benefits is far reaching and will be discussed more fully below.

Issues relating to proportionality are raised far less frequently than special benefit questions. Although it is sometimes difficult to apply, the rule of law may be simply stated: each parcel in an improvement district may only be assessed "its proportionate share in relation to other parcels throughout the improvement district." *Sterling Realty Company v. City of Bellevue*, 68 Wn.2d 760, 765, 415 P.2d 627 (1966). In other words, like properties should receive like assessments.

If staff and council keep the two absolutes of special benefit and proportionality in mind when confirming a final assessment roll, the chance of a court overturning an assessment is substantially reduced.

## 2. Pre-Presentation Considerations and Mechanics

### A. Attitude – Cooperative and Adversarial

The employees of a city who are involved in the presentation of an assessment roll are placed in an awkward position. On the one hand they are called upon to serve as public servants whose role it is to provide assistance and guidance to members of their community in their dealings with the city. On the other hand, these same employees are charged with the task of being proponents of a project and, therefore, the adversaries of those property owners who oppose the LID or the assessments which are to be levied. There is no way to resolve this conflict. It is helpful, however, for staff and council to recognize the dual nature of the role of the City employees. Judges do not look kindly upon employees of a city who have not been forthright with citizens seeking information or assistance. Likewise, council members are not pleased when an assessment is lost and the money must be made up from a different source rather than being charged to the property which has benefitted from the improvement.

The only way to deal with this conflict is to recognize the dual role and to reach some accommodation. Each city will have to set its own policies with regard to dealing with property owners within an LID. Some cities only provide information which is directly requested and will volunteer nothing. Other cities advise the affected property owners



City of Seattle Hearing Examiner

EXHIBIT

ADMITTED ☒DENIED ☐

FILE# CWF-0 171

3

**! Snow Procedures**

Seattle Parks and Recreation staff are busy preparing for the potential for snowfall. Click [here](https://parkways.seattle.gov/2020/01/08/seattle-parks-and-recreation-snow-procedures/) (<https://parkways.seattle.gov/2020/01/08/seattle-parks-and-recreation-snow-procedures/>) for information on our snow procedures, including information on potential impacts to facilities and programs in the event of severe weather.

**Seattle Parks and Recreation (parks)**

Jesús Aguirre, Superintendent


[\(L\) > Home \(parks\)](#) > [About Us \(parks/about-us\)](#) > [Current Projects \(parks/about-us/current-projects\)](#) ▼
**Westlake & Lenora Park Development (Urban Triangle Park)**

Updated: November 26, 2019

**Fall/Winter 2019**

Thank you to everyone who participated in the ribbon cutting celebration!

**You can view several photos from the event here**

**(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/WestlakeLenoraCelebrationEventPho**

Visit our new park and enjoy the new park and public art. The public art, *Escape Destinations*, displays names of fictional places found in literature, film, television, comics, and games, from the eighth century BC to 2019. Places from works made for children and others from works made for adults. Place names change every day, some instantly recognizable, others may inspire search and discovery.

The park is substantially complete. We are working on the final the review for the custom play structure that references historical structures in this neighborhood. Once it passes final review it will fabricated off-site and installed as soon as possible.

This park has recently been officially named Urban Triangle Park. Seattle Parks and Recreation awarded the construction contract to MidMountain Contractors and construction of this new South Lake Union park began in January 2019. In 2014 we allocated funding to complete the design phase to ensure a seamless and coordinated design with the adjacent properties.

Through the design process we created an **updated design**

**(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/WestlakeLenoraDesignUpdate.pdf)**

which allowed the park to be coordinated with the adjacent neighborhood development and become a seamless benefit to our urban environment. The



design includes an open lawn, new central play structure, seating edge, lighting, ADA access, places for vendors, landscaping, and other park elements.

## Location

**Urban Triangle Park** (</parks/find/parks/urban-triangle-park>), 2100 Westlake Avenue (<http://www.seattle.gov/parks/find/parks?searchType=Name&filterTerm=x97314>)

## Budget

Funding for planning and schematic design is provided through city public benefit funds from a nearby street vacation project in the amount of \$150,000.

Seattle Park District provides \$2,450,000 for design and construction.

## Schedule

**Planning:** Through May 2014

**Design:** May 2014 through August 2018

**Construction:** Early 2019 - Late Summer 2019

## Project Description

This project redevelops the previous Enterprise Car Rental site into park land that will serve the downtown businesses and residences. In 2008, SPR purchased the 8,722 square foot property at 2100 Westlake Avenue for a new neighborhood park in the Denny Triangle Urban Center Village. It may include lighting, seating, landscaping, ADA access, places for vendors, and other park elements. It will be designed to have a seamless transition between the park and the adjacent tower development. Collaboration, on grading; circulation; materials, between the Parks Department team and the tower design team for areas within the alley which is being vacated, will occur at the schematic design stage.

## History

### Spring/Summer 2014

Seattle Parks is starting the design process for a new park in the Denny Triangle Urban Village Center. In April, 2014, \$150,000 was allocated to start the design process for a new park at Westlake and Lenora. This is a land banked site being held in its current condition until funds become available for development.

An alley exists between the park property and the adjacent tower development site. Parks is working with the adjacent developer to vacate the alley and bring mutual benefit to both parties. The adjacent development is currently being designed, so it's important for the design of the park to begin. We're excited to have Site Workshop, a local landscape architecture firm, lead the park design.

In order to ensure a seamless and coordinated design where the two properties meet, the park will be envisioned to a schematic level with special attention to grades and access within the alley. This will allow all parties to move forward informed and lay the groundwork for future park development.

## Acquisition

On December 31, 2008 Seattle Parks purchased the 8,722 square foot property at 2100 Westlake Avenue for a new neighborhood park in the Denny Triangle Urban Center Village. King County approved \$900,000 to \$1 million in matching funds through the Conservation Futures Tax towards this acquisition.

## Community Participation

### Early Site Plan Design [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/WestlakeLenoraSchematic.pdf)

### Westlake Lenora Design Update 12/2017 [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/WestlakeLenoraDesignUpdate.pdf)

### Download the celebration event poster 9/4/2019 [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/WestlakeLenoraCelebrationPoster\_20190904.pdf)

### Public Meeting #1 5/20/2014

- 5/20/2014 Presentation [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/presentation\_design\_concepts\_20140520.pdf)

- Survey Summary [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/survey\_summary\_20140603.pdf)

- 5/20/2014 Meeting Notes [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/notes\_20140520.pdf)

### Public Meeting #2 6/17/2014

- 6/17/2014 Presentation [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/presentation\_boards\_20140617.pdf)

- 6/17/2014 Meeting Notes [\[PDF\]](#)

(Documents/Departments/ParksAndRecreation/Projects/WestlakeLenora/notes\_20140617.pdf)

## Kelly Goold

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([https://www.facebook.com/pages/Seattle-](https://www.facebook.com/pages/Seattle-Parks-and-Recreation/)

[WA/SeattleParksandRec/](https://www.facebook.com/pages/Seattle-Parks-and-Recreation/))

### City-Wide Information

Departments & Agencies List

(departments)

Elected Officials (elected-officials)

Open Data Portal

(<https://data.seattle.gov/>)

Public Information Requests (public-records)

Services & Information (services-and-information)

### Search here to:

1. Find a Park

(<http://www.seattle.gov/parks/listall.asp>)

2. Find a Pool

(<http://www.seattle.gov/parks/pools.asp>)

3. Sign Up for Activities

(<https://apm.activecommunities.com/seattle/Ho>

4. Reserve a Picnic Site

([http://www.seattle.gov/parks/picnic\\_sites.asp](http://www.seattle.gov/parks/picnic_sites.asp))

5. Find a Community Center

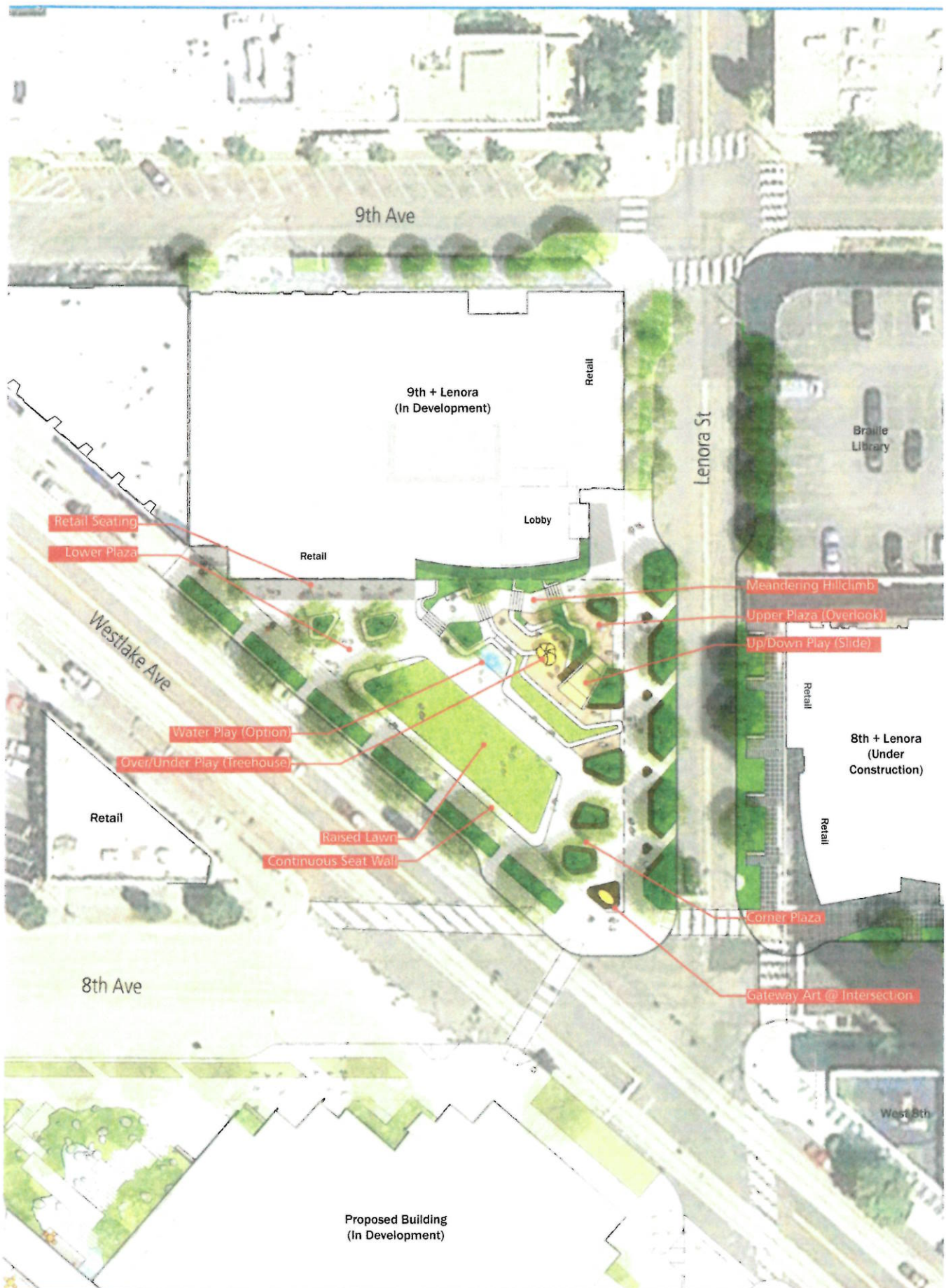
(<http://www.seattle.gov/parks/centers.asp>)

Seattle Parks and Recreation promotes healthy people, a healthy environment, and strong communities.

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06/25/2020



**RE•SOLVE****GIBBONS & RIELY, PLLC****Real Estate Appraisal, Counseling & Mediation**

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January 30, 2020

**Molly A. Terwilliger**

Attorney at Law

Yarmuth LLP

1420 Fifth Avenue, Suite 1400

Seattle, Washington 98101

RE: **Waterfront Seattle LID Special Benefits Report – File Ref: 19-0101 – November 18, 2019**  
 Authored by Valbridge.

Dear Ms. Terwilliger:

At your request, I have conducted this high-level review of the Valbridge mass appraisal study prepared for the purposes of documenting Special Benefit resulting from the city Waterfront Seattle project. The letter is intended as a consultation, and not as an appraisal review. At some point it may be appropriate to address individual valuations on a parcel by parcel basis, but that is not the concern of this letter. This consultation looks at the methodology employed and the general conclusions made in the presentation of the study. Please note, as a disclosure, I am part owner of a condominium located within the boundaries of the LID. I do not consider this to be a conflict in providing an objective review of the study methodology.

**Valbridge Appraisal**

Valbridge presents several conclusions, which briefly may be re-stated as:

1. **LID Boundaries.** Valbridge identifies a total of 6,238 properties with potential special benefits within an LID boundary that generally comprises the entire downtown area lying between Puget Sound, I-5, Denny Way, and S. Massachusetts Street.
2. **Property Valuation.** The value of property within this area is concluded to be approximately \$56.3-billion.
3. **Special Benefit Lift.** The appraisal concludes with incremental increases in individual property values (which are presented numerically in the report) summarized as follows:<sup>1</sup>

<b>Estimated Special Benefit Ranges By Property Class</b>		
<b>Property Class</b>	<b>Percentage of Property Value Increase</b>	
	<b>High</b>	<b>Low</b>
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	0.10%	1.00%

<sup>1</sup> This exhibit is lifted from the appraisal. Note that the "Special Purpose" category has the high and low figures reversed.



4. Special Benefit Amount v. Cost. The total of the individual assignments approximates a \$448-million special benefit over these properties. This is compared and contrasted to the LID cost of \$346-million. Legally the cost of the LID cannot exceed the benefit provided. In addition, the city has limited the assessment to \$175,500,000.
5. After Valuation. The incremental increases in value calculated are added to the Before value to create an After value, which in aggregate comes to \$56.8-billion.

## Conceptual and Methodological Issues

### 1. The basic construct of the LID and its application to Waterfront Seattle

LIDs are typically reserved for the funding of utility improvements and infrastructure within a specific neighborhood or market, and represent a means by which a group of property owners can receive and pay for improvements that might otherwise be avoided by a municipality; perhaps the project in question is/has been deemed too specific, or not a priority, to cover with general funding. The mechanism essentially allows property owners to pay for the LID with the obvious value lift associated with, say, the provision of sewer or a road. Under RCW 34.44.010, “*The cost and expense [of improvements made through an LID] shall be assessed upon all the property [within the boundaries of the LID] in accordance with the special benefits conferred thereon.*” (bracketed language added). The value lift associated with provision of the infrastructure (say water, power or sewer) is typically easily measured, and *special benefits*<sup>2</sup> are not hard to prove and calculate.

The current proposal, to fund a regional park through this mechanism, represents a special challenge for an appraiser, as the special benefit associated with an amenity such as a publicly-owned park is not obviously beneficial in the same fashion as a utility extension, representing more of an aesthetic, and widely dependent upon factors unrelated to the mere presence of the project (such as operations, public use, etc.). The project becomes even more challenging, when the park is to be located in a regional economic center, and funding requirements require benefit assessment across several downtown blocks that lie uphill from the amenity.

### 2. Special Benefit

#### *Background*

A successful LID is based on the correct identification of the *Special Benefit* created. The term Special Benefit is both a legal term and a term of art in the appraisal industry. The most succinct definition of Special Benefit is provided as a WPI instruction:

*“Special benefits are those that add value to the remaining property as distinguished from those arising incidentally and enjoyed by the public generally.”* WPI 150.07.01

The distinction between Special and General benefits is then a key consideration for an appraiser in the application of benefit deemed special. Eaton stresses the importance of the proper identification of special benefit, and the necessity for also identifying general benefit for the simple purposes of appropriate benefit allocation; if a project creates both special and general benefits, only the special increment that accrues to certain properties can be part of the assessment:

*It should be noted that project enhancement...may be composed of general benefits, special benefits, or a combination of the two. Thus it may be necessary...to allocate the beneficial effects*

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<sup>2</sup> See subsequent discussion on the definition of a special as opposed to general benefit.

*of project enhancement between special and general benefits and to consider only the special benefits in estimating the value of the property in the after situation.”*

Real Estate Valuation in Litigation, Page 326, by Jim Eaton MAI.

The standard dictionary definition of special, an adjective, is *better, greater, or otherwise different from what is usual*. Synonyms include *exceptional, unusual, singular, uncommon, notable, noteworthy, remarkable, outstanding, unique, more*. In practical application though, the precise meaning of Special Benefit has been debated in the courts, particularly in eminent domain cases, with the same principles applying to LIDs. One of the clearest and oft-cited distinctions of special and general benefit is found in the following court decision:

*“The most satisfactory distinction between general and special benefit is that general benefits are those which arise from the fulfillment of the public object..., and special benefits are those which arise from the peculiar relation of the land in question to the public improvement”*

United States v. 2,477.79 Acres of Land, as quoted in Nicols

There are various common sense applications of special benefits. They cannot be “*remote, speculative or imaginary*” (WPI). In addition the appraiser should consider when the benefits will actually be received.

*The fair market value of the remainder, as of the date of valuation, shall reflect the time when the damage or benefit caused by the proposed improvement or project will be actually realized.* Uniform Eminent Domain Code 1974, §1006, p.10.11. as quoted in Real Estate Valuation in Litigation by Jim Eaton, MAI

### **3. The Valbridge Study**

The Valbridge study presented on behalf the city fails to meet key tests of credibility in the application of Special Benefit. At issue are the following general categories of analysis:

#### ***a. Special Benefit Definition and Distinction from General Benefits***

The appraisal:

- Makes no attempt to assess General Benefit, and does not offset the apparent measure of special benefits with general benefits. The appraisal ignores the basic equation:
  - Total Benefit minus General Benefit = Special Benefit.

If the evidence of benefit presented by the appraiser is to be believed, it is apparent that General Benefits have been included in the Special Benefit Study.

Beyond the lack of recognition of General Benefits, it is noted that the very nature of the public improvement – a regional park - and the wide LID boundaries described in the report, suggests that entire project could be described as offering almost entirely general benefit. Almost by definition, if \$48.1B of real estate is impacted by the project, the benefits provided would seem very general and widespread in nature. The appraisal even uses the term “generally” to discuss assigned Benefits in many areas of the Special Benefit Study<sup>3</sup>.

#### ***b. Method of Assessment***

The method of assessment used – an application of a percentage to a concluded before value – does not represent a true measure of benefit. This is considered a short-cut, akin to a “strip-take” analysis, typically

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<sup>3</sup> Example, page 81, second to third line, third paragraph: “Market value estimates generally are 2% to slightly above 3% higher than estimated value without the project.” Another example, related to a comparison project, page 51, third paragraph, line 8: “Properties closer to the park also generally command a higher sale price.”

reserved for projects with minor damages - small easements or takes of strips of land. Its application to a special benefit study represents an improper method of analysis as the value lift should be calculated, not applied. The appraiser should evaluate the value of the properties without the project, and then with it, and measure the difference. Here the appraiser has not met the burden of proof of a value lift, as the latter is concluded and added, not measured as a difference.

### *c. Before & After Descriptions*

There is very little clarity in the appraisal as to the precise value difference arising as a consequence of a comparison of the Before and After. The appraisal acknowledges that the viaduct is down in the before, but it is not clear how the value lift associated with the viaduct removal is built into the Before value estimates. Further it is also not clear how the level of improvement that would be undertaken by the city, but for the LID, is considered. Current values do not represent this condition, and presumably the appraiser is of the opinion that completed streets, street trees and landscaping, sidewalks and parking (many features of which are present in the After Condition) would have no impact on current values. It is unclear how the perceived additional aesthetic actually associated with the "After Improvements" is then translated into a 0.5 or 4% value increment, particularly when compared to the completion of the Before Condition with zero impact.

Three specific "before and after" issues are worthy of additional discussion.

#### *i. Parking*

With the addition of park improvements, there will be a loss in parking. This is not documented in detail in the report, and city-sources provide little clarification with regard to this valuable resource. In the August 9, 2017 Feasibility Study, the analysis of parking losses is limited to this statement, with a promise of follow up in the final study:

*"Additionally, some parking loss will occur as a result of the project. This loss will be documented as part of the more detailed special benefit/proportionate assessment study." P. 3, 8/9/17 Feasibility study*

The follow-up and documentation would be important, as clearly a loss of parking would be regarded as detrimental to many businesses, particularly retailers. However there is no follow-up in the final report, and the treatment of parking remains glossed over and not documented, contrasting with the purported precision of measurement of value for a landscaping aesthetic, an attribute of far-less deterministic value. A report detailing apparently minute impacts for more plants and park improvements, should also consider, in the same incremental manner, those associated with lost parking. The report, however, falls well short of this mark, merely paying lip-service to the issue, without incrementally measuring the impact. The only valuation commentary on parking presented in the study, none of which comes with any precise value-measurement, analysis or location specific value offset, is limited to the following two statements:

- Page 7: *"..some parking losses along Alaskan Way in the waterfront area will occur due to the project and this is considered in the analysis."*
- Page 83/4: *In this analysis, the maximum change in value for the waterfront economic entities is 3%. These conclusions recognize that, while the properties benefit from enhanced relative location arising from the project, there is also a reduced amount of available parking in the vicinity, an important factor considered in the analysis."*

Other sources offer some clues as to how much parking may be eliminated, and if correct, it is substantial. The 2016 FEIS notes that:



*“The Preferred Alternative would permanently remove approximately 57 on-street parking spaces along Alaskan Way, 377 parking spaces that existed in the Alaskan Way Viaduct footprint, 15 on-street spaces on Bell Street, 3 spaces on Union Street, and 1 space on S. Main Street. This loss of 453 on-street parking spaces represents approximately 25 percent of the on-street parking supply in the study area”.* Page 44 (pdf) Executive Summary 10/16 Final EIS Waterfront Seattle.

In order to properly measure the full impact of the Waterfront project, parking losses need to be analyzed and the loss in value measured on a location by location basis.

ii. Cost

The issue also extends to cost. The LID is noted as a \$346,000,000 project. Yet the increment associated with the LID cost verses the investment that would occur anyway is not presented. Moreover this is no spatial presentation concerning where dollars are invested, as clearly they are not equal to all areas of the “park”. It stands to reason that if the improvements add value, more improvements in localized situations should add more value, and less in other cases. This in particular would underscore the issue of “Special”, as property in areas with no direct investment in the surrounding blocks challenge the notion of a received Special as opposed to General Benefit.

i. Timing

There is also no value discussion pertaining to timing; do assessments consider when the actual park will be complete, and therefore when the benefits, if present, will accrue? The interim condition and associated construction are likely to be disruptive: some properties will be “specially” as opposed to “generally” impacted by construction activity in terms of noise, dust, etc. Proximity, which is stressed as a special benefit, would represent a special negative as concerns related and proximate construction activity.

***d. Assessments are not supported by empirical data***

The evidence presented for special benefit is almost entirely anecdotal. The appraisal does not provide discrete and empirical before and after analyses of purportedly similar public projects across a wide-range of property takes. Anecdotal opinions of before and after, without apparent adjustment for general benefits, correction of blight issues and the passage of time, do not provide a convincing case for the assignment of a 0.5 to 4% value increase to a full spectrum of property types across a wide downtown area, many blocks away from the improvement.

Moreover, the level of assignment applied is largely immeasurable from an appraisal perspective. Application of a 0.5-4% value change on a general mass appraisal basis falls well below the standard of error already present in such an analysis – in effect the analysis reveals the benefit is immeasurable at this level. Even if individual “MAI appraisals” were completed on each property, it would be difficult if not impossible to measure the benefit of a park improvement a few blocks away to (for example) a downtown office tower.

Take for example the 1201 Third Avenue office tower, valued at \$732,527,000 - it would be hard to rationalize discrete adjustments of the magnitude presented here amid the myriad impacts on value such as market conditions, tenant sizes and rollovers, and different views and floor levels. The majority of the tower has no special view of the park and no special access to it; a lease decision here would not logically include serious “special” consideration of a park three blocks away, and at a different elevation. Suggesting the property increased to \$737,043,000 (a \$4,516,000 benefit or 0.62% difference) on account of park proximity would seem to define a “remote, speculative or imaginary” adjustment. If these values were rounded to the nearest \$5M, not an unreasonable level of rounding for a property worth over \$700M, both Before and After estimates would round to the same number, essentially eliminating the “measurement”.

*e. Assessments include percentage assignments to improvement value*

The assessments are based on a percentage assignment to total property value, in place in 2020. However, the project presented relates, purportedly, to a proximity benefit. This is a location factor, which is a land characteristic. Benefits from proximity do not normally accrue to improvement value, as the “bricks and mortar” are unchanged. This creates an inequity in the side-by-side comparison of improved and vacant land parcels, and one that is particular well illustrated in case of development properties that will imminently be developed, with a completed project in place by the time the park is complete in 2024. This methodological error is essentially a function of relying upon an across-the-board percentage adjustment, as compared to truly measuring before and after differences.

An example is provided in a comparison of the preliminary and final LID studies as pertain to one building that was under construction during the interval between receipt of the reports. In the Preliminary version, when the 2 + U tower was under construction, the main site for this building<sup>4</sup>, at 1201 Second Avenue, # 197470-0175 was assessed as vacant. As of the date of the Final Study, the building had been largely constructed, although it remains unoccupied. Now with the value of the improvements added, the assessment increased 561% between the Preliminary and Final. See below.

<b>LID Study Issue: Comparison of Preliminary and Special Benefit</b>					
Property	Land Size*	Future sf	Assessment	\$/sf land	\$/sf building
<i>Preliminary Study Low, as site treated vacant</i>					
2 + U Site*	25,760sf	701,000sf	\$622,000	\$24/sf	\$0.89/sf
<i>Final Study Now, with building nearly complete</i>					
2 + U Site*	25,760sf	701,000sf	\$4,113,000	\$160/sf	\$5.87/sf

\* LID study has an error; there is an additional half block still treated as vacant.

Had the construction been delayed a year, the property would have escaped this increase. And other vacant property, particularly parcels intended for imminent development, and there are many of them, will still be able to take advantage of this methodological error. An example of this is provided by the following comparison:

Example: Cyrene Apartments at Alaskan and University v. Woldson parking lot at 1100 Alaskan (with proposed development).

Property	Land Size	Units	Assessment	\$/sf land	\$/unit
50 University	15,413sf	169-units	\$3,033,000	\$197/sf	\$17,947/unit
1100 Alaskan	28,306sf	257-units*	\$1,312,000	\$46/sf	\$5,105/unit

\* proposed; will probably be complete by 2024

Both properties have the same orientation to the park and lie at the same elevation. The higher assessment to the Cyrene Apartments at 50 University is thus inequitable as compared to 1100 Alaskan, which is planned to have a larger apartment complex constructed upon it by the time the park is complete in 2024.

<sup>4</sup> There is an error in the study. The appraiser is treating the half-block used for development of this tower, as though it were still vacant – Assessed parcels 197470-0190 and 197470-0210.

## Conclusion

In conclusion, the Special Benefits study presents several major issues. These include:

- The Before condition is not adequately captured in the appraisal. The Before valuation pertains to “current” 2020 values, without the benefit of completed street improvements, as represented in renderings in the appraisal of the Before Condition. The inevitable conclusion is that the lift, if any, that property values would experience with completed streets and landscaping in the Before, has inadvertently been included as a “Special Benefit”, or has no value.
- Special benefits are merely assigned, not measured. The study does not provide a measurement of After value, with the project in place, that is independent of the Before value, and takes into consideration delay of benefits until year of receipt.
- The benefits supposedly measured are not allocated into “general” and “special” benefits. Labelling all benefits as “special” does not appear credible for a regional park, or for an LID boundary that encompasses all of downtown.
- Benefits associated with proximity should be evaluated in the form of a lift in land value. The methodology used (a broad percentage assessment applied to total property value) results in inequitable assignments between properties. All properties that will be constructed and delivered to the market by 2024 have escaped a significant assessment, even though they may be identically positioned to otherwise currently built-product with regard to the Waterfront Project when it is complete.

The more general issue is the difficulty of trying to forecast a benefit that is special to a park that has regional appeal. The more common application of an LID is for extension of infrastructure; and here special benefits can be practically and incrementally assessed to unserved property brought to a development condition through the provision of infrastructure. However, the application of the special benefit methodology to a downtown area for a park amenity, represents a challenging and potential impossible assignment, if it is to be free of speculation and imagination.

Respectfully submitted,



Anthony Gibbons, MAI

Ref: 20032-Waterfront LID



ADMITTED  
DENIED

FILE# CWF-0-174

6

Waterfront Seattle Final Special Benefit Study  
Residential Condominiums and Associated Commercial

UD Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without ID	Market Value Without ID	Highest and Best Use With ID	Market Value With ID	Special Benefit %	Total Assessment
C-109-117	238200 1170	King	ESCALA CONDOMINIUM	WASHBURN LANCE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-118	238200 1180	King	ESCALA CONDOMINIUM	OSTERGAARD JONI H WILLIAM	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-119	238200 1190	King	ESCALA CONDOMINIUM	LIANG ZICONG+LIUANG YAYUAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$682,500	Mixed-Use/Residential	\$687,619	0.75%	\$2,006
C-109-120	238200 1200	King	ESCALA CONDOMINIUM	ZHOU XU	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$682,500	Mixed-Use/Residential	\$687,619	0.75%	\$2,006
C-109-121	238200 1210	King	ESCALA CONDOMINIUM	WISDOFF MELODY ANDERSON	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-122	238200 1220	King	ESCALA CONDOMINIUM	COMAN CHRISTOPHER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-123	238200 1230	King	ESCALA CONDOMINIUM	MCKEOWN KEVIN P	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-124	238200 1240	King	ESCALA CONDOMINIUM	HIRSCHBERG RICHARD DANIEL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-125	238200 1250	King	ESCALA CONDOMINIUM	PALMOUS J BRIAN G+CAREM J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$682,500	Mixed-Use/Residential	\$687,619	0.75%	\$2,006
C-109-126	238200 1260	King	ESCALA CONDOMINIUM	WONG KATHINE SHU YUE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$682,500	Mixed-Use/Residential	\$687,619	0.75%	\$2,006
C-109-127	238200 1270	King	ESCALA CONDOMINIUM	HOLM TIMOTHY KIM ANNA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,213,285	Mixed-Use/Residential	\$1,222,285	0.75%	\$3,505
C-109-128	238200 1280	King	ESCALA CONDOMINIUM	BRADDOCK IONNE SCOTT	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-129	238200 1290	King	ESCALA CONDOMINIUM	CORRELL DANE P	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$682,500	Mixed-Use/Residential	\$687,619	0.75%	\$2,006
C-109-130	238200 1300	King	ESCALA CONDOMINIUM	WALTERS MARC NICOLE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-131	238200 1310	King	ESCALA CONDOMINIUM	JOYNER BARBARA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$682,500	Mixed-Use/Residential	\$687,619	0.75%	\$2,006
C-109-132	238200 1320	King	ESCALA CONDOMINIUM	BUTLER JEFFREY M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$682,500	Mixed-Use/Residential	\$687,619	0.75%	\$2,006
C-109-133	238200 1330	King	ESCALA CONDOMINIUM	ARANGO KAREN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-134	238200 1340	King	ESCALA CONDOMINIUM	TANGEN KRISTOFFER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-135	238200 1350	King	ESCALA CONDOMINIUM	MOHILL DEAN SHARON	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-136	238200 1360	King	ESCALA CONDOMINIUM	GREENE KIRK P	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-137	238200 1370	King	ESCALA CONDOMINIUM	PATNENI SATYAM	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$728,000	Mixed-Use/Residential	\$733,460	59.642	\$2,139
C-109-138	238200 1380	King	ESCALA CONDOMINIUM	LEE KYUNG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$728,000	Mixed-Use/Residential	\$733,460	59.642	\$2,139
C-109-139	238200 1390	King	ESCALA CONDOMINIUM	MAOLE NON-SCHMITT BETSY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-140	238200 1400	King	ESCALA CONDOMINIUM	FRY MICHAEL W+SUSSAN M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-141	238200 1410	King	ESCALA CONDOMINIUM	BERNIA KATHLEEN+FRANK J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-142	238200 1420	King	ESCALA CONDOMINIUM	INGRID YING NIEN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$705,250	Mixed-Use/Residential	\$710,539	55.289	\$2,072
C-109-143	238200 1430	King	ESCALA CONDOMINIUM	SHIN JEANSEK+MYUNGSOOK	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$705,250	Mixed-Use/Residential	\$710,539	55.289	\$2,072
C-109-144	238200 1440	King	ESCALA CONDOMINIUM	CHELETTE DAVID H+CYNTHIA K	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,245,425	Mixed-Use/Residential	\$1,254,766	0.75%	\$3,660
C-109-145	238200 1450	King	ESCALA CONDOMINIUM	WEILINGER STEVEN A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-146	238200 1460	King	ESCALA CONDOMINIUM	DU XIA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$737,800	Mixed-Use/Residential	\$743,334	55.534	\$2,168
C-109-147	238200 1470	King	ESCALA CONDOMINIUM	BETTON BEVERLY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,325,775	Mixed-Use/Residential	\$1,335,718	55.631	\$2,206
C-109-148	238200 1480	King	ESCALA CONDOMINIUM	FORMAN PAUL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$730,750	Mixed-Use/Residential	\$735,750	55.631	\$2,206
C-109-150	238200 1500	King	ESCALA CONDOMINIUM	WANG JIAN DING+HU JIANG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$730,750	Mixed-Use/Residential	\$735,750	55.631	\$2,206
C-109-151	238200 1510	King	ESCALA CONDOMINIUM	WANG XIAOYING	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,325,775	Mixed-Use/Residential	\$1,335,718	55.631	\$2,206
C-109-152	238200 1520	King	ESCALA CONDOMINIUM	GOELTZ THOMAS A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$745,400	Mixed-Use/Residential	\$750,742	55.891	\$2,308
C-109-153	238200 1530	King	ESCALA CONDOMINIUM	VENKATACHALAM ARSHANA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$745,400	Mixed-Use/Residential	\$750,742	55.891	\$2,308
C-109-154	238200 1540	King	ESCALA CONDOMINIUM	COOPER CHARLES	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$728,000	Mixed-Use/Residential	\$733,460	55.460	\$2,139
C-109-155	238200 1550	King	ESCALA CONDOMINIUM	BYRUM FRANK DAVID	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$728,000	Mixed-Use/Residential	\$733,460	55.460	\$2,139
C-109-156	238200 1560	King	ESCALA CONDOMINIUM	LEE BRIAN Y	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,295,242	Mixed-Use/Residential	\$1,295,242	59.642	\$2,139
C-109-157	238200 1570	King	ESCALA CONDOMINIUM	CHEN JIANF+ZHI FANG DING	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$761,600	Mixed-Use/Residential	\$767,312	56.069	\$2,378
C-109-158	238200 1580	King	ESCALA CONDOMINIUM	BA YU XIN+YIM YICK FUNG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$815,269	Mixed-Use/Residential	\$815,269	56.069	\$2,378
C-109-159	238200 1590	King	ESCALA CONDOMINIUM	SAUZAR+RUBIO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$761,600	Mixed-Use/Residential	\$767,312	56.069	\$2,378
C-109-160	238200 1600	King	ESCALA CONDOMINIUM	PHILLIPS STEVEN P+SUSAN D	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,365,950	Mixed-Use/Residential	\$1,376,195	56.069	\$2,378
C-109-161	238200 1610	King	ESCALA CONDOMINIUM	MOORHY YANG REVOCABLE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$771,500	Mixed-Use/Residential	\$779,301	56.801	\$2,273
C-109-162	238200 1620	King	ESCALA CONDOMINIUM	LEE JANE+MIN JAE KIM	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$771,500	Mixed-Use/Residential	\$779,301	56.801	\$2,273
C-109-163	238200 1630	King	ESCALA CONDOMINIUM	AGNER MAXIMILIAN+TERESA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,365,950	Mixed-Use/Residential	\$1,376,195	56.069	\$2,378
C-109-164	238200 1640	King	ESCALA CONDOMINIUM	ELSTON LADONNIS	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$809,200	Mixed-Use/Residential	\$815,269	56.069	\$2,378
C-109-165	238200 1650	King	ESCALA CONDOMINIUM	MCCENTIRE KIP+LARRY K II	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$791,291	Mixed-Use/Residential	\$791,291	56.801	\$2,308
C-109-166	238200 1660	King	ESCALA CONDOMINIUM	HILEN ANDREW G	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,376,195	Mixed-Use/Residential	\$1,385,381	56.801	\$2,308
C-109-167	238200 1670	King	ESCALA CONDOMINIUM	LEE KENNY+AMY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$730,750	Mixed-Use/Residential	\$735,750	55.631	\$2,206
C-109-168	238200 1680	King	ESCALA CONDOMINIUM	YU HYUNGI I	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$730,750	Mixed-Use/Residential	\$735,750	55.631	\$2,206
C-109-169	238200 1690	King	ESCALA CONDOMINIUM	WEBER NINA M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,376,195	Mixed-Use/Residential	\$1,385,381	56.801	\$2,308
C-109-170	238200 1700	King	ESCALA CONDOMINIUM	MCGARREY WILLIAM K+EMILY M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$791,291	Mixed-Use/Residential	\$791,291	56.801	\$2,308
C-109-171	238200 1710	King	ESCALA CONDOMINIUM	ROH GRACE YOUNG+JEFFREY S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	\$809,200	Mixed-Use/Residential	\$815,269	56.069	\$2,378
C-109-172	238200 1720	King	ESCALA CONDOMINIUM	4TH AVE SPACELAND'S LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,365,950	Mixed-Use/Residential	\$1,376,195	56.069	\$2,378
C-109-173	238200 1730	King	ESCALA CONDOMINIUM	SIMMONS GARY M+ANN M JUN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$773,500	Mixed-Use/Residential	\$779,301	56.801	\$2,273
C-109-174	238200 1740	King	ESCALA CONDOMINIUM	LIBERATOR JAMES H+AT+TILE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	\$773,500	Mixed-Use/Residential	\$779,301	56.801	\$2,273
C-109-175	238200 1750	King	ESCALA CONDOMINIUM	SVOPE MICHAEL J+KHOANG A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	\$1,365,950	Mixed-Use/Residential	\$1,376,195	56.069	\$2,378
C-109-176	238200 1760	King	ESCALA CONDOMINIUM	PORTER STEPHEN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550</									



## EXHIBIT

ADMITTED ☒  
DENIED ☐

FILE# CWF-0 171



## ADVERTISEMENT

<a href="#">New Search</a>	<a href="#">Property Tax Bill</a>	<a href="#">Map This Property</a>	<a href="#">Glossary of Terms</a>	<a href="#">Area Report</a>	<a href="#">Property Detail</a>
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## PARCEL

Parcel Number	238200-1180
Name	OSTERGAARD JONI H+WILLIAM H
Site Address	1920 4TH AVE
Legal	ESCALA CONDOMINIUM PCT UND INT 0.404

## BUILDING 1

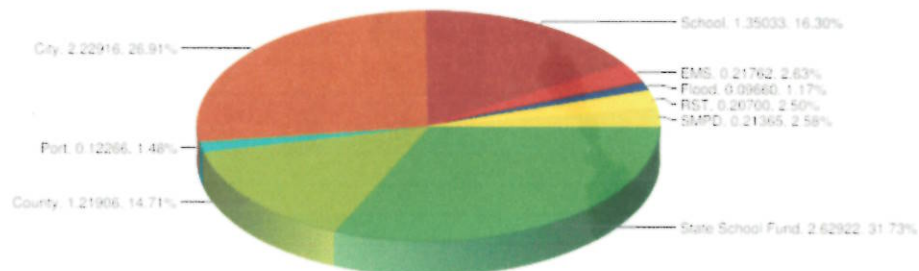
Year Built	2010
Construction Class	STRUCTURAL STEEL
Condition	Average
Building Quality	GOOD/EXCELLENT
Number of buildings	1
Number of units	267
Lot Size	25432
Present Use	Condominium(Residential)
Views	No
Waterfront	



+ Units in this condominium complex

## TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2019 Levy Code: 0011 Total Levy Rate: \$8.28530 Total Senior Rate: \$5.65180



49.63% Voter Approved

[Click here to see levy distribution comparison by year.](#)

## TAX ROLL HISTORY

Valued	Tax	Appraised Land	Appraised Imps	Appraised	Appraised Imps	Taxable Land	Taxable Imps	Taxable
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Year	Year	Value (\$)	Value (\$)	Total (\$)	Increase (\$)	Value (\$)	Value (\$)	Total (\$)
2019	2020	123,200	1,049,800	1,173,000	0	123,200	1,049,800	1,173,000
2018	2019	113,000	1,254,000	1,367,000	0	113,000	1,254,000	1,367,000
2017	2018	102,700	1,089,300	1,192,000	0	102,700	1,089,300	1,192,000
2016	2017	87,300	961,700	1,049,000	0	87,300	961,700	1,049,000
2015	2016	77,000	868,000	945,000	0	77,000	868,000	945,000
2014	2015	71,900	876,100	948,000	0	71,900	876,100	948,000
2013	2014	61,600	726,400	788,000	0	61,600	726,400	788,000
2012	2013	51,400	630,600	682,000	0	51,400	630,600	682,000
2011	2012	51,400	649,600	701,000	0	51,400	649,600	701,000
2010	2011	51,400	669,600	721,000	254,805	51,400	669,600	721,000
2009	2010	51,388	384,002	435,390	0	51,388	384,002	435,390

ADVERTISEMENT



# BIG CHANGES TO SEATTLE'S WATERFRONT

With the removal of the Alaskan Way Viaduct, the City of Seattle will rebuild the central waterfront. Guided by the community's vision, the Waterfront Seattle Program will create 20 acres of new public space and habitat improvements, reconnect Seattle's urban core to Elliott Bay and create a true waterfront for all.

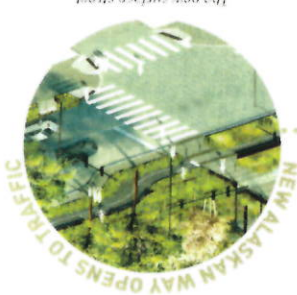
**GUIDED BY THE COMMUNITY**

The Waterfront Seattle Program began as a community vision to remove the Alaskan Way Viaduct and reconnect the city to its waterfront. Since 2010, over 10,000 people have participated in visioning sessions, community meetings, walking tours, environmental reviews and more to shape the design we are now building.

EXPLORE  
THE FUTURE  
WATERFRONT



- 2010 Waterfront Seattle Program begins
- 2012 Concept design and Waterfront Strategic Plan endorsed by City Council
- 2017 Pier 62 rebuild begins. The first piece of the new pedestrian connection between downtown and the waterfront
- 2018 Prepare for viaduct demolition; early utilities
- 2019 Complete viaduct
- 2020 Begin construction on the new Alaskan Way, promenade, and protected bike lane. Pier 62 complete
- 2021 Begin Overlook Walk construction
- 2022 Overlook Walk complete
- 2023



The new surface street will provide clear pedestrian crossings and signalized intersections

The foundation for the new waterfront

Our nonprofit partner leads programming, fundraising and more



Stay up to date about current and future construction in the downtown waterfront area.  
[WaterfrontConstruction.org](http://WaterfrontConstruction.org)

- Access for businesses, residents and all modes of travel
- Low-rate downtown parking
- Work zones and detour routes coordinated with other area construction
- Regular, clear communications to keep you informed

## CONSTRUCTION

Here's what you can expect during construction:

We're committed to keeping the waterfront open and thriving throughout construction. Seattle will be complete in 2023.

Construction of the new waterfront is already underway. We've completed construction of the new Seawall and the Pike Place MarketFront expansion. In 2019, the Alaskan Way Viaduct will be removed, making way for us to begin building the new parks, paths and surface streets that will take its place. Construction of Waterfront Seattle will be complete in 2023.

## HAPPENING NOW

## WORKING TOGETHER

The Waterfront Seattle Program is a collaborative effort of the government, civic organizations and the public.



**Seattle**  
Office of the Waterfront  
and Civic Projects

Leads Waterfront Seattle, working closely with civic leaders, stakeholders and the broader Seattle public to create a waterfront for all

Learn more  
[waterfrontseattle.org](http://waterfrontseattle.org)



A nonprofit organization that collaborates with the Office of the Waterfront, partner organizations and the community at large to build awareness of Waterfront Seattle, conduct fundraising and lead long-term maintenance and programming.

Become a friend  
[friendsofwaterfrontseattle.org](http://friendsofwaterfrontseattle.org)

## COMMUNITY

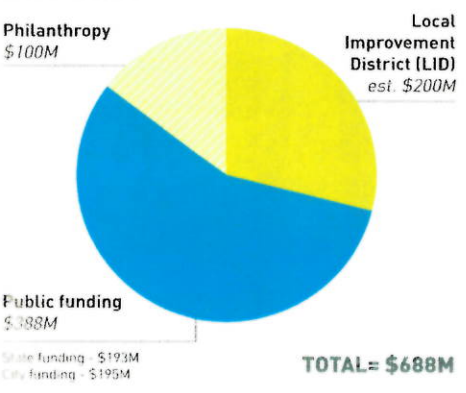
Thousands of public comments and ideas that have been incorporated into the Waterfront Seattle vision.

Attend an event  
[waterfrontseattle.org/events](http://waterfrontseattle.org/events)

## FUNDING

The 2012 Waterfront Strategic Plan outlines strong partnerships between the government and community, civic and private organizations to fund the Waterfront Seattle Program.

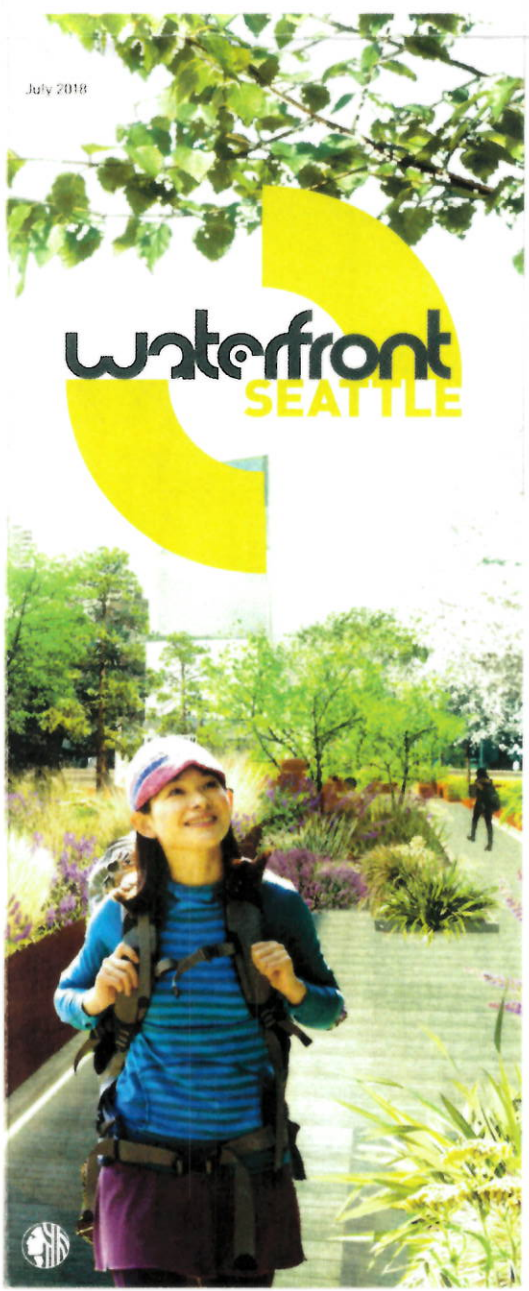
## FUNDING SOURCES



## LOCAL IMPROVEMENT DISTRICT

As a part of this funding strategy, the City will establish a Local Improvement District (LID). As one funding mechanism among many, the LID is a tool through which property owners contribute to a portion of the Waterfront Seattle improvement costs based on increases in the value of their property.

To learn more about the LID process:  
[waterfrontseattle.org/lid](http://waterfrontseattle.org/lid)



July 2018

waterfront  
SEATTLE

City of Seattle Hearing Examiner  
**EXHIBIT**

ADMITTED ☒  
DENIED ☐

FILE# CWF-0171

8

## JOIN THE CONVERSATION

**QUESTIONS**  
[info@waterfrontseattle.org](mailto:info@waterfrontseattle.org)  
206.499.8040

**VISIT OUR WEBSITE**  
[www.waterfrontseattle.org](http://www.waterfrontseattle.org)

**ENGAGE ONLINE**  
f waterfrontseattle  
waterfrontSEA  
waterfrontSEA



2011 photo; viaduct demolition method will be determined by contractor







City of Seattle Hearing Examiner  
**EXHIBIT**

ADMITTED \_\_\_\_\_  
DENIED \_\_\_\_\_

FILE# CWF-0 171

5

Price Per SF

\$654  
\$670  
\$683  
\$735  
\$670  
\$709  
\$687  
\$667  
\$762  
\$682  
\$1,292  
\$673  
\$713  
\$698  
\$674  
\$713  
\$647  
\$636  
\$668  
\$279  
\$749  
\$632  
\$514  
\$651  
\$687  
\$544  
\$609  
\$581

\$563  
\$497  
\$503  
\$511  
\$509

\$482  
\$513  
\$471  
\$466  
\$448  
\$430  
\$446  
\$540  
\$521  
\$535

\$529  
\$472  
\$545  
\$482  
\$471  
\$493  
\$514  
\$460

\$482  
\$489  
\$465  
\$466  
\$425  
\$461  
\$477

\$427  
\$515  
\$504  
\$482  
\$487

\$441  
\$409

\$444



CWF-0171 Exhibit 5 is oversized and is  
available for review in the  
Office of the City Clerk  
City Hall Floor 3

ADMITTED ☒

DENIED ☐

FILE# CWF-0388

1

# Seattle Waterfront LID Appeal for Tax Parcel 2538830580

February 2020



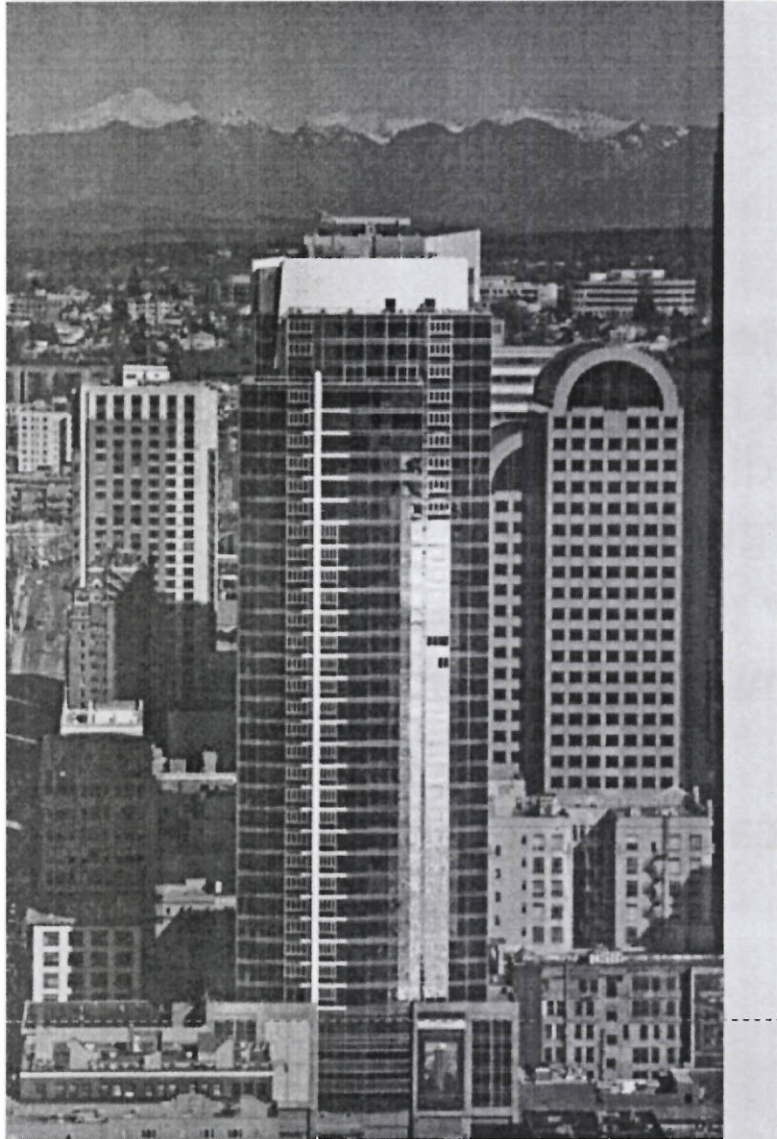
# The asserted Market Value is excessive and unsupported by any evidence

- The asserted “Market Value Without LID” is excessive and unsupported by any evidence
- Comparable sales prove that the city has over estimated the value of this property by more than 30%
- Even if the “Special Benefit % change” for the 1521 Second Avenue building remains 2.7% (something that we dispute in other sections of our argument), the overestimation of our market value by more than 30% means we are being over assessed by more than 30%.

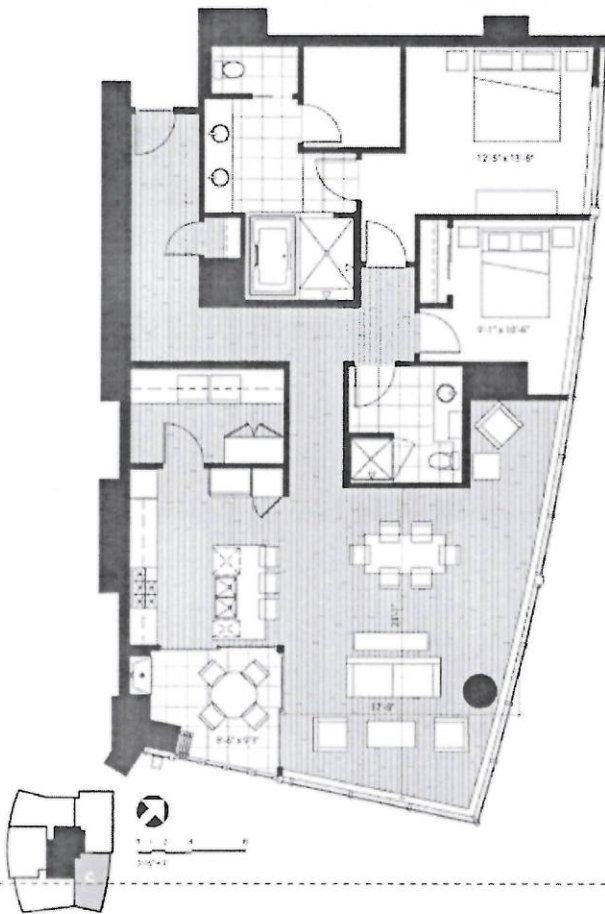
## “Special Benefit” Calculation

- The City’s assessor has determined his assertion of “special benefit by assigning a “Special Benefit % Change” to this building. (He asserts that percent change for every unit in our building is a positive 2.7%, a change we dispute in other sections of our argument)
- He then assigns a “Market Value without LID” to our unit, and determines the alleged “Special Benefit” by multiplying that value by the 2.7% change.
- The “proposed final LID assessment” is then calculated by taking 39.18% of the calculated “Special Benefit”.





# 1521 2<sup>nd</sup> Avenue Building



“02” stack floorplan  
east and south facing  
views

Units from floors 7-29  
have identical floorplans,  
identical finish quality,  
and views that vary only  
by their height above the  
street

# Directly Comparable Sales for valuation of Unit 1802

- Unit 1002 - \$1,250,000
  - Sold on June 28, 2019
  - 7 floors below Unit 1802 (no floor 13 exists)
- Unit 2702 - \$1,800,000
  - Sold on October 16, 2019
  - 9 floors above Unit 1802
- Unit 2902 - \$1,800,000
  - Sold on February 4, 2020
  - 11 floors above Unit 1802



# Excise tax affidavits for Units 2702 and 1002

(Downloaded from King County Website, Unit 2902 not yet posted on King County Assessor website)

Instrument Number: E2996416 Document:  
Selling Price \$1,250,000.00 Tax Amount \$22,255.00  
Record Date: 10/25/2019 2:36 PM King County, WA

Instrument Number: E2996416 Document:EXTX  
Selling Price:\$1,250,000.00 Tax Amount:\$22,255.00  
Record Date: 6/28/2019 10:46 AM King County, WA

**Department of REVENUE**  
Washington State  
REAL ESTATE EXCISE TAX AFFIDAVIT  
CHAPTER 82A RCW - CHAPTER 48A-1A WAC  
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED.  
PLEASE TYPE OR PRINT

**SELLER**  
Name: Tracy Ann Johnson, d/b/a Tracy Ann Johnson  
Address: 1821 2nd Ave, Unit 2702  
City: Seattle, WA 98101  
Phone: ( ) ( ) ( ) ( ) ( ) ( )  
Fax: ( ) ( ) ( ) ( ) ( ) ( )

**BUYER**  
Name: Paul Yang, a married man as his separate estate  
Address: 311 NW 15th Ave, Unit 901  
City: Portland, OR 97209  
Phone: ( ) ( ) ( ) ( ) ( ) ( )  
Fax: ( ) ( ) ( ) ( ) ( ) ( )

**PROPERTY**  
Address: 1821 2nd Ave, Unit 2702  
City: Seattle, WA 98101  
County: King  
Parcel ID: 263883-0130  
Assessed Value: 2,039,000.00  
Sale Price: 1,250,000.00  
Tax Amount: 22,255.00

**EXCISE TAX**  
Type of Excise Tax: Other  
Rate: 2.25%  
Amount: 22,255.00

**NOTICE OF COMPLIANCE (SEE INSTRUCTIONS)**  
I, the undersigned, do hereby certify that the foregoing is true and correct, and that the property is being sold for the purpose of the excise tax.

**OWNER'S SIGNATURE**  
Signature: Tracy Ann Johnson  
Date: 6/28/2019

**NOTARY PUBLIC**  
Signature: [Signature]  
Date: 6/28/2019

**Department of REVENUE**  
Washington State  
REAL ESTATE EXCISE TAX AFFIDAVIT  
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Name: Paul Yang, a married man as his separate estate  
Address: 311 NW 15th Ave, Unit 901  
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Phone: ( ) ( ) ( ) ( ) ( ) ( )  
Fax: ( ) ( ) ( ) ( ) ( ) ( )

**BUYER**  
Name: Paul Yang, a married man as his separate estate  
Address: 311 NW 15th Ave, Unit 901  
City: Portland, OR 97209  
Phone: ( ) ( ) ( ) ( ) ( ) ( )  
Fax: ( ) ( ) ( ) ( ) ( ) ( )

**PROPERTY**  
Address: 1821 2nd Ave, Unit 1002  
City: Seattle, WA 98101  
County: King  
Parcel ID: 263883-0220-08  
Assessed Value: 1,814,000.00  
Sale Price: 1,250,000.00  
Tax Amount: 22,255.00

**EXCISE TAX**  
Type of Excise Tax: Other  
Rate: 2.25%  
Amount: 22,255.00

**NOTICE OF COMPLIANCE (SEE INSTRUCTIONS)**  
I, the undersigned, do hereby certify that the foregoing is true and correct, and that the property is being sold for the purpose of the excise tax.

**OWNER'S SIGNATURE**  
Signature: Paul Yang  
Date: 6/28/2019

**NOTARY PUBLIC**  
Signature: [Signature]  
Date: 6/28/2019

**E2996416**  
EXCISE TAX AFFIDAVIT  
RECORDED IN 10:46 AM KING COUNTY, WA  
Selling Price \$1,250,000.00  
Tax Amount \$22,255.00

# Market Value for Unit 1802

- In the initial appeal submission made on February 3, using the 1002 and 2702 comparable sales, the implied market value for Unit 1802 was between those two sales at \$1,490,625 (see attached calculations)
- The recently closed sale of Unit 2902 at \$1,800,000 suggests an even lower value for Unit 1802 of \$1,463,889
- It appears that values in this building are dropping in light of the announcement of the high LID tax assessment values, clarifications on the specific LID changes, and a deteriorating safety situation in the neighborhood
- The City's asserted "Market Value Without LID" of \$1,901,900 is unsupported by any comparable sales, or any other reasonable valuation method. The city offers no evidence whatsoever to justify its valuation.
- The assessor's report claims that "The primary focus of the residential portion of the valuation analysis is on the Sales Comparison Approach" and that However, it is clear that no comparable sales were consulted when arriving at a "market value" for this unit. His conclusion is completely contradicted by the available information.

# The City's Assessor's Market Values are arbitrary and unsupportable

- The following slides show the proposed final assessment rolls for our building.
- They show that the assessor assigned identical "Market Value Before LID" values to units in the "02 stack" from 1502 to 2602 of \$1,901,900.
- This is implausible. Higher floors command higher values. Assigning the same value to 11 floors ignores the realities of the marketplace that exist and have existed since the building was constructed. It proves that the city's assessor based his "Market Value Before LID" not on any evidence, but on an arbitrary value. Despite the Assessor's claim that "value adjustments were made based upon an individual unit's floor placement" it is clear that he did not do this for units in our building.
- These alleged values should be disregarded as they are contrary to all existing evidence, are unsupported by any evidence offered by the City, contradict the assessor's claimed methodology, and are implausible on their face.



## The assessment for Unit 1802 should be reduced

- Even assuming that the alleged 2.7% special benefit increase is valid, the Proposed Final LID Assessment for our parcel should be reduced.
- The proper Market Value without LID based on the evidence of directly comparable sales above and below this unit in the last 8 months should be approximately \$1,463,889.
- This proper Market Value Without LID would imply that the alleged special benefit can be no more than \$39,525.
- And therefore the Final Assessment can be no more than \$15,485.90.

There are no “Special Benefits” to this property

Examples of LID improvements

1. Promenade Park: Large roadway with landscaping is too far from unit
2. Pier 58: Event space that is clearly a general benefit
3. Overlook Walk: Adequate access points to waterfront already exist and at best, this would benefit throngs of tourists visiting Market
4. Pioneer Square: Too far from unit to provide any benefit, special or general
5. Alaskan Way: Post-LID enhancements too far from unit and too minimal to provide any “Special Benefit”

There are no “Special Benefits” to this property  
(continued)

- City’s poor park management has made parks more of a safety hazard and nuisance
- Compton research (Texas A&M) on certain types of parks (likely this one) being a negative benefit to nearby properties
- Even if park is better policed, likelihood of negative behavior being pushed into areas just “off-park” (i.e. near this building)
- Property has decreased in value as LID process has advanced
- Unit has no significant view of park area



# Appendix

# LID Assessor's Data

Source: 1521 Sales and Listing Data for 02 stack from LID Assessor's Worksheet (Bold Data)

Implied Floor Rise	Status	Unit Number	Community Name	Map ID	Selling Price	Listing Price	Implied Value	Price Per Square Foot	Year Built	Square Footage	Pending Date	Selling Date
	Sold	1002	Fifteen Twenty One Second Avenue	E-035	\$1,250,000			\$723	2008	1729	6/11/2019	6/28/2019
\$58,636		1102	Fifteen Twenty One Second Avenue	E-035			\$1,308,636					
\$58,636		1202	Fifteen Twenty One Second Avenue	E-035			\$1,367,273					
\$58,636		1402	Fifteen Twenty One Second Avenue	E-035			\$1,425,909					
\$58,636		1502	Fifteen Twenty One Second Avenue	E-035			\$1,484,545					
\$58,636		1602	Fifteen Twenty One Second Avenue	E-035			\$1,543,182					
\$58,636		1702	Fifteen Twenty One Second Avenue	E-035			\$1,601,818					
\$58,636		1802	Fifteen Twenty One Second Avenue	E-035			\$1,660,455					
\$58,636		1902	Fifteen Twenty One Second Avenue	E-035			\$1,719,091					
\$58,636		2002	Fifteen Twenty One Second Avenue	E-035			\$1,777,727					
\$58,636		2102	Fifteen Twenty One Second Avenue	E-035			\$1,836,364					
\$58,636 Active		2202	Fifteen Twenty One Second Avenue	E-035		\$1,895,000	\$1,895,000	\$1,096	2008	1729		
\$21,000		2302	Fifteen Twenty One Second Avenue	E-035			\$1,916,000					
\$21,000		2402	Fifteen Twenty One Second Avenue	E-035			\$1,937,000					
\$21,000		2502	Fifteen Twenty One Second Avenue	E-035			\$1,958,000					
\$21,000		2602	Fifteen Twenty One Second Avenue	E-035			\$1,979,000					
\$21,000 Pending		2702	Fifteen Twenty One Second Avenue	E-035		\$2,000,000	\$2,000,000	\$1,157	2008	1729	10/3/2019	
(\$1,500)		2802	Fifteen Twenty One Second Avenue	E-035			\$1,998,500					
(\$1,500) Active		2902	Fifteen Twenty One Second Avenue	E-035		\$1,997,000	\$1,997,000	\$1,155	2008	1729		

\$1,660,455 should be assessor's pre-LID value of 1802

\$1,901,900 is assessor's actual pre-LID valuation of 1802 (from Final Assessment Roll)

\$1,953,251 is assessor's post-LID actual post-LID valuation of 1802 (from Final Assessment Roll)

# February 2020 Data with Proper Methodolgy

Source: Actual Sales Data for Identical Units from Realtor.com as of February 10, 2020 (Bold Data)

Implied floor rise	Unit Number	Community Name	Map ID	Selling Price	Listing Price	Implied Price	Price Per Square Foot	Year Built	Square Footage	Pending Date	Selling Date
	1002	Fifteen Twenty One Second Avenue	E-035	\$1,250,000	1729	\$1,250,000	\$723		1729		6/28/2019
\$30,556	1102	Fifteen Twenty One Second Avenue				\$1,280,556					
\$30,556	1202	Fifteen Twenty One Second Avenue				\$1,311,111					
\$30,556	1402	Fifteen Twenty One Second Avenue				\$1,341,667					
\$30,556	1502	Fifteen Twenty One Second Avenue				\$1,372,222					
\$30,556	1602	Fifteen Twenty One Second Avenue				\$1,402,778					
\$30,556	1702	Fifteen Twenty One Second Avenue				\$1,433,333					
\$30,556	1802	Fifteen Twenty One Second Avenue				\$1,463,889					
\$30,556	1902	Fifteen Twenty One Second Avenue				\$1,494,444					
\$30,556	2002	Fifteen Twenty One Second Avenue				\$1,525,000					
\$30,556	2102	Fifteen Twenty One Second Avenue				\$1,555,556					
\$30,556	2202	Fifteen Twenty One Second Avenue				\$1,586,111					
\$30,556	2302	Fifteen Twenty One Second Avenue				\$1,616,667					
\$30,556	2402	Fifteen Twenty One Second Avenue				\$1,647,222					
\$30,556	2502	Fifteen Twenty One Second Avenue				\$1,677,778					
\$30,556	2602	Fifteen Twenty One Second Avenue				\$1,708,333					
\$30,556	2702	Fifteen Twenty One Second Avenue	E-035	\$1,800,000	1729	\$1,738,889	\$1,041		1729		10/16/2019
\$30,556	2802	Fifteen Twenty One Second Avenue				\$1,769,444					
\$30,556	2902	Fifteen Twenty One Second Avenue	E-035	\$1,800,000	1729	\$1,800,000	\$1,041		1729		1/22/2020

\$1,463,889 would be appropriate pre-LID value of 1802

\$1,463,889

2.70% Assessor's estimate of "Special Benefit" Percentage from Final Assessment Roll

\$1,503,414 should be assessor's post-LID valuation IF "Special Benefit" calculations were valid



# Overvaluation Summary

\$1,901,900

Assessor's post-LID valuation from Final Assessment Roll (see LID Assessor's Data tab):

\$1,953,251

Assessor's pre-LID valuation with proper sales data and floor rise methodology (see February 2020 tab) should be:

\$1,463,889

ONLY IF "Special Benefit" of 2.7% is used, Assessor's post-LID valuation with proper sales data and floor rise methodology (see February 2020 tab) should be:

\$1,503,414

Overvaluation of pre-LID property value:

30%

Maximum value of "Special Benefit" at 2.7%:

\$39,525

Maximum assessed value using Assessor's 39.18% of "Special Benefit calculation:

\$15,485.90

**Waterfront Seattle Final Special Benefit Study**  
Residential Condominiums and Associated Commercial

UO Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without UO	Market Value Without UO	Highest and Best Use With UO	Market Value With UO	Special Benefit	Special Benefit % Change	Total Assessment
E 024-055	609450-0700	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	ANANDAN PADMANABHAN	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	838	Mixed Use/Residential	\$502,800	Mixed Use/Residential	\$517,884	\$15,084	3.00%	\$5,010
E 024-056	609450-0710	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	CANADY JANE	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	772	Mixed Use/Residential	\$482,500	Mixed Use/Residential	\$496,975	\$14,475	3.00%	\$5,472
E 024-058	609450-0730	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	DE WITTY H RANDI	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	969	Mixed Use/Residential	\$518,400	Mixed Use/Residential	\$539,840	\$21,440	4.10%	\$6,824
E 024-059	609450-0740	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	ROONEY DAWN FAIRLEY	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	1,383	Mixed Use/Residential	\$757,800	Mixed Use/Residential	\$780,514	\$22,714	3.00%	\$8,709
E 024-070	609450-0750	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	MAGNANO DOUG	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	838	Mixed Use/Residential	\$502,800	Mixed Use/Residential	\$517,884	\$15,084	3.00%	\$5,010
E 024-071	609450-0760	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	REILBAUGH DOUGLAS	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	2,073	Mixed Use/Residential	\$1,762,050	Mixed Use/Residential	\$1,814,911	\$52,861	3.00%	\$20,711
E 024-072	609450-0770	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	MILLER DAVID	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	2,201	Mixed Use/Residential	\$1,777,000	Mixed Use/Residential	\$1,830,110	\$53,110	3.00%	\$19,131
E 024-074	609450-0790	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	SWISTAK SHAWN	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	1,211	Mixed Use/Residential	\$1,026,600	Mixed Use/Residential	\$1,044,398	\$17,798	1.70%	\$6,541
E 024-075	609450-0820	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	MAUDSLEN CLYFFIN E LINDA E	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	1,007	Mixed Use/Residential	\$804,200	Mixed Use/Residential	\$822,126	\$17,926	2.20%	\$7,102
E 024-076	609450-0830	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	ROCHE STEPHAN LATHERINE	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	1,171	Mixed Use/Residential	\$859,700	Mixed Use/Residential	\$884,201	\$24,501	2.80%	\$9,635
E 024-077	609450-0770	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	LAGIBRASH STEVEN	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	980	Mixed Use/Residential	\$693,000	Mixed Use/Residential	\$713,290	\$20,290	2.90%	\$8,144
E 024-077	609450-0770	RealProp	18 UNION CONDOMINIUM (Condo Air Rights)	STAVIS GORDON HOSAN W	18 UNION ST, SEATTLE 98101	PMM-85	27,751	77,824	2,397	Mixed Use/Residential	\$2,017,450	Mixed Use/Residential	\$2,098,571	\$81,121	4.00%	\$23,950
E 028	197770-0015	Other/Other	The Emerald	M-RADOR CW2 LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	271,986	Condominium/Mixed Use	\$181,350,000	Condominium/Mixed Use	\$181,562,814	\$2,012,814	1.10%	\$788,704
E 035	253883-0000	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE		1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	271,986	Condominium/Mixed Use		Condominium/Mixed Use			2.70%	
E 035-004	253883-0040	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	WEBER BLAINE J JULIE M BONE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,821	Mixed Use/Residential	\$2,354,400	Mixed Use/Residential	\$2,417,866	\$63,466	2.70%	\$14,901
E 035-005	253883-0020	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	KEYSER CHRISTOPHER	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,950	Mixed Use/Residential	\$1,959,000	Mixed Use/Residential	\$2,011,893	\$52,893	2.70%	\$20,225
E 035-006	253883-0080	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SALZBERG MICHAEL H SHARON	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,729,000	Mixed Use/Residential	\$1,775,683	\$46,683	2.70%	\$18,293
E 035-007	253883-0090	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	GELWALD ANTHONY DOUGA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,842	Mixed Use/Residential	\$2,134,600	Mixed Use/Residential	\$2,192,234	\$57,634	2.70%	\$22,582
E 035-008	253883-0100	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	JEONG LUIS RO	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,730	Mixed Use/Residential	\$2,221,000	Mixed Use/Residential	\$2,283,021	\$62,021	2.70%	\$23,519
E 035-009	253883-0120	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ROTSCHKE JAMES E KASA M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$1,968,000	Mixed Use/Residential	\$2,021,136	\$53,136	2.70%	\$20,820
E 035-010	253883-0140	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MCKELVEY PATRICK	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,729,000	Mixed Use/Residential	\$1,775,683	\$46,683	2.70%	\$18,291
E 035-011	253883-0160	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	DANK CONY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,610
E 035-012	253883-0180	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SPURK BLAIR ERIC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,477	\$60,577	2.70%	\$23,696
E 035-013	253883-0190	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	W T B FINANCIAL CORPORATION	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-014	253883-0170	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BEREFORD SHIRLEY A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$1,729,000	Mixed Use/Residential	\$1,775,683	\$46,683	2.70%	\$18,291
E 035-015	253883-0180	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ROTH GREGORY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,610
E 035-016	253883-0190	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SAARO ROSS	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,477	\$60,577	2.70%	\$23,696
E 035-017	253883-0200	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MAURER ELIZABETH	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-018	253883-0230	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SINGI DOROTHY H	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-019	253883-0220	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	NIJOL JENNIFER P THOMAS	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,066,400	Mixed Use/Residential	\$2,122,293	\$55,893	2.70%	\$21,861
E 035-020	253883-0230	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	HO PAUL CHUNG MING	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$1,835,450	Mixed Use/Residential	\$1,894,467	\$59,017	3.20%	\$19,200
E 035-021	253883-0240	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	WARD MICHAEL J STEPHANIE M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,610
E 035-022	253883-0250	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	TSUKAMOTO YUKIO	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,477	\$60,577	2.70%	\$23,696
E 035-023	253883-0260	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MCHUGH T DEANNA M TTEE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-024	253883-0270	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ANTONIS VERNON H LAUDIA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,066,400	Mixed Use/Residential	\$2,122,293	\$55,893	2.70%	\$21,861
E 035-025	253883-0280	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	COOKE ERIN A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$1,835,450	Mixed Use/Residential	\$1,894,467	\$59,017	3.20%	\$19,200
E 035-026	253883-0290	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	RIVER GREGORY JAMES L	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,610
E 035-027	253883-0300	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	AUSTIN MARVETH	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,477	\$60,577	2.70%	\$23,696
E 035-028	253883-0310	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BERGEN MARK B ARYNE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-029	253883-0320	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	HARTMAN JEFFREY A KUDUNA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,066,400	Mixed Use/Residential	\$2,122,293	\$55,893	2.70%	\$21,861
E 035-030	253883-0330	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CHEN AMOS WANG UMHA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$1,835,450	Mixed Use/Residential	\$1,894,467	\$59,017	3.20%	\$19,200
E 035-031	253883-0340	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ROSS STACY E GAIL A TTEES	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,610
E 035-032	253883-0350	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	D BEANE KERRARD C	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,477	\$60,577	2.70%	\$23,696
E 035-033	253883-0360	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MOORE CHARLES	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-034	253883-0370	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ASIAKIAN JAMES G CONNIE J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,066,400	Mixed Use/Residential	\$2,122,293	\$55,893	2.70%	\$21,861
E 035-035	253883-0380	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ZAGOTTA WILLIAM N SUZANNE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$1,835,450	Mixed Use/Residential	\$1,894,467	\$59,017	3.20%	\$19,200
E 035-036	253883-0390	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CHUNG STACY Y WUANG	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,610
E 035-037	253883-0400	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SCHERP CHRISTIAN UHLU P Y	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,477	\$60,577	2.70%	\$23,696
E 035-038	253883-0410	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	DESYATKINA STELLA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-039	253883-0420	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BATES JOHN A CAROLYN CORVI	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,066,400	Mixed Use/Residential	\$2,122,293	\$55,893	2.70%	\$21,861
E 035-040	253883-0430	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SHIM DAVID	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$1,835,450	Mixed Use/Residential	\$1,894,467	\$59,017	3.20%	\$19,200
E 035-041	253883-0440	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CLIFFE JILL R	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,610
E 035-042	253883-0450	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ALLEN ROBERT W USA L T TEE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,477	\$60,577	2.70%	\$23,696
E 035-043	253883-0460	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	NOLFF ROBERT W MARGARET	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,080
E 035-044	253883-0470	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	GOLDMAN ALLAN BRYANT	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,066,400	Mixed Use/Residential	\$2,122,293	\$55,893	2.70%	\$21,861
E 035-045	253883-0480	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CANLIES DEBRA ANN												



**Waterfront Seattle Final Special Benefit Study**  
Residential Condominiums and Associated Commercial

UD Map Number	King Co. Property Tax ID	County	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E 035-055	253663-0580	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CIRIUS TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-056	253663-0590	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BENNETT CLINT+BARBARA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,147,200	Mixed Use/Residential	\$2,194,904	\$47,704	2.20%	\$22,632
E 035-057	253663-0600	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	HSLI FREDERICK	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,377	\$60,477	2.70%	\$23,696
E 035-058	253663-0610	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	INGRAM WILLIAM D+JULIA V F	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,371,200	Mixed Use/Residential	\$2,435,222	\$64,022	2.70%	\$25,087
E 035-059	253663-0620	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ALFIER GLENN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,204,800	Mixed Use/Residential	\$2,273,250	\$68,450	3.10%	\$22,902
E 035-060	253663-0630	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	GLASSY DANIEL S	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-061	253663-0640	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MCCLENDY JAMES P+MAAREN E	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,137,200	Mixed Use/Residential	\$2,194,904	\$57,704	2.70%	\$22,615
E 035-062	253663-0650	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MICHAELERIE B	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,239,900	Mixed Use/Residential	\$2,300,377	\$60,477	2.70%	\$23,696
E 035-063	253663-0660	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BRINDLE ALEXANDER W SR	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-064	253663-0670	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	WALTON RAYMOND+BEAN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-065	253663-0680	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	LEE RAYMOND	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-066	253663-0690	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BORTH JOHN CLEVE+KATHY J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-067	253663-0700	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SCHULTZ BRUCE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-068	253663-0710	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	PATEL MITESH+JAYMINI AMIN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-069	253663-0720	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	LINDSAY NEEL+RIVERQUIZ DANY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-070	253663-0730	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	COHEN DEBORAH	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-071	253663-0740	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	KLUGMAN KEITH+MAGGIE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-072	253663-0750	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	HUGHART DORIS	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-073	253663-0760	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MCCABE APARTMENTS LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-074	253663-0770	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	UN FUYU+JESSIE NEED SHEN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-075	253663-0780	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BARLEY JONAH VINGHIA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-076	253663-0790	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SLINGSTAD GREG+MIMI	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-077	253663-0800	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	PHILLIPS DENISE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-078	253663-0810	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	LEVENTHAL FAMILY TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-079	253663-0820	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BRINKARD JOHN+JANET	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-080	253663-0830	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CAROL VERGA + NANCY CORN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-081	253663-0840	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	LAUGHLIN JOHN BISHOP	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-082	253663-0850	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MOSES VICTOR C + MARY K	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-083	253663-0860	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	PHILGUM VASANTH+KARIN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-084	253663-0870	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	KORNFELD RICHARD K + CAROL	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-085	253663-0880	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ALGER EUGENIE+HUGHES	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-086	253663-0890	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	TANAKA THEODORE T+PASCILLA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-087	253663-0900	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	DRISCOLL FAMILY TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-088	253663-0910	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	DAWGS REGIN LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-089	253663-0920	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BAUTISTA ALBERTO J+CLAIR SSA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-090	253663-0930	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SUNDERBERG WAYNE+KATHLEEN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-091	253663-0940	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SOLBERG JOHN+JANA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-092	253663-0950	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MCGHEE DIONE+STUART C	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-093	253663-0960	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CHUNG CECILIA F+CHUNG T S	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-094	253663-0970	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	ABRAMS RONALD	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-095	253663-0980	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	OSEMILE KELECHI K	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$1,901,900	Mixed Use/Residential	\$1,953,251	\$51,351	2.70%	\$26,121
E 035-096	253663-0990	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	WASHMILLER KRISTIE R TTEE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-097	253663-1000	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CHRIST ADOLPH E+GRACE H	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-098	253663-1010	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SHIR DANIEL J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-099	253663-1020	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	SCOTT KAREN A (TRUSTEE)	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-100	253663-1030	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	HALLADAY TIMOTHY N	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-101	253663-1040	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CHANDOMAR VIKAS	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-102	253663-1050	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	MARQUEZ HECTOR F+VIVIANA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-103	253663-1060	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	TICKOR CAROLYN M+DONALD	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-104	253663-1070	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	CHUN LESTER W C (TRUSTEE)	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed Use/Residential	\$2,164,800	Mixed Use/Residential	\$2,235,250	\$70,450	3.20%	\$22,902
E 035-105	253663-1080	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	WEXLER ROBERT M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-106	253663-1090	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	BROWN GEORGE H+BARBARA J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed Use/Residential	\$2,301,600	Mixed Use/Residential	\$2,363,743	\$62,143	2.70%	\$24,348
E 035-107	253663-1100	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	GOTTLEB ROBERT M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed Use/Residential	\$2,412,200	Mixed Use/Residential	\$2,477,329	\$65,129	2.70%	\$25,519
E 035-108	253663-1110	RealProp	FIFTEEN TWENTY ONE SECOND AVENUE	WARRING M+BARTON	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed Use/Residential	\$2,553,600	Mixed Use/Residential	\$2,627,547	\$73,947	2.90%	\$27,015
E 035-109	253663-															