

## Tutorial 1: Retrieving Public Information

Revised 2011

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### Introduction

In King County Washington, there are a number of items that you can explore regarding an individual parcel of property. Using the County’s website, it is relatively easy to find information about the size and dimensions of a site, as well as the improvements, ownership and transaction history that might be useful in exploring alternative uses or conducting other forms of research.

This tutorial is divided into three components, including:

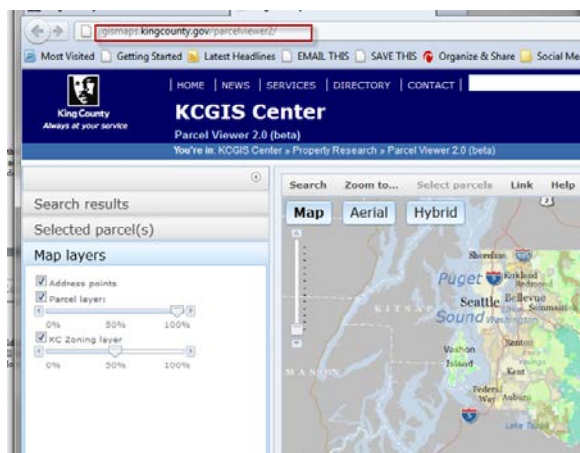
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To move to a particular section, click on the link in the table of contents above.

Note. This tutorial uses the King County Parcel Viewer which is the official current version as of October 17, 2011. It is being replaced by a version 2 that is still in beta. You are welcome to try that, but to avoid bugs, this uses the current version. Here is the Version 2 site.



## Identifying Parcel Data

### Go to King County Website

2011 [www.kingcounty.gov/records.aspx](http://www.kingcounty.gov/records.aspx)



### Go to Property Research

#### GIS maps and property and zoning research tools

GIS stands for "Geographic Information System." DDES GIS staff provide permit and parcel related geographic information, including map production and geographic analysis.

#### Maps

- [King County GIS Parcel Locators](#)
  - [Parcel Viewer](#) - Find information on property by entering an address, parcel number, or street intersection
  - [iMAP](#) - Find information on property and also view and print map displays (high speed Internet connection required)
  - [Check jurisdiction and zoning](#) - How to use Parcel Viewer or iMAP to find jurisdiction and zoning for property
- Planning Data
  - [Comprehensive Plan Maps](#) - Countywide maps showing various aspects of land use planning designations
  - [iMap](#) - Interactive web mapping application showing parcel-specific zoning and comprehensive plan land use designations
- [Reference maps](#)
- [Annexation and incorporation activity complete with boundary maps](#)
- [What's new in DDES GIS mapping](#)

### Go to Interactive Mapping Tools

There are two approaches to interactive maps: [iMAP](#) which offers map displays and includes a search tool; or, [Parcel Viewer](#) which is an interactive map tool with integrated property research. The following provides you an overview of data sources from King County.

- [iMAP](#) You can view and print map displays (i.e., aerial maps, contour lines, zoning) that you can customize using online KCGIS data. Includes a property search tool. iMAP

requires high speed connection and can be used to customize and visualize a variety of GIS data offered by the county.

- [Parcel Viewer](#) With Parcel Viewer you can Search by address, parcel number, street intersections or you can also explore maps and select properties. Once you've identified a parcel and have the Parcel ID Number (PID) you can retrieve Assessor Property Characteristics report for a property as well as districts & development conditions reports
- [eReal Property Report](#). This report from the tax assessor's office offers online searchable access to Property Information System. You can search by address, parcel number or property name (as for a condominium or apartment complex). The system does not integrate maps but can be used to research tax records, transactions, physical attributes.
- [Property Taxes](#): This link takes you to property tax information that can be retrieved using a parcel identification number (PID) for a specific property.

### Go to Property Research

<http://www.kingcounty.gov/operations/GIS/PropResearch.aspx>

## Property Research

Start iMAP

Interactive maps. Find parcels and related information visually or by parcel number or address search.

**iMAP:** View and print map displays which you can customize using online KCGIS data. Includes a property search tool. View aerial imagery, contour lines, zoning for unincorporated King County, planning areas and district boundaries. You control which features you view and you can output simple, effective PDF maps.

*—High-speed Internet connection required.*

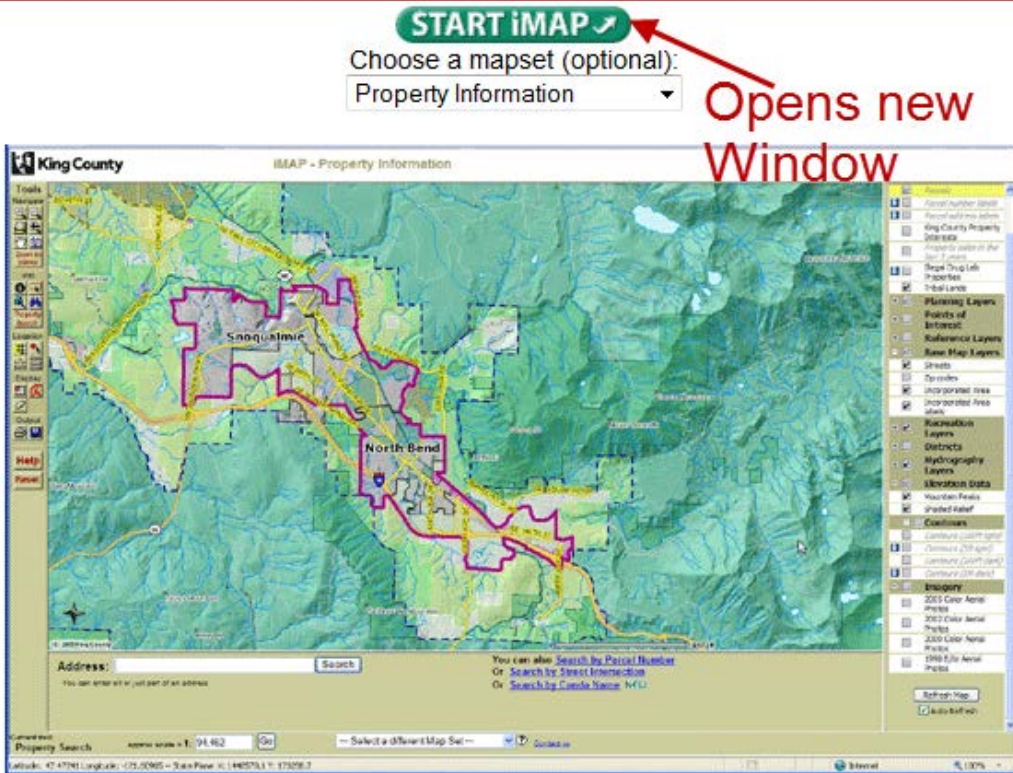
**Parcel Viewer:** Interactive mapping tool with integrated property search. Search by address or parcel number, or navigate the map and click on parcels to retrieve information. Use to view simple parcel maps and retrieve parcel numbers for properties of interest. Search results for each parcel include links to the eReal Property Report (see below) from the Department of Assessments and the KCGIS Center-produced Districts and Development Conditions Report (see below).

# iMAP

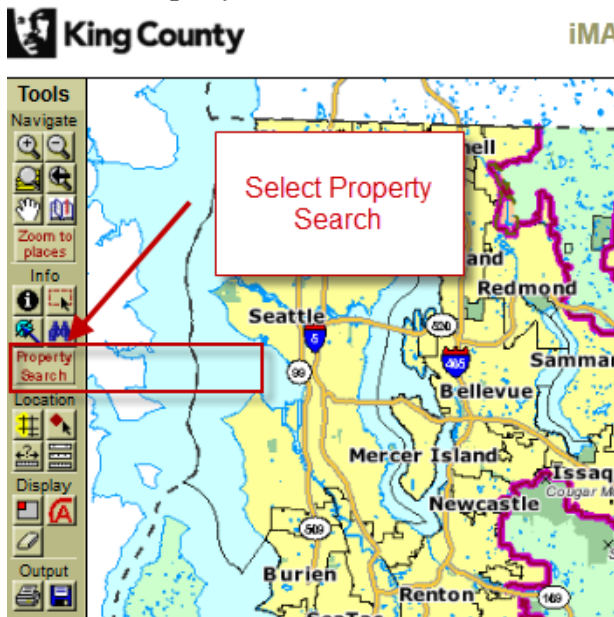
## Start Page

### iMAP Default Screen

When you go to iMAP, you see this start page:

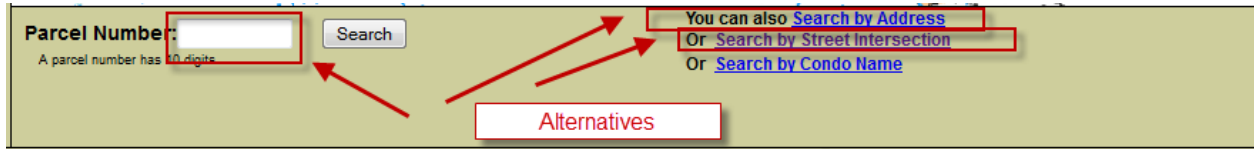


Click on Property Search



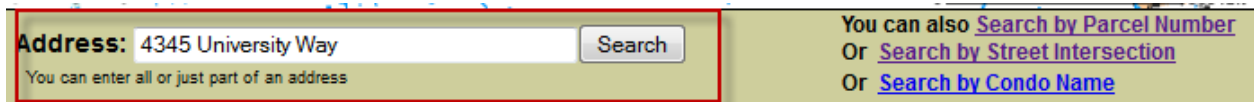
**Choose Search Method**

In some cases, you may know the Parcel Number but typically you will have to identify it first. The Address or Street Intersection search will take you to a map that you can use to identify your site Parcel Numbers. This is at the bottom of the screen above after you click Select Property Search.

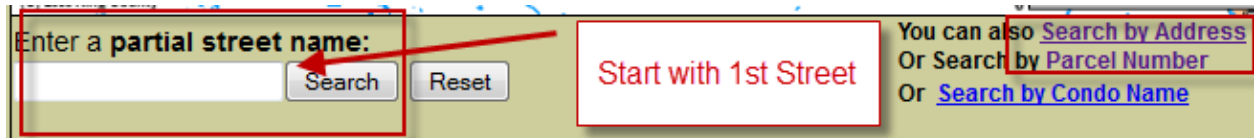


Alternatives

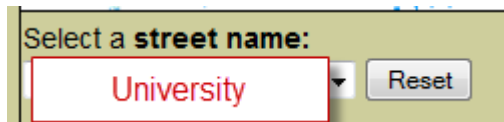
Address



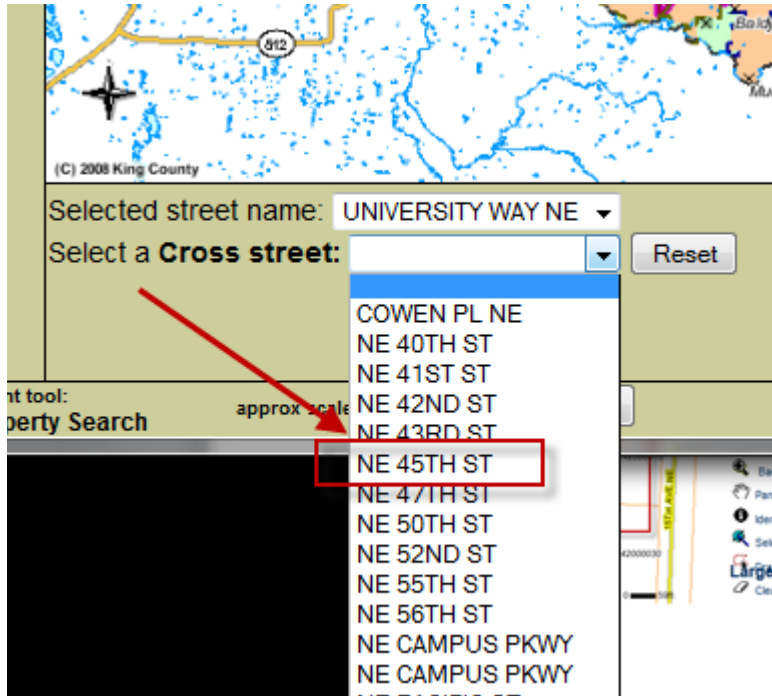
Street Intersection



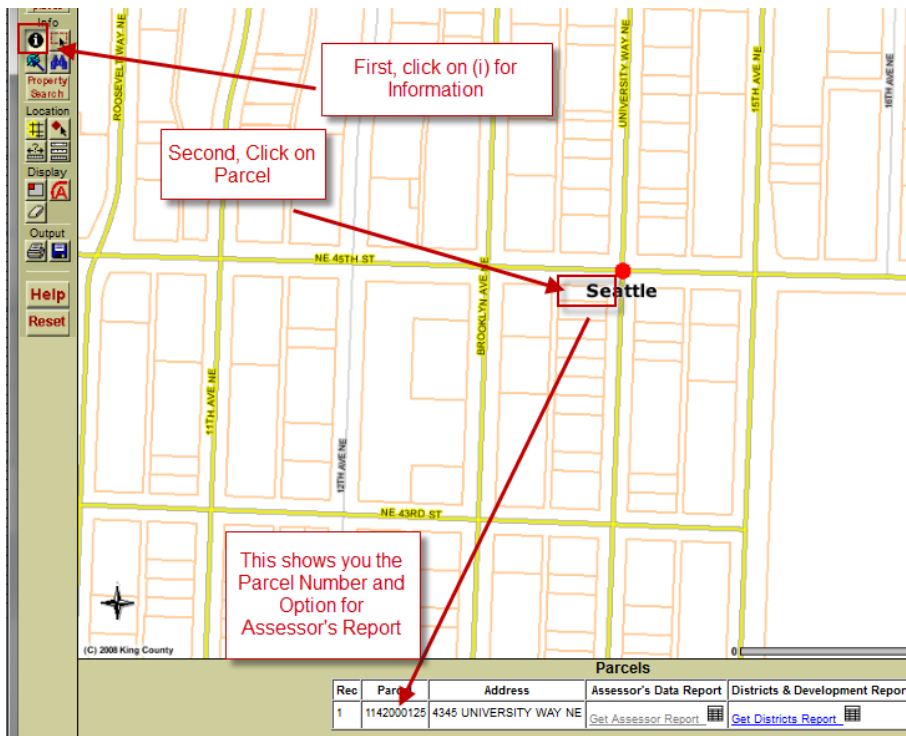
Note: It will take the Partial Street name and show you options; you do not need the full name. Here is the start below. After this, it will prompt for specific names.



Now, give it cross street in area (does not have to be exact since this will pull up area map).



Now it will build a map of the area around the intersection.



Now you can look at the map and point out your site. Click on the Information icon to left, then click on parcel, then look at number below. That is your 10-digit Parcel Number. Record this.

Once you have your Parcel Number, you can explore various data.

Parcel found <a href="#">search again</a>			
Parcel Number	Address	Assessor's Data Report	Districts & Development Report
<a href="#">1142000125</a>	4345 UNIVERSITY WAY NE	<a href="#">Get Assessor Report</a>	<a href="#">Get Districts Report</a>

As a hint, I open this in a new Internet Browser window since I will be going deeper and want to keep the iMAP and other windows open. This is done by right-clicking on the link and selecting Open in New Window.


### Explore Assessor's Report

#### Parcel and Building Data

PARCEL	
Parcel Number	114200-0125
Name	BIENES RAICES DANIEL SA
Site Address	4345 UNIVERSITY WAY NE 98105
Legal	BROOKLYN ADD LESS ST

BUILDING 1	
Year Built	1949
Building Net Square Footage	6592
Construction Class	MASONRY
Building Quality	AVERAGE
Lot Size	3356
Present Use	Retail Store
Views	N
Waterfront	



This is the top section of the Property Assessment Report

## Assessment History

Note, when you scroll down you can see the detailed assessment history for the site.

TAX ROLL HISTORY							
Valued Year	Tax Year	Appraised Land Value	Appraised Imps Value	Appraised Total	Taxable Land Value	Taxable Imps Value	Taxable Total
2011	2012	\$385,900	\$457,300	\$843,200	\$385,900	\$457,300	\$843,200
2010	2011	\$385,900	\$490,700	\$876,600	\$385,900	\$490,700	\$876,600
2009	2010	\$385,900	\$530,000	\$915,900	\$385,900	\$530,000	\$915,900
2008	2009	\$385,900	\$741,300	\$1,127,200	\$385,900	\$741,300	\$1,127,200
2007	2008	\$335,600	\$721,200	\$1,056,800	\$335,600	\$721,200	\$1,056,800
2006	2007	\$302,000	\$692,600	\$994,600	\$302,000	\$692,600	\$994,600
2005	2006	\$302,000	\$620,800	\$922,800	\$302,000	\$620,800	\$922,800
2004	2005	\$302,000	\$620,800	\$922,800	\$302,000	\$620,800	\$922,800
2003	2004	\$302,000	\$620,800	\$922,800	\$302,000	\$620,800	\$922,800
2002	2003	\$302,000	\$686,800	\$988,800	\$302,000	\$686,800	\$988,800
2001	2002	\$302,000	\$688,000	\$990,000	\$302,000	\$688,000	\$990,000
2000	2001	\$201,300	\$928,500	\$1,129,800	\$201,300	\$928,500	\$1,129,800
1999	2000	\$151,000	\$652,000	\$803,000	\$151,000	\$652,000	\$803,000
1998	1999	\$117,400	\$685,600	\$803,000	\$117,400	\$685,600	\$803,000

Note that the assessed value is generally correlated with the market value but cannot be relied on as an accurate measure. You will need land comps from CBA or CoStar or other sources.

## Parcel View: Map Property

Now, if you click on the Map Property it takes you to the Parcel Viewer.



This is the results of the Enhanced View. Note you might need to re-enter the PID number so that is something to keep handy or copy to clipboard.

Enhanced Mode gives me a buffer around the site (you can change) and then auto retrieves the assessment records for those in that buffer so you can scroll down.

Intro Help Print Standard Mode Enhanced Mode

Back Pan Identify Select Draw Select Large Map Clear

### Enhanced Search

**Advanced Mode**

Intro Help Print Standard Mode **Enhanced Mode** Current Tool: Zoom In

One Parcel Found:

Parcel Number	Address
1142000125	4345 UNIVERSITY WAY NE

**Change Buffer**

Search Menu

Buffer Distance: 400

Download this list

11 Parcels Found:

**Record 1**

Parcel Number	1142000110
Site Address	4338 UNIVERSITY WAY NE
Zip code	98105
Taxpayer	UNIVERSITY LODGE BLDG ASSN

Get Property Report  
Get Districts Report  
Check DDES Permits

**Record 2**

Parcel Number	1142000120
Site Address	4346 UNIVERSITY WAY NE
Zip code	98105
Taxpayer	AVENUE BUILDING LLC ET AL C/O CORNELL & ASSOCIATES

Get Property Report  
Get Districts Report  
Check DDES Permits

**Record 3**

Parcel Number	1142000125
Site Address	4345 UNIVERSITY WAY NE
Zip code	98105
Taxpayer	BIENES RAICES DANIEL SA

Get Property Report  
Get Districts Report  
Check DDES Permits

**Record 4**

Parcel Number	1142000130
Site Address	4341 UNIVERSITY WAY NE
Zip code	98105
Taxpayer	LONGMIRE HATTIE+SHUBIC JACK

Get Property Report  
Get Districts Report  
Check DDES Permits

King County | GIS | News | Services | Comments | Search

Links to external sites do not constitute endorsements by King County.  
By visiting this and other King County web pages, you expressly agree to be bound by terms and conditions of the site. [The details.](#)

Search Menu  
Show Legend  
OV Map  
Zoom In  
Zoom Out  
Full Map  
Back  
Pan  
Identify  
Select  
Large Map  
Clear

**These are the property enfolded in your buffer (partially as noted in PINK map). You can change buffer. Now, you can walk down the 11 records and click on property report to get neighborhood data, taxes, improvements, age, etc.**

### Area Sales History

Now, let's look at sales history in the neighborhood. Follow the 4 steps below from the iMAP screen. This will highlight all neighboring parcels that sold and give you on-line access to the details.

**King County** iMAP - Property Information

**Tools**  
 Navigate  
 Zoom to places  
**Info**  
 Property Search  
 Location  
 Display  
 Output  
 Help  
 Reset

**Layers** Legend  
 Draw  
 **Property Layers**  
 Parcels  
 Parcel number labels  
 Parcel address labels  
 Property sales in the last 3 years  
 King County Property Interests  
 Farmland preservation properties  
 Illegal Drug Lab Properties  
 Tribal Lands  
 **Planning Layers**  
 Urban Growth Area Line  
 Agricultural Production District Boundary  
 Forest Production District Boundary  
 Unincorporated KC Zoning  
 Zoning Labels  
 Countywide Growth Pattern  
 Comprehensive Plan

Rec	Parcel	Address	Assessor's Data Report	Districts & Development Report
1	1142000235	1301 NE 45TH ST	<a href="#">Get Assessor Report</a>	<a href="#">Get Districts Report</a>

### Check out Comps or Subject with Details

[New Search](#)
[Property Tax Bill](#)
[Map This Property](#)
[Glossary of Terms](#)
[Area Report](#)
[Property Detail](#)

### Detailed Parcel Data

Once you have selected the sites that sold, you can look at the details (do this for your own parcel as well). This is the highlighted RED site above.

[New Search](#)
[Property Tax Bill](#)
[Map This Property](#)
[Glossary of Terms](#)
[Area Report](#)
[Print Property Detail](#)

PARCEL DATA			
Parcel	114200-0235	Jurisdiction	SEATTLE
Name	THOMPSON CRAIG+GARY R	Levy Code	0010
Site Address	1301 NE 45TH ST 98105	Property Type	C
Geo Area	17-80	Plat Block / Building Number	2
Spec Area	0-0	Plat Lot / Unit Number	22-23-24
Property Name	NEPTUNE THEATER	Quarter-Section-Township-Range	<a href="#">NE-17-25-4</a>
Legal Description			
BROOKLYN ADD LESS ST			

## Land Data


If you scroll down the details, you can see some Land Use info.

LAND DATA		Some interesting facts	
Highest & Best Use As If Vacant	MULTI-FAMILY DWELLING	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Apartment(Mixed Use)	Restrictive Size Shape	NO
Base Land Value SqFt	115	Zoning	NC3P-65
Base Land Value	1,311,500	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/8/2010	Road Access	PUBLIC
Base Land Value Tax Year	2012	Parking	INADEQUATE
Land SqFt	11,405	Street Surface	PAVED
Acres	0.26		

## Building information

BUILDING	
Building Number	1
Building Description	THEATRE SHOPS AND APT UNITS
Number Of Buildings Aggregated	1
Predominant Use	MIXED RETAIL W/RES. UNITS (459)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	3
Building Gross Sq Ft	29,636
Building Net Sq Ft	23,163
Year Built	1921
Eff. Year	1980
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	No
Elevators	

Picture of Building 1



## Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	APARTMENT (300)		1	8		4,540	4,540
2	RETAIL STORE (353)		1	16		3,357	3,357
3	THEATER, CINEMA (380)		1	16		12,308	12,308
4	OFFICE BUILDING (344)		1	8		2,958	2,958

**Sales History**

Scroll down and you can see sales history including PDF of recording instrument.

SALES HISTORY							
Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<a href="#">2484171</a>	<a href="#">20110328001494</a>	2/22/2011	\$0.00	THOMPSON CAROLE F REVOCABLE TRUST	THOMPSON CRAIG+GARY R	Special Warranty Deed	Trust
<a href="#">2484165</a>	<a href="#">20110328001471</a>	2/22/2010	\$0.00	THOMPSON CRAIG+THOMPSON TODD+ET AL	THOMPSON CRAIG+THOMPSON GARY R+ET AL	Special Warranty Deed	Other
<a href="#">1874047</a>	<a href="#">20020319002023</a>	1/13/2002	\$0.00	ERIES WILDAH	MOORE HELEN JEAN ES ET AL	Deed of Personal Representative	Estate Settlement
<a href="#">1199990</a>	<a href="#">199107190275</a>	7/15/1991	\$0.00	MOORE	MOORE JEAN F (TR)	Warranty Deed	Other

For legal info

This will let you see recorded info and the details of what sold.

**Official Public Records**  
*Search Results*      [Menu](#) ♦ [New Search](#) ♦ [Prefs](#) ♦ [Help](#)

---

Criteria: Instrument # is 20110328001494  
 Search Results - 1 match  
 Displaying Records 1 to 1

Instrument Number	Book-Page	Date Filed	Document Type	Name (+) More Names	Name Type	Associated Name (+) More Names	Name Type	Legal Description	Index Status	Image
<a href="#">20110328001494</a>	000 - 000	03/28/2011	WARRANTY DEED	THOMPSON CRAIG TR (+)	R	THOMPSON CRAIG (+)	E	BROOKLYN ADD 114200-0235	Perm	

**PDF of Recorded Deed**

**Official Public Records**

**Document Retrieval**

[Menu](#) ♦ [New Search](#) ♦ [Search Results](#)

Starting Page:

Ending Page:

The retrieval time will vary depending on demand and document age.  
 Typical retrieval time is 1 to 2 seconds per page, but could take longer.

Document images will open in a new window.

Here is a copy of part of the recorded instrument

After Filing Return To:  
David W. Thorne, Esq.  
Davis Wright Tremaine LLP  
1201 Third Avenue  
Suite 2200  
Seattle, Washington 98101



**20110328001494**

DAVIS WRIGHT T MD 65.00  
PAGE-001 OF 004  
03/28/2011 15:02  
KING COUNTY, WA

**E2484171**

03/28/2011 15:02  
KING COUNTY, WA  
TAX \$10.00  
SALE \$0.00 PAGE-001 OF 001

**SPECIAL WARRANTY DEED**

Grantor: CRAIG THOMPSON, as Surviving Co-Trustee of the Carol F. Thompson Revocable Trust dated September 23, 1986, as amended

Grantee(s): CRAIG THOMPSON, as his separate estate  
GARY R. THOMPSON, as his separate estate  
TODD THOMPSON, as his separate estate

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

PTN LOTS 22, 23 AND 24, BLOCK 2, BROOKLYN ADDITION TO THE CITY OF SEATTLE

Assessor's Property Tax Parcel Account Number: 114200-0235-04

***The legal description of what sold.***

**EXHIBIT A**

**Legal Description**

Lots 22, 23 and 24, Block 2, Brooklyn Addition to the City of Seattle, according to the plat thereof recorded in Volume 7 of Plats, Page 32, records of King County, Washington,

EXCEPT the Northerly portion of Lot 24 taken for N.E. 45<sup>th</sup> Street by City of Seattle Ordinance No. 10568,

SUBJECT TO all rights, reservations, restrictions, covenants, and encumbrances of record, and the rights of tenants of record or in possession.

Situate in the city of Seattle, County of King, State of Washington

## Permit History

Go back to Property Details if looked a records.  
You can also scroll down to see Permit history

### PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
<a href="#">6262767</a>	Change of use from motion picture theater to performing arts theater with accessory drinking establishment, with interior alterations, and occupy per plans.	Remodel	3/31/2011	\$300,000	Complete	SEATTLE	8/3/2011

Click on Permit Number above and get details

## Permit & Complaint Status

### Project # 6262767

 [Find Another](#)

<b>Address</b>	<a href="#">1303 NE 45th St</a>	<b>Permit Number</b>	<b>6262767</b>
<b>Location</b>	CURRENTLY THE NEPTUNE THEATRE. CHANGE OF USE AND TI PROPOSTED.	<b>Permit Status</b>	Permit Closed
<b>Records Filed At</b>	1303 NE 45th St	<b>Application Date</b>	Jan 24, 2011
<b>Application Type / Action Type</b>	CONSTRUCTION / ADDITION OR ALTERATION	<b>Issue Date</b>	Mar 31, 2011
<b>Work Type</b>	FULL REVIEW (COMPLEX)	<b>Expiration Date</b>	Sep 30, 2012
<b>Category</b>	COMMERCIAL	<b>Final Date</b>	Jun 24, 2011
<b>King Co. Assessor's #</b>	114200-0235	<b>Owner</b>	<b>DAVID ALLEN</b> STG PRESENTS 911 PINE ST SEATTLE, WA 98101
<b>Zone/Overlays and ECA</b>	NC3P65, ARTERL, LTRL45, URBV, VV 500	<b>Contractor</b>	
<b>Legal Description</b>	LOTS 22-24, BLK 2, BROOKLYN, EXC POR COND FOR NE 45TH ST UNDER CO 10566	<b>Permit Remarks</b>	
<b>Description of Work</b>	Change of use from motion picture theater to performing arts theater with accessory drinking establishment, with interior alterations, and occupy per plans.	<b>Related Land Use Permits</b>	
<b>Related Permits</b>	<a href="#">6273464</a>		

Also, the value of permit or Tenant Improvements (TIs)

Intake Valuation		Issuance Valuation	
<b>Alteration</b>	\$300,000.00	<b>Alteration</b>	\$300,000.00
<b>New</b>	\$0.00	<b>New Calculated</b>	\$0.00
		<b>New Other</b>	\$0.00
<b>Declared Value</b>	\$300,000.00	<b>Actual Value</b>	\$300,000.00

## Area Reports

Now, to get a handle on the area, click on Area Report (Note: this is available for individual properties at the top of the page.



This will open a PDF which includes the detailed information compiled by the Assessor in establishing Assessed Values. In this case, it is a 40 page report with some interesting excerpts:

### *Execuctive Summary*

#### **Executive Summary Report**

**Appraisal Date 1/1/2011- 2011 Assessment Year**

**Geographic Area: Wallingford, University District, North Lake Union, Sand Point and Roosevelt**

**Area Numerical Designation: 17**

#### **Sales – Improved Summary:**

Number of Sales: 51

Range of Sales Dates: 01/2008– 3/2011

#### **Sales – Ratio Study Summary:**

	<b>Improved Value</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2010 Average Value</b>	\$1,034,700	\$1,184,100	87.4%	16.02%
<b>2011 Average Value</b>	\$1,070,700	\$1,184,100	90.4%	8.68%
<b>Change</b>	+\$36,000		+3.0%	-7.34%
<b>% Change</b>	+3.5%		+3.4%	-45.8%

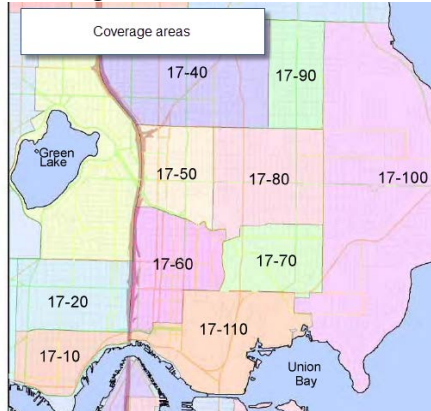
### *Parcel summary*

#### **Population - Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2010 Value</b>	\$4,151,372,200	\$938,307,100	\$5,089,679,300
<b>2011 Value</b>	\$4,143,856,400	\$987,232,700	\$5,131,089,100
<b>Percent Change</b>	-0.18%	5.21%	0.81%

### General Coverage Areas

Coverage areas (will have details)



### Details for areas.

#### Identification of the Area

##### Name or Designation:

Area 17, University, Wallingford, Roosevelt, Sandpoint

##### Boundaries:

Area 17 is bound on the north by NE 95th Street, on the east by Lake Washington, and on the south by Lake Union. The western boundary is Interstate 5 from NE 95th Street to NE 50th Street. Thence, the boundary runs westerly along 50th Street to Woodland Park Avenue N and from there south to Lake Union.

##### Maps:

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

##### Area Description:

The area included in the Assessor's Commercial Area 17 includes northeast Seattle approximately from Interstate 5 to Lake Washington and from Lake Union and Portage Bay north to NE 95th Street. It is divided for the purpose of assessment into economic neighborhoods each of which includes one or more business districts, as shown on the following table:

10	Stone Way - Northlake - Pacific Street
20	Wallingford
40	Roosevelt - Lake City Way
50	Roosevelt District
60	University District
70	University Village
80	Wedgwood
90	East Maple Leaf
100	View Ridge - Sand Point
110	University of Washington

**Neighborhood 10** is Stone Way - Northlake - Pacific Street. Along Stone Way between N 40<sup>th</sup> Street and Lake Union is an area of older retail and service businesses with a number of industrial properties. The three commercially developed east-west streets lying north of Lake Union are Northlake Avenue, N 34<sup>th</sup> Street, and Pacific Avenue. Neighborhood 10 is a combination of newer residential and mixed use projects, small office buildings, and older industrial properties.

**Neighborhood 20** includes Wallingford, a major business district located along N 45th Street

Zoning Code for Area

**Commercial**

**NC1** – Neighborhood Commercial 1 – A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood.

**NC2** – Neighborhood Commercial 2 – A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood.

**NC3** – Neighborhood Commercial 3 – A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses.

**C1** – Commercial 1 – An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele.

**C2** – Commercial 2 – An auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets.

Land Value/Zone/Area

Zoning Land Value/Zone	17-10 Stone Way - Northlake - Pacific Street	17-20 Wallingford	17-40 Roosevelt - Lake City Way	17-50 Roosevelt District	17-60 University District
RLS/TC, SF5000, SF7200, SF9600	\$50/SF	\$50/SF	\$45-\$75/SF	\$50/SF	\$60-\$85/SF
L-1, L1-RC, L-2, L2-RC, L-3, L3- RC, L3-PUD, L-4, LDT	\$85-\$100/SF	\$85-\$120/SF	\$50-\$95/SF	\$95-\$105/SF	\$85-\$120/SF
NC1-30, NC1-30 P2, NC1-40, C1-30, C1-40, C1-65	\$85-\$95/SF	\$95	\$60-\$95/SF	\$95-\$100/SF	\$110/SF

**Cap Rates in NW and US**

SEATTLE / PACIFIC NW CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	4Q 2010	Seattle	6.70%	-	-	
		Pacific Region	7.00%	7.40%	6.60%	
CBRE – Capital Markets Cap. Rate survey.	Aug.-10					CBRE professional's opinion of where cap rates are likely to trend in the 2 <sup>nd</sup> ½ of 2010 based on recent trades as well as interactions with investors.
		Seattle	6.50% - 7.25%	-	-	CBD - Class A
			7.25% - 8.00%	-	-	CBD - Class A – Value Added.
			7.25% - 8.00%	-	-	CBD - Class B
			8.50% - 9.00%	-	-	CBD - Class B – Value Added.
			6.75% - 7.50%	-	-	Suburban - Class A
			7.50% - 8.00%	-	-	Suburban - Class A – Value Added.
			7.75% - 8.50%	-	-	Suburban - Class B
			8.25% - 9.00%	-	-	Suburban - Class B – Value Added.
			-	7.25% - 7.75%	6.50% - 7.25%	Class A
			-	7.75% - 8.50%	7.00% - 7.75%	Class A - Value Added
			-	7.50% - 8.50%	7.75% - 8.50%	Class B
			-	7.75% - 8.75%	8.25% - 9.25%	Class B - Value Added
	Mar-11	Seattle	6.25% - 7.00%	-	-	CBD - Class A
			7.00% - 7.75%	-	-	CBD - Class A – Value Added.
			7.25% - 8.00%	-	-	CBD - Class B
			8.25% - 8.75%	-	-	CBD - Class B – Value Added.
			6.50% - 7.25%	-	-	Suburban - Class A
			7.25% - 7.75%	-	-	Suburban - Class A – Value Added.
			7.50% - 8.25%	-	-	Suburban - Class B
			8.00% - 8.25%	-	-	Suburban - Class B – Value Added.
			-	6.50% - 7.25%	6.00% - 6.75%	Class A
			-	7.00% - 8.00%	6.25% - 7.00%	Class A - Value Added
			-	7.00% - 7.50%	7.50% - 8.25%	Class B
			-	7.50% - 8.25%	8.25% - 9.00%	Class B - Value Added

**Income Approach Inputs****Income approach calibration**

Parameters used in the income model (market rental rates, vacancy and operating expense ratios, and overall capitalization rates) were derived from published sources, from surveys and from analysis of sales of improved properties in the Area within the past three years. The income parameters included in this chart also reflect those used by the Apartment specialty. Apartments located in mixed-use buildings in Area 17 are valued by the geographic appraiser.

Property Type	Range of Rents	Vacancy & Credit Loss	Expenses	OAR Range
Apartments	\$9.00 to \$23.00	7%	35%- 45%	7.00%-8.75%
Restaurants	\$9.00 to \$27.00	10%	10%	7.00%-8.75%
Retail	\$9.00 to \$27.00	7%	10%	7.00%-8.75%
Offices	\$9.00 to \$24.00	10%	30%-40%	7.00%-8.75%
Med/Dent Offices	\$18.00 to \$24.00	7%	30%- 40%	7.00%-8.75%
Supermarket	\$6.00 to \$20.00	7%	10%	7.00%-8.75%
Department store Discount store	9.00 to \$22.00	10%	10%	7.00%-8.75%
Convenience Stores	\$8.00 to \$27.00	10%	10%	7.00%-8.75%
Day Care Centers	\$9.00 to \$16.00	7%- 10%	10%	7.00%-8.75%
Industrial/Whse	\$9.00 to \$16.50	10%	10%	7.00%-8.75%
Service Garages and Mini-Lubes	\$9.00 to \$14.00	7%	10%	7.00%-8.75%
Storage garage	\$3.00 to \$10.00	7%	10%	7.00%-8.75%
Basement, Mezzanine	\$3.00 to \$12.00	7%	10%	7.00%-8.75%

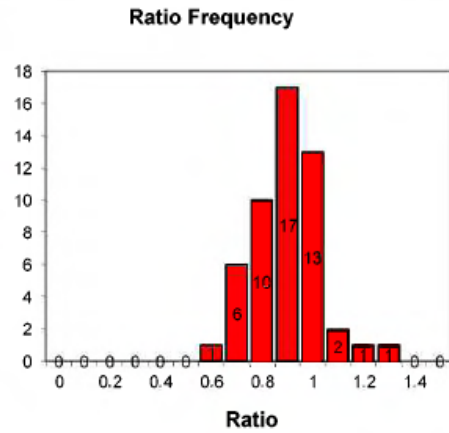
Comps used by assessor

Area 017 - U. District  
2011 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
007200-0105	804,400	935,000	10/24/2008	0.8603	0.0033
051000-2531	306,100	499,950	3/10/2011	0.6123	0.2447
051000-2532	311,600	495,000	1/31/2011	0.6295	0.2275
051000-2533	383,900	520,000	11/1/2010	0.7383	0.1187
051000-2541	263,700	450,000	9/21/2010	0.5860	0.2710
051000-2542	263,900	420,000	2/1/2011	0.6283	0.2287
051000-2543	317,600	420,000	12/24/2010	0.7562	0.1008
085330-0015	1,014,000	1,135,000	5/18/2009	0.8934	0.0364
092504-9281	792,000	1,100,000	7/16/2009	0.7200	0.1370
092504-9406	7,136,100	8,028,438	12/26/2008	0.8889	0.0318
092504-9423	2,166,700	2,400,000	3/21/2008	0.9028	0.0458
114200-0155	1,796,200	2,020,000	9/3/2008	0.8892	0.0322
114200-0655	854,600	870,000	2/8/2008	0.9823	0.1253
114200-1070	1,083,800	1,510,000	6/10/2010	0.7045	0.1525

Statistical Breakdown

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2010	3/29/2011	1/1/08 - 02/28/11
Area	Appr ID:	Prop Type:	Trend used?: Y / N
17	JPLA	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	51		
Mean Assessed Value	1,034,700		
Mean Sales Price	1,184,100		
Standard Deviation AV	1,252,463		
Standard Deviation SP	1,361,510		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.850		
Median Ratio	0.857		
Weighted Mean Ratio	0.874		
UNIFORMITY			
Lowest ratio	0.5860		
Highest ratio:	1.2327		
Coefficient of Dispersion	11.93%		
Standard Deviation	0.1361		
Coefficient of Variation	16.02%		
Price-related Differential	0.97		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.821		
Upper limit	0.893		
95% Confidence: Mean			
Lower limit	0.812		
Upper limit	0.887		
SAMPLE SIZE EVALUATION			
N (population size)	1226		

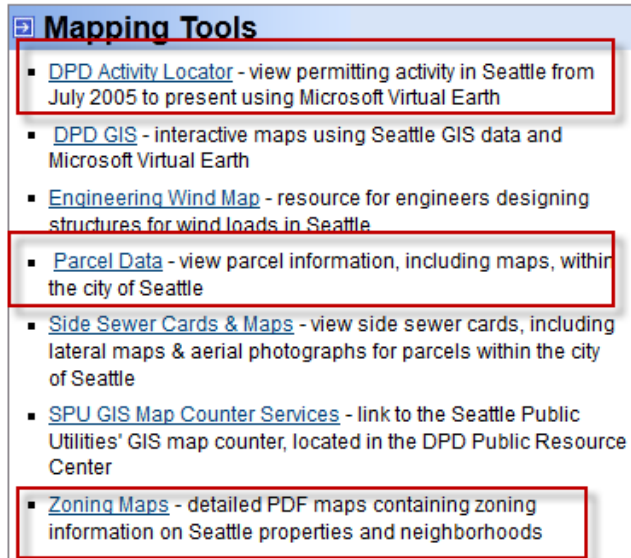


These figures reflect measurements before posting new values.

## Using DPD for Data

Go to: <http://www.seattle.gov/dpd/onlineservices/>

Now click on **Mapping Tools**



### Tool Overview

#### *DPD Activity Locator*

This gives you Permit status and history

First, pick the area or neighborhood (in this case University District)

Second, pick types of permits (e.g., conditional, design review)

Third, pick status

Fourth, select dates; use calendar to pick dates and Search

Fifth, SEARCH

Sixth, Mouse over permits of interest

Go to specific permit at that site, or  
Go to history of all permits at that site.

### Activity Locator

The screenshot shows the 'DPD Activity Locator' web application in a Mozilla Firefox browser. The interface includes a search bar at the top with 'University District' entered. Below the search bar is a map of the University District area. On the left side, there are several filter sections: 'What...' with a search box, 'Land Use Component' with checkboxes for Conditional Use, Design Review, Council Action, Plat, SEPA, Shoreline, Variance, and Other; 'Permit Status' with radio buttons for Application, Issued, and Finald; and 'Date Range' with input fields for Start Date (1/1/2011) and End Date (10/16/2011). A 'Search' button is located at the bottom of the filter sections. The map displays various colored markers representing permits. A red callout box labeled '1. Pick Neighborhood/Area' points to the 'University District' search box. Another red callout box labeled 'Goes to current permit' points to a specific permit marker on the map. A third red callout box labeled 'Goes to history of permits' points to a list of permit details for permit # 3012186, which includes the address '5043 BROOKLYN AVE NE', the permit type 'Design', and the status 'Open: Application Accepted' with an application date of 'Thu Mar 17, 2011'. A fourth red callout box labeled 'Mouse over for details.' points to the mouse cursor hovering over a permit marker on the map. The browser's address bar shows 'web1.seattle.gov/dpd/maps/'. The page footer contains a disclaimer: 'No representation or warranty, including accuracy, fitness, or merchantability accompany this product. javascript://pushin hover s Reserved, City of Seattle' and navigation links for 'About | Help | Feedback'.

**Individual Permit history on selected site:**

**Permit & Complaint Status**

**Project # 3012186**

This was generated by clicking on the Permit Number when mouse-over above.

[Find Another Project](#)

<b>Address</b>	5043 Brooklyn Ave NE	<b>Permit Number</b>	
<b>Location</b>		<b>Permit Status</b>	Application Accepted
<b>Records Filed At</b>	5043 Brooklyn Ave NE	<b>Application Date</b>	Sep 14, 2011
<b>Application Type</b>	LAND USE	<b>Issue Date</b>	
<b>Work Type</b>	FULL REVIEW (COMPLEX)	<b>Expiration Date</b>	
<b>Category</b>	COMMERCIAL	<b>Finalized Date</b>	
<b>King Co. Assessor's #</b>		<b>Owner</b>	<b>KAZUO/CAROL YAMADA</b> 5043 BROOKLYN LLC 13224 42ND AVE NE SEATTLE, WA 98125
<b>Zone/Overlays and ECA</b>	LR3, LNDMRK	<b>Contractor</b>	
<b>Legal Description</b>	LOTS 1 & 2, BLOCK 11, UNIVERSITY HEIGHTS ASSESSORS PLAT	<b>Permit Remarks</b>	9/8/11 applicant to send illustration and PASV conducted under project # 60748 MLP
<b>Description of Work</b>	Land use application to allow a 4-story building containing 57 residential units. Existing structures to be demolished.	<b>Related Bldg Permits</b>	<a href="#">6074870</a>
<b>Related Permits</b>		<b>Related Cases</b>	

**This is the history of Permits at that one site**

**Permit & Complaint Status**

Use the search options below to find detailed project, permit and case information from 1983 - present.

**Search by Number**    **Search by Address**

Enter Project, Permit, or Case Number

Number:     Prefix:     Street Name:     Type:     Suffix:

[Use Range](#)

**Include in results:**

Cases     OTC Permits     Building Permits     Land Use Permits

Show Building Id

Results for all addresses at this site

**Activity at this location**

Activity	Project#	Address	Status	Type	Description	Building ID	Appl Date
Land Use	<a href="#">3012186</a>	5043 BROOKLYN AVE NE	Application Accepted	LAND USE	Land use application to allow a 4-story building containing 57 residential units. Existing structures to be demolished.		09/14/2011
Service Request	<a href="#">35816</a>	5043 BROOKLYN AVE NE	WDRWN		5/25/11 - Phone message from tenant - resolved w/owner- close SR		05/05/2011
Permit	<a href="#">6042193</a>	5043 BROOKLYN AVE NE	Permit Finalized	ELECTRICAL	SEPERATE & FISH NEW WIRING TO UNIT #7 - BRING UP TO CODE, PLUS 1HOUR INVESTIGATION FEE		09/09/2004
Permit	<a href="#">6041938</a>	5043 BROOKLYN AVE NE	Permit Finalized	ELECTRICAL	SEPARATELY METER EXISTING UNIT		09/03/2004
Permit	<a href="#">6074870</a>	5043 BROOKLYN AVE NE	Initial Information Collected	CONSTRUCTION	Demolish existing and construct new apartment building, per plan.	000027630	
Case	<a href="#">1026140</a>	5043 BROOKLYN AVE NE	Application Accepted		Application for a Tenant Relocation License. Total units:10; total units occupied:6.		
Case	<a href="#">950894</a>	5043 BROOKLYN AVE NE	No Violation				
Case	<a href="#">944780</a>	5043 BROOKLYN AVE NE	Owner Compliance				
Case	<a href="#">940135</a>	5043 BROOKLYN AVE NE	Compliance				
Case	<a href="#">915895</a>	5043 BROOKLYN AVE NE	Compliance		SR = 54.14		
Case	<a href="#">890487</a>	5043 BROOKLYN AVE NE	No Violation		5043 BROOKLYN AV NE		
Case	<a href="#">890252</a>	5043 BROOKLYN AVE NE	No Violation		5043 BROOKLYN AVENUE NORTH		
Case	<a href="#">840213</a>	5043 BROOKLYN AVE NE	Compliance		5043 BROOKLYN AVENUE NORTHEAST		

13 activity records at this location

This is from the Address click above

**Repeat for other buildings**

**Permit & Complaint Status**

Use the search options below to find detailed project, permit and case information from 1983 - present.

**Search by Number**

Enter Project, Permit, or Case Number

**Search by Address**

Number 4550 <small>Use Range</small>	Prefix	Street Name 11TH	Type AVE	Suffix NE	<input checked="" type="checkbox"/> Exact street match
--	--------	---------------------	-------------	--------------	--

**Include in results:**

Cases  
  OTC Permits  
  Building Permits  
  Land Use Permits

Show Building Id  
 Results for all addresses at this site

Details including parking

**Activity at this location**

Activity	Project#	Address	Status	Type	Description	Building ID	Appl Date
Land Use	<a href="#">3011959</a>	4550 11TH AVE NE	Application Accepted	LAND USE	Land Use Application to allow a seven-story structure containing 117 units over 6,000 sq. ft. of retail and eight live/work units. Parking for 140 vehicles to be provided below grade. Project includ		06/01/2011
Permit	<a href="#">6270926</a>	4550 11TH AVE NE	Initial Information Collected	CONSTRUCTION	Demolish surface parking and 2 ext wood frame buildings. Construct mixed-use building with 105 apartments, 3 live-work units, 3600 sf of retail and 126 below grade parking.		

**DPD for Parcel Data**

**Parcels Data from DPD**

Department of Planning and Development Home

Shaping and protecting Seattle's built and natural environment

## Seattle Parcel Data

Use this search tool to find parcel information, including a simple parcel map, for a selected parcel within the Seattle city limits.

**Search by Address**

Number	Prefix	Street Name	Type	Suffix	<input type="checkbox"/> Exact street match
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

**Search by Parcel**

Parcel Number

**Example by Address**

**Search by Address**

Number	Prefix	Street Name	Type
4345		UNIVERSITY	WAY

Detailed Parcel Data: Zoning, Transit, Pedestrian, Overlays

**Seattle Parcel Data**

All users are subject to the [Terms of Use](#). No warranties of any kind are made by the City of Seattle for any use of this product. Copyright 2005-08, All Rights Reserved, City of Seattle.

**Parcel #1142000125**

[Expand All](#) | [Collapse All](#) | [Search Again](#) This report was generated Sunday, October 16, 2011

Addresses Located on this Parcel

Zoning and District Info

Base Zone	No P-65	Shoreline Zone		Pedestrian Area	P	Airport Height Overlay	
Detached Accessory Dwelling Units	No	Contract		Light Rail	45	Urban Village Overlay	University District Northwest(Urban Center Village)
Alki Parking District	No	Downtown Fire District	No	Historic District	No	Historic Landmark	No
Northgate District	No	Pike/Pine District	No	Rainier/Genesee Business District	No	Sand Point Park	No
Sand Point District	No	SE Seattle Reinvestment Area	No	Stadium Area Transition District	No	Set Tree Canopy Coverage (2007)	%
Frequent Transit	Yes						

ECA

King County Assessor Data

King County Assessed Value Data

Click on + for full code name

More info by clicking

DPD GIS to Get Detailed Zoning Map

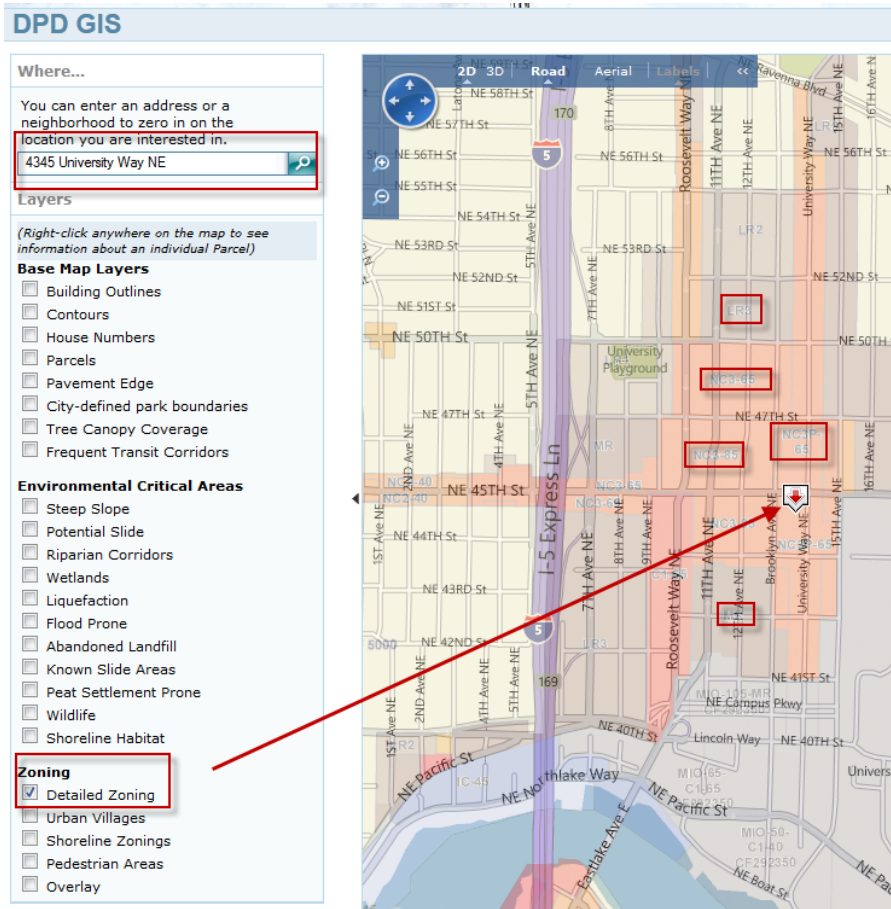
Go back to DPD Research

**Mapping Tools**

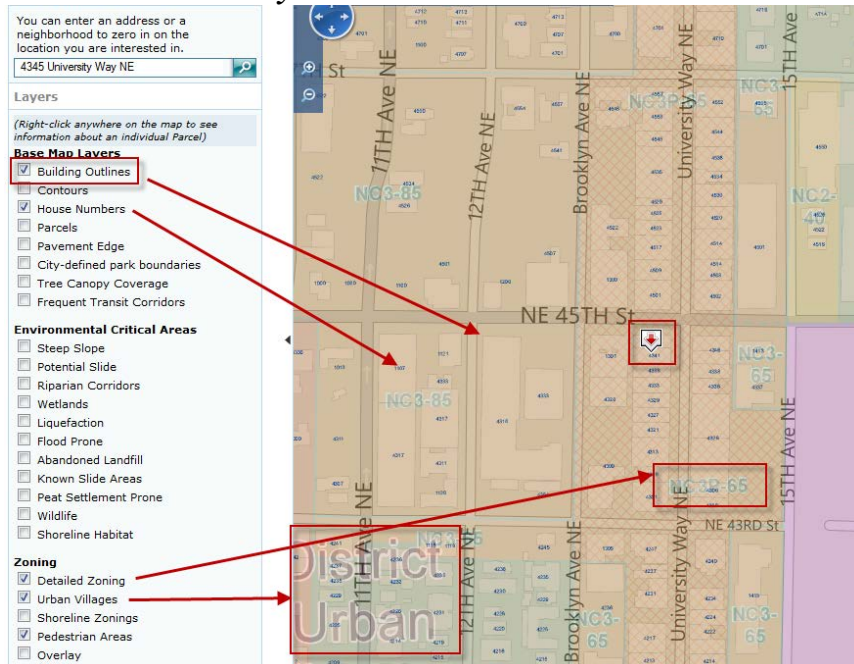
- DPD Activity Locator - view permitting activity in Seattle from July 2005 to present using Microsoft Virtual Earth
- DPD GIS - interactive maps using Seattle GIS data and Microsoft Virtual Earth
- Engineering Wind Map - resource for engineers designing structures for wind loads in Seattle
- Parcel Data - view parcel information, including maps, within the city of Seattle
- Side Sewer Cards & Maps - view side lateral maps & aerial photographs for of Seattle
- SPU GIS Map Counter Services - link to Utilities' GIS map counter, located in the Center
- Zoning Maps - detailed PDF maps containing zoning information on Seattle properties and neighborhoods

Search Parcel/Area and Overlay Zoning,

### DPD Zoning Overlay



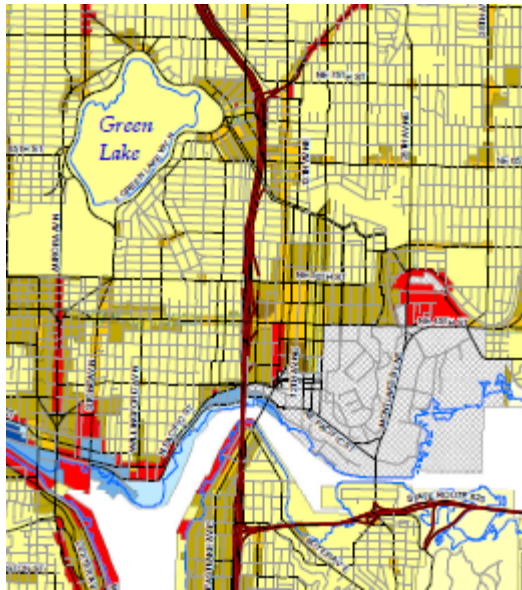
### You can add other layers



## Determining the Zoning Code

### Zoning Map

A detailed zoning map that can be zoomed into is available on the DPD site. This is an excerpt from it: <http://www.seattle.gov/dclu/Research/gis/webplots/smallzonemap.pdf>



To zoom into an area, in your browser click CTRL+ which enlarges the map.

## Generalized Zoning categories for Seattle.

### City of Seattle

#### Generalized Zoning

as of June 30, 2011

##### Legend

-  Single Family 5000
-  Single Family 7200
-  Single Family 9600
-  Residential Small Lot
-  Lowrise
-  Midrise
-  Highrise
-  Seattle Mixed
-  Neighborhood Commercial
-  Commercial
-  Downtown Office Core
-  Downtown Harborfront
-  Downtown Mixed
-  International District
-  Pike Market Mixed
-  Pioneer Square Mixed

**Seattle Municipal Code Overview**

<http://clerk.ci.seattle.wa.us/%7Epublic/toc/t23.htm>

**Seattle Municipal Code Table of Contents**

Title 23  
LAND USE CODE

This title is intended for those provisions of the Code which relate to the regulation of land use. [Seattle Municipal Code Zoning Map Index](#) Chapters:

**Zoning Classifications**

Go to this site for summary; click on links for details:

[http://www.seattle.gov/dpd/static/Seattle%20Zones\\_LatestReleased\\_DPDP\\_020250.pdf](http://www.seattle.gov/dpd/static/Seattle%20Zones_LatestReleased_DPDP_020250.pdf)

**Zoning Classifications**

Below is a brief description of each of Seattle's zoning classifications. Find more specific information in the [Seattle Municipal Code 23.30.010](#) (Division 2 may be particularly helpful), and at the links below.

Zoning Designation	Abbreviation
<b>Residential, Single-family 9,600</b> Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. Building type is a single dwelling unit, or with one single-family structure and one accessory unit within the same structure. 9,600 square feet is the minimum lot size required for each detached structure. Find details about this zone in our online <a href="#">Single Family Zoning Chart</a> .	<b>SF 9600</b>
<b>Residential, Single-family 7,200</b> Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. Building type is a single dwelling unit, or with one single-family structure and one accessory unit within the same structure. 7,200 square feet is the minimum lot size required for each detached structure. Find details about this zone in our online <a href="#">Single Family Zoning Chart</a> .	<b>SF 7200</b>



## Mixed Use Zoning

# Seattle Municipal Code Table of Contents

Title 23 LAND USE CODE

## [Chapter 23.48 SEATTLE MIXED](#)

Sections:

[23.48.002](#). Scope of provisions

Subchapter I Uses Provisions

[23.48.004](#). Permitted uses.

[23.48.006](#). Prohibited uses.

[23.48.008](#). Conditional uses.

Subchapter II Development Standards

[23.48.010](#). General structure height

[23.48.011](#). Affordable Housing Incentive Program.

[23.48.012](#). Upper-level setback requirements.

[23.48.014](#). General facade requirements.

[23.48.016](#). Standards applicable to specific areas

[23.48.017](#). Additional height in certain SM-zoned areas in the South Lake

Center

[23.48.018](#). Transparency and blank facade requirements.

[23.48.019](#). Street-level uses.

[23.48.020](#). Amenity area

[23.48.024](#). Screening and landscaping standards

[23.48.026](#). Noise standards.

[23.48.028](#). Odor standards.

[23.48.030](#). Light and glare.

[23.48.032](#). Required parking and loading.

[23.48.034](#). Parking and loading location, access and curbcuts

[23.48.035](#). Assisted living facilities use and development standards.

[23.48.036](#). Pet Daycare Centers

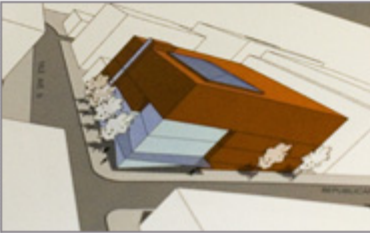
Subchapter III Nonconforming Uses and Structures

[23.48.038](#). Relocating landmark structures.

## Design Review

This is also an important consideration in Seattle go to:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Upcoming/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Upcoming/default.asp)



- Overview
- Who We Are
- What We Do
- Project Reviews**
  - **Upcoming**
  - [Archive](#)
- Design Guidelines
- Applicant's Toolbox
- Get Involved

# Design Review Program

## Project Reviews: Upcoming

The Design Review Board reviews projects at public meetings at least twice -- at an Early Design Guidance phase and a Recommendation phase. To learn more about the process, download [The Community Guide to Design Review](#).

For smaller projects, DPD assigns a Design Review planner to perform the review instead of the board.

Search the [past meetings](#) for design proposals and reports of recent project reviews.

**Project Review Schedule** (see [2011 planned meeting dates](#))

[RSS](#) [All](#) | [NW](#) | [NE](#) | [Queen Anne/Magnolia](#) | [SE](#) | [SW](#) | [Downtown](#) | [Capitol Hill](#)

District:

Monday, October 17, 2011

Northeast Design Review Board	
<b>Project: 3926 Aurora Ave N</b>	<a href="#">map</a>
<a href="#">Design Proposal</a>	available
<b>Review Meeting:</b>	October 17, 6:30 pm University Heights Center 5031 University Way NE <a href="#">map</a> Room 209
<b>Review Phase:</b>	EDG--Early Design Guidance
<b>Project Number:</b>	3012320 <a href="#">permit status</a>   <a href="#">notice</a>
<b>Planner:</b>	Bruce Rips