

Table of Contents

2018 Commercial Revaluation Report

1. 2018 Commercial & Industrial Valuation Summary

- Introduction
- Uniform Standards
- Approaches to Value
- Land Valuation
- Land to Building Ratios
- Parking to Building Ratios
- Conclusion
- References

2. Statistical Summary Report

- Criteria & Definitions Reference Guide
- Introduction
- Valuation Standards
- Property Records
- Location Analysis
- Statistical Trend
- Valuation Models
- Land Valuation
- Cost Approach
- Market Approach
- Income Approach
- Maps: Commercial Market Area & Neighborhoods
- LEA Use Key
- 2018 Income Base Models

3. Commercial Sales Trend by Use

- All Improved Commercial Sales
- Apartment Sales
- Office Sales
- Retail Sales
- Warehouse Sales
- Condominium Low Rise
- Condominium High Rise
- Condominium-Apartment High Rise
- Vacant Land Sales

4. Commercial Ratio Report

- Ratio Statistics:
 - Overall Commercial Ratio, 2016-2017 Sales
 - Account Type by Sale Year
 - Neighborhood
 - Neighborhood by Sale Year
 - Sale Year by Account Type
 - Condominium: Neighborhood by Sale Year
 - Commercial Vacant Land: Sale Year by Account Type
 - Commercial Vacant Land: Neighborhood by Sale Year
 - Measure of Reliability: Improved and Vacant Sales

5. Average Assessed Value Percent Change

- Summary & Report Exclusions
- Breakout-Report Categories
 - Extension (Property Use)
 - Neighborhood
 - City
 - Neighborhood by Extension
 - City by Extension

6. Taxable Value Change

- Fire District
- School District
- City

7. Commercial Sale Listings

- Property Use Extension Key
- Commercial Sales by Extension by Neighborhood
- Land Sales by Neighborhood



Pierce County
Office of Assessor-Treasurer
2401 South 35th Street, Room 142
Tacoma, Washington 98409-7498

Office of Assessor-Treasurer

2018 Commercial & Industrial Valuation Summary

*A general overview of the methodology
used by the Commercial Team to
establish assessed values for Assessment
Year 2018.*

*Some of the information contained within these pages may be under copyright protection and no part
of this document should be reproduced in any form. This document is to be used only for internal
Assessor-Treasurer or Board of Equalization office purposes.*

TABLE OF CONTENTS

INTRODUCTION	3
UNIFORM STANDARDS	4
APPROACHES TO VALUE	5
LAND VALUATION	7
LAND TO BUILDING RATIOS.....	9
PARKING TO BUILDING RATIOS FOR SHOPPING CENTERS	9
CONCLUSION.....	10
REFERENCES	11

Commercial & Industrial Valuation Summary

INTRODUCTION

This document is designed to aid in the understanding of the assessed values placed on commercial property in Pierce County. It is not intended to serve as an all-encompassing document, but rather as a summary to give a general understanding of the origin of our assessments. The reader is encouraged to pay particular attention to the section titled "Approaches to Value", as it explains the basic framework for this entire process.

Commercial or income producing real estate is typically purchased as an investment, from an investor's point of view. **Earning power** is the critical element affecting property value. The basic premise holds that the higher the expected earnings, the higher the value, given similar risk. The indication of value from an *income approach* is paramount where adequate data presents itself, however, many properties must be valued using other techniques. Properties without adequate income data were appraised using either the *sales comparison* or the *cost approach* to value. In this report we will summarize the process used to produce a value using these three approaches to value.

A brief summary of the appraisal process is included, as well as a limited discussion of the techniques utilized to address land values and the effect "excess" land may have on a valuation assignment. We will also give you our understanding of the Uniform Standards of Professional Practice (USPAP), and how they affect our valuations.

UNIFORM STANDARDS

The valuation process used for real property in Pierce County is based on a compilation of requirements from legal and professional appraisal perspectives. The legal perspectives are based on state law, precedent setting case law, rules and regulations, and published opinions from the Washington State Department of Revenue.

Professional appraisal standards, known as the Uniform Standards of Professional Appraisal Practice (USPAP), are published by the Appraisal Foundation, and promoted by each state. The Appraisal Foundation, a private organization comprised of nine professional appraisal organizations, was formed in 1987 for the purpose of promulgating uniform standards for appraisers. The organization that represents assessors in the Appraisal Foundation is the "International Association of Assessing Officers" (IAAO). The standards provided by the Foundation entail the framework from which all appraisals should be conducted.

Since our specific focus within these standards is the valuation of real property for *ad valorem* tax purposes, primary emphasis is given to Standard 6 on Mass Appraisal. However, due to the existence of many "unique" properties within Pierce County, individual property appraisal standards are also necessary. Mass appraisal and individual property appraisal standards are logically similar. Each complements the other, in that each is intended to produce credible results reported in an understandable format, by competent individuals.

These uniform standards specifically require that the appraiser act as a disinterested third party; that the valuation assignments be performed with unbiased impartiality, objectively and independent, without accommodations of personal interests.

It is the intention of this department to meet the requirements of The Uniform Standards of Professional Appraisal Practice, specifically Standard Six. The Pierce County Assessor-Treasurer exercises the right to limit the scope of work where necessary, due to limitations placed on our appraisals by legally binding court decisions, state law, published opinions by the Washington State Department of Revenue and economic or administrative influences.

APPROACHES TO VALUE

Commercial property appraised and evaluated through the application of appraisal techniques using the three approaches to value (i.e., cost approach, sales comparison, and income capitalization). Each one of these techniques derives separate indications of value for the property. When adequate data is available, all three approaches to value should be considered. Therefore, where appropriate, the valuation process must collect, verify, analyze, and reconcile the information necessary to estimate: (a) the replacement (or reproduction) cost of the improvements; (b) the accrued depreciation; (c) the value by the sales of comparable properties; and (d) the rent(s), expenses, capitalization rates and vacancy rates necessary to value the property by the income capitalization approach. The valuation process must consider factors that affect supply and demand. Existing land use regulations, neighborhood trends, and the physical adaptability of the property to the most probable use are just a few.

The Cost Approach is a set of procedures through which a value indication is derived by estimating the current cost to construct a reproduction of, or a replacement for, the existing structure plus any profit or incentive; deducting depreciation from the total cost, and adding the estimated land value.

The Sales Comparison Approach is a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison.

The Income Approach utilizes a property's capacity to generate future benefits and capitalize them into an indication of value. The principle of anticipation is fundamental to this approach. Rental income is estimated from market data, reduced for typical loss to vacancy and expenses, and capitalized by a rate an investor would use.

The Income Approach Pierce County typically uses, is called direct capitalization. Direct Capitalization is used to convert a single year's income expectancy into an indication of value in one direct step by dividing the income estimate by an appropriate rate. Under some circumstances the appraiser may consider more than one year's income to eliminate some of the cyclical influence that may cause a valuation to fluctuate. We call this income stabilization.

The ultimate goal of the valuation process is a sound conclusion of value. This requires a reconciliation of the value indications derived from the different approaches. Consideration should be given to the relevance of the approach and the reliability of the value indication based on the quantity and quality of data. A single market transaction (i.e., sale price), or actual construction cost, or capitalized income stream for a specific property cannot be assumed to be market value. These are indications of an agreement between one buyer and one seller on the value in exchange for one particular property. While the indication may estimate market value, it should be supported by other indications of market value. Therefore, the quantity of data and the dispersion in value indications is critically important.

Use of multiple independent approaches to value that result in closely clustered values is usually a sign of sound value conclusions. When value indications are substantially different, careful analysis of the valuation data used and the assumptions made is needed to determine which value indicator is the most reliable.

LAND VALUATION

Deriving a land value estimate is an essential element of applying the three approaches to value. While the income approach is most often used, the cost and sales comparison approach also require an understanding of land value, and expected land requirements.

Land value is typically derived from sales of similar properties and compared either on a square foot or unit basis. Sales are analyzed and appropriate adjustments are derived from the available data.

Pierce County also develops land models by using regression analysis to calibrate the influence factors for characteristics such as size, location and allowable use, to name a few. Appraisers apply the models and in some cases further adjust the value estimate for specific influences that are underrepresented in the data used to build the model.

Utilizing the income and sales comparison approach requires an understanding of the necessary land to support the business. The expected land area to building area is based on densities and parking ratios that jurisdictions require. Additional land area not needed to support the business is not typically capitalized in the rent being paid, nor present in the comparables used. An estimated value of the “excess” land must be added to the value derived from the income, and sales comparison approach.

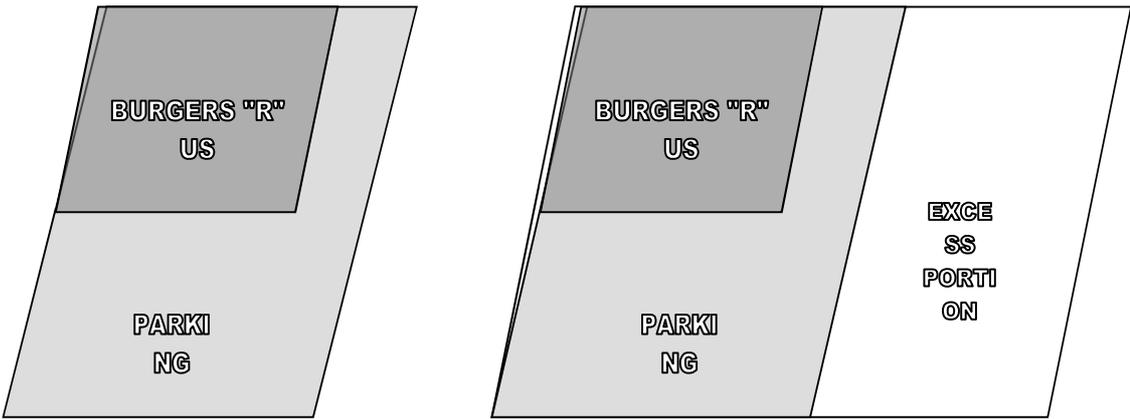
The cost approach does not require the use of land to building ratios. In the cost approach the land value is established separately, and added to the depreciated value of the improvements. Additional adjustments to the cost approach for factors affecting value, such as functional or economic obsolescence, are made to arrive at a final estimate of value.

To better understand the concepts that affect the sales comparison and income approaches, an example has been provided below. In this example imagine that "Burgers R Us" is paying rent for the use of the building and the "typical" land area. Burgers R Us is not going to pay additional rent for excess land when they only need enough land for their customers to park, therefore the rent and estimated value from the rent does not include the value of the excess land. As you can see, there are options that example B has that A doesn't. In example B the owner could expand, or possibly segregate off a portion of the land to sell. The excess land has value independent to the income stream. Therefore, excess land value must be estimated and added to the value estimate indicated by the income approach.

If ground rent data is available, the appraiser may also choose to estimate the income to the excess land and capitalize its net operating income. In this process the capitalization rate would be lowered to include only the return on investment and the effective tax rate.

The sales comparison approach can be similarly understood. In applying a sales comparison approach most comparables are going to have typical land to building ratios. When the subject is like example B with excess land, the value of the land must be estimated separately and added to the value indicated through the sales comparison approach.

Note: If the sales are all comparable to the subject, in that they also have excess land, similar in value to the subject, the statement above would not be true. You would not need to adjust for the excess land if the sales comparables were similarly affected.



Site "A"
Typical Land to Building Ratio

Site "B"
More than Typical Land to Building Ratio

LAND TO BUILDING RATIOS

Land to building ratios vary from jurisdiction to jurisdiction based on the use of the property. We have provided typical ranges for these ratios that we expect to see throughout the County.

Land: Building Ratios

Apartments	1.5 - 2 : 1
Banks/Neighborhood	4 - 5 : 1
Banks/High Volume	7 : 1
Offices	2 - 3 : 1
Restaurants	10 : 1
Warehouses	2.5 - 4 : 1
Whse Light Ind	4 : 1

Retail

Regional (Use Code 5380)	4 – 5 : 1	ie: Tacoma Mall
Community (Use Code 5370)	3.5:1	ie: Narrows Plaza; Westgate
Neighborhood (Use Code 5360)	3:1	ie: Green Firs
Retail (Use Code 5395)	4:1	ie: All other miscellaneous

Example: A 5,000 square foot Restaurant would typically have at least 50,000 square feet of land.

PARKING TO BUILDING RATIOS FOR SHOPPING CENTERS

BUILDING AREA	TYPICAL PARKING REQUIREMENT
25,000 – 400,000 SF of GLA	4 spaces per 1,000 SF of GLA
400,000 – 600,000 SF of GLA	4.5 spaces per 1,000 SF of GLA
600,000 + SF of GLA	5 spaces per 1,000 SF of GLA

CONCLUSION

The concept of market value is of paramount importance to business and real estate communities. Vast sums of debt and equity capital are committed each year to real estate investments and mortgage loans, which are based on market value estimates. Real estate taxation, litigation and legislation also reflect an ongoing, active concern with market value issues. In virtually every aspect of the real estate industry and in its regulation at local, state and federal levels, market value considerations are of vital importance and essential to our nation's economic stability.

The definition of market value must be clearly understood and communicated. Careful distinction must be made between the concepts of *price* and that of *market* value. The term *price* usually refers to a given sale or transaction. It implies an exchange; a price is an accomplished fact. Once finalized, it represents the amount a particular purchaser agreed to pay a particular seller under the circumstances surrounding their transaction. A real estate *market*, on the other hand, is the interaction of a number of individuals on a number of competing transactions. No clear conclusions can be drawn regarding the appropriateness of a given price, without looking at multiple transactions of similar properties within the same market.

Along these same lines, the temptation to apply inordinate weight to one particular approach to value, while underestimating the indicated results achieved through competing valuation techniques, should be avoided. It is only through a reasoned analysis that encompasses all the appropriate approaches to value that reasonable value conclusions can be achieved.

REFERENCES

- Appraisal Institute, The Appraisal Of Real Estate Twelfth Edition, 2001 Appraisal Institute
- The International Association of Assessing Officers, Property Appraisal And Assessment Administration, 1990 The International Association of Assessing Officers
- New York State, Assessor's Manual, 2002 New York State, Office of Real Property Services

CRITERIA AND DEFINITIONS FOR THE COMMERCIAL REVALUATION REPORT

Sales Criteria:

- Only Valid sales are included (not all have been confirmed).
- Values for multi-parcel sales are summed to one line.
- For multi-parcel sales the 'predominate' use is based on the abstract code with the highest value.
- Sale date range 01/01/2016 to 12/31/2017.
- Ratio is Assessed Value divided by Sale Price.
- Land sales improved since the sale are included using only current land value (building value removed).

Sales Excluded:

- Exempt property, state assessed property, Single Family Residential, Residential Condominiums, Residential Land and Sales with ratios below .25 and above 1.75 are excluded.

Property Use Definitions:

0-Other	851-Apt Low Rise 20 to 99 Units	925-Trended Investment
710-New Auto Dealer	852-Apt Low Rise 100 Units Plus	930-Light Industrial
720-Parking Garage	861-Apartment High Rise	940-Mini Storage
725-Parking Surface Lot	862-Condo Low Rise	951-Utilities
730-Auto Related	863-Condo High Rise	952-Airplane Hangar
740-Misc Services	864-Condo Apartment Low Rise	953-Marine Hangar
760-Restaurant	865-Condo Apartment High Rise	954-Religious Service
761-Fast Food	870-Motel	955-Education
770-Retail Stand Alone	871-Hotel Full Service	956-Recreational
773-Strip/Flex	880-MH Park	957-Government
774-C-Store w/Gas	890-Geriatric Services	958-Outbuilding
775-Big Box	910-Gen Warehouse 20,000 SF Plus	959-Agricultural
820-Office Class C	911-Gen Warehouse up to 19,999 SF	960-Marina
821-Office Class B	912-Mega Warehouse	98 – Boat House
822-Office Class A	913-Transit Warehouse	
830-Medical	914-Flex Warehouse	
850-Apt Low Rise up to 19 Units	920-Heavy Industrial	

Measures of Central Tendency:

Mean – is the average value or ratio. It is computed by summing the values and dividing by the sample size. Note: It is more affected by extreme values than the median.

Median – is the midpoint i.e. middle value or ratio. Note: If the number of data items is even, the median is the midpoint between the two middle values.

Weighted mean – is an aggregate ratio. It weights each ratio in proportion to its sale price. It is computed by summing the assessed values and dividing by the sum of sale prices.

CRITERIA AND DEFINITIONS FOR THE COMMERCIAL REVALUATION REPORT

Measures of Uniformity:

Standard deviation – When data are normally distributed you can expect:

- Approx. 68% of the data/ratios will lie within +/- 1 standard deviation of the mean
- Approx. 95% of the data/ratios will lie within +/- 2 standard deviation of the mean
- Approx. 99% of the data/ratios will lie within +/- 3 standard deviation of the mean

In statistics and probability theory the **standard deviation (SD)** measures the amount of variation or dispersion from the average. A low standard deviation indicates that the data points tend to be very close to the mean (also called expected value); a high standard deviation indicates that the data points are spread out over a large range of values.

Price Related Differential (PRD) - calculated by dividing the *mean* by the *weighted mean*

PRD > 1.03 indicates relative under appraisal of higher value parcels (**assessment regressivity**)

PRD < 0.98 indicates relative over appraisal of higher value parcels (**assessment progressivity**)

The **PRICE-RELATED DIFFERENTIAL (PRD)** is used to measure value related inequities in the appraisal system, referred to as regressivity or progressivity. Appraised values are regressive if high value properties are under appraised relative to low value properties and progressive if high value properties are over appraised relative to the low value properties.

Coefficient of Dispersion (COD) - Represents the average percent difference from the *median* and is the most widely used measure of uniformity in ratio studies. IAAO standards are:

- Single family homes and condominiums: COD's of 5 – 10 for newer of fairly similar residences and 5 – 15 for older or more heterogeneous areas.
- Income- producing properties: COD's of 5-15 in larger, urban areas and 5 – 20 in other areas.
- Vacant land: COD's of 5 – 20 in urban areas and 5 – 25 in rural or seasonal recreational areas.
- Rural residential, seasonal, and manufactured homes: COD's of 5 – 20.

The **COEFFICIENT OF DISPERSION (COD)** is the most common measure of uniformity in sales ratio studies. It indicates how tightly the ratios are clustered around the median ratio. The COD is a proportional measure found by taking the average of the absolute deviation of ratios about the median, and dividing by the median ratio. The lower the COD, the greater uniformity in appraised values. The maximum allowable COD is 25.

CRITERIA AND DEFINITIONS FOR THE COMMERCIAL REVALUATION REPORT

Coefficient of Variation (COV) – The COV expresses the standard deviation as a percentage, just as the COD expresses the average absolute deviation. The COV of ratios is computed by dividing the by the mean ratio by the Standard deviation and multiply the product by 100. It makes comparison among groups easier. When ratios are normally distributed one can expect:

- Approx. 68% will lie within one COV% of the mean ratio
- Approx. 95% will lie within two COV of the mean ratio
- Approx. 99% will lie within three COV% of the mean ratio

Labels:

- The letter N represents the number of cases reported in statistical reports.

Statistical Summary Report for the 2018 Commercial Revaluation

Introduction

The 2018 Commercial Revaluation Report is presented to assist Assessor-Treasurer staff in answering questions regarding assessed value changes on commercial, industrial and multi-family property in Pierce County. It is also intended to assist the County Board of Equalization in understanding the 2018 value changes. The report includes a summary of the revaluation process, a sales trend report, sales ratio statistics, a value change report and a sales listing by use group. Assessed values reported are as of January 1st, 2018.

Valuation Standards

For ad valorem tax purposes, the Pierce County Assessor-Treasurer is required by law to annually list all property as of January 1st of each year, at one hundred percent of the true and fair market value of land and improvements. County assessors are authorized to place any property that increased in value due to new construction on the assessment rolls up to August 31st of each year and the value shall consider the characteristics of the property as of July 31st of the year it was discovered.

Mass appraisal standards are used to establish assessed values. The definition of Mass Appraisal is “the process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing”¹. Sales from the previous year(s) are statistically analyzed to establish new land and improvement values and evaluate the accuracy of the assessments.

Property Records

Property characteristic records are maintained for all properties in Pierce County. These records are established when parcels are created or improvements are initially constructed. Improvement records consist of characteristics such as building square footage, style, quality, condition and may also include sketches of buildings and their photos. Land record will include characteristics such as land size including marginal or excess area, amenities and attributes both positive and negative that may affect site value. Pierce County is on a six year physical inspection cycle, meaning one sixth of the county is subject to physical inspection each year. During the physical inspection cycle, an appraiser will observe the property to determine if the property characteristic data is accurate. Although counties are required to inspect all property within six years, changes may be made at any time in any area prior to roll closure. Additional inspections are typically caused by new construction, condition changes, demolition, appeals, sales and areas difficult to achieve uniform assessments.

¹ Source: International Association of Assessing Officers - Standard on Mass Appraisal of Real Property, Approved April 2013

Location Analysis

Commercial sales data is stratified into three primary categories for the purpose of market trend and sales analysis.

Geographic Areas:

- The County is divided into 9 geographical market areas/neighborhoods.
- The location of each commercial market area/neighborhood is shown on the map following this document.
- The areas listed are Tacoma North, Tacoma South, Tacoma CDB, Tacoma Port, Peninsula, North County, East County, West County, and Central County.
- These market areas are further divided into 48 sub neighborhoods. Note: With the exception of Area 3 & 6, all neighborhoods have six sub neighborhoods for a six year inspection cycle. Area 3 & 6 have three sub neighborhoods each, totaling 48.

Land Economic Areas:

- Commercial land is stratified by LEA (Land Economic Area), which combines property by its use, (Multiple-Unit, Commercial, and Industrial) and sub-neighborhood.
- LEAs are used for land sale analysis and application of land valuation models.

Extension:

- Commercial improvements are stratified by Extension/Use (Retail, Office, General Warehousing...) and sub-neighborhood.
- Analysis by extension and sub-neighborhood allows the appraiser to isolate the physical, economic, governmental, and social factors that affect the real estate market.

Statistical Trend

The county is on a six year physical inspection cycle, with 1/6th of the county being subject to physical inspection and revaluation each year by a staff appraiser. The 5/6th not physically inspected, is statistically updated, or “trended”. This trend is developed using sale ratio studies. The ratio of assessed value to sale price (AV÷SP) provides information needed to determine the accuracy of the assessed values when sufficient sales data are available. The ratio study is used to develop the trends for adjusting land and total assessed values of sold properties to acceptable uniformity and assessment levels. These trends are then applied to the 5/6th of the county not receiving a physical inspection for that year. All properties trended for the 2018 assessment year are trended to January 1st market values. Reports included in this book indicate the quality of the assessment and are broken into several categories based on location and use.

Valuation Models

The commercial team physically inspects 1/6th of the county each year. A statistical analyst supports this effort by providing base land, cost and income models that appraisers use to begin their valuation of each property. Models are simply mathematical formulas that replicate the forces of supply and demand in a given market based on property characteristics. A model can be a set of cost tables or a complex formula derived using multiple regression analysis. The goal is to create tools that appraisers can use to quickly estimate value for various properties.

Land Valuation

Commercial land models developed from sales in the same use category are referred to as Land Economic Areas (LEAs). For example: Sales of industrial land are analyzed together from across the county to develop a model for industrial land. Commercial sales are used for commercial models and so on. Basic formulas that estimate value based on size and location are developed for each of these uses. Adjustments are then developed for characteristics such as shape, topography, busy street etc.

Appraisers use these models as a starting place. The model gives them general direction as to the influences in the market and how they affect value. The appraiser makes further adjustments to account for additional influences that are not defined in the model or are not “average” or typical for the area.

Cost Approach

Many commercial properties in Pierce County are valued by a market adjusted cost approach. The cost approach begins with a replacement cost new for the improvements. Depreciation is then subtracted for physical wear and tear and for functional or economic obsolescence. The land value is then added to the depreciated value of the improvements to arrive at total property value.

Marshall & Swift cost rates provided by the CAMA software vendor are utilized as the basis for the cost approach². The statistical team makes changes in the rate tables to calibrate the cost rates to our Pierce County market using Marshall & Swift Cost Multipliers and sales of the fee simple interest in the local Pierce County market.

² Marshall and Swift cost rates are provided with our Computer Assisted Mass Appraisal (CAMA) system, by the vendor, Harris. Marshall and Swift is a nationally recognized provider of cost rates for the appraisal industry.

Market Approach

The market or sales comparison approach is the process of developing valuation criteria from sales of comparable properties and applying it to the subject property(s). Appraisers also use value measures (\$ per square foot or unit) produced by the sales comparison approach when appraising the 1/6th of the county in the physical inspection area by using these measures as a guide for making adjustments to the cost or income approach.

Private appraisers commonly rely on this approach for single family residential appraisal.

In mass appraisal, sales can be used to develop models and also to calibrate cost tables. Cost tables are calibrated from market value sales of real property.

Pierce County uses a “Market Adjusted Cost Approach” for many properties. This process calibrates our base cost approach, explained above, to the local market in Pierce County. This is accomplished by comparing sales ratios of the fee simple interest in real property to the value produced by the base cost approach. Adjustments are made to the land and improvement to achieve acceptable sales ratios for level and uniformity.

Income Approach

The income approach is applied by the commercial team in a uniform manner using models developed for specific property types. The Statistical team has developed base income models for common Retail, Apartments, Office, Warehouse and a few other property types. These models are developed from income and expense statements obtained during appeals, third party publications and data surveys.

As with land and cost models, the income models provide a starting place for the commercial appraiser. There are many influences in the market that are not represented in the data we analyzed to create the model, so the commercial appraiser must adjust these models manually for specific influences such as location or access. Adjustments to the base income model result in override income values.

2018 Revaluation Summary Statistics and Value Change Report

Summary ratio statistics and assessed value percent change reports are provided in the following sections of this book. The ratio statistics include two years of sales (2016 and 2017). The assessed value change report shows average value change statistics from 2017 to 2018 by neighborhood, city, school district and fire district.

DECODING THE LEA FOR YOUR PROPERTY

Last two digits show neighborhood location

11 101 University Place-Fircrest

LEA **1011** *Multi-family land model, University Place-Fircrest*

First two digits refer to Land Model Type

10 Multi-Family

20 Commercial

30 Commercial Other

40 Industrial

50 Condominium

Examples

LEA **1023** *Multi Unit land model, Nbhd 203, I-5 Corridor*

LEA **2011** *Commercial land model, Nbhd 101, University Place-Fircrest*

LEA **4084** *Industrial land model, Nbhd 804, Port-Blair-Hylebos*

LEA **5024** *Condominium land model, Nbhd 204, South Tacoma Way*

*Note: The 3 digit LEA 501 to 519 are used for condominium land allocation and are not specific to neighborhood location.

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
304	Bank	PI1	101	SF	\$17.00	17.00%	35.00%	8.74%
304	Bank	PI1	201	SF	\$17.00	12.00%	15.00%	8.50%
304	Bank	PI1	301	SF	\$22.00	10.00%	40.00%	8.50%
304	Bank	PI1	401	SF	\$17.00	15.00%	30.00%	9.50%
304	Bank	PI1	501	SF	\$20.00	7.00%	40.00%	6.90%
304	Bank	PI1	701	SF	\$17.00	15.00%	30.00%	9.50%
304	Bank	PI1	901	SF	\$17.00	10.00%	15.00%	9.50%
304	Bank	PI2	102	SF	\$17.00	17.00%	35.00%	8.74%
304	Bank	PI2	202	SF	\$17.00	12.00%	15.00%	8.50%
304	Bank	PI2	502	SF	\$22.00	7.00%	15.00%	7.50%
304	Bank	PI2	602	SF	\$20.00	10.00%	40.00%	8.50%
304	Bank	PI2	702	SF	\$17.00	15.00%	30.00%	9.50%
304	Bank	PI2	902	SF	\$17.00	10.00%	15.00%	9.50%
304	Bank	PI3	103	SF	\$17.00	17.00%	35.00%	8.74%
304	Bank	PI3	203	SF	\$17.00	12.00%	15.00%	8.50%
304	Bank	PI3	303	SF	\$20.00	10.00%	40.00%	8.50%
304	Bank	PI3	403	SF	\$17.00	15.00%	30.00%	9.50%
304	Bank	PI3	503	SF	\$20.00	7.00%	40.00%	6.90%
304	Bank	PI3	703	SF	\$17.00	15.00%	30.00%	9.50%
304	Bank	PI3	803	SF	\$20.00	10.00%	40.00%	7.50%
304	Bank	PI3	903	SF	\$17.00	10.00%	15.00%	9.50%
304	Bank	PI4	104	SF	\$17.00	17.00%	35.00%	8.74%
304	Bank	PI4	204	SF	\$17.00	12.00%	15.00%	8.50%
304	Bank	PI4	604	SF	\$20.00	10.00%	40.00%	8.50%
304	Bank	PI4	704	SF	\$17.00	15.00%	30.00%	9.50%
304	Bank	PI4	804	SF	\$20.00	10.00%	40.00%	8.50%
304	Bank	PI4	904	SF	\$17.00	10.00%	15.00%	9.50%
304	Bank	PI5	105	SF	\$17.00	17.00%	35.00%	8.74%
304	Bank	PI5	205	SF	\$20.00	10.00%	10.00%	8.50%
304	Bank	PI5	305	SF	\$20.00	10.00%	40.00%	8.50%
304	Bank	PI5	505	SF	\$20.00	7.00%	40.00%	6.90%
304	Bank	PI5	705	SF	\$17.00	15.00%	30.00%	8.50%
304	Bank	PI5	905	SF	\$17.00	10.00%	15.00%	9.50%
304	Bank	PI6	206	SF	\$17.00	12.00%	15.00%	8.50%
304	Bank	PI6	406	SF	\$17.00	15.00%	30.00%	9.50%
304	Bank	PI6	506	SF	\$20.00	7.00%	40.00%	6.90%
304	Bank	PI6	606	SF	\$20.00	7.00%	40.00%	6.90%
304	Bank	PI6	906	SF	\$17.00	10.00%	15.00%	9.50%
338	Loft - Industrial	PI5	705	SF	\$10.00	10.00%	35.00%	9.10%
720	Parking Garage	PI1	101	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	201	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	301	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	401	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	501	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	701	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	801	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	901	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI1	8F1	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI2	102	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI2	202	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI2	402	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI2	502	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI2	602	Units	\$90.00	10.00%	10.00%	8.75%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
720	Parking Garage	PI2	702	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI2	802	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI2	902	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	103	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	203	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	303	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	403	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	503	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	703	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	803	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI3	903	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	104	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	204	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	404	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	504	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	604	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	704	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	804	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI4	904	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI5	105	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI5	205	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI5	305	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI5	405	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI5	505	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI5	705	Units	\$90.00	10.00%	10.00%	8.00%
720	Parking Garage	PI5	905	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	106	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	206	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	406	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	506	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	606	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	706	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	806	Units	\$90.00	10.00%	10.00%	8.75%
720	Parking Garage	PI6	906	Units	\$90.00	10.00%	10.00%	8.75%
725	Parking Surface Lot	PI1	101	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI1	201	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI1	301	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI1	401	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI1	501	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI1	701	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI1	801	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI1	901	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	102	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	202	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	402	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	502	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	602	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	702	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	802	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI2	902	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI3	103	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI3	203	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI3	303	Units	\$55.00	10.00%	5.00%	8.25%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
725	Parking Surface Lot	PI3	403	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI3	503	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI3	703	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI3	803	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI3	903	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	104	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	204	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	404	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	504	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	604	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	704	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	804	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI4	904	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI5	105	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI5	205	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI5	305	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI5	405	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI5	505	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI5	705	Units	\$60.00	10.00%	5.00%	8.00%
725	Parking Surface Lot	PI5	905	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	106	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	206	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	406	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	506	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	606	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	706	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	806	Units	\$55.00	10.00%	5.00%	8.25%
725	Parking Surface Lot	PI6	906	Units	\$55.00	10.00%	5.00%	8.25%
730	Auto Related	PI1	101	SF	\$13.00	15.00%	15.00%	9.00%
730	Auto Related	PI1	201	SF	\$15.00	15.00%	15.00%	8.50%
730	Auto Related	PI1	301	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI1	401	SF	\$13.00	15.00%	15.00%	9.45%
730	Auto Related	PI1	501	SF	\$20.00	10.00%	15.00%	8.00%
730	Auto Related	PI1	701	SF	\$13.00	15.00%	15.00%	9.45%
730	Auto Related	PI1	801	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI1	901	SF	\$20.00	15.00%	15.00%	9.50%
730	Auto Related	PI1	8F1	SF	\$20.00	15.00%	15.00%	9.50%
730	Auto Related	PI2	102	SF	\$13.00	15.00%	15.00%	9.00%
730	Auto Related	PI2	202	SF	\$15.00	15.00%	15.00%	8.50%
730	Auto Related	PI2	402	SF	\$13.00	15.00%	15.00%	9.00%
730	Auto Related	PI2	502	SF	\$12.00	10.00%	15.00%	8.00%
730	Auto Related	PI2	602	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI2	702	SF	\$13.00	15.00%	15.00%	9.45%
730	Auto Related	PI2	802	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI2	902	SF	\$20.00	15.00%	15.00%	9.50%
730	Auto Related	PI3	103	SF	\$13.00	15.00%	15.00%	9.00%
730	Auto Related	PI3	203	SF	\$15.00	15.00%	15.00%	8.50%
730	Auto Related	PI3	303	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI3	403	SF	\$13.00	15.00%	15.00%	9.45%
730	Auto Related	PI3	503	SF	\$20.00	10.00%	15.00%	8.00%
730	Auto Related	PI3	703	SF	\$13.00	15.00%	15.00%	9.45%
730	Auto Related	PI3	803	SF	\$18.00	10.00%	15.00%	8.50%
730	Auto Related	PI3	903	SF	\$20.00	15.00%	15.00%	9.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
730	Auto Related	PI4	104	SF	\$13.00	15.00%	15.00%	9.00%
730	Auto Related	PI4	204	SF	\$15.00	15.00%	15.00%	8.50%
730	Auto Related	PI4	404	SF	\$12.00	10.00%	10.00%	8.00%
730	Auto Related	PI4	504	SF	\$20.00	10.00%	15.00%	8.00%
730	Auto Related	PI4	604	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI4	704	SF	\$13.00	15.00%	15.00%	9.45%
730	Auto Related	PI4	804	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI4	904	SF	\$20.00	15.00%	15.00%	9.50%
730	Auto Related	PI5	105	SF	\$17.00	15.00%	15.00%	8.00%
730	Auto Related	PI5	205	SF	\$16.00	10.00%	15.00%	8.00%
730	Auto Related	PI5	305	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI5	405	SF	\$13.00	10.00%	10.00%	9.50%
730	Auto Related	PI5	505	SF	\$20.00	10.00%	15.00%	8.00%
730	Auto Related	PI5	705	SF	\$13.00	15.00%	15.00%	9.00%
730	Auto Related	PI5	805	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI5	905	SF	\$20.00	15.00%	15.00%	9.50%
730	Auto Related	PI6	106	SF	\$13.00	15.00%	15.00%	9.00%
730	Auto Related	PI6	206	SF	\$15.00	15.00%	15.00%	8.50%
730	Auto Related	PI6	406	SF	\$13.00	15.00%	15.00%	9.45%
730	Auto Related	PI6	506	SF	\$20.00	10.00%	15.00%	8.00%
730	Auto Related	PI6	606	SF	\$20.00	10.00%	15.00%	8.00%
730	Auto Related	PI6	806	SF	\$20.00	10.00%	15.00%	8.50%
730	Auto Related	PI6	906	SF	\$20.00	15.00%	15.00%	9.50%
760	Restaurant	PI1	101	SF	\$13.00	15.00%	15.00%	9.00%
760	Restaurant	PI1	201	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI1	301	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI1	401	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI1	501	SF	\$20.00	10.00%	15.00%	8.00%
760	Restaurant	PI1	701	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI1	801	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI1	901	SF	\$20.00	15.00%	15.00%	9.50%
760	Restaurant	PI2	102	SF	\$13.00	15.00%	15.00%	9.00%
760	Restaurant	PI2	202	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI2	402	SF	\$15.00	10.00%	10.00%	8.50%
760	Restaurant	PI2	502	SF	\$16.00	10.00%	30.00%	9.40%
760	Restaurant	PI2	602	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI2	702	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI2	802	SF	\$15.00	10.00%	15.00%	8.50%
760	Restaurant	PI2	902	SF	\$20.00	15.00%	15.00%	9.50%
760	Restaurant	PI3	103	SF	\$13.00	15.00%	15.00%	9.00%
760	Restaurant	PI3	203	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI3	303	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI3	403	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI3	503	SF	\$20.00	10.00%	15.00%	8.00%
760	Restaurant	PI3	703	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI3	803	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI3	903	SF	\$20.00	15.00%	15.00%	9.50%
760	Restaurant	PI4	104	SF	\$13.00	15.00%	15.00%	9.00%
760	Restaurant	PI4	204	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI4	404	SF	\$20.00	10.00%	10.00%	7.50%
760	Restaurant	PI4	504	SF	\$20.00	10.00%	15.00%	8.00%
760	Restaurant	PI4	604	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI4	704	SF	\$22.00	15.00%	15.00%	8.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
760	Restaurant	PI4	804	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI4	904	SF	\$20.00	15.00%	15.00%	9.50%
760	Restaurant	PI5	105	SF	\$20.00	15.00%	15.00%	8.00%
760	Restaurant	PI5	205	SF	\$16.00	10.00%	15.00%	8.50%
760	Restaurant	PI5	305	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI5	405	SF	\$25.00	7.00%	10.00%	7.50%
760	Restaurant	PI5	505	SF	\$20.00	10.00%	15.00%	8.00%
760	Restaurant	PI5	705	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI5	805	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI5	905	SF	\$20.00	15.00%	15.00%	9.50%
760	Restaurant	PI6	106	SF	\$13.00	15.00%	15.00%	9.00%
760	Restaurant	PI6	206	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI6	406	SF	\$22.00	15.00%	15.00%	8.50%
760	Restaurant	PI6	506	SF	\$20.00	10.00%	15.00%	8.00%
760	Restaurant	PI6	606	SF	\$20.00	10.00%	15.00%	8.00%
760	Restaurant	PI6	806	SF	\$20.00	10.00%	15.00%	8.50%
760	Restaurant	PI6	906	SF	\$20.00	15.00%	15.00%	9.50%
770	Retail Stand Alone	PI1	101	SF	\$13.00	10.00%	15.00%	9.00%
770	Retail Stand Alone	PI1	201	SF	\$13.00	15.00%	15.00%	8.50%
770	Retail Stand Alone	PI1	301	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI1	401	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI1	501	SF	\$20.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI1	701	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI1	801	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI1	901	SF	\$20.00	15.00%	15.00%	9.50%
770	Retail Stand Alone	PI2	102	SF	\$13.00	10.00%	15.00%	9.00%
770	Retail Stand Alone	PI2	202	SF	\$13.00	15.00%	15.00%	8.50%
770	Retail Stand Alone	PI2	402	SF	\$12.00	10.00%	10.00%	8.00%
770	Retail Stand Alone	PI2	502	SF	\$12.00	10.00%	10.00%	7.50%
770	Retail Stand Alone	PI2	602	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI2	702	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI2	802	SF	\$18.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI2	902	SF	\$20.00	15.00%	15.00%	9.50%
770	Retail Stand Alone	PI3	103	SF	\$13.00	10.00%	15.00%	9.00%
770	Retail Stand Alone	PI3	203	SF	\$13.00	15.00%	15.00%	8.50%
770	Retail Stand Alone	PI3	303	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI3	403	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI3	503	SF	\$20.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI3	703	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI3	803	SF	\$20.00	10.00%	15.00%	7.50%
770	Retail Stand Alone	PI3	903	SF	\$20.00	15.00%	15.00%	9.50%
770	Retail Stand Alone	PI4	104	SF	\$13.00	10.00%	15.00%	9.00%
770	Retail Stand Alone	PI4	204	SF	\$13.00	15.00%	15.00%	8.50%
770	Retail Stand Alone	PI4	404	SF	\$15.00	8.00%	10.00%	8.00%
770	Retail Stand Alone	PI4	504	SF	\$20.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI4	604	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI4	704	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI4	804	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI4	904	SF	\$20.00	15.00%	15.00%	9.50%
770	Retail Stand Alone	PI5	105	SF	\$17.00	7.00%	15.00%	7.50%
770	Retail Stand Alone	PI5	205	SF	\$10.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI5	305	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI5	405	SF	\$16.00	8.00%	10.00%	7.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
770	Retail Stand Alone	PI5	505	SF	\$20.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI5	705	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI5	805	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI5	905	SF	\$20.00	15.00%	15.00%	9.50%
770	Retail Stand Alone	PI6	106	SF	\$13.00	10.00%	15.00%	9.00%
770	Retail Stand Alone	PI6	206	SF	\$13.00	15.00%	15.00%	8.50%
770	Retail Stand Alone	PI6	406	SF	\$16.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI6	506	SF	\$20.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI6	606	SF	\$20.00	10.00%	15.00%	8.00%
770	Retail Stand Alone	PI6	806	SF	\$20.00	10.00%	15.00%	8.50%
770	Retail Stand Alone	PI6	906	SF	\$20.00	15.00%	15.00%	9.50%
773	Strip/Flex	PI1	101	SF	\$15.00	10.00%	15.00%	9.00%
773	Strip/Flex	PI1	201	SF	\$18.00	15.00%	15.00%	8.00%
773	Strip/Flex	PI1	301	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI1	401	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI1	501	SF	\$20.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI1	701	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI1	801	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI1	901	SF	\$20.00	15.00%	15.00%	9.50%
773	Strip/Flex	PI2	102	SF	\$15.00	10.00%	15.00%	9.00%
773	Strip/Flex	PI2	202	SF	\$18.00	15.00%	15.00%	8.00%
773	Strip/Flex	PI2	402	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI2	502	SF	\$14.00	10.00%	10.00%	7.00%
773	Strip/Flex	PI2	602	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI2	702	SF	\$16.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI2	802	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI2	902	SF	\$20.00	15.00%	15.00%	9.50%
773	Strip/Flex	PI3	103	SF	\$15.00	10.00%	15.00%	9.00%
773	Strip/Flex	PI3	203	SF	\$18.00	15.00%	15.00%	8.00%
773	Strip/Flex	PI3	303	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI3	403	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI3	503	SF	\$20.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI3	703	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI3	803	SF	\$20.00	10.00%	15.00%	7.50%
773	Strip/Flex	PI3	903	SF	\$20.00	15.00%	15.00%	9.50%
773	Strip/Flex	PI4	104	SF	\$15.00	10.00%	15.00%	9.00%
773	Strip/Flex	PI4	204	SF	\$18.00	15.00%	15.00%	8.00%
773	Strip/Flex	PI4	404	SF	\$18.00	8.00%	10.00%	8.00%
773	Strip/Flex	PI4	504	SF	\$20.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI4	604	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI4	704	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI4	804	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI4	904	SF	\$20.00	15.00%	15.00%	9.50%
773	Strip/Flex	PI5	105	SF	\$18.00	8.00%	15.00%	7.50%
773	Strip/Flex	PI5	205	SF	\$12.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI5	305	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI5	405	SF	\$20.00	7.00%	10.00%	7.50%
773	Strip/Flex	PI5	505	SF	\$20.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI5	705	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI5	805	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI5	905	SF	\$20.00	15.00%	15.00%	9.50%
773	Strip/Flex	PI6	106	SF	\$15.00	10.00%	15.00%	9.00%
773	Strip/Flex	PI6	206	SF	\$18.00	15.00%	15.00%	8.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
773	Strip/Flex	PI6	406	SF	\$18.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI6	506	SF	\$20.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI6	606	SF	\$20.00	10.00%	15.00%	8.00%
773	Strip/Flex	PI6	806	SF	\$20.00	10.00%	15.00%	8.50%
773	Strip/Flex	PI6	906	SF	\$20.00	15.00%	15.00%	9.50%
775	Big Box	PI1	101	SF	\$10.00	10.00%	10.00%	9.00%
775	Big Box	PI1	201	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI1	301	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI1	401	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI1	501	SF	\$12.00	10.00%	15.00%	8.00%
775	Big Box	PI1	701	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI1	801	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI1	901	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI2	102	SF	\$10.00	10.00%	10.00%	9.00%
775	Big Box	PI2	202	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI2	402	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI2	502	SF	\$10.00	10.00%	15.00%	7.00%
775	Big Box	PI2	602	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI2	702	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI2	802	SF	\$8.00	10.00%	15.00%	8.50%
775	Big Box	PI2	902	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI3	103	SF	\$10.00	10.00%	10.00%	9.00%
775	Big Box	PI3	203	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI3	303	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI3	403	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI3	503	SF	\$12.00	10.00%	15.00%	8.00%
775	Big Box	PI3	703	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI3	803	SF	\$10.00	10.00%	15.00%	7.50%
775	Big Box	PI3	903	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI4	104	SF	\$10.00	10.00%	10.00%	9.00%
775	Big Box	PI4	204	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI4	504	SF	\$12.00	10.00%	15.00%	8.00%
775	Big Box	PI4	604	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI4	704	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI4	804	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI4	904	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI5	105	SF	\$10.00	10.00%	10.00%	8.00%
775	Big Box	PI5	205	SF	\$8.00	10.00%	15.00%	9.00%
775	Big Box	PI5	305	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI5	505	SF	\$12.00	10.00%	15.00%	8.00%
775	Big Box	PI5	705	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI5	905	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI6	106	SF	\$10.00	10.00%	10.00%	9.00%
775	Big Box	PI6	206	SF	\$12.00	15.00%	15.00%	10.00%
775	Big Box	PI6	406	SF	\$12.00	10.00%	5.00%	7.50%
775	Big Box	PI6	506	SF	\$12.00	10.00%	15.00%	8.00%
775	Big Box	PI6	606	SF	\$12.00	10.00%	15.00%	8.00%
775	Big Box	PI6	806	SF	\$12.00	10.00%	15.00%	8.50%
775	Big Box	PI6	906	SF	\$12.00	15.00%	15.00%	10.00%
820	Office Class C	PI1	101	SF	\$12.00	17.00%	35.00%	8.74%
820	Office Class C	PI1	201	SF	\$13.00	12.00%	20.00%	8.50%
820	Office Class C	PI1	301	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI1	401	SF	\$12.00	15.00%	35.00%	9.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
820	Office Class C	PI1	501	SF	\$15.00	7.00%	45.00%	6.90%
820	Office Class C	PI1	701	SF	\$12.00	15.00%	35.00%	9.50%
820	Office Class C	PI1	801	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI1	901	SF	\$13.00	10.00%	20.00%	9.50%
820	Office Class C	PI1	8F1	SF	\$13.00	10.00%	20.00%	9.50%
820	Office Class C	PI2	102	SF	\$12.00	17.00%	35.00%	8.74%
820	Office Class C	PI2	202	SF	\$13.00	12.00%	20.00%	8.50%
820	Office Class C	PI2	402	SF	\$14.00	10.00%	35.00%	9.20%
820	Office Class C	PI2	502	SF	\$12.00	15.00%	20.00%	8.00%
820	Office Class C	PI2	602	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI2	702	SF	\$12.00	15.00%	35.00%	9.50%
820	Office Class C	PI2	802	SF	\$15.00	10.00%	40.00%	8.00%
820	Office Class C	PI2	902	SF	\$13.00	10.00%	20.00%	9.50%
820	Office Class C	PI3	103	SF	\$12.00	17.00%	35.00%	8.74%
820	Office Class C	PI3	203	SF	\$13.00	12.00%	20.00%	8.50%
820	Office Class C	PI3	303	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI3	403	SF	\$12.00	15.00%	35.00%	9.50%
820	Office Class C	PI3	503	SF	\$15.00	7.00%	45.00%	6.90%
820	Office Class C	PI3	703	SF	\$12.00	15.00%	35.00%	9.50%
820	Office Class C	PI3	803	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI3	903	SF	\$13.00	10.00%	20.00%	9.50%
820	Office Class C	PI4	104	SF	\$12.00	17.00%	35.00%	8.74%
820	Office Class C	PI4	204	SF	\$13.00	12.00%	20.00%	8.50%
820	Office Class C	PI4	404	SF	\$12.00	15.00%	35.00%	9.50%
820	Office Class C	PI4	504	SF	\$15.00	7.00%	45.00%	6.90%
820	Office Class C	PI4	604	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI4	704	SF	\$12.00	15.00%	35.00%	9.50%
820	Office Class C	PI4	804	SF	\$13.00	10.00%	45.00%	8.50%
820	Office Class C	PI4	904	SF	\$13.00	10.00%	20.00%	9.50%
820	Office Class C	PI5	105	SF	\$16.00	12.00%	35.00%	7.50%
820	Office Class C	PI5	205	SF	\$14.00	10.00%	40.00%	9.60%
820	Office Class C	PI5	305	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI5	405	SF	\$16.00	8.00%	35.00%	8.60%
820	Office Class C	PI5	505	SF	\$15.00	7.00%	45.00%	6.90%
820	Office Class C	PI5	705	SF	\$16.00	15.00%	35.00%	9.10%
820	Office Class C	PI5	805	SF	\$18.00	10.00%	45.00%	8.50%
820	Office Class C	PI5	905	SF	\$13.00	10.00%	20.00%	9.50%
820	Office Class C	PI6	106	SF	\$12.00	17.00%	35.00%	8.74%
820	Office Class C	PI6	206	SF	\$13.00	12.00%	20.00%	8.50%
820	Office Class C	PI6	406	SF	\$12.00	15.00%	35.00%	9.50%
820	Office Class C	PI6	506	SF	\$15.00	7.00%	45.00%	6.90%
820	Office Class C	PI6	606	SF	\$15.00	7.00%	45.00%	6.90%
820	Office Class C	PI6	806	SF	\$15.00	10.00%	45.00%	8.50%
820	Office Class C	PI6	906	SF	\$13.00	10.00%	20.00%	9.50%
821	Office Class B	PI1	101	SF	\$17.00	17.00%	35.00%	8.74%
821	Office Class B	PI1	201	SF	\$17.00	12.00%	15.00%	8.50%
821	Office Class B	PI1	301	SF	\$22.00	10.00%	40.00%	8.50%
821	Office Class B	PI1	401	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI1	501	SF	\$20.00	7.00%	40.00%	6.90%
821	Office Class B	PI1	701	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI1	801	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI1	901	SF	\$17.00	10.00%	15.00%	9.50%
821	Office Class B	PI2	102	SF	\$17.00	17.00%	35.00%	8.74%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
821	Office Class B	PI2	202	SF	\$17.00	12.00%	15.00%	8.50%
821	Office Class B	PI2	402	SF	\$20.00	10.00%	35.00%	9.20%
821	Office Class B	PI2	502	SF	\$14.00	15.00%	20.00%	8.00%
821	Office Class B	PI2	602	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI2	702	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI2	802	SF	\$18.00	10.00%	40.00%	8.00%
821	Office Class B	PI2	902	SF	\$17.00	10.00%	15.00%	9.50%
821	Office Class B	PI3	103	SF	\$17.00	17.00%	35.00%	8.74%
821	Office Class B	PI3	203	SF	\$17.00	12.00%	15.00%	8.50%
821	Office Class B	PI3	303	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI3	403	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI3	503	SF	\$20.00	7.00%	40.00%	6.90%
821	Office Class B	PI3	703	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI3	803	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI3	903	SF	\$17.00	10.00%	15.00%	9.50%
821	Office Class B	PI4	104	SF	\$17.00	17.00%	35.00%	8.74%
821	Office Class B	PI4	204	SF	\$17.00	12.00%	15.00%	8.50%
821	Office Class B	PI4	404	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI4	504	SF	\$20.00	7.00%	40.00%	6.90%
821	Office Class B	PI4	604	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI4	704	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI4	804	SF	\$18.00	10.00%	40.00%	8.50%
821	Office Class B	PI4	904	SF	\$17.00	10.00%	15.00%	9.50%
821	Office Class B	PI5	105	SF	\$18.00	12.00%	35.00%	7.00%
821	Office Class B	PI5	205	SF	\$18.00	10.00%	35.00%	9.60%
821	Office Class B	PI5	305	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI5	405	SF	\$21.00	8.00%	30.00%	8.60%
821	Office Class B	PI5	505	SF	\$20.00	7.00%	40.00%	6.90%
821	Office Class B	PI5	705	SF	\$20.00	15.00%	30.00%	9.10%
821	Office Class B	PI5	805	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI5	905	SF	\$17.00	10.00%	15.00%	9.50%
821	Office Class B	PI6	106	SF	\$17.00	17.00%	35.00%	8.74%
821	Office Class B	PI6	206	SF	\$17.00	12.00%	15.00%	8.50%
821	Office Class B	PI6	406	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI6	506	SF	\$20.00	7.00%	40.00%	6.90%
821	Office Class B	PI6	606	SF	\$20.00	7.00%	40.00%	6.90%
821	Office Class B	PI6	702	SF	\$17.00	15.00%	30.00%	9.50%
821	Office Class B	PI6	806	SF	\$20.00	10.00%	40.00%	8.50%
821	Office Class B	PI6	906	SF	\$17.00	10.00%	15.00%	9.50%
822	Office Class A	PI1	101	SF	\$22.00	17.00%	35.00%	8.74%
822	Office Class A	PI1	201	SF	\$22.00	12.00%	12.00%	8.00%
822	Office Class A	PI1	301	SF	\$24.00	10.00%	34.00%	8.50%
822	Office Class A	PI1	401	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI1	501	SF	\$21.00	7.00%	34.00%	7.00%
822	Office Class A	PI1	701	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI1	801	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI1	901	SF	\$21.00	10.00%	12.00%	9.50%
822	Office Class A	PI2	102	SF	\$22.00	17.00%	35.00%	8.74%
822	Office Class A	PI2	202	SF	\$22.00	12.00%	12.00%	8.00%
822	Office Class A	PI2	402	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI2	502	SF	\$16.00	15.00%	20.00%	8.00%
822	Office Class A	PI2	602	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI2	702	SF	\$24.00	15.00%	30.00%	9.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
822	Office Class A	PI2	802	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI2	902	SF	\$21.00	10.00%	12.00%	9.50%
822	Office Class A	PI3	103	SF	\$22.00	17.00%	35.00%	8.74%
822	Office Class A	PI3	203	SF	\$22.00	12.00%	12.00%	8.00%
822	Office Class A	PI3	303	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI3	403	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI3	503	SF	\$21.00	7.00%	34.00%	7.00%
822	Office Class A	PI3	703	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI3	803	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI3	903	SF	\$21.00	10.00%	12.00%	9.50%
822	Office Class A	PI4	104	SF	\$22.00	17.00%	35.00%	8.74%
822	Office Class A	PI4	204	SF	\$22.00	12.00%	12.00%	8.00%
822	Office Class A	PI4	404	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI4	504	SF	\$21.00	7.00%	34.00%	7.00%
822	Office Class A	PI4	604	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI4	704	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI4	804	SF	\$20.00	10.00%	34.00%	8.50%
822	Office Class A	PI4	904	SF	\$21.00	10.00%	12.00%	9.50%
822	Office Class A	PI5	105	SF	\$22.00	12.00%	35.00%	7.00%
822	Office Class A	PI5	205	SF	\$22.00	10.00%	35.00%	9.60%
822	Office Class A	PI5	305	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI5	405	SF	\$24.00	5.00%	30.00%	8.60%
822	Office Class A	PI5	505	SF	\$21.00	7.00%	34.00%	7.00%
822	Office Class A	PI5	705	SF	\$26.00	15.00%	30.00%	9.10%
822	Office Class A	PI5	805	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI5	905	SF	\$21.00	10.00%	12.00%	9.50%
822	Office Class A	PI6	106	SF	\$22.00	17.00%	35.00%	8.74%
822	Office Class A	PI6	206	SF	\$22.00	12.00%	12.00%	8.00%
822	Office Class A	PI6	406	SF	\$24.00	15.00%	30.00%	9.50%
822	Office Class A	PI6	506	SF	\$21.00	7.00%	34.00%	7.00%
822	Office Class A	PI6	606	SF	\$21.00	7.00%	34.00%	7.00%
822	Office Class A	PI6	806	SF	\$21.00	10.00%	34.00%	8.50%
822	Office Class A	PI6	906	SF	\$21.00	10.00%	12.00%	9.50%
830	Medical	PI1	101	SF	\$17.00	17.00%	35.00%	8.74%
830	Medical	PI1	201	SF	\$20.00	10.00%	15.00%	8.00%
830	Medical	PI1	301	SF	\$22.00	10.00%	40.00%	8.50%
830	Medical	PI1	401	SF	\$20.00	15.00%	30.00%	9.50%
830	Medical	PI1	501	SF	\$20.00	7.00%	40.00%	6.90%
830	Medical	PI1	701	SF	\$20.00	15.00%	30.00%	9.50%
830	Medical	PI1	801	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI1	901	SF	\$17.00	10.00%	15.00%	9.50%
830	Medical	PI2	102	SF	\$17.00	17.00%	35.00%	8.74%
830	Medical	PI2	202	SF	\$20.00	10.00%	15.00%	8.00%
830	Medical	PI2	402	SF	\$24.00	10.00%	35.00%	8.50%
830	Medical	PI2	502	SF	\$18.00	10.00%	35.00%	7.00%
830	Medical	PI2	602	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI2	702	SF	\$20.00	15.00%	30.00%	9.50%
830	Medical	PI2	802	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI2	902	SF	\$17.00	10.00%	15.00%	9.50%
830	Medical	PI3	103	SF	\$17.00	17.00%	35.00%	8.74%
830	Medical	PI3	203	SF	\$20.00	10.00%	15.00%	8.00%
830	Medical	PI3	303	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI3	403	SF	\$20.00	15.00%	30.00%	9.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
830	Medical	PI3	503	SF	\$20.00	7.00%	40.00%	6.90%
830	Medical	PI3	703	SF	\$20.00	15.00%	30.00%	9.50%
830	Medical	PI3	803	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI3	903	SF	\$17.00	10.00%	15.00%	9.50%
830	Medical	PI4	104	SF	\$17.00	17.00%	35.00%	8.74%
830	Medical	PI4	204	SF	\$20.00	10.00%	15.00%	8.00%
830	Medical	PI4	404	SF	\$20.00	15.00%	30.00%	9.50%
830	Medical	PI4	504	SF	\$20.00	7.00%	40.00%	6.90%
830	Medical	PI4	604	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI4	704	SF	\$20.00	15.00%	30.00%	9.50%
830	Medical	PI4	804	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI4	904	SF	\$17.00	10.00%	15.00%	9.50%
830	Medical	PI5	105	SF	\$20.00	10.00%	35.00%	7.50%
830	Medical	PI5	205	SF	\$18.00	10.00%	40.00%	9.60%
830	Medical	PI5	305	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI5	405	SF	\$25.00	5.00%	30.00%	8.60%
830	Medical	PI5	505	SF	\$20.00	7.00%	40.00%	6.90%
830	Medical	PI5	705	SF	\$26.00	15.00%	30.00%	8.60%
830	Medical	PI5	805	SF	\$21.00	10.00%	40.00%	8.50%
830	Medical	PI5	905	SF	\$17.00	10.00%	15.00%	9.50%
830	Medical	PI6	106	SF	\$17.00	17.00%	35.00%	8.74%
830	Medical	PI6	206	SF	\$20.00	10.00%	15.00%	8.00%
830	Medical	PI6	406	SF	\$20.00	15.00%	30.00%	9.50%
830	Medical	PI6	506	SF	\$20.00	7.00%	40.00%	6.90%
830	Medical	PI6	606	SF	\$20.00	7.00%	40.00%	6.90%
830	Medical	PI6	806	SF	\$20.00	10.00%	40.00%	8.50%
830	Medical	PI6	906	SF	\$17.00	10.00%	15.00%	9.50%
850	Apt Low Rise up to 19 Units	PI1	101	SF	\$11.00	5.00%	37.00%	8.12%
850	Apt Low Rise up to 19 Units	PI1	201	SF	\$10.90	5.00%	42.00%	8.00%
850	Apt Low Rise up to 19 Units	PI1	301	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI1	401	SF	\$12.00	7.00%	42.00%	8.85%
850	Apt Low Rise up to 19 Units	PI1	501	SF	\$11.00	5.00%	45.00%	6.50%
850	Apt Low Rise up to 19 Units	PI1	701	SF	\$12.00	5.00%	42.00%	8.85%
850	Apt Low Rise up to 19 Units	PI1	801	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI1	901	SF	\$10.32	7.00%	38.00%	8.00%
850	Apt Low Rise up to 19 Units	PI2	102	SF	\$11.00	5.00%	37.00%	8.12%
850	Apt Low Rise up to 19 Units	PI2	202	SF	\$10.90	5.00%	42.00%	8.00%
850	Apt Low Rise up to 19 Units	PI2	402	SF	\$12.00	7.00%	42.00%	8.85%
850	Apt Low Rise up to 19 Units	PI2	502	SF	\$11.00	5.00%	45.00%	8.40%
850	Apt Low Rise up to 19 Units	PI2	602	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI2	702	SF	\$14.00	5.00%	42.00%	8.85%
850	Apt Low Rise up to 19 Units	PI2	802	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI2	902	SF	\$10.32	7.00%	38.00%	8.00%
850	Apt Low Rise up to 19 Units	PI3	103	SF	\$11.00	5.00%	37.00%	8.12%
850	Apt Low Rise up to 19 Units	PI3	203	SF	\$10.90	5.00%	42.00%	8.00%
850	Apt Low Rise up to 19 Units	PI3	303	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI3	403	SF	\$12.00	7.00%	42.00%	8.85%
850	Apt Low Rise up to 19 Units	PI3	503	SF	\$11.00	5.00%	45.00%	6.50%
850	Apt Low Rise up to 19 Units	PI3	703	SF	\$12.00	7.00%	42.00%	8.85%
850	Apt Low Rise up to 19 Units	PI3	803	SF	\$12.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI3	903	SF	\$10.32	7.00%	38.00%	8.00%
850	Apt Low Rise up to 19 Units	PI4	104	SF	\$11.00	5.00%	37.00%	8.12%
850	Apt Low Rise up to 19 Units	PI4	204	SF	\$10.90	5.00%	42.00%	8.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
850	Apt Low Rise up to 19 Units	PI4	404	SF	\$14.00	5.00%	42.00%	8.20%
850	Apt Low Rise up to 19 Units	PI4	504	SF	\$11.00	5.00%	45.00%	6.50%
850	Apt Low Rise up to 19 Units	PI4	604	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI4	704	SF	\$16.00	7.00%	42.00%	8.20%
850	Apt Low Rise up to 19 Units	PI4	804	SF	\$12.00	7.00%	35.00%	7.50%
850	Apt Low Rise up to 19 Units	PI4	904	SF	\$10.32	7.00%	38.00%	8.00%
850	Apt Low Rise up to 19 Units	PI5	105	SF	\$14.00	5.00%	37.00%	7.00%
850	Apt Low Rise up to 19 Units	PI5	205	SF	\$16.00	5.00%	40.00%	8.60%
850	Apt Low Rise up to 19 Units	PI5	305	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI5	405	SF	\$18.00	5.00%	38.00%	7.60%
850	Apt Low Rise up to 19 Units	PI5	505	SF	\$11.00	5.00%	45.00%	6.50%
850	Apt Low Rise up to 19 Units	PI5	705	SF	\$22.00	5.00%	40.00%	7.10%
850	Apt Low Rise up to 19 Units	PI5	805	SF	\$12.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI5	905	SF	\$10.32	7.00%	38.00%	8.00%
850	Apt Low Rise up to 19 Units	PI6	106	SF	\$11.00	5.00%	37.00%	8.12%
850	Apt Low Rise up to 19 Units	PI6	206	SF	\$10.90	5.00%	42.00%	8.00%
850	Apt Low Rise up to 19 Units	PI6	406	SF	\$12.00	7.00%	42.00%	8.85%
850	Apt Low Rise up to 19 Units	PI6	506	SF	\$11.00	5.00%	45.00%	6.50%
850	Apt Low Rise up to 19 Units	PI6	606	SF	\$11.00	5.00%	45.00%	6.50%
850	Apt Low Rise up to 19 Units	PI6	806	SF	\$11.00	6.00%	45.00%	7.00%
850	Apt Low Rise up to 19 Units	PI6	906	SF	\$10.32	7.00%	38.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI1	101	SF	\$11.00	5.00%	37.00%	8.12%
851	Apt Low Rise 20 to 99 Units	PI1	201	SF	\$10.90	5.00%	40.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI1	301	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI1	401	SF	\$12.00	7.00%	42.00%	8.85%
851	Apt Low Rise 20 to 99 Units	PI1	501	SF	\$11.00	5.00%	45.00%	6.50%
851	Apt Low Rise 20 to 99 Units	PI1	701	SF	\$12.00	5.00%	42.00%	8.85%
851	Apt Low Rise 20 to 99 Units	PI1	801	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI1	901	SF	\$10.32	7.00%	42.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI2	102	SF	\$11.00	5.00%	37.00%	8.12%
851	Apt Low Rise 20 to 99 Units	PI2	202	SF	\$10.90	5.00%	40.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI2	402	SF	\$12.00	7.00%	42.00%	8.85%
851	Apt Low Rise 20 to 99 Units	PI2	502	SF	\$11.00	5.00%	40.00%	8.40%
851	Apt Low Rise 20 to 99 Units	PI2	602	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI2	702	SF	\$14.00	5.00%	42.00%	8.85%
851	Apt Low Rise 20 to 99 Units	PI2	802	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI2	902	SF	\$10.32	7.00%	42.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI3	103	SF	\$11.00	5.00%	37.00%	8.12%
851	Apt Low Rise 20 to 99 Units	PI3	203	SF	\$10.90	5.00%	40.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI3	303	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI3	403	SF	\$12.00	7.00%	42.00%	8.85%
851	Apt Low Rise 20 to 99 Units	PI3	503	SF	\$11.00	5.00%	45.00%	6.50%
851	Apt Low Rise 20 to 99 Units	PI3	703	SF	\$12.00	7.00%	42.00%	8.85%
851	Apt Low Rise 20 to 99 Units	PI3	803	SF	\$12.00	6.00%	45.00%	6.25%
851	Apt Low Rise 20 to 99 Units	PI3	903	SF	\$10.32	7.00%	42.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI4	104	SF	\$11.00	5.00%	37.00%	8.12%
851	Apt Low Rise 20 to 99 Units	PI4	204	SF	\$10.90	5.00%	40.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI4	404	SF	\$14.00	5.00%	42.00%	8.20%
851	Apt Low Rise 20 to 99 Units	PI4	504	SF	\$11.00	5.00%	45.00%	6.50%
851	Apt Low Rise 20 to 99 Units	PI4	604	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI4	704	SF	\$16.00	7.00%	42.00%	8.20%
851	Apt Low Rise 20 to 99 Units	PI4	804	SF	\$14.00	3.00%	45.00%	6.00%
851	Apt Low Rise 20 to 99 Units	PI4	904	SF	\$10.32	7.00%	42.00%	8.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
851	Apt Low Rise 20 to 99 Units	PI5	105	SF	\$14.00	5.00%	37.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI5	205	SF	\$16.00	5.00%	35.00%	8.60%
851	Apt Low Rise 20 to 99 Units	PI5	305	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI5	405	SF	\$18.00	5.00%	38.00%	7.60%
851	Apt Low Rise 20 to 99 Units	PI5	505	SF	\$11.00	5.00%	45.00%	6.50%
851	Apt Low Rise 20 to 99 Units	PI5	705	SF	\$22.00	5.00%	40.00%	7.10%
851	Apt Low Rise 20 to 99 Units	PI5	805	SF	\$12.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI5	905	SF	\$10.32	7.00%	42.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI6	106	SF	\$11.00	5.00%	37.00%	8.12%
851	Apt Low Rise 20 to 99 Units	PI6	206	SF	\$10.90	5.00%	40.00%	8.00%
851	Apt Low Rise 20 to 99 Units	PI6	406	SF	\$12.00	7.00%	42.00%	8.85%
851	Apt Low Rise 20 to 99 Units	PI6	506	SF	\$11.00	5.00%	45.00%	6.50%
851	Apt Low Rise 20 to 99 Units	PI6	606	SF	\$11.00	5.00%	45.00%	6.50%
851	Apt Low Rise 20 to 99 Units	PI6	806	SF	\$11.00	6.00%	45.00%	7.00%
851	Apt Low Rise 20 to 99 Units	PI6	906	SF	\$10.32	7.00%	42.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI1	101	SF	\$11.00	5.00%	37.00%	7.92%
852	Apt Low Rise 100 Units Plus	PI1	201	SF	\$10.90	5.00%	38.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI1	301	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI1	401	SF	\$12.00	7.00%	42.00%	8.85%
852	Apt Low Rise 100 Units Plus	PI1	501	SF	\$11.00	5.00%	45.00%	6.50%
852	Apt Low Rise 100 Units Plus	PI1	701	SF	\$12.00	5.00%	42.00%	8.85%
852	Apt Low Rise 100 Units Plus	PI1	801	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI1	901	SF	\$10.32	7.00%	45.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI2	102	SF	\$11.00	5.00%	37.00%	7.92%
852	Apt Low Rise 100 Units Plus	PI2	202	SF	\$10.90	5.00%	38.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI2	402	SF	\$12.00	7.00%	42.00%	8.85%
852	Apt Low Rise 100 Units Plus	PI2	502	SF	\$12.00	5.00%	38.00%	7.90%
852	Apt Low Rise 100 Units Plus	PI2	602	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI2	702	SF	\$14.00	5.00%	42.00%	8.85%
852	Apt Low Rise 100 Units Plus	PI2	802	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI2	902	SF	\$10.32	7.00%	45.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI3	103	SF	\$11.00	5.00%	37.00%	7.92%
852	Apt Low Rise 100 Units Plus	PI3	203	SF	\$10.90	5.00%	38.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI3	303	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI3	403	SF	\$12.00	7.00%	42.00%	8.85%
852	Apt Low Rise 100 Units Plus	PI3	503	SF	\$11.00	5.00%	45.00%	6.50%
852	Apt Low Rise 100 Units Plus	PI3	703	SF	\$12.00	7.00%	42.00%	8.85%
852	Apt Low Rise 100 Units Plus	PI3	803	SF	\$12.00	6.00%	45.00%	6.25%
852	Apt Low Rise 100 Units Plus	PI3	903	SF	\$10.32	7.00%	45.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI4	104	SF	\$11.00	5.00%	37.00%	7.92%
852	Apt Low Rise 100 Units Plus	PI4	204	SF	\$10.90	5.00%	38.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI4	404	SF	\$14.00	5.00%	38.00%	8.20%
852	Apt Low Rise 100 Units Plus	PI4	504	SF	\$11.00	5.00%	45.00%	6.50%
852	Apt Low Rise 100 Units Plus	PI4	604	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI4	704	SF	\$16.00	7.00%	42.00%	8.20%
852	Apt Low Rise 100 Units Plus	PI4	804	SF	\$14.50	3.00%	45.00%	6.00%
852	Apt Low Rise 100 Units Plus	PI4	904	SF	\$10.32	7.00%	45.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI5	105	SF	\$15.00	5.00%	37.00%	6.50%
852	Apt Low Rise 100 Units Plus	PI5	205	SF	\$16.00	5.00%	30.00%	8.60%
852	Apt Low Rise 100 Units Plus	PI5	305	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI5	405	SF	\$18.00	5.00%	35.00%	7.10%
852	Apt Low Rise 100 Units Plus	PI5	505	SF	\$11.00	5.00%	45.00%	6.50%
852	Apt Low Rise 100 Units Plus	PI5	705	SF	\$22.00	5.00%	40.00%	7.10%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
852	Apt Low Rise 100 Units Plus	PI5	805	SF	\$12.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI5	905	SF	\$10.32	7.00%	45.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI6	106	SF	\$11.00	5.00%	37.00%	7.92%
852	Apt Low Rise 100 Units Plus	PI6	206	SF	\$10.90	5.00%	38.00%	8.00%
852	Apt Low Rise 100 Units Plus	PI6	406	SF	\$12.00	7.00%	42.00%	8.85%
852	Apt Low Rise 100 Units Plus	PI6	506	SF	\$11.00	5.00%	45.00%	6.50%
852	Apt Low Rise 100 Units Plus	PI6	606	SF	\$11.00	5.00%	45.00%	6.50%
852	Apt Low Rise 100 Units Plus	PI6	806	SF	\$11.00	6.00%	45.00%	7.00%
852	Apt Low Rise 100 Units Plus	PI6	906	SF	\$10.32	7.00%	45.00%	8.00%
861	Apartment High Rise	PI1	101	SF	\$12.00	5.00%	42.00%	7.92%
861	Apartment High Rise	PI1	201	SF	\$15.00	5.00%	38.00%	7.00%
861	Apartment High Rise	PI1	301	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI1	401	SF	\$12.00	7.00%	42.00%	8.85%
861	Apartment High Rise	PI1	501	SF	\$11.00	5.00%	45.00%	6.50%
861	Apartment High Rise	PI1	701	SF	\$12.00	5.00%	42.00%	8.85%
861	Apartment High Rise	PI1	801	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI1	901	SF	\$10.32	7.00%	45.00%	8.00%
861	Apartment High Rise	PI2	102	SF	\$12.00	5.00%	42.00%	7.92%
861	Apartment High Rise	PI2	202	SF	\$15.00	5.00%	38.00%	7.00%
861	Apartment High Rise	PI2	402	SF	\$12.00	7.00%	42.00%	8.85%
861	Apartment High Rise	PI2	502	SF	\$14.00	5.00%	38.00%	7.40%
861	Apartment High Rise	PI2	602	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI2	702	SF	\$14.00	5.00%	42.00%	8.85%
861	Apartment High Rise	PI2	802	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI2	902	SF	\$10.32	7.00%	45.00%	8.00%
861	Apartment High Rise	PI3	103	SF	\$12.00	5.00%	42.00%	7.92%
861	Apartment High Rise	PI3	203	SF	\$15.00	5.00%	38.00%	7.00%
861	Apartment High Rise	PI3	303	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI3	403	SF	\$12.00	7.00%	42.00%	8.85%
861	Apartment High Rise	PI3	503	SF	\$11.00	5.00%	45.00%	6.50%
861	Apartment High Rise	PI3	703	SF	\$12.00	7.00%	42.00%	8.85%
861	Apartment High Rise	PI3	803	SF	\$12.00	6.00%	45.00%	6.25%
861	Apartment High Rise	PI3	903	SF	\$10.32	7.00%	45.00%	8.00%
861	Apartment High Rise	PI4	104	SF	\$12.00	5.00%	42.00%	7.92%
861	Apartment High Rise	PI4	204	SF	\$15.00	5.00%	38.00%	7.00%
861	Apartment High Rise	PI4	404	SF	\$14.00	5.00%	38.00%	8.20%
861	Apartment High Rise	PI4	504	SF	\$11.00	5.00%	45.00%	6.50%
861	Apartment High Rise	PI4	604	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI4	704	SF	\$16.00	7.00%	42.00%	8.20%
861	Apartment High Rise	PI4	804	SF	\$15.00	3.00%	45.00%	6.00%
861	Apartment High Rise	PI4	904	SF	\$10.32	7.00%	45.00%	8.00%
861	Apartment High Rise	PI5	105	SF	\$16.00	5.00%	42.00%	7.00%
861	Apartment High Rise	PI5	205	SF	\$16.00	5.00%	30.00%	7.60%
861	Apartment High Rise	PI5	305	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI5	405	SF	\$24.00	5.00%	35.00%	7.10%
861	Apartment High Rise	PI5	505	SF	\$11.00	5.00%	45.00%	6.50%
861	Apartment High Rise	PI5	705	SF	\$22.00	5.00%	40.00%	7.10%
861	Apartment High Rise	PI5	905	SF	\$10.32	7.00%	45.00%	8.00%
861	Apartment High Rise	PI6	106	SF	\$12.00	5.00%	42.00%	7.92%
861	Apartment High Rise	PI6	206	SF	\$15.00	5.00%	38.00%	7.00%
861	Apartment High Rise	PI6	406	SF	\$12.00	7.00%	42.00%	8.85%
861	Apartment High Rise	PI6	506	SF	\$11.00	5.00%	45.00%	6.50%
861	Apartment High Rise	PI6	606	SF	\$11.00	5.00%	45.00%	6.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
861	Apartment High Rise	PI6	806	SF	\$11.00	6.00%	45.00%	7.00%
861	Apartment High Rise	PI6	906	SF	\$10.32	7.00%	45.00%	8.00%
864	Condo Apartment Low Rise	PI1	101	SF	\$11.00	5.00%	37.00%	7.92%
864	Condo Apartment Low Rise	PI1	201	SF	\$10.90	5.00%	40.00%	8.00%
864	Condo Apartment Low Rise	PI1	301	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI1	401	SF	\$12.00	7.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI1	501	SF	\$11.00	5.00%	45.00%	6.50%
864	Condo Apartment Low Rise	PI1	701	SF	\$12.00	5.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI1	801	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI1	901	SF	\$10.32	7.00%	42.00%	8.00%
864	Condo Apartment Low Rise	PI2	102	SF	\$11.00	5.00%	37.00%	7.92%
864	Condo Apartment Low Rise	PI2	202	SF	\$10.90	5.00%	40.00%	8.00%
864	Condo Apartment Low Rise	PI2	402	SF	\$12.00	7.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI2	502	SF	\$11.00	5.00%	45.00%	6.50%
864	Condo Apartment Low Rise	PI2	602	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI2	702	SF	\$14.00	5.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI2	802	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI2	902	SF	\$10.32	7.00%	42.00%	8.00%
864	Condo Apartment Low Rise	PI3	103	SF	\$11.00	5.00%	37.00%	7.92%
864	Condo Apartment Low Rise	PI3	203	SF	\$10.90	5.00%	40.00%	8.00%
864	Condo Apartment Low Rise	PI3	303	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI3	403	SF	\$12.00	7.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI3	503	SF	\$11.00	5.00%	45.00%	6.50%
864	Condo Apartment Low Rise	PI3	703	SF	\$12.00	7.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI3	803	SF	\$12.00	6.00%	45.00%	6.25%
864	Condo Apartment Low Rise	PI3	903	SF	\$10.32	7.00%	42.00%	8.00%
864	Condo Apartment Low Rise	PI4	104	SF	\$11.00	5.00%	37.00%	7.92%
864	Condo Apartment Low Rise	PI4	204	SF	\$10.90	5.00%	40.00%	8.00%
864	Condo Apartment Low Rise	PI4	404	SF	\$15.00	5.00%	38.00%	8.20%
864	Condo Apartment Low Rise	PI4	504	SF	\$11.00	5.00%	45.00%	6.50%
864	Condo Apartment Low Rise	PI4	604	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI4	704	SF	\$12.00	7.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI4	804	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI4	904	SF	\$10.32	7.00%	42.00%	8.00%
864	Condo Apartment Low Rise	PI5	105	SF	\$12.00	5.00%	37.00%	7.50%
864	Condo Apartment Low Rise	PI5	205	SF	\$16.00	5.00%	35.00%	8.60%
864	Condo Apartment Low Rise	PI5	305	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI5	405	SF	\$24.00	5.00%	35.00%	7.10%
864	Condo Apartment Low Rise	PI5	505	SF	\$11.00	5.00%	45.00%	6.50%
864	Condo Apartment Low Rise	PI5	705	SF	\$22.00	5.00%	40.00%	7.10%
864	Condo Apartment Low Rise	PI5	805	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI5	905	SF	\$10.32	7.00%	42.00%	8.00%
864	Condo Apartment Low Rise	PI6	106	SF	\$11.00	5.00%	37.00%	7.92%
864	Condo Apartment Low Rise	PI6	206	SF	\$10.90	5.00%	40.00%	8.00%
864	Condo Apartment Low Rise	PI6	406	SF	\$12.00	7.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI6	506	SF	\$11.00	5.00%	45.00%	6.50%
864	Condo Apartment Low Rise	PI6	606	SF	\$11.00	5.00%	45.00%	6.50%
864	Condo Apartment Low Rise	PI6	702	SF	\$14.00	5.00%	42.00%	8.85%
864	Condo Apartment Low Rise	PI6	806	SF	\$11.00	6.00%	45.00%	7.00%
864	Condo Apartment Low Rise	PI6	906	SF	\$10.32	7.00%	42.00%	8.00%
865	Condo Apartment High Rise	PI1	101	SF	\$12.00	5.00%	42.00%	7.92%
865	Condo Apartment High Rise	PI1	201	SF	\$15.00	5.00%	38.00%	7.00%
865	Condo Apartment High Rise	PI1	301	SF	\$11.00	6.00%	45.00%	7.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
865	Condo Apartment High Rise	PI1	401	SF	\$12.00	7.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI1	501	SF	\$11.00	5.00%	45.00%	6.50%
865	Condo Apartment High Rise	PI1	701	SF	\$12.00	5.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI1	801	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI1	901	SF	\$10.32	7.00%	45.00%	8.00%
865	Condo Apartment High Rise	PI2	102	SF	\$12.00	5.00%	42.00%	7.92%
865	Condo Apartment High Rise	PI2	202	SF	\$15.00	5.00%	38.00%	7.00%
865	Condo Apartment High Rise	PI2	402	SF	\$12.00	7.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI2	502	SF	\$11.00	5.00%	45.00%	6.50%
865	Condo Apartment High Rise	PI2	602	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI2	702	SF	\$14.00	5.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI2	802	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI2	902	SF	\$10.32	7.00%	45.00%	8.00%
865	Condo Apartment High Rise	PI3	103	SF	\$12.00	5.00%	42.00%	7.92%
865	Condo Apartment High Rise	PI3	203	SF	\$15.00	5.00%	38.00%	7.00%
865	Condo Apartment High Rise	PI3	303	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI3	403	SF	\$12.00	7.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI3	503	SF	\$11.00	5.00%	45.00%	6.50%
865	Condo Apartment High Rise	PI3	703	SF	\$12.00	7.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI3	803	SF	\$12.00	6.00%	45.00%	6.25%
865	Condo Apartment High Rise	PI3	903	SF	\$10.32	7.00%	45.00%	8.00%
865	Condo Apartment High Rise	PI4	104	SF	\$12.00	5.00%	42.00%	7.92%
865	Condo Apartment High Rise	PI4	204	SF	\$15.00	5.00%	38.00%	7.00%
865	Condo Apartment High Rise	PI4	404	SF	\$15.00	5.00%	38.00%	8.20%
865	Condo Apartment High Rise	PI4	504	SF	\$11.00	5.00%	45.00%	6.50%
865	Condo Apartment High Rise	PI4	604	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI4	704	SF	\$12.00	7.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI4	804	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI4	904	SF	\$10.32	7.00%	45.00%	8.00%
865	Condo Apartment High Rise	PI5	105	SF	\$12.00	5.00%	42.00%	7.50%
865	Condo Apartment High Rise	PI5	205	SF	\$16.00	5.00%	30.00%	7.60%
865	Condo Apartment High Rise	PI5	305	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI5	405	SF	\$24.00	5.00%	35.00%	7.10%
865	Condo Apartment High Rise	PI5	505	SF	\$11.00	5.00%	45.00%	6.50%
865	Condo Apartment High Rise	PI5	705	SF	\$22.00	5.00%	40.00%	7.10%
865	Condo Apartment High Rise	PI5	805	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI5	905	SF	\$10.32	7.00%	45.00%	8.00%
865	Condo Apartment High Rise	PI6	106	SF	\$12.00	5.00%	42.00%	7.92%
865	Condo Apartment High Rise	PI6	206	SF	\$15.00	5.00%	38.00%	7.00%
865	Condo Apartment High Rise	PI6	406	SF	\$12.00	7.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI6	506	SF	\$11.00	5.00%	45.00%	6.50%
865	Condo Apartment High Rise	PI6	606	SF	\$11.00	5.00%	45.00%	6.50%
865	Condo Apartment High Rise	PI6	702	SF	\$14.00	5.00%	42.00%	8.85%
865	Condo Apartment High Rise	PI6	806	SF	\$11.00	6.00%	45.00%	7.00%
865	Condo Apartment High Rise	PI6	906	SF	\$10.32	7.00%	45.00%	8.00%
870	Motel	PI1	101	Units	\$1,800.00	55.00%	55.00%	12.42%
870	Motel	PI1	201	Units	\$1,520.00	40.00%	60.00%	11.00%
870	Motel	PI1	301	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI1	401	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI1	501	Units	\$1,800.00	47.00%	55.00%	10.80%
870	Motel	PI1	701	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI1	801	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI1	901	Units	\$1,520.00	40.00%	60.00%	11.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
870	Motel	PI2	102	Units	\$1,800.00	55.00%	55.00%	12.42%
870	Motel	PI2	202	Units	\$1,520.00	40.00%	60.00%	11.00%
870	Motel	PI2	402	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI2	502	Units	\$1,520.00	35.00%	60.00%	11.40%
870	Motel	PI2	602	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI2	702	Units	\$1,950.00	47.00%	55.00%	10.45%
870	Motel	PI2	802	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI2	902	Units	\$1,520.00	40.00%	60.00%	11.50%
870	Motel	PI3	103	Units	\$1,800.00	55.00%	55.00%	12.42%
870	Motel	PI3	203	Units	\$1,520.00	40.00%	60.00%	11.00%
870	Motel	PI3	303	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI3	403	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI3	503	Units	\$1,800.00	47.00%	55.00%	10.80%
870	Motel	PI3	703	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI3	803	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI3	903	Units	\$1,520.00	40.00%	60.00%	11.50%
870	Motel	PI4	104	Units	\$1,800.00	55.00%	55.00%	12.42%
870	Motel	PI4	204	Units	\$1,520.00	40.00%	60.00%	11.00%
870	Motel	PI4	404	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI4	504	Units	\$1,800.00	47.00%	55.00%	10.80%
870	Motel	PI4	604	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI4	704	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI4	804	Units	\$1,950.00	55.00%	60.00%	11.50%
870	Motel	PI4	904	Units	\$1,520.00	40.00%	60.00%	11.50%
870	Motel	PI5	105	Units	\$2,200.00	60.00%	55.00%	8.50%
870	Motel	PI5	205	Units	\$1,800.00	40.00%	60.00%	11.60%
870	Motel	PI5	305	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI5	405	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI5	505	Units	\$1,800.00	47.00%	55.00%	10.80%
870	Motel	PI5	705	Units	\$2,400.00	47.00%	55.00%	12.10%
870	Motel	PI5	805	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI5	905	Units	\$1,520.00	40.00%	60.00%	11.50%
870	Motel	PI6	106	Units	\$1,800.00	55.00%	55.00%	12.42%
870	Motel	PI6	206	Units	\$1,520.00	40.00%	60.00%	11.00%
870	Motel	PI6	406	Units	\$1,675.00	47.00%	55.00%	10.45%
870	Motel	PI6	506	Units	\$1,800.00	47.00%	55.00%	10.80%
870	Motel	PI6	606	Units	\$1,800.00	47.00%	55.00%	10.80%
870	Motel	PI6	806	Units	\$1,800.00	55.00%	60.00%	11.50%
870	Motel	PI6	906	Units	\$1,520.00	40.00%	60.00%	11.50%
871	Hotel Full Service	PI1	101	Units	\$2,400.00	55.00%	55.00%	10.42%
871	Hotel Full Service	PI1	201	Units	\$2,433.00	40.00%	60.00%	10.00%
871	Hotel Full Service	PI1	301	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI1	401	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI1	501	Units	\$1,800.00	47.00%	55.00%	10.80%
871	Hotel Full Service	PI1	701	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI1	801	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI1	901	Units	\$2,433.00	40.00%	60.00%	10.50%
871	Hotel Full Service	PI2	102	Units	\$2,400.00	55.00%	55.00%	10.42%
871	Hotel Full Service	PI2	202	Units	\$2,433.00	40.00%	60.00%	10.00%
871	Hotel Full Service	PI2	402	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI2	502	Units	\$1,825.00	35.00%	60.00%	9.90%
871	Hotel Full Service	PI2	602	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI2	702	Units	\$3,550.00	47.00%	55.00%	9.45%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
871	Hotel Full Service	PI2	802	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI2	902	Units	\$2,433.00	40.00%	60.00%	10.50%
871	Hotel Full Service	PI3	103	Units	\$2,400.00	55.00%	55.00%	10.42%
871	Hotel Full Service	PI3	203	Units	\$2,433.00	40.00%	60.00%	10.00%
871	Hotel Full Service	PI3	303	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI3	403	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI3	503	Units	\$1,800.00	47.00%	55.00%	10.80%
871	Hotel Full Service	PI3	703	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI3	803	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI3	903	Units	\$2,433.00	40.00%	60.00%	10.50%
871	Hotel Full Service	PI4	104	Units	\$2,400.00	55.00%	55.00%	10.42%
871	Hotel Full Service	PI4	204	Units	\$2,433.00	40.00%	60.00%	10.00%
871	Hotel Full Service	PI4	404	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI4	504	Units	\$1,800.00	47.00%	55.00%	10.80%
871	Hotel Full Service	PI4	604	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI4	704	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI4	804	Units	\$2,950.00	55.00%	60.00%	9.50%
871	Hotel Full Service	PI4	904	Units	\$2,433.00	40.00%	60.00%	10.50%
871	Hotel Full Service	PI5	105	Units	\$3,100.00	60.00%	60.00%	8.00%
871	Hotel Full Service	PI5	205	Units	\$1,800.00	40.00%	60.00%	11.10%
871	Hotel Full Service	PI5	305	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI5	405	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI5	505	Units	\$1,800.00	47.00%	55.00%	10.80%
871	Hotel Full Service	PI5	705	Units	\$3,900.00	47.00%	55.00%	11.10%
871	Hotel Full Service	PI5	805	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI5	905	Units	\$2,433.00	40.00%	60.00%	10.50%
871	Hotel Full Service	PI6	106	Units	\$2,400.00	55.00%	55.00%	10.42%
871	Hotel Full Service	PI6	206	Units	\$2,433.00	40.00%	60.00%	10.00%
871	Hotel Full Service	PI6	406	Units	\$3,550.00	47.00%	55.00%	9.45%
871	Hotel Full Service	PI6	506	Units	\$1,800.00	47.00%	55.00%	10.80%
871	Hotel Full Service	PI6	606	Units	\$1,800.00	47.00%	55.00%	10.80%
871	Hotel Full Service	PI6	806	Units	\$1,800.00	55.00%	60.00%	11.50%
871	Hotel Full Service	PI6	906	Units	\$2,433.00	40.00%	60.00%	10.50%
880	MH Park	PI1	101	Units	\$450.00	10.00%	25.00%	8.00%
880	MH Park	PI1	201	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI1	301	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI1	401	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI1	501	Units	\$400.00	5.00%	25.00%	7.50%
880	MH Park	PI1	701	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI1	801	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI1	901	Units	\$400.00	7.00%	25.00%	8.50%
880	MH Park	PI2	102	Units	\$450.00	10.00%	25.00%	8.00%
880	MH Park	PI2	202	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI2	402	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI2	502	Units	\$400.00	5.00%	25.00%	8.40%
880	MH Park	PI2	602	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI2	702	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI2	802	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI2	902	Units	\$400.00	7.00%	25.00%	8.50%
880	MH Park	PI3	103	Units	\$450.00	10.00%	25.00%	8.00%
880	MH Park	PI3	203	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI3	303	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI3	403	Units	\$450.00	7.00%	25.00%	7.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
880	MH Park	PI3	503	Units	\$400.00	5.00%	25.00%	7.50%
880	MH Park	PI3	703	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI3	803	Units	\$450.00	5.00%	25.00%	8.00%
880	MH Park	PI3	903	Units	\$400.00	7.00%	25.00%	8.50%
880	MH Park	PI4	104	Units	\$450.00	10.00%	25.00%	8.00%
880	MH Park	PI4	204	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI4	404	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI4	504	Units	\$400.00	5.00%	25.00%	7.50%
880	MH Park	PI4	504	Units	\$400.00	5.00%	25.00%	7.50%
880	MH Park	PI4	604	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI4	704	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI4	804	Units	\$450.00	5.00%	25.00%	8.00%
880	MH Park	PI4	904	Units	\$400.00	7.00%	25.00%	8.50%
880	MH Park	PI5	105	Units	\$500.00	8.00%	25.00%	8.00%
880	MH Park	PI5	205	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI5	305	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI5	405	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI5	505	Units	\$400.00	5.00%	25.00%	7.50%
880	MH Park	PI5	705	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI5	805	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI5	905	Units	\$400.00	7.00%	25.00%	8.50%
880	MH Park	PI6	106	Units	\$450.00	10.00%	25.00%	8.00%
880	MH Park	PI6	206	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI6	406	Units	\$450.00	7.00%	25.00%	7.50%
880	MH Park	PI6	506	Units	\$400.00	5.00%	25.00%	7.50%
880	MH Park	PI6	606	Units	\$400.00	5.00%	25.00%	7.50%
880	MH Park	PI6	806	Units	\$400.00	5.00%	25.00%	8.00%
880	MH Park	PI6	906	Units	\$400.00	7.00%	25.00%	8.50%
881	RV Park	PI1	101	Units	\$450.00	10.00%	25.00%	8.00%
881	RV Park	PI1	201	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI1	301	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI1	401	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI1	501	Units	\$400.00	5.00%	25.00%	7.50%
881	RV Park	PI1	701	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI1	801	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI1	901	Units	\$400.00	7.00%	25.00%	8.50%
881	RV Park	PI2	102	Units	\$450.00	10.00%	25.00%	8.00%
881	RV Park	PI2	202	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI2	402	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI2	502	Units	\$350.00	25.00%	25.00%	9.90%
881	RV Park	PI2	602	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI2	702	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI2	802	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI2	902	Units	\$400.00	7.00%	25.00%	8.50%
881	RV Park	PI3	103	Units	\$450.00	10.00%	25.00%	8.00%
881	RV Park	PI3	203	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI3	303	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI3	403	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI3	503	Units	\$400.00	5.00%	25.00%	7.50%
881	RV Park	PI3	703	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI3	803	Units	\$425.00	5.00%	25.00%	8.00%
881	RV Park	PI3	903	Units	\$400.00	7.00%	25.00%	8.50%
881	RV Park	PI4	104	Units	\$450.00	10.00%	25.00%	8.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
881	RV Park	PI4	204	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI4	404	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI4	504	Units	\$400.00	5.00%	25.00%	7.50%
881	RV Park	PI4	604	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI4	704	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI4	804	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI4	904	Units	\$400.00	7.00%	25.00%	8.50%
881	RV Park	PI5	105	Units	\$400.00	8.00%	25.00%	8.00%
881	RV Park	PI5	205	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI5	305	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI5	405	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI5	505	Units	\$400.00	5.00%	25.00%	7.50%
881	RV Park	PI5	705	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI5	805	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI5	905	Units	\$400.00	7.00%	25.00%	8.50%
881	RV Park	PI6	106	Units	\$450.00	10.00%	25.00%	8.00%
881	RV Park	PI6	206	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI6	406	Units	\$450.00	7.00%	25.00%	7.50%
881	RV Park	PI6	506	Units	\$400.00	5.00%	25.00%	7.50%
881	RV Park	PI6	606	Units	\$400.00	5.00%	25.00%	7.50%
881	RV Park	PI6	806	Units	\$400.00	5.00%	25.00%	8.00%
881	RV Park	PI6	906	Units	\$400.00	7.00%	25.00%	8.50%
890	Geriatric Services	PI1	101	SF	\$15.00	12.00%	40.00%	9.92%
890	Geriatric Services	PI1	201	SF	\$15.00	5.00%	45.00%	8.50%
890	Geriatric Services	PI1	301	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI1	401	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI1	501	SF	\$15.00	5.00%	40.00%	10.00%
890	Geriatric Services	PI1	701	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI1	801	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI1	901	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI2	102	SF	\$15.00	12.00%	40.00%	9.92%
890	Geriatric Services	PI2	202	SF	\$15.00	5.00%	45.00%	8.50%
890	Geriatric Services	PI2	402	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI2	502	SF	\$15.00	5.00%	40.00%	10.00%
890	Geriatric Services	PI2	602	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI2	702	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI2	802	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI2	902	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI3	103	SF	\$15.00	12.00%	40.00%	9.92%
890	Geriatric Services	PI3	203	SF	\$15.00	5.00%	45.00%	8.50%
890	Geriatric Services	PI3	303	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI3	403	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI3	503	SF	\$15.00	5.00%	40.00%	10.00%
890	Geriatric Services	PI3	703	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI3	803	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI3	903	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI4	104	SF	\$15.00	12.00%	40.00%	9.92%
890	Geriatric Services	PI4	204	SF	\$15.00	5.00%	45.00%	8.50%
890	Geriatric Services	PI4	404	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI4	504	SF	\$15.00	5.00%	40.00%	10.00%
890	Geriatric Services	PI4	604	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI4	704	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI4	804	SF	\$15.00	10.00%	40.00%	10.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
890	Geriatric Services	PI4	904	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI5	105	SF	\$15.00	12.00%	40.00%	9.92%
890	Geriatric Services	PI5	205	SF	\$15.00	5.00%	40.00%	10.10%
890	Geriatric Services	PI5	305	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI5	405	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI5	505	SF	\$15.00	5.00%	40.00%	10.00%
890	Geriatric Services	PI5	705	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI5	805	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI5	905	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI6	106	SF	\$15.00	12.00%	40.00%	9.92%
890	Geriatric Services	PI6	206	SF	\$15.00	5.00%	45.00%	8.50%
890	Geriatric Services	PI6	406	SF	\$13.00	12.00%	15.00%	11.45%
890	Geriatric Services	PI6	506	SF	\$15.00	5.00%	40.00%	10.00%
890	Geriatric Services	PI6	606	SF	\$15.00	5.00%	40.00%	10.00%
890	Geriatric Services	PI6	806	SF	\$15.00	10.00%	40.00%	10.00%
890	Geriatric Services	PI6	906	SF	\$15.00	10.00%	40.00%	10.00%
910	Gen Warehouse 20,000 to 199,999	PI1	101	SF	\$4.32	8.00%	10.00%	6.85%
910	Gen Warehouse 20,000 to 199,999	PI1	201	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI1	301	SF	\$5.00	8.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI1	401	SF	\$4.00	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI1	501	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI1	701	SF	\$4.00	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI1	801	SF	\$5.00	8.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI1	901	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI1	8F1	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI2	102	SF	\$4.32	8.00%	10.00%	6.85%
910	Gen Warehouse 20,000 to 199,999	PI2	202	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI2	402	SF	\$4.80	10.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI2	502	SF	\$5.45	6.00%	8.00%	6.00%
910	Gen Warehouse 20,000 to 199,999	PI2	602	SF	\$5.00	8.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI2	702	SF	\$4.00	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI2	802	SF	\$4.68	7.00%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI2	902	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI3	103	SF	\$4.32	8.00%	10.00%	6.85%
910	Gen Warehouse 20,000 to 199,999	PI3	203	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI3	303	SF	\$5.00	8.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI3	403	SF	\$4.00	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI3	503	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI3	703	SF	\$4.00	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI3	803	SF	\$5.00	7.00%	10.00%	7.00%
910	Gen Warehouse 20,000 to 199,999	PI3	903	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI4	104	SF	\$4.32	8.00%	10.00%	6.85%
910	Gen Warehouse 20,000 to 199,999	PI4	204	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI4	404	SF	\$4.80	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI4	504	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI4	604	SF	\$5.00	8.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI4	704	SF	\$4.00	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI4	804	SF	\$5.40	6.00%	8.00%	6.00%
910	Gen Warehouse 20,000 to 199,999	PI4	904	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI5	105	SF	\$5.50	8.00%	10.00%	6.50%
910	Gen Warehouse 20,000 to 199,999	PI5	205	SF	\$6.60	8.00%	10.00%	7.00%
910	Gen Warehouse 20,000 to 199,999	PI5	305	SF	\$5.00	8.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI5	405	SF	\$4.00	9.00%	10.00%	8.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
910	Gen Warehouse 20,000 to 199,999	PI5	505	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI5	705	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI5	805	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI5	905	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI6	106	SF	\$4.32	8.00%	10.00%	6.85%
910	Gen Warehouse 20,000 to 199,999	PI6	206	SF	\$4.56	8.00%	10.00%	8.50%
910	Gen Warehouse 20,000 to 199,999	PI6	406	SF	\$4.00	9.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI6	506	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI6	606	SF	\$5.00	6.50%	10.00%	7.50%
910	Gen Warehouse 20,000 to 199,999	PI6	806	SF	\$5.00	8.00%	10.00%	8.00%
910	Gen Warehouse 20,000 to 199,999	PI6	906	SF	\$4.56	8.00%	10.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI1	101	SF	\$4.32	8.00%	10.00%	6.85%
911	Gen Warehouse up to 19,999 SF	PI1	201	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI1	301	SF	\$6.00	8.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI1	401	SF	\$5.00	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI1	501	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI1	701	SF	\$5.00	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI1	801	SF	\$6.00	8.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI1	901	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI1	8F1	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI2	102	SF	\$4.32	8.00%	10.00%	6.85%
911	Gen Warehouse up to 19,999 SF	PI2	202	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI2	402	SF	\$5.40	10.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI2	502	SF	\$6.72	6.00%	8.00%	7.00%
911	Gen Warehouse up to 19,999 SF	PI2	602	SF	\$6.00	8.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI2	702	SF	\$5.00	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI2	802	SF	\$5.40	7.00%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI2	902	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI3	103	SF	\$4.32	8.00%	10.00%	6.85%
911	Gen Warehouse up to 19,999 SF	PI3	203	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI3	303	SF	\$6.00	8.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI3	403	SF	\$5.00	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI3	503	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI3	703	SF	\$5.00	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI3	803	SF	\$6.00	7.00%	10.00%	7.00%
911	Gen Warehouse up to 19,999 SF	PI3	903	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI4	104	SF	\$4.32	8.00%	10.00%	6.85%
911	Gen Warehouse up to 19,999 SF	PI4	204	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI4	404	SF	\$5.40	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI4	504	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI4	604	SF	\$6.00	8.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI4	704	SF	\$5.00	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI4	804	SF	\$6.48	6.00%	8.00%	6.00%
911	Gen Warehouse up to 19,999 SF	PI4	904	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI5	105	SF	\$5.20	8.00%	10.00%	6.50%
911	Gen Warehouse up to 19,999 SF	PI5	205	SF	\$6.80	8.00%	10.00%	7.00%
911	Gen Warehouse up to 19,999 SF	PI5	305	SF	\$6.00	8.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI5	405	SF	\$7.20	8.00%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI5	505	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI5	705	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI5	805	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI5	905	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI6	106	SF	\$4.32	8.00%	10.00%	6.85%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
911	Gen Warehouse up to 19,999 SF	PI6	206	SF	\$5.52	8.00%	8.00%	8.50%
911	Gen Warehouse up to 19,999 SF	PI6	406	SF	\$5.00	9.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI6	506	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI6	606	SF	\$6.00	6.50%	10.00%	7.50%
911	Gen Warehouse up to 19,999 SF	PI6	806	SF	\$6.00	8.00%	10.00%	8.00%
911	Gen Warehouse up to 19,999 SF	PI6	906	SF	\$5.52	8.00%	8.00%	8.50%
912	Mega Warehouse 200,000 SF Plus	PI1	101	SF	\$3.84	8.00%	10.00%	6.85%
912	Mega Warehouse 200,000 SF Plus	PI1	201	SF	\$3.84	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI1	301	SF	\$4.44	8.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI1	401	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI1	501	SF	\$4.44	6.50%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI1	701	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI1	801	SF	\$4.44	8.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI1	901	SF	\$4.08	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI1	8F1	SF	\$4.08	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI2	102	SF	\$3.84	8.00%	10.00%	6.85%
912	Mega Warehouse 200,000 SF Plus	PI2	202	SF	\$3.84	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI2	402	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI2	502	SF	\$4.80	6.00%	8.00%	6.00%
912	Mega Warehouse 200,000 SF Plus	PI2	602	SF	\$4.44	8.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI2	702	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI2	802	SF	\$4.68	7.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI2	902	SF	\$4.08	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI3	103	SF	\$3.84	8.00%	10.00%	6.85%
912	Mega Warehouse 200,000 SF Plus	PI3	203	SF	\$3.84	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI3	303	SF	\$4.44	8.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI3	403	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI3	503	SF	\$4.44	6.50%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI3	703	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI3	803	SF	\$4.80	7.00%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI3	903	SF	\$4.08	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI4	104	SF	\$3.84	8.00%	10.00%	6.85%
912	Mega Warehouse 200,000 SF Plus	PI4	204	SF	\$3.84	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI4	404	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI4	504	SF	\$4.44	6.50%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI4	604	SF	\$4.44	8.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI4	704	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI4	804	SF	\$5.04	6.00%	8.00%	6.00%
912	Mega Warehouse 200,000 SF Plus	PI4	904	SF	\$4.08	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI5	105	SF	\$4.80	8.00%	10.00%	6.00%
912	Mega Warehouse 200,000 SF Plus	PI5	205	SF	\$4.80	10.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI5	305	SF	\$4.44	8.00%	10.00%	7.50%
912	Mega Warehouse 200,000 SF Plus	PI5	405	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI5	505	SF	\$4.44	6.50%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI5	705	SF	\$4.44	6.50%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI5	805	SF	\$4.44	6.50%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI5	905	SF	\$4.08	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI6	106	SF	\$3.84	8.00%	10.00%	6.85%
912	Mega Warehouse 200,000 SF Plus	PI6	206	SF	\$3.84	10.00%	8.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI6	406	SF	\$3.84	10.00%	8.00%	8.00%
912	Mega Warehouse 200,000 SF Plus	PI6	506	SF	\$4.44	6.50%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI6	606	SF	\$4.44	6.50%	10.00%	7.00%
912	Mega Warehouse 200,000 SF Plus	PI6	806	SF	\$4.44	8.00%	10.00%	7.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
912	Mega Warehouse 200,000 SF Plus	PI6	906	SF	\$4.08	10.00%	8.00%	7.00%
913	Transit Warehouse	PI1	101	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI1	201	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI1	301	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI1	401	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI1	501	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI1	701	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI1	801	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI1	901	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI2	102	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI2	202	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI2	402	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI2	502	Units	\$600.00	8.00%	10.00%	6.00%
913	Transit Warehouse	PI2	602	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI2	702	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI2	802	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI2	902	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI3	103	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI3	203	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI3	303	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI3	403	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI3	503	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI3	703	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI3	803	Units	\$600.00	7.00%	10.00%	7.00%
913	Transit Warehouse	PI3	903	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI4	104	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI4	204	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI4	404	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI4	504	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI4	604	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI4	704	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI4	804	Units	\$700.00	7.00%	10.00%	6.85%
913	Transit Warehouse	PI4	904	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI5	105	Units	\$600.00	8.00%	10.00%	6.50%
913	Transit Warehouse	PI5	205	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI5	305	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI5	405	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI5	505	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI5	705	Units	\$700.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI5	805	Units	\$700.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI5	905	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI6	106	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI6	206	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI6	406	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI6	506	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI6	606	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI6	806	Units	\$600.00	8.00%	10.00%	6.85%
913	Transit Warehouse	PI6	906	Units	\$600.00	8.00%	10.00%	6.85%
914	Flex Warehouse	PI1	101	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI1	201	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI1	301	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI1	401	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI1	501	SF	\$7.80	8.00%	10.00%	6.85%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
914	Flex Warehouse	PI1	701	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI1	801	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI1	901	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI2	102	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI2	202	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI2	402	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI2	502	SF	\$6.72	6.00%	8.00%	6.50%
914	Flex Warehouse	PI2	602	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI2	702	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI2	802	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI2	902	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI3	103	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI3	203	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI3	303	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI3	403	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI3	503	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI3	703	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI3	803	SF	\$7.80	7.00%	10.00%	7.00%
914	Flex Warehouse	PI3	903	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI4	104	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI4	204	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI4	404	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI4	504	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI4	604	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI4	704	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI4	804	SF	\$7.80	10.00%	10.00%	6.85%
914	Flex Warehouse	PI4	904	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI5	105	SF	\$7.50	8.00%	10.00%	6.00%
914	Flex Warehouse	PI5	205	SF	\$8.00	8.00%	10.00%	6.85%
914	Flex Warehouse	PI5	305	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI5	405	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI5	505	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI5	705	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI5	805	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI5	905	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI6	106	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI6	206	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI6	406	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI6	506	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI6	606	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI6	806	SF	\$7.80	8.00%	10.00%	6.85%
914	Flex Warehouse	PI6	906	SF	\$7.80	8.00%	10.00%	6.85%
920	Heavy Industrial	PI1	101	SF	\$4.32	8.00%	10.00%	6.85%
920	Heavy Industrial	PI1	201	SF	\$4.56	8.00%	10.00%	8.50%
920	Heavy Industrial	PI1	301	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI1	401	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI1	501	SF	\$5.00	6.50%	10.00%	7.50%
920	Heavy Industrial	PI1	701	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI1	801	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI1	901	SF	\$4.80	10.00%	10.00%	9.00%
920	Heavy Industrial	PI1	8F1	SF	\$4.80	10.00%	10.00%	9.00%
920	Heavy Industrial	PI2	102	SF	\$4.32	8.00%	10.00%	6.85%
920	Heavy Industrial	PI2	202	SF	\$4.56	8.00%	10.00%	8.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
920	Heavy Industrial	PI2	402	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI2	502	SF	\$5.00	7.00%	10.00%	7.50%
920	Heavy Industrial	PI2	602	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI2	702	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI2	802	SF	\$4.20	7.00%	10.00%	7.50%
920	Heavy Industrial	PI2	902	SF	\$4.80	10.00%	10.00%	9.00%
920	Heavy Industrial	PI3	103	SF	\$4.32	8.00%	10.00%	6.85%
920	Heavy Industrial	PI3	203	SF	\$4.56	8.00%	10.00%	8.50%
920	Heavy Industrial	PI3	303	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI3	403	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI3	503	SF	\$5.00	6.50%	10.00%	7.50%
920	Heavy Industrial	PI3	703	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI3	803	SF	\$5.00	7.00%	10.00%	7.50%
920	Heavy Industrial	PI3	903	SF	\$4.80	10.00%	10.00%	9.00%
920	Heavy Industrial	PI4	104	SF	\$4.32	8.00%	10.00%	6.85%
920	Heavy Industrial	PI4	204	SF	\$4.56	8.00%	10.00%	8.50%
920	Heavy Industrial	PI4	404	SF	\$5.40	6.00%	10.00%	8.00%
920	Heavy Industrial	PI4	504	SF	\$5.00	6.50%	10.00%	7.50%
920	Heavy Industrial	PI4	604	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI4	704	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI4	804	SF	\$5.04	7.00%	8.00%	7.00%
920	Heavy Industrial	PI4	904	SF	\$4.80	10.00%	10.00%	9.00%
920	Heavy Industrial	PI5	105	SF	\$4.32	8.00%	10.00%	6.85%
920	Heavy Industrial	PI5	205	SF	\$4.56	8.00%	10.00%	8.50%
920	Heavy Industrial	PI5	305	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI5	405	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI5	505	SF	\$5.00	6.50%	10.00%	7.50%
920	Heavy Industrial	PI5	705	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI5	805	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI5	905	SF	\$4.80	10.00%	10.00%	9.00%
920	Heavy Industrial	PI6	106	SF	\$4.32	8.00%	10.00%	6.85%
920	Heavy Industrial	PI6	206	SF	\$4.56	8.00%	10.00%	8.50%
920	Heavy Industrial	PI6	406	SF	\$5.00	9.00%	10.00%	8.00%
920	Heavy Industrial	PI6	506	SF	\$5.00	6.50%	10.00%	7.50%
920	Heavy Industrial	PI6	606	SF	\$5.00	6.50%	10.00%	7.50%
920	Heavy Industrial	PI6	806	SF	\$5.00	10.00%	10.00%	8.00%
920	Heavy Industrial	PI6	906	SF	\$4.80	10.00%	10.00%	9.00%
930	Light Industrial	PI1	101	SF	\$4.32	8.00%	10.00%	6.85%
930	Light Industrial	PI1	201	SF	\$4.56	8.00%	10.00%	8.50%
930	Light Industrial	PI1	301	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI1	401	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI1	501	SF	\$5.00	6.50%	10.00%	7.50%
930	Light Industrial	PI1	701	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI1	801	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI1	901	SF	\$4.80	10.00%	10.00%	9.00%
930	Light Industrial	PI1	8F1	SF	\$4.80	10.00%	10.00%	9.00%
930	Light Industrial	PI2	102	SF	\$4.32	8.00%	10.00%	6.85%
930	Light Industrial	PI2	202	SF	\$4.56	8.00%	10.00%	8.50%
930	Light Industrial	PI2	402	SF	\$5.40	10.00%	10.00%	8.00%
930	Light Industrial	PI2	502	SF	\$5.00	7.00%	10.00%	7.50%
930	Light Industrial	PI2	602	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI2	702	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI2	802	SF	\$4.20	7.00%	10.00%	7.50%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
930	Light Industrial	PI2	902	SF	\$4.80	10.00%	10.00%	9.00%
930	Light Industrial	PI3	103	SF	\$4.32	8.00%	10.00%	6.85%
930	Light Industrial	PI3	203	SF	\$4.56	8.00%	10.00%	8.50%
930	Light Industrial	PI3	303	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI3	403	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI3	503	SF	\$5.00	6.50%	10.00%	7.50%
930	Light Industrial	PI3	703	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI3	803	SF	\$5.00	7.00%	10.00%	7.00%
930	Light Industrial	PI3	903	SF	\$4.80	10.00%	10.00%	9.00%
930	Light Industrial	PI4	104	SF	\$4.32	8.00%	10.00%	6.85%
930	Light Industrial	PI4	204	SF	\$4.56	8.00%	10.00%	8.50%
930	Light Industrial	PI4	404	SF	\$4.80	6.00%	10.00%	8.00%
930	Light Industrial	PI4	504	SF	\$5.00	6.50%	10.00%	7.50%
930	Light Industrial	PI4	604	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI4	704	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI4	804	SF	\$5.04	7.00%	8.00%	7.00%
930	Light Industrial	PI4	904	SF	\$4.80	10.00%	10.00%	9.00%
930	Light Industrial	PI5	105	SF	\$4.50	8.00%	10.00%	6.85%
930	Light Industrial	PI5	205	SF	\$4.56	8.00%	10.00%	8.50%
930	Light Industrial	PI5	305	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI5	405	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI5	505	SF	\$5.00	6.50%	10.00%	7.50%
930	Light Industrial	PI5	705	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI5	805	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI5	905	SF	\$4.80	10.00%	10.00%	9.00%
930	Light Industrial	PI6	106	SF	\$4.32	8.00%	10.00%	6.85%
930	Light Industrial	PI6	206	SF	\$4.56	8.00%	10.00%	8.50%
930	Light Industrial	PI6	406	SF	\$5.00	9.00%	10.00%	8.00%
930	Light Industrial	PI6	506	SF	\$5.00	6.50%	10.00%	7.50%
930	Light Industrial	PI6	606	SF	\$5.00	6.50%	10.00%	7.50%
930	Light Industrial	PI6	806	SF	\$5.00	10.00%	10.00%	8.00%
930	Light Industrial	PI6	906	SF	\$4.80	10.00%	10.00%	9.00%
940	Mini Storage	PI1	101	SF	\$10.20	10.00%	35.00%	9.42%
940	Mini Storage	PI1	201	SF	\$10.20	15.00%	35.00%	8.50%
940	Mini Storage	PI1	301	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI1	401	SF	\$10.30	10.00%	35.00%	9.45%
940	Mini Storage	PI1	501	SF	\$14.00	10.00%	35.00%	7.25%
940	Mini Storage	PI1	701	SF	\$10.30	10.00%	35.00%	9.45%
940	Mini Storage	PI1	801	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI1	901	SF	\$9.00	12.00%	35.00%	8.00%
940	Mini Storage	PI1	8F1	SF	\$9.00	12.00%	35.00%	8.00%
940	Mini Storage	PI2	102	SF	\$10.20	10.00%	35.00%	9.42%
940	Mini Storage	PI2	202	SF	\$10.20	15.00%	35.00%	8.50%
940	Mini Storage	PI2	402	SF	\$10.30	10.00%	35.00%	9.45%
940	Mini Storage	PI2	502	SF	\$11.00	15.00%	35.00%	8.90%
940	Mini Storage	PI2	602	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI2	702	SF	\$13.00	10.00%	35.00%	9.45%
940	Mini Storage	PI2	802	SF	\$12.00	10.00%	35.00%	7.50%
940	Mini Storage	PI2	902	SF	\$9.00	12.00%	35.00%	8.00%
940	Mini Storage	PI3	103	SF	\$10.20	10.00%	35.00%	9.42%
940	Mini Storage	PI3	203	SF	\$10.20	15.00%	35.00%	8.50%
940	Mini Storage	PI3	303	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI3	403	SF	\$10.30	10.00%	35.00%	9.45%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
940	Mini Storage	PI3	503	SF	\$14.00	10.00%	35.00%	7.25%
940	Mini Storage	PI3	703	SF	\$10.30	10.00%	35.00%	9.45%
940	Mini Storage	PI3	803	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI3	903	SF	\$9.00	12.00%	35.00%	8.00%
940	Mini Storage	PI4	104	SF	\$10.20	10.00%	35.00%	9.42%
940	Mini Storage	PI4	204	SF	\$10.20	15.00%	35.00%	8.50%
940	Mini Storage	PI4	404	SF	\$10.30	10.00%	35.00%	9.45%
940	Mini Storage	PI4	504	SF	\$14.00	10.00%	35.00%	7.25%
940	Mini Storage	PI4	604	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI4	704	SF	\$10.30	10.00%	35.00%	9.45%
940	Mini Storage	PI4	804	SF	\$10.50	10.00%	35.00%	7.50%
940	Mini Storage	PI4	904	SF	\$9.00	12.00%	35.00%	8.00%
940	Mini Storage	PI5	105	SF	\$13.00	5.00%	35.00%	7.00%
940	Mini Storage	PI5	205	SF	\$14.00	8.00%	35.00%	8.60%
940	Mini Storage	PI5	305	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI5	405	SF	\$11.00	7.00%	35.00%	8.50%
940	Mini Storage	PI5	505	SF	\$14.00	10.00%	35.00%	7.25%
940	Mini Storage	PI5	705	SF	\$14.00	10.00%	35.00%	9.10%
940	Mini Storage	PI5	805	SF	\$14.00	10.00%	35.00%	7.50%
940	Mini Storage	PI5	905	SF	\$9.00	12.00%	35.00%	8.00%
940	Mini Storage	PI6	106	SF	\$10.20	10.00%	35.00%	9.42%
940	Mini Storage	PI6	206	SF	\$10.20	15.00%	35.00%	8.50%
940	Mini Storage	PI6	406	SF	\$10.30	10.00%	35.00%	9.45%
940	Mini Storage	PI6	506	SF	\$14.00	10.00%	35.00%	7.25%
940	Mini Storage	PI6	606	SF	\$14.00	10.00%	35.00%	7.25%
940	Mini Storage	PI6	806	SF	\$9.00	10.00%	35.00%	7.50%
940	Mini Storage	PI6	906	SF	\$9.00	12.00%	35.00%	8.00%
952	Airplane Hangar	PI1	101	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI1	201	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI1	301	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI1	401	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI1	501	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI1	701	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI1	801	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI1	901	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI2	102	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI2	202	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI2	402	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI2	502	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI2	602	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI2	702	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI2	802	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI2	902	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI3	103	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI3	203	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI3	303	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI3	403	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI3	503	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI3	703	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI3	803	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI3	903	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI4	104	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI4	204	SF	\$12.00	5.00%	15.00%	10.00%

2018 Income Base Models

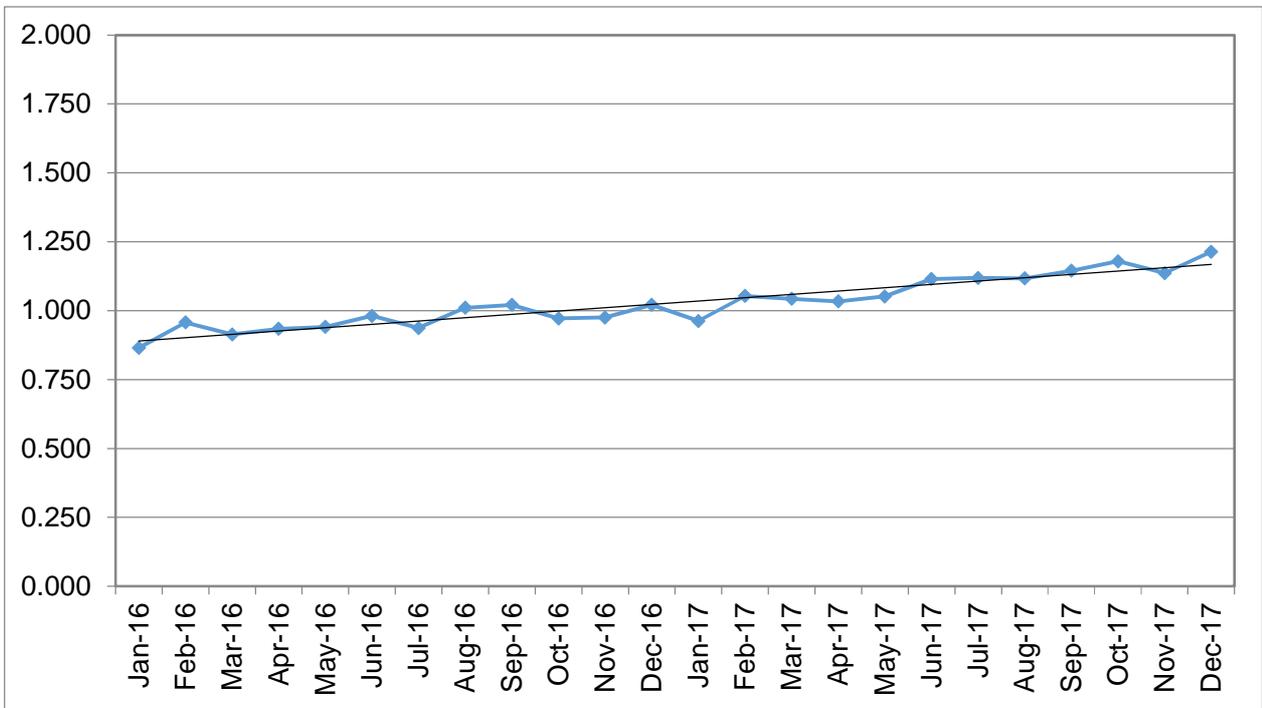
OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
952	Airplane Hangar	PI4	404	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI4	504	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI4	604	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI4	704	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI4	804	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI4	904	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI5	105	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI5	205	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI5	305	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI5	405	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI5	505	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI5	705	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI5	805	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI5	905	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI6	106	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI6	206	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI6	406	SF	\$12.00	5.00%	15.00%	11.45%
952	Airplane Hangar	PI6	506	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI6	606	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI6	806	SF	\$12.00	5.00%	15.00%	10.00%
952	Airplane Hangar	PI6	906	SF	\$12.00	5.00%	15.00%	10.00%
960	Marina	PI1	101	Units	\$300.00	5.00%	45.00%	10.42%
960	Marina	PI1	201	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI1	301	Units	\$400.00	5.00%	40.00%	7.60%
960	Marina	PI1	401	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI1	501	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI1	701	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI1	801	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI1	901	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI2	102	Units	\$300.00	5.00%	45.00%	10.42%
960	Marina	PI2	202	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI2	402	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI2	502	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI2	602	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI2	702	Units	\$400.00	5.00%	45.00%	9.25%
960	Marina	PI2	802	Units	\$300.00	5.00%	15.00%	9.25%
960	Marina	PI2	902	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI3	103	Units	\$300.00	5.00%	45.00%	10.42%
960	Marina	PI3	203	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI3	303	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI3	403	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI3	503	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI3	703	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI3	803	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI3	903	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI4	104	Units	\$300.00	5.00%	45.00%	10.42%
960	Marina	PI4	204	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI4	404	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI4	504	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI4	604	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI4	704	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI4	804	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI4	904	Units	\$300.00	5.00%	15.00%	10.00%

2018 Income Base Models

OCCCODE	DESCRIPTION	PI YEAR	NBHD	VALUEBY	RENT	VACANCY	EXPENSE	CAP RATE
960	Marina	PI5	105	Units	\$300.00	5.00%	45.00%	9.00%
960	Marina	PI5	205	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI5	305	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI5	405	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI5	505	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI5	705	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI5	805	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI5	905	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI6	106	Units	\$300.00	5.00%	45.00%	10.42%
960	Marina	PI6	206	Units	\$300.00	5.00%	15.00%	10.00%
960	Marina	PI6	406	Units	\$300.00	5.00%	45.00%	11.45%
960	Marina	PI6	506	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI6	606	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI6	806	Units	\$300.00	5.00%	15.00%	9.00%
960	Marina	PI6	906	Units	\$300.00	5.00%	15.00%	10.00%

Commercial Trend By Use Group For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	IMPRVD
Jan-16	0	0.865	42	1.307825	1.403438		
Feb-16	1	0.957	40	1.296089	1.267834	Coefficient	0.012
Mar-16	2	0.914	69	1.284215	1.328171	Intercept	0.890
Apr-16	3	0.934	52	1.272201	1.299173	Correlation	0.940
May-16	4	0.941	61	1.260047	1.290187	$y = 0.0121x + 0.8902$	
Jun-16	5	0.981	55	1.247750	1.237517		
Jul-16	6	0.937	49	1.235308	1.295182	Med Sale Price	\$249,000
Aug-16	7	1.010	56	1.222721	1.201532	Med SP/Com Sq Ft	\$170.89
Sep-16	8	1.021	61	1.209985	1.188579		
Oct-16	9	0.972	63	1.197101	1.249083	Base Month	23
Nov-16	10	0.975	65	1.184065	1.244401	Monthly Trend	0.012
Dec-16	11	1.021	53	1.170876	1.189066	Period Trend	16.06%
Jan-17	12	0.963	43	1.157532	1.261070		
Feb-17	13	1.053	45	1.144032	1.152599		
Mar-17	14	1.043	65	1.130373	1.164031		
Apr-17	15	1.034	55	1.116554	1.174305		
May-17	16	1.052	72	1.102573	1.154398		
Jun-17	17	1.115	79	1.088427	1.088786		
Jul-17	18	1.119	72	1.074116	1.084893		
Aug-17	19	1.117	75	1.059637	1.086540		
Sep-17	20	1.145	59	1.044987	1.060348		
Oct-17	21	1.179	88	1.030166	1.029447		
Nov-17	22	1.136	55	1.015171	1.068296		
Dec-17	23	1.214	57	1.000000	1.000000		
Mean SAR		1.029	1,431 Total Sales			VACANT	79
Groups:	APTMNT	142	OFFICE	126	RETAIL	151	WAREHS 84

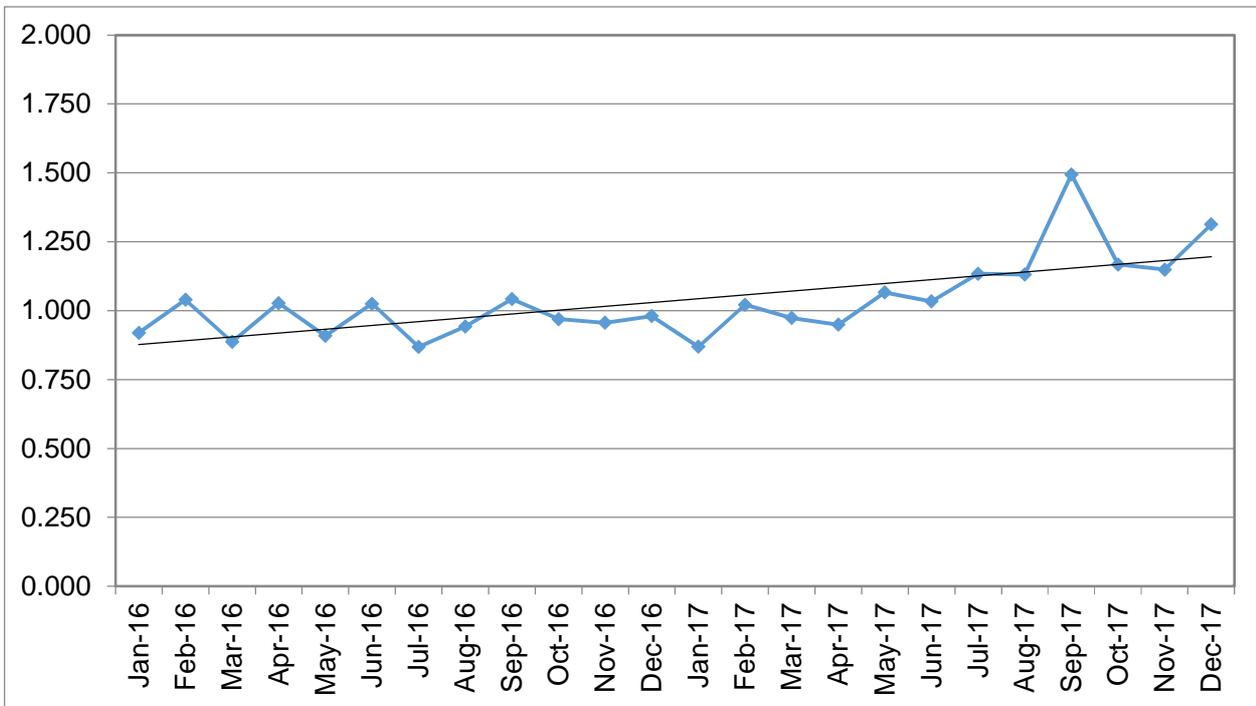


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Commercial Trend By Use Group For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	APTMNT
Jan-16	0	0.920	5	1.356116	1.427776		
Feb-16	1	1.039	3	1.342784	1.263499	Coefficient	0.014
Mar-16	2	0.887	12	1.329273	1.480820	Intercept	0.877
Apr-16	3	1.027	3	1.315583	1.278195	Correlation	0.677
May-16	4	0.909	8	1.301710	1.444788	$y = 0.0138x + 0.8774$	
Jun-16	5	1.025	3	1.287652	1.281365		
Jul-16	6	0.868	4	1.273406	1.512203	Med Sale Price	\$1,200,000
Aug-16	7	0.943	2	1.258971	1.393264	Med SP/Com Sq Ft	\$124.48
Sep-16	8	1.042	5	1.244343	1.260573		
Oct-16	9	0.970	4	1.229520	1.354370	Base Month	23
Nov-16	10	0.956	11	1.214499	1.373327	Monthly Trend	0.013
Dec-16	11	0.981	10	1.199279	1.339056	Period Trend	18.60%
Jan-17	12	0.869	5	1.183855	1.510577		
Feb-17	13	1.022	5	1.168225	1.285403		
Mar-17	14	0.974	4	1.152388	1.348676		
Apr-17	15	0.949	7	1.136339	1.383327		
May-17	16	1.066	2	1.120076	1.231370		
Jun-17	17	1.034	5	1.103596	1.270050		
Jul-17	18	1.134	11	1.086897	1.157928		
Aug-17	19	1.131	8	1.069975	1.161328		
Sep-17	20	1.494	5	1.052827	0.878761		
Oct-17	21	1.168	8	1.035451	1.124520		
Nov-17	22	1.149	7	1.017843	1.142706		
Dec-17	23	1.313	5	1.000000	1.000000		
Mean SAR		1.036	142 Total Sales			VACANT	79
Groups:	APTMNT	142	OFFICE	126	RETAIL	151	WAREHS 84

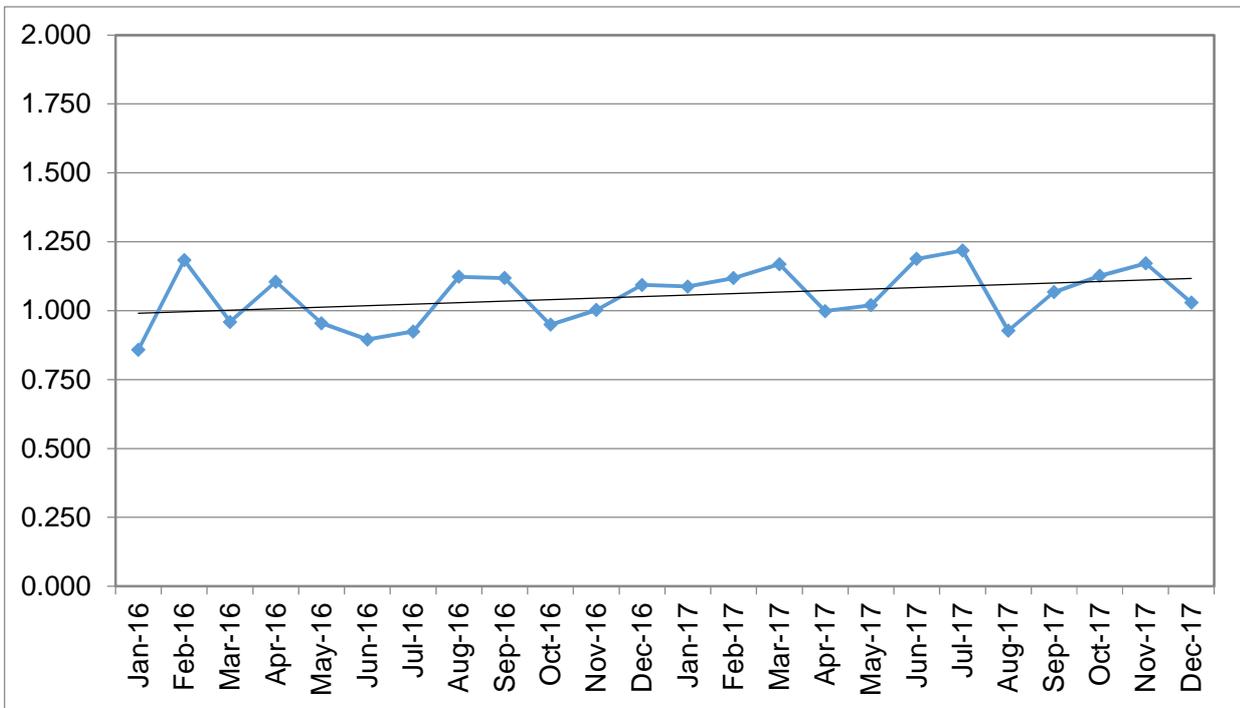


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Commercial Trend By Use Group For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	OFFICE
Jan-16	0	0.858	4	1.126645	1.198981		
Feb-16	1	1.183	3	1.121447	0.869848	Coefficient	0.005
Mar-16	2	0.959	8	1.116222	1.072846	Intercept	0.991
Apr-16	3	1.105	3	1.110970	0.931394	Correlation	0.374
May-16	4	0.954	6	1.105691	1.078431	y = 0.0055x + 0.9906	
Jun-16	5	0.895	6	1.100384	1.149521		
Jul-16	6	0.924	3	1.095049	1.113382	Med Sale Price	\$515,000
Aug-16	7	1.123	3	1.089687	0.916455	Med SP/Com Sq Ft	\$165.77
Sep-16	8	1.118	5	1.084297	0.920113		
Oct-16	9	0.949	7	1.078879	1.084073	Base Month	23
Nov-16	10	1.002	3	1.073432	1.026822	Monthly Trend	0.005
Dec-16	11	1.093	9	1.067958	0.941147	Period Trend	6.60%
Jan-17	12	1.088	2	1.062455	0.946014		
Feb-17	13	1.118	5	1.056923	0.920154		
Mar-17	14	1.168	8	1.051363	0.880711		
Apr-17	15	0.998	4	1.045773	1.030733		
May-17	16	1.020	9	1.040155	1.009273		
Jun-17	17	1.188	7	1.034507	0.866261		
Jul-17	18	1.218	5	1.028830	0.844779		
Aug-17	19	0.927	3	1.023124	1.109758		
Sep-17	20	1.067	7	1.017388	0.964318		
Oct-17	21	1.127	9	1.011622	0.913384		
Nov-17	22	1.172	4	1.005826	0.878197		
Dec-17	23	1.029	3	1.000000	1.000000		
Mean SAR		1.054	126 Total Sales			VACANT	79
Groups:	APTMNT	142	OFFICE	126	RETAIL	151	WAREHS 84

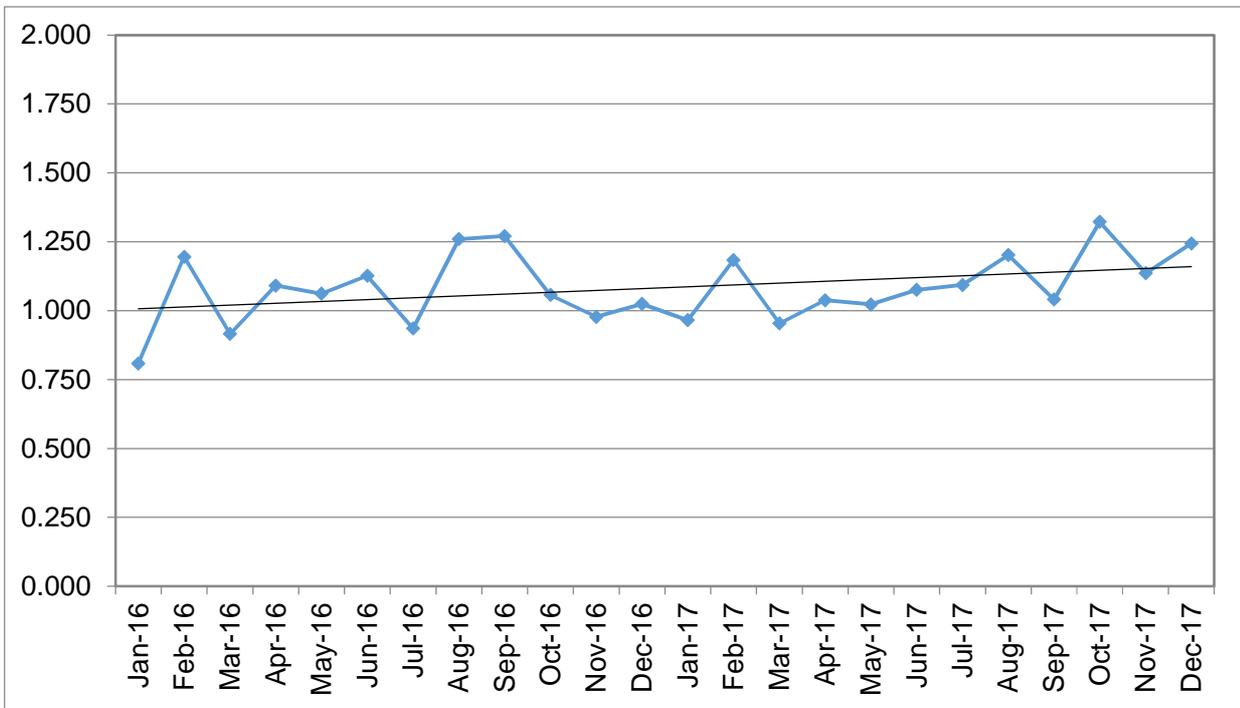


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Commercial Trend By Use Group For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	RETAIL
Jan-16	0	0.808	1	1.149748	1.540180		
Feb-16	1	1.195	3	1.143662	1.041019	Coefficient	0.007
Mar-16	2	0.916	5	1.137540	1.358492	Intercept	1.007
Apr-16	3	1.091	5	1.131380	1.140279	Correlation	0.367
May-16	4	1.061	8	1.125182	1.172164	y = 0.0066x + 1.0074	
Jun-16	5	1.126	5	1.118947	1.104693		
Jul-16	6	0.935	4	1.112675	1.330063	Med Sale Price	\$560,000
Aug-16	7	1.259	6	1.106363	0.987911	Med SP/Com Sq Ft	\$144.02
Sep-16	8	1.271	4	1.100014	0.979241		
Oct-16	9	1.057	5	1.093626	1.177450	Base Month	23
Nov-16	10	0.978	5	1.087199	1.272429	Monthly Trend	0.006
Dec-16	11	1.024	5	1.080733	1.214775	Period Trend	7.80%
Jan-17	12	0.965	7	1.074227	1.288865		
Feb-17	13	1.183	3	1.067682	1.051493		
Mar-17	14	0.954	5	1.061097	1.303968		
Apr-17	15	1.038	7	1.054472	1.199137		
May-17	16	1.023	5	1.047807	1.216328		
Jun-17	17	1.076	8	1.041101	1.156618		
Jul-17	18	1.093	9	1.034354	1.138034		
Aug-17	19	1.202	9	1.027567	1.035302		
Sep-17	20	1.041	12	1.020737	1.195617		
Oct-17	21	1.322	12	1.013867	0.940904		
Nov-17	22	1.136	3	1.006954	1.095248		
Dec-17	23	1.244	15	1.000000	1.000000		
Mean SAR		1.083	151 Total Sales			VACANT	79
Groups:	APTMNT	142	OFFICE	126	RETAIL	151	WAREHS 84

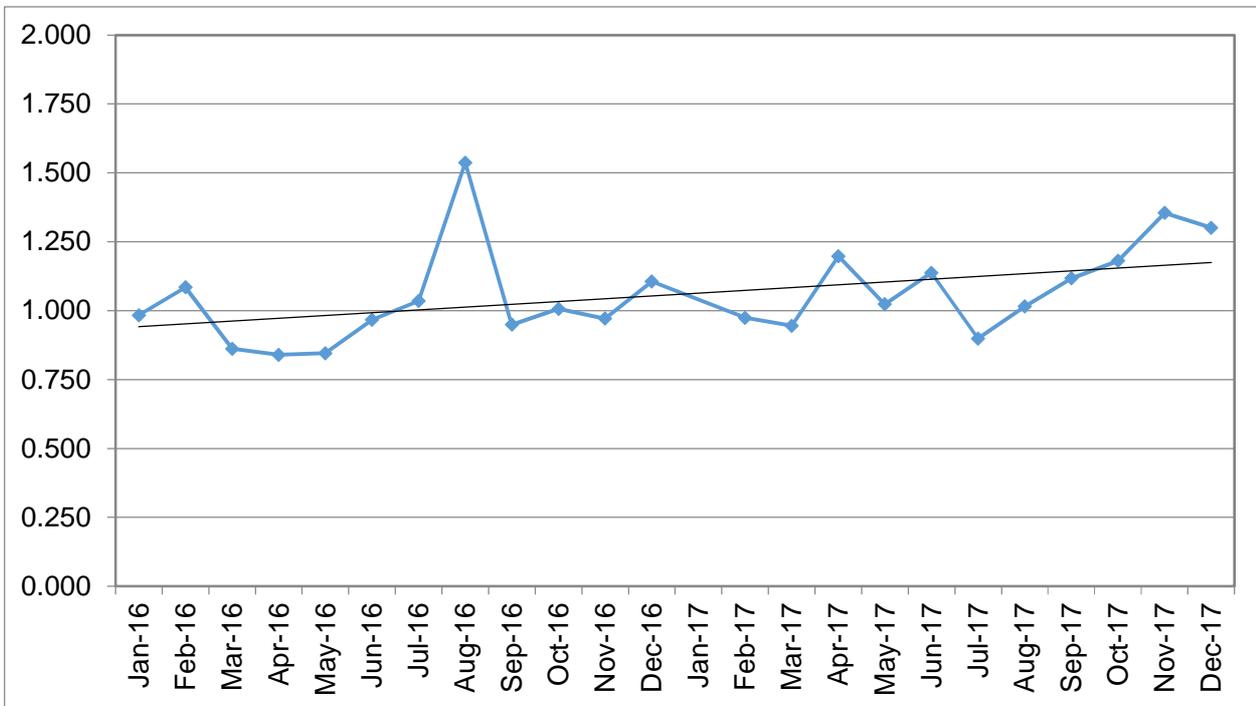


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Commercial Trend By Use Group For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	WAREHS
Jan-16	0	0.983	2	1.245430	1.323003		
Feb-16	1	1.085	2	1.235842	1.198918	Coefficient	0.010
Mar-16	2	0.862	3	1.226162	1.508945	Intercept	0.942
Apr-16	3	0.839	1	1.216389	1.549338	Correlation	0.430
May-16	4	0.846	6	1.206522	1.538045	$y = 0.0101x + 0.9415$	
Jun-16	5	0.967	5	1.196560	1.345435		
Jul-16	6	1.035	5	1.186503	1.256930	Med Sale Price	\$937,500
Aug-16	7	1.537	2	1.176350	0.846076	Med SP/Com Sq Ft	\$87.60
Sep-16	8	0.949	8	1.166099	1.370180		
Oct-16	9	1.007	5	1.155750	1.291893	Base Month	23
Nov-16	10	0.971	4	1.145302	1.339139	Monthly Trend	0.010
Dec-16	11	1.106	2	1.134754	1.176334	Period Trend	12.79%
Jan-17	12	#N/A	0	1.124104	#N/A		
Feb-17	13	0.974	3	1.113353	1.335589		
Mar-17	14	0.945	4	1.102498	1.376045		
Apr-17	15	1.198	2	1.091539	1.085756		
May-17	16	1.023	4	1.080475	1.270878		
Jun-17	17	1.138	8	1.069305	1.143348		
Jul-17	18	0.899	1	1.058028	1.446876		
Aug-17	19	1.015	1	1.046643	1.280990		
Sep-17	20	1.117	2	1.035149	1.163933		
Oct-17	21	1.181	5	1.023544	1.101215		
Nov-17	22	1.355	4	1.011828	0.959995		
Dec-17	23	1.301	5	1.000000	1.000000		
Mean SAR		1.058	84 Total Sales			VACANT	79
Groups:	APTMNT	142	OFFICE	126	RETAIL	151	WAREHS 84

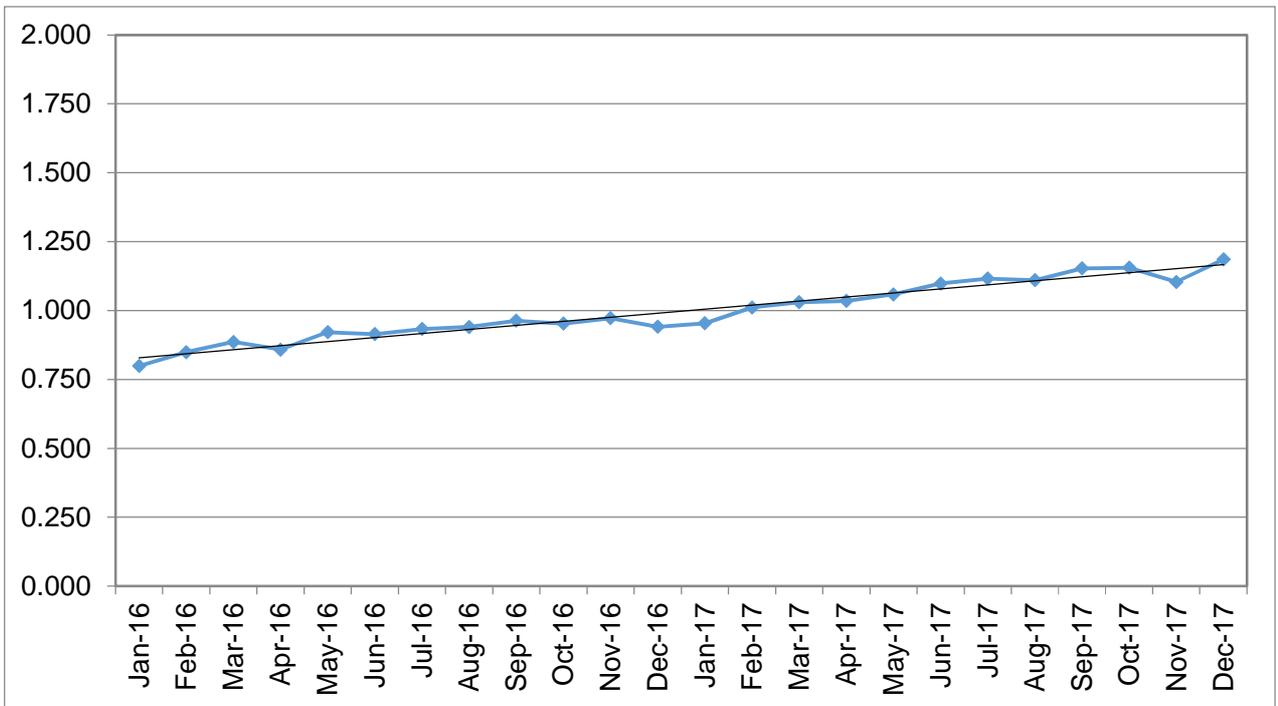


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Condominium Trend Data For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	LO RISE	
Jan-16	0	0.799	12	1.399219	1.484794			
Feb-16	1	0.849	18	1.384507	1.396776	Coefficient	0.015	
Mar-16	2	0.886	29	1.369578	1.338375	Intercept	0.829	
Apr-16	3	0.858	25	1.354430	1.381421	Correlation	0.973	
May-16	4	0.921	20	1.339059	1.287028	$y = 0.0147x + 0.8288$		
Jun-16	5	0.914	21	1.323462	1.297064			
Jul-16	6	0.933	24	1.307635	1.271077	Med Sale Price	\$170,000	
Aug-16	7	0.941	28	1.291576	1.260502	Med SP/Com Sq Ft	\$171.18	
Sep-16	8	0.963	27	1.275280	1.230734			
Oct-16	9	0.953	29	1.258744	1.244502	Base Month	23	
Nov-16	10	0.972	34	1.241965	1.219329	Monthly Trend	0.015	
Dec-16	11	0.941	22	1.224940	1.260344	Period Trend	20.88%	
Jan-17	12	0.954	23	1.207664	1.243223			
Feb-17	13	1.011	21	1.190133	1.172466			
Mar-17	14	1.030	31	1.172345	1.151136			
Apr-17	15	1.035	30	1.154295	1.146020			
May-17	16	1.059	41	1.135980	1.119731			
Jun-17	17	1.098	37	1.117395	1.079588			
Jul-17	18	1.116	40	1.098536	1.062467			
Aug-17	19	1.111	37	1.079400	1.067694			
Sep-17	20	1.153	29	1.059983	1.028235			
Oct-17	21	1.156	45	1.040280	1.026040			
Nov-17	22	1.104	30	1.020287	1.074169			
Dec-17	23	1.186	22	1.000000	1.000000			
Mean SAR		0.998	675	Total Sales				
Groups:	LO RISE	675	HI RISE	232	APT LO RISE	5	APT HI RISE	5

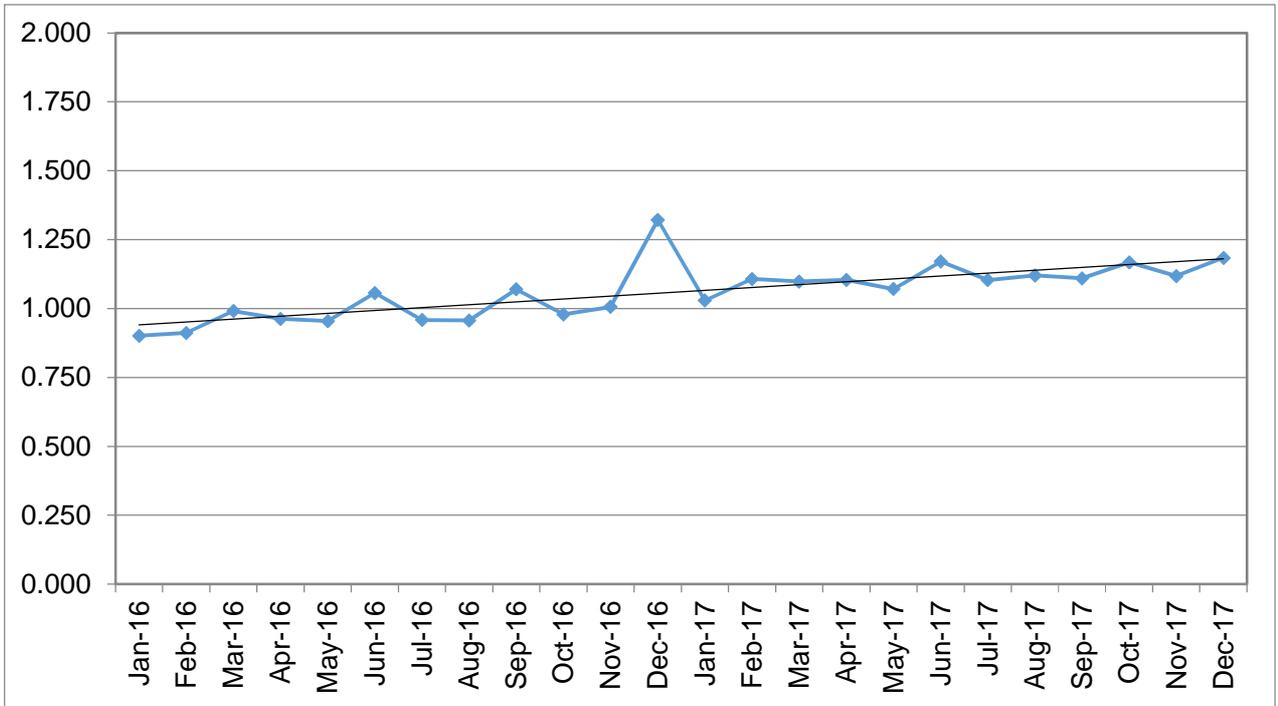


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Condominium Trend Data For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	HI RISE	
Jan-16	0	0.901	16	1.252564	1.313887			
Feb-16	1	0.912	4	1.242725	1.298752	Coefficient	0.010	
Mar-16	2	0.991	12	1.232789	1.194851	Intercept	0.940	
Apr-16	3	0.962	15	1.222755	1.230190	Correlation	0.740	
May-16	4	0.954	13	1.212623	1.240751	y = 0.0104x + 0.9404		
Jun-16	5	1.056	15	1.202391	1.121051			
Jul-16	6	0.958	6	1.192058	1.235574	Med Sale Price	\$333,950	
Aug-16	7	0.957	15	1.181624	1.237360	Med SP/Com Sq Ft	\$290.94	
Sep-16	8	1.069	11	1.171087	1.107232			
Oct-16	9	0.979	12	1.160446	1.209709	Base Month	23	
Nov-16	10	1.006	8	1.149701	1.177305	Monthly Trend	0.010	
Dec-16	11	1.321	4	1.138849	0.896122	Period Trend	13.17%	
Jan-17	12	1.029	6	1.127892	1.150211			
Feb-17	13	1.107	6	1.116826	1.069163			
Mar-17	14	1.098	10	1.105651	1.078156			
Apr-17	15	1.104	5	1.094367	1.072769			
May-17	16	1.071	11	1.082971	1.105797			
Jun-17	17	1.170	13	1.071463	1.011848			
Jul-17	18	1.103	6	1.059842	1.073405			
Aug-17	19	1.120	17	1.048107	1.057012			
Sep-17	20	1.110	4	1.036256	1.066928			
Oct-17	21	1.168	9	1.024289	1.013911			
Nov-17	22	1.118	7	1.012204	1.059529			
Dec-17	23	1.184	7	1.000000	1.000000			
Mean SAR		1.060	232 Total Sales					
Groups:	LO RISE	675	HI RISE	232	APT LO RISE	5	APT HI RISE	5

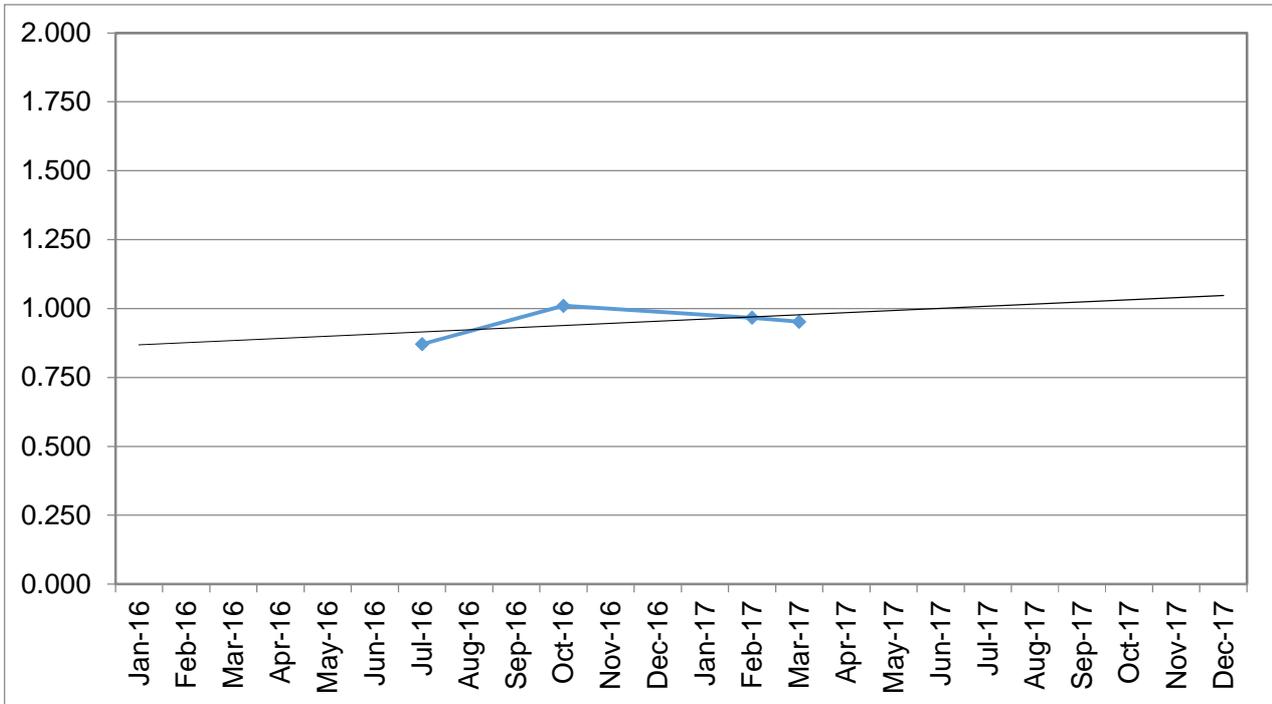


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Condominium Trend Data For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	APT HI RISE	
Jan-16	0	#N/A	0	1.205004	#N/A			
Feb-16	1	#N/A	0	1.196863	#N/A	Coefficient	0.008	
Mar-16	2	#N/A	0	1.188656	#N/A	Intercept	0.869	
Apr-16	3	#N/A	0	1.180382	#N/A	Correlation	0.490	
May-16	4	#N/A	0	1.172040	#N/A	y = 0.0077x + 0.8686		
Jun-16	5	#N/A	0	1.163631	#N/A			
Jul-16	6	0.870	1	1.155153	#N/A	Med Sale Price	\$650,000	
Aug-16	7	#N/A	0	1.146607	#N/A	Med SP/Com Sq Ft	\$330.50	
Sep-16	8	#N/A	0	1.137990	#N/A			
Oct-16	9	1.010	1	1.129304	#N/A	Base Month	23	
Nov-16	10	#N/A	0	1.120547	#N/A	Monthly Trend	0.008	
Dec-16	11	#N/A	0	1.111718	#N/A	Period Trend	10.59%	
Jan-17	12	#N/A	0	1.102818	#N/A			
Feb-17	13	0.966	1	1.093845	#N/A			
Mar-17	14	0.952	2	1.084799	#N/A			
Apr-17	15	#N/A	0	1.075680	#N/A			
May-17	16	#N/A	0	1.066486	#N/A			
Jun-17	17	#N/A	0	1.057218	#N/A			
Jul-17	18	#N/A	0	1.047874	#N/A			
Aug-17	19	#N/A	0	1.038453	#N/A			
Sep-17	20	#N/A	0	1.028957	#N/A			
Oct-17	21	#N/A	0	1.019383	#N/A			
Nov-17	22	#N/A	0	1.009731	#N/A			
Dec-17	23	#N/A	0	1.000000	#N/A			
Mean SAR		0.950	5 Total Sales					
Groups:	LO RISE	675	HI RISE	232	APT LO RISE	5	APT HI RISE	5

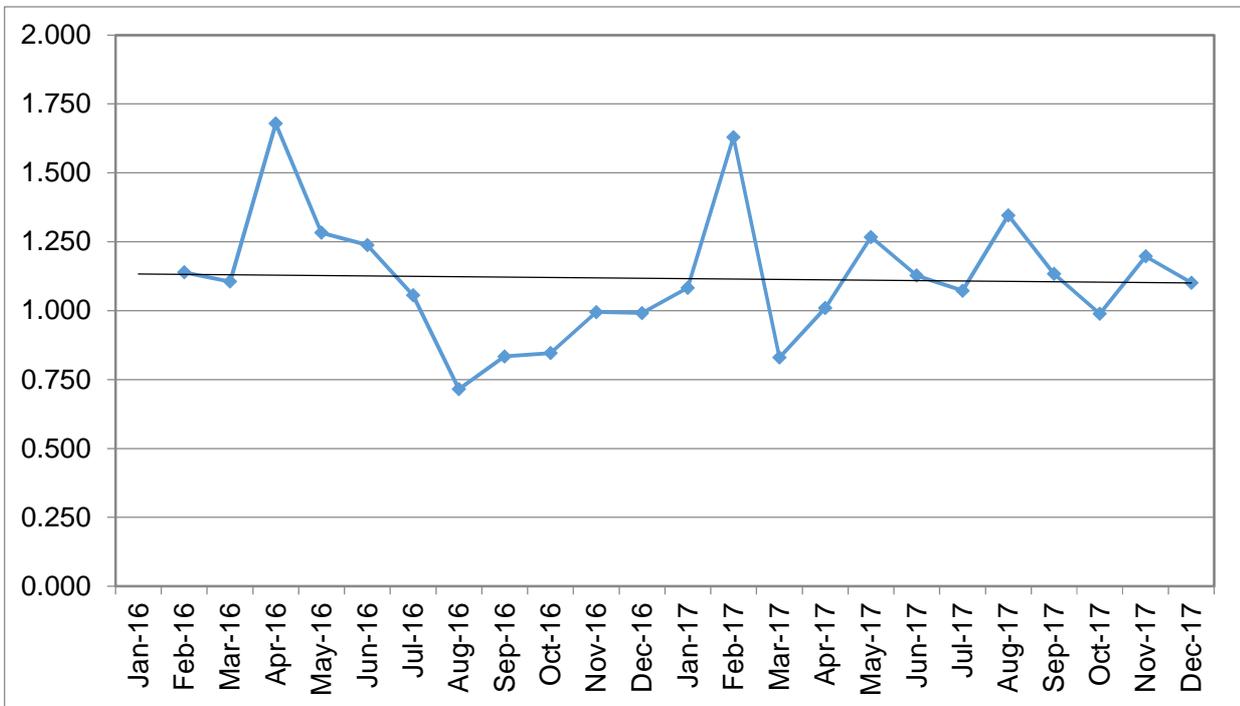


SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Commercial Trend By Use Group For the Period 01/01/2016 To 12/31/2017 (Using Values as of 06/20/2018)

MONTH	SALEMO	MeanSAR	COUNT	TAF (Regression)	TAF (Ratio)	Selected Group	VACANT
Jan-16	0	#N/A	0	0.970424	#N/A		
Feb-16	1	1.139	5	0.971729	0.966995	Coefficient	-0.001
Mar-16	2	1.106	2	0.973032	0.996224	Intercept	1.133
Apr-16	3	1.680	2	0.974333	0.655823	Correlation	-0.043
May-16	4	1.283	3	0.975632	0.858606	y = -0.0015x + 1.1335	
Jun-16	5	1.238	4	0.976930	0.889656		
Jul-16	6	1.056	4	0.978226	1.043303	Med Sale Price	\$430,000
Aug-16	7	0.715	2	0.979520	1.540279	Med SP/Com Sq Ft	N/A
Sep-16	8	0.834	2	0.980812	1.320711		
Oct-16	9	0.846	2	0.982103	1.301510	Base Month	23
Nov-16	10	0.995	3	0.983393	1.106993	Monthly Trend	-0.001
Dec-16	11	0.991	2	0.984680	1.111039	Period Trend	-1.54%
Jan-17	12	1.083	1	0.985966	1.016901		
Feb-17	13	1.630	5	0.987250	0.675905		
Mar-17	14	0.830	3	0.988533	1.327853		
Apr-17	15	1.009	5	0.989813	1.091425		
May-17	16	1.267	3	0.991093	0.869405		
Jun-17	17	1.128	5	0.992370	0.976891		
Jul-17	18	1.072	2	0.993646	1.027249		
Aug-17	19	1.346	2	0.994920	0.818455		
Sep-17	20	1.133	3	0.996192	0.972089		
Oct-17	21	0.989	5	0.997463	1.114238		
Nov-17	22	1.197	6	0.998732	0.920107		
Dec-17	23	1.102	8	1.000000	1.000000		
Mean SAR		1.116	79 Total Sales			VACANT	79
Groups:	APTMNT	142	OFFICE	126	RETAIL	151	WAREHS 84



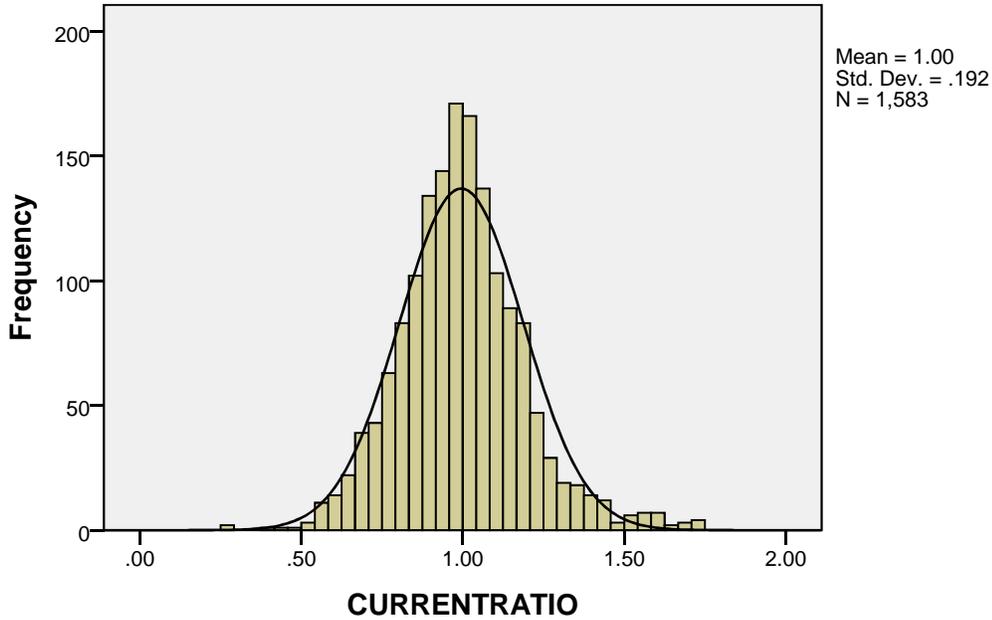
SAR - Sale Assessment Ratio:

The sale price divided by the assessed value. The reciprocal of the sales ratio.

Commercial Ratio Report

Overall Commercial Ratio 2016-2017 Sales

All Commercial/Industrial/Com Multi Unit/Condominium/Com Condo/Com Leasehold



Ratio Filter >=.25 and <=1.75

Case Processing Summary

		Count	Percent
SALEYEAR	2016.00	722	45.6%
	2017.00	861	54.4%
Overall		1583	100.0%
Excluded		0	
Total		1583	

Ratio Statistics for CURRTOTL / ADJSALEP

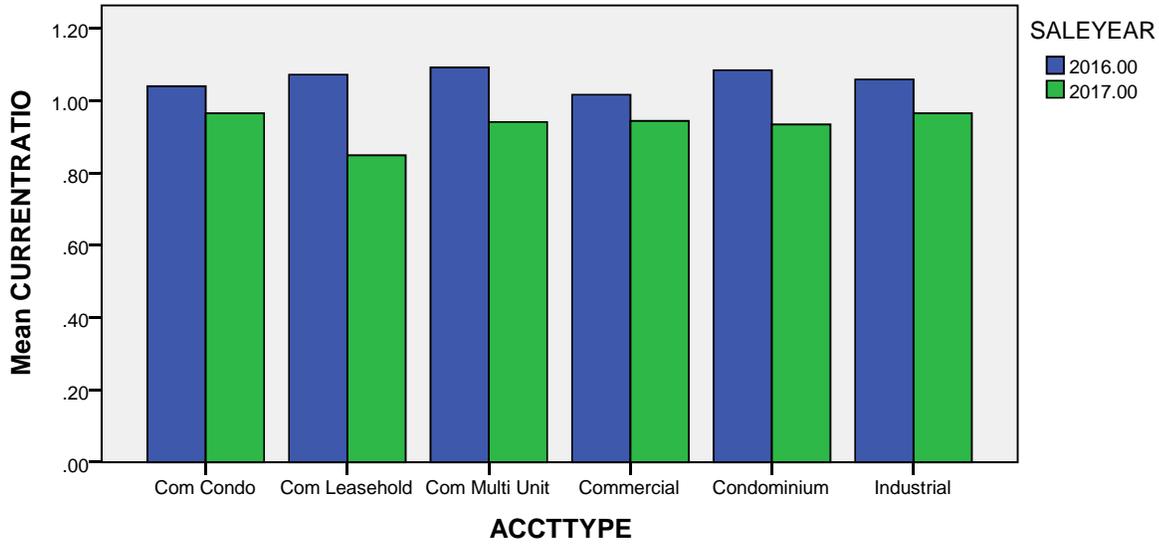
Group	Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean	
		Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound
2016.00	1.068	1.055	1.082	1.055	1.042	1.069	95.2%	.983	.946	1.019
2017.00	.935	.923	.946	.930	.916	.942	95.2%	.900	.876	.924
Overall	.995	.986	1.005	.990	.980	.999	95.0%	.945	.923	.968

Ratio Statistics for CURRTOTL / ADJSALEP

Group	Price Related Differential	Coefficient of Dispersion
2016.00	1.087	.129
2017.00	1.039	.142
Overall	1.053	.146

2016-2017 Commercial Ratio by Account Type by Sale Year

All Commercial/Industrial/Com Multi Unit/Condominium/Com Condo/Com Leasehold



Ratio Filter $\geq .25$ and ≤ 1.75

Case Processing Summary

		Count	Percent
ACCTTYPE	Com Condo	55	3.5%
	Com Leasehold	67	4.2%
	Com Multi Unit	137	8.7%
	Commercial	350	22.1%
	Condominium	919	58.1%
	Industrial	55	3.5%
Overall		1583	100.0%
Excluded		0	
Total		1583	

Ratio Statistics for CURRTOTL / ADJSALEP

Group	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
Com Condo	1.000	.991	.978	1.023	.113
Com Leasehold	.935	.894	.848	1.103	.268
Com Multi Unit	1.017	.997	.958	1.061	.149
Commercial	.974	.964	.918	1.061	.177
Condominium	1.003	.999	1.005	.999	.126
Industrial	1.018	.966	.915	1.112	.154
Overall	.995	.990	.945	1.053	.146

Commercial Ratio: Account Type by Sale Year

Case Processing Summary

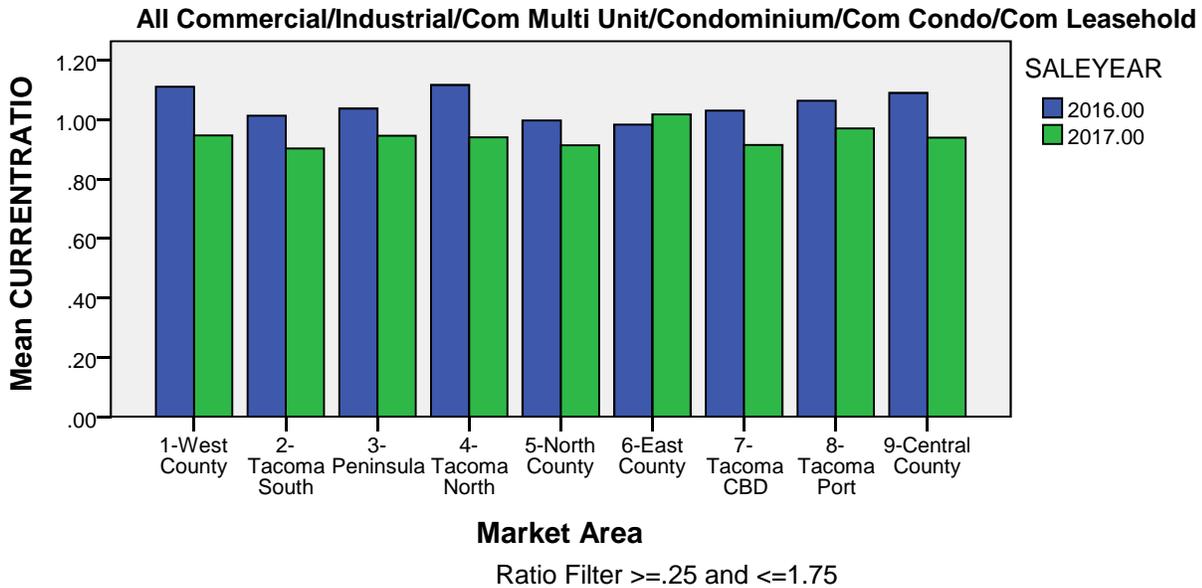
	Cases					
	Included		Excluded		Total	
	N	Percent	N	Percent	N	Percent
CURRENTRATIO * ACCTTYPE * SALEYEAR	1583	100.0%	0	.0%	1583	100.0%

Report

CURRENTRATIO

ACCTTYPE	SALEYEAR	N	Mean	Median	Std. Deviation
Com Condo	2016.00	26	1.0399	1.0386	.14518
	2017.00	29	.9649	.9447	.11598
	Total	55	1.0003	.9913	.13477
Com Leasehold	2016.00	26	1.0716	1.0050	.35201
	2017.00	41	.8488	.8143	.25478
	Total	67	.9353	.8943	.31344
Com Multi Unit	2016.00	69	1.0918	1.0453	.17774
	2017.00	68	.9407	.9094	.19316
	Total	137	1.0168	.9973	.19982
Commercial	2016.00	144	1.0164	1.0112	.22980
	2017.00	206	.9439	.9351	.22384
	Total	350	.9738	.9645	.22879
Condominium	2016.00	426	1.0839	1.0740	.15167
	2017.00	493	.9338	.9303	.13750
	Total	919	1.0034	.9992	.16246
Industrial	2016.00	31	1.0584	1.0466	.19140
	2017.00	24	.9647	.9275	.23138
	Total	55	1.0175	.9663	.21297
Total	2016.00	722	1.0681	1.0552	.18529
	2017.00	861	.9346	.9295	.17603
	Total	1583	.9955	.9902	.19213

2016-2017 Commercial Ratio by Neighborhood



Case Processing Summary

		Count	Percent
Market Area	1-West County	250	15.8%
	2-Tacoma South	137	8.7%
	3-Peninsula	68	4.3%
	4-Tacoma North	421	26.6%
	5-North County	215	13.6%
	6-East County	32	2.0%
	7-Tacoma CBD	178	11.2%
	8-Tacoma Port	64	4.0%
	9-Central County	218	13.8%
Overall	1583	100.0%	
Excluded	0		
Total	1583		

Ratio Statistics for CURRTOTL / ADJSALEP

Group	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
1-West County	1.018	1.019	.985	1.034	.148
2-Tacoma South	.951	.944	.970	.981	.163
3-Peninsula	.987	.984	.970	1.017	.114
4-Tacoma North	1.024	1.013	.989	1.035	.153
5-North County	.952	.963	.896	1.062	.106
6-East County	1.002	.993	1.003	.999	.179
7-Tacoma CBD	.974	.958	.902	1.080	.144
8-Tacoma Port	1.013	1.018	1.041	.973	.084
9-Central County	1.000	.986	.871	1.149	.166
Overall	.995	.990	.945	1.053	.146

Commercial Ratio: Neighborhood by Sale Year

Case Processing Summary

	Cases					
	Included		Excluded		Total	
	N	Percent	N	Percent	N	Percent
CURRENTRATIO * Market Area * SALEYEAR	1583	100.0%	0	.0%	1583	100.0%

Report

CURRENTRATIO

Market Area	SALEYEAR	N	Mean	Median	Std. Deviation
1-West County	2016.00	109	1.1107	1.0816	.17943
	2017.00	141	.9466	.9444	.17135
	Total	250	1.0181	1.0185	.19266
2-Tacoma South	2016.00	60	1.0129	.9837	.21466
	2017.00	77	.9026	.9046	.18385
	Total	137	.9509	.9438	.20469
3-Peninsula	2016.00	31	1.0371	1.0447	.12097
	2017.00	37	.9454	.9479	.15040
	Total	68	.9872	.9837	.14430
4-Tacoma North	2016.00	200	1.1163	1.1024	.19067
	2017.00	221	.9400	.9640	.18759
	Total	421	1.0237	1.0133	.20839
5-North County	2016.00	100	.9971	1.0058	.14189
	2017.00	115	.9132	.9150	.12601
	Total	215	.9522	.9627	.13975
6-East County	2016.00	14	.9829	1.0330	.25711
	2017.00	18	1.0172	.9609	.25419
	Total	32	1.0022	.9926	.25190
7-Tacoma CBD	2016.00	91	1.0301	1.0269	.17519
	2017.00	87	.9148	.8969	.16322
	Total	178	.9737	.9576	.17858
8-Tacoma Port	2016.00	29	1.0634	1.0496	.09954
	2017.00	35	.9703	.9638	.12515
	Total	64	1.0125	1.0176	.12263
9-Central County	2016.00	88	1.0895	1.0958	.19590
	2017.00	130	.9395	.9193	.20294
	Total	218	1.0000	.9862	.21286
Total	2016.00	722	1.0681	1.0552	.18529
	2017.00	861	.9346	.9295	.17603
	Total	1583	.9955	.9902	.19213

Commercial Ratio: Sale Year by Account Type

Case Processing Summary

SALEYEAR			Count	Percent
2016.00	ACCTTYPE	Com Condo	26	3.6%
		Com Leasehold	26	3.6%
		Com Multi Unit	69	9.6%
		Commercial	144	19.9%
		Condominium	426	59.0%
		Industrial	31	4.3%
		Overall	722	100.0%
	Excluded	0		
	Total	722		
2017.00	ACCTTYPE	Com Condo	29	3.4%
		Com Leasehold	41	4.8%
		Com Multi Unit	68	7.9%
		Commercial	206	23.9%
		Condominium	493	57.3%
		Industrial	24	2.8%
		Overall	861	100.0%
	Excluded	0		
	Total	861		

Ratio Statistics for CURRTOTL / ADJSALEP

SALEYEAR	Group	Mean	Median	Wt Mean	Std. Dev	PRD	COD	Coefficient of Variation	
								Mean Centered	Median Centered
2016.00	Com Condo	1.040	1.039	1.007	.145	1.032	.114	14.0%	14.0%
	Com Leasehold	1.072	1.005	.734	.352	1.461	.260	32.8%	35.7%
	Com Multi Unit	1.092	1.045	.998	.178	1.094	.124	16.3%	17.6%
	Commercial	1.016	1.011	.951	.230	1.069	.167	22.6%	22.7%
	Condominium	1.084	1.074	1.071	.152	1.012	.108	14.0%	14.2%
	Industrial	1.058	1.047	.923	.191	1.147	.131	18.1%	18.3%
	Overall	1.068	1.055	.983	.185	1.087	.129	17.3%	17.6%
2017.00	Com Condo	.965	.945	.935	.116	1.032	.104	12.0%	12.5%
	Com Leasehold	.849	.814	.898	.255	.945	.232	30.0%	31.6%
	Com Multi Unit	.941	.909	.887	.193	1.061	.164	20.5%	21.5%
	Commercial	.944	.935	.888	.224	1.063	.178	23.7%	24.0%
	Condominium	.934	.930	.948	.137	.985	.117	14.7%	14.8%
	Industrial	.965	.927	.898	.231	1.074	.151	24.0%	25.3%
	Overall	.935	.930	.900	.176	1.039	.142	18.8%	18.9%

Condominium Ratio: Neighborhood by Sale Year

Case Processing Summary

	Cases					
	Included		Excluded		Total	
	N	Percent	N	Percent	N	Percent
CURRENTRATIO * Market Area * SALEYEAR	919	100.0%	0	.0%	919	100.0%

Report

CURRENTRATIO

Market Area	SALEYEAR	N	Mean	Median	Std. Deviation
1-West County	2016.00	62	1.1201	1.0842	.18000
	2017.00	80	.9319	.8985	.17077
	Total	142	1.0140	1.0089	.19782
2-Tacoma South	2016.00	16	.9713	.9694	.13986
	2017.00	27	.8599	.8445	.14654
	Total	43	.9013	.9081	.15248
3-Peninsula	2016.00	9	1.0802	1.0657	.14486
	2017.00	9	.9658	.9610	.13716
	Total	18	1.0230	1.0179	.14898
4-Tacoma North	2016.00	143	1.1206	1.1174	.14364
	2017.00	150	.9422	.9768	.14081
	Total	293	1.0293	1.0235	.16774
5-North County	2016.00	54	1.0436	1.0292	.09740
	2017.00	80	.9218	.9202	.09562
	Total	134	.9709	.9690	.11318
7-Tacoma CBD	2016.00	73	1.0053	1.0180	.14270
	2017.00	71	.9121	.9045	.14246
	Total	144	.9594	.9507	.14958
8-Tacoma Port	2016.00	16	1.0589	1.0614	.04666
	2017.00	17	.9836	.9740	.09017
	Total	33	1.0201	1.0202	.08093
9-Central County	2016.00	53	1.1339	1.1464	.15504
	2017.00	59	.9719	.9506	.11149
	Total	112	1.0486	1.0354	.15609
Total	2016.00	426	1.0839	1.0740	.15167
	2017.00	493	.9338	.9303	.13750
	Total	919	1.0034	.9992	.16246

Commercial Vacant Land Ratio: Sale Year by Account Type

Case Processing Summary

SALEYEAR			Count	Percent
2016.00	ACCTTYPE	Com Multi Unit	4	7.5%
		Commercial	38	71.7%
		Industrial	11	20.8%
	Overall	53	100.0%	
	Excluded	0		
	Total	53		
2017.00	ACCTTYPE	Com Multi Unit	3	4.8%
		Commercial	47	75.8%
		Industrial	12	19.4%
	Overall	62	100.0%	
	Excluded	0		
	Total	62		

Ratio Statistics for CURRTOTL / ADJSALEP

SALEYEAR	Group	Mean	Median	Wt Mean	PRD	COD	Coefficient of Variation	
							Mean Centered	Median Centered
2016.00	Com Multi Unit	.952	.939	.985	.967	.066	9.4%	9.7%
	Commercial	1.033	1.049	1.027	1.006	.189	26.1%	25.8%
	Industrial	1.033	.968	.957	1.080	.168	22.1%	24.6%
	Overall	1.027	.995	1.000	1.027	.185	24.4%	25.4%
2017.00	Com Multi Unit	.761	.908	.389	1.957	.259	49.4%	45.9%
	Commercial	.953	.923	.873	1.092	.233	27.7%	28.8%
	Industrial	.941	.923	.935	1.006	.163	20.2%	20.7%
	Overall	.941	.921	.819	1.150	.221	27.2%	27.9%

Commercial Vacant Land Ratio: Neighborhood by Sale Year

Case Processing Summary

	Cases					
	Included		Excluded		Total	
	N	Percent	N	Percent	N	Percent
CURRENTRATIO * Market Area * SALEYEAR	115	100.0%	0	.0%	115	100.0%

Report

CURRENTRATIO

Market Area	SALEYEAR	N	Mean	Median	Std. Deviation
1-West County	2016.00	5	1.0454	1.1751	.23004
	2017.00	8	1.2055	1.1950	.15070
	Total	13	1.1440	1.1862	.19355
2-Tacoma South	2016.00	4	.9854	.9695	.30681
	2017.00	8	.9748	.9847	.15027
	Total	12	.9783	.9847	.20018
3-Peninsula	2016.00	1	1.0758	1.0758	.
	2017.00	3	.8329	.7009	.24864
	Total	4	.8937	.8884	.23656
4-Tacoma North	2016.00	2	1.0865	1.0865	.01910
	Total	2	1.0865	1.0865	.01910
5-North County	2016.00	14	1.0433	1.0018	.19130
	2017.00	13	.8015	.8042	.23893
	Total	27	.9269	.9642	.24455
6-East County	2016.00	2	1.0161	1.0161	.09419
	Total	2	1.0161	1.0161	.09419
7-Tacoma CBD	2016.00	6	1.2421	1.2526	.29436
	2017.00	5	.9357	.9194	.16226
	Total	11	1.1028	1.0129	.28188
8-Tacoma Port	2016.00	10	1.0055	.9713	.13239
	2017.00	7	.8944	.8819	.15447
	Total	17	.9598	.9659	.14826
9-Central County	2016.00	9	.8750	.7563	.38445
	2017.00	18	.9483	.8847	.32074
	Total	27	.9239	.8516	.33761
Total	2016.00	53	1.0271	.9951	.25056
	2017.00	62	.9415	.9213	.25596
	Total	115	.9809	.9659	.25600

Measures of Reliability: Improved and Vacant Sales

Case Processing Summary

IMPVAC			Count	Percent
Improved	SALEYEAR	2016.00	722	45.6%
		2017.00	861	54.4%
	Overall	1583	100.0%	
	Excluded	0		
	Total	1583		
Vacant	SALEYEAR	2016.00	53	46.1%
		2017.00	62	53.9%
	Overall	115	100.0%	
	Excluded	0		
	Total	115		

IMPVAC	Group	Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Wt Mean
			Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage	
Improved	2016.00	1.068	1.055	1.082	1.055	1.042	1.069	95.2%	.983
	2017.00	.935	.923	.946	.930	.916	.942	95.2%	.900
	Overall	.995	.986	1.005	.990	.980	.999	95.0%	.945
Vacant	2016.00	1.027	.958	1.096	.995	.955	1.080	97.3%	1.000
	2017.00	.941	.876	1.006	.921	.821	1.040	97.0%	.819
	Overall	.981	.934	1.028	.966	.929	1.040	96.0%	.898

IMPVAC	Group	95% Confidence Interval for Weighted Mean	
		Lower Bound	Upper Bound
Improved	2016.00	.946	1.019
	2017.00	.876	.924
	Overall	.923	.968
Vacant	2016.00	.922	1.079
	2017.00	.673	.965
	Overall	.800	.996

2018 Pierce County Assessed Value Change Report

Summarizes and Compares Average Assessed Value Change:

- Report Categories:
 - Extension (Property Use)
 - Market Area
 - City
 - Market Area by Extension (Property Use)
 - City by Extension

Report Exclusions:

The following items result in value changes not attributable to a revaluation trend. These items are excluded from the average assessed value percent change reports.

- Physical Inspection Year Accounts (PI Year 5 for 2018)
- Boundary line changes
- New subdivisions
- Changes in use classification (Abstract Use Code Change)
- New construction
- Segregations
- Trended Investment Accounts
- Destroyed Property
- Exempt and State Assessed Accounts
- Group Account Value Shifts
- Value Change Outliers
- Flood Zone

Taxable Value Change

The following reports exclude exempt and state assessed accounts.

- Fire District
- School District
- City

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Extension (Property Use)

Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	2,091	\$367,757	\$413,353	\$45,596	12.398%
304 - Bank	133	\$1,196,236	\$1,248,779	\$52,543	4.392%
710 - New Auto Dealer	108	\$2,208,783	\$2,342,323	\$133,540	6.046%
720 - Parking Garage	75	\$1,453,308	\$1,534,916	\$81,608	5.615%
725 - Parking Surface Lot	220	\$301,122	\$430,168	\$129,045	42.855%
730 - Auto Related	830	\$500,528	\$555,387	\$54,858	10.960%
740 - Misc Services	318	\$659,997	\$683,673	\$23,676	3.587%
760 - Restaurant	473	\$537,207	\$576,335	\$39,128	7.284%
761 - Fast Food	157	\$857,679	\$894,438	\$36,759	4.286%
770 - Retail Stand Alone	1,562	\$806,682	\$829,227	\$22,545	2.795%
771 - Regional Mall	22	\$14,167,568	\$14,104,991	-\$62,577	-0.442%
772 - Power Center	8	\$6,055,450	\$6,055,450	\$0	0.000%
773 - Strip/Flex	272	\$2,372,789	\$2,614,695	\$241,906	10.195%
774 - C-Store w/Gas	204	\$776,540	\$814,771	\$38,231	4.923%
775 - Big Box	87	\$7,108,691	\$7,326,443	\$217,752	3.063%
820 - Office Class C	1,073	\$510,913	\$542,648	\$31,735	6.211%
821 - Office Class B	410	\$1,472,441	\$1,646,389	\$173,948	11.814%
822 - Office Class A	18	\$7,095,594	\$7,194,578	\$98,983	1.395%
830 - Medical	357	\$2,527,908	\$2,442,592	-\$85,316	-3.375%
850 - Apt Low Rise up to 19 Units	670	\$528,896	\$609,573	\$80,677	15.254%
851 - Apt Low Rise 20 to 99 Units	608	\$1,762,923	\$1,943,766	\$180,843	10.258%
852 - Apt Low Rise 100 Units Plus	308	\$7,866,597	\$8,414,657	\$548,059	6.967%
861 - Apartment High Rise	42	\$9,641,776	\$10,643,621	\$1,001,845	10.391%
862 - Condo Low Rise	3,049	\$163,354	\$192,508	\$29,154	17.847%
863 - Condo High Rise	1,037	\$315,821	\$346,756	\$30,935	9.795%
864 - Condo Apartment Low Rise	286	\$164,159	\$180,071	\$15,911	9.693%
865 - Condo Apartment High Rise	188	\$480,082	\$536,152	\$56,070	11.679%
870 - Motel	103	\$1,943,245	\$2,127,891	\$184,647	9.502%
871 - Hotel Full Service	17	\$9,201,794	\$9,705,959	\$504,165	5.479%
880 - MH Park	314	\$883,825	\$953,288	\$69,462	7.859%
881 - RV Park	12	\$1,115,908	\$1,112,933	-\$2,975	-0.267%
890 - Geriatric Services	138	\$3,347,787	\$3,483,991	\$136,204	4.068%
910 - Gen Warehouse 20,000 to 199,999 S	395	\$2,871,414	\$3,306,388	\$434,973	15.148%
911 - Gen Warehouse up to 19,999 SF	790	\$645,369	\$745,506	\$100,137	15.516%
912 - Mega Warehouse 200,000 SF Plus	76	\$20,958,433	\$21,867,674	\$909,241	4.338%
913 - Transit Warehouse	14	\$5,239,371	\$5,396,236	\$156,864	2.994%
914 - Flex Warehouse	32	\$1,177,953	\$1,227,744	\$49,791	4.227%
920 - Heavy Industrial	51	\$2,387,426	\$2,484,844	\$97,418	4.080%
925 - Trended Investment	6	\$726,333	\$744,667	\$18,333	2.524%
930 - Light Industrial	566	\$1,075,509	\$1,210,961	\$135,452	12.594%
940 - Mini Storage	563	\$510,295	\$572,275	\$61,980	12.146%
951 - Utilities	31	\$171,777	\$184,119	\$12,342	7.185%
952 - Airplane Hangar	7	\$324,772	\$521,636	\$196,864	60.616%
953 - Marine Hangar	12	\$831,283	\$895,283	\$64,000	7.699%
954 - Religious Service	776	\$824,721	\$845,186	\$20,465	2.481%
955 - Education	220	\$1,353,996	\$1,447,336	\$93,340	6.894%
956 - Recreational	188	\$864,874	\$916,673	\$51,799	5.989%
957 - Government	13	\$711,215	\$1,038,146	\$326,931	45.968%
958 - Outbuilding	52	\$357,785	\$376,860	\$19,075	5.331%
959 - Agricultural	88	\$407,024	\$417,244	\$10,220	2.511%
960 - Marina	185	\$288,101	\$297,802	\$9,701	3.367%
98 - Boat House	641	\$19,852	\$15,676	-\$4,176	-21.038%
Extension Summary	19,896	\$981,335	\$1,056,987	\$75,652	7.709%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area

Market Area	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
1 - West County	2,910	\$968,707	\$1,053,497	\$84,790	8.753%
2 - Tacoma South	2,644	\$956,872	\$1,020,117	\$63,245	6.610%
3 - Peninsula	1,012	\$1,433,909	\$1,501,302	\$67,393	4.700%
4 - Tacoma North	2,877	\$699,624	\$770,963	\$71,339	10.197%
5 - North County	2,856	\$1,433,986	\$1,512,372	\$78,386	5.466%
6 - East County	1,044	\$440,167	\$473,322	\$33,155	7.532%
7 - Tacoma CBD	1,790	\$722,808	\$836,846	\$114,037	15.777%
8 - Tacoma Port	1,309	\$1,635,095	\$1,781,634	\$146,539	8.962%
9 - Central County	3,452	\$788,451	\$835,750	\$47,298	5.999%
Market Area Summary	19,894	\$981,388	\$1,057,045	\$75,656	7.709%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

1 - West County						
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg	
0 - Commercial Other	163	\$520,834	\$523,717	\$2,883	0.554%	
304 - Bank	15	\$1,261,160	\$1,324,213	\$63,053	5.000%	
710 - New Auto Dealer	6	\$3,223,917	\$3,391,150	\$167,233	5.187%	
720 - Parking Garage	4	\$2,018,950	\$2,045,400	\$26,450	1.310%	
725 - Parking Surface Lot	7	\$242,400	\$258,186	\$15,786	6.512%	
730 - Auto Related	96	\$540,644	\$605,241	\$64,597	11.948%	
740 - Misc Services	52	\$1,131,567	\$1,147,194	\$15,627	1.381%	
760 - Restaurant	51	\$561,049	\$605,529	\$44,480	7.928%	
761 - Fast Food	30	\$742,143	\$788,943	\$46,800	6.306%	
770 - Retail Stand Alone	211	\$906,859	\$915,998	\$9,139	1.008%	
773 - Strip/Flex	23	\$2,190,000	\$2,409,513	\$219,513	10.023%	
774 - C-Store w/Gas	26	\$842,988	\$890,265	\$47,277	5.608%	
775 - Big Box	10	\$5,868,590	\$6,110,120	\$241,530	4.116%	
820 - Office Class C	119	\$462,709	\$487,134	\$24,424	5.279%	
821 - Office Class B	99	\$622,934	\$716,471	\$93,536	15.015%	
822 - Office Class A	4	\$13,453,175	\$13,561,325	\$108,150	0.804%	
830 - Medical	33	\$947,012	\$904,467	-\$42,545	-4.493%	
850 - Apt Low Rise up to 19 Units	142	\$574,997	\$662,402	\$87,405	15.201%	
851 - Apt Low Rise 20 to 99 Units	196	\$1,610,924	\$1,772,455	\$161,531	10.027%	
852 - Apt Low Rise 100 Units Plus	68	\$7,663,403	\$8,332,300	\$668,897	8.728%	
862 - Condo Low Rise	766	\$116,952	\$151,239	\$34,287	29.317%	
863 - Condo High Rise	44	\$540,639	\$594,686	\$54,048	9.997%	
864 - Condo Apartment Low Rise	119	\$189,730	\$208,667	\$18,937	9.981%	
870 - Motel	15	\$2,709,467	\$2,995,700	\$286,233	10.564%	
871 - Hotel Full Service	3	\$8,897,967	\$8,898,033	\$67	0.001%	
880 - MH Park	38	\$1,392,124	\$1,534,813	\$142,689	10.250%	
881 - RV Park	2	\$850,800	\$852,200	\$1,400	0.165%	
890 - Geriatric Services	18	\$2,716,672	\$2,781,589	\$64,917	2.390%	
910 - Gen Warehouse 20,000 to 1	64	\$3,697,744	\$4,380,900	\$683,156	18.475%	
911 - Gen Warehouse up to 19,99	80	\$828,420	\$993,196	\$164,776	19.890%	
912 - Mega Warehouse 200,000 S	9	\$24,172,833	\$25,329,011	\$1,156,178	4.783%	
914 - Flex Warehouse	19	\$332,111	\$332,111	\$0	0.000%	
920 - Heavy Industrial	6	\$1,573,000	\$1,572,600	-\$400	-0.025%	
930 - Light Industrial	82	\$594,483	\$638,061	\$43,578	7.330%	
940 - Mini Storage	71	\$613,231	\$672,203	\$58,972	9.617%	
951 - Utilities	4	\$153,000	\$169,550	\$16,550	10.817%	
954 - Religious Service	67	\$992,776	\$1,002,745	\$9,969	1.004%	
955 - Education	11	\$4,253,900	\$4,381,964	\$128,064	3.010%	
956 - Recreational	51	\$439,426	\$491,577	\$52,151	11.868%	
957 - Government	5	\$602,920	\$621,040	\$18,120	3.005%	
958 - Outbuilding	10	\$496,870	\$523,240	\$26,370	5.307%	
960 - Marina	3	\$311,933	\$324,400	\$12,467	3.997%	
98 - Boat House	68	\$17,737	\$17,737	\$0	0.000%	
Market Area Summary	2,910	\$65,556,675	\$71,294,810	\$5,738,134	8.75%	

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

2 - Tacoma South

Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	205	\$163,240	\$175,665	\$12,425	7.611%
304 - Bank	27	\$851,089	\$893,915	\$42,826	5.032%
710 - New Auto Dealer	39	\$2,120,700	\$2,239,159	\$118,459	5.586%
720 - Parking Garage	5	\$49,320	\$49,320	\$0	0.000%
725 - Parking Surface Lot	21	\$74,500	\$73,276	-\$1,224	-1.643%
730 - Auto Related	236	\$350,447	\$395,151	\$44,703	12.756%
740 - Misc Services	49	\$489,065	\$497,002	\$7,937	1.623%
760 - Restaurant	102	\$388,521	\$390,048	\$1,527	0.393%
761 - Fast Food	26	\$778,646	\$816,873	\$38,227	4.909%
770 - Retail Stand Alone	363	\$492,551	\$495,618	\$3,068	0.623%
771 - Regional Mall	18	\$15,393,000	\$15,316,517	-\$76,483	-0.497%
773 - Strip/Flex	77	\$2,431,171	\$2,721,561	\$290,390	11.944%
774 - C-Store w/Gas	34	\$496,918	\$527,441	\$30,524	6.143%
775 - Big Box	23	\$5,511,474	\$5,798,830	\$287,357	5.214%
820 - Office Class C	172	\$476,681	\$492,244	\$15,563	3.265%
821 - Office Class B	36	\$2,075,310	\$2,383,819	\$308,510	14.866%
830 - Medical	47	\$902,766	\$862,296	-\$40,470	-4.483%
850 - Apt Low Rise up to 19 Units	200	\$416,753	\$478,513	\$61,760	14.819%
851 - Apt Low Rise 20 to 99 Units	153	\$1,237,910	\$1,350,869	\$112,959	9.125%
852 - Apt Low Rise 100 Units Plus	91	\$3,881,140	\$4,073,192	\$192,053	4.948%
861 - Apartment High Rise	4	\$18,726,100	\$19,279,250	\$553,150	2.954%
862 - Condo Low Rise	16	\$73,569	\$95,631	\$22,063	29.989%
863 - Condo High Rise	170	\$181,156	\$206,715	\$25,559	14.109%
864 - Condo Apartment Low Rise	10	\$830,500	\$921,870	\$91,370	11.002%
865 - Condo Apartment High Rise	8	\$2,348,525	\$2,467,188	\$118,663	5.053%
870 - Motel	18	\$3,115,961	\$3,429,794	\$313,833	10.072%
871 - Hotel Full Service	4	\$6,004,800	\$6,605,300	\$600,500	10.000%
880 - MH Park	1	\$809,100	\$865,800	\$56,700	7.008%
890 - Geriatric Services	19	\$2,077,137	\$2,119,026	\$41,889	2.017%
910 - Gen Warehouse 20,000 to 1	44	\$1,471,064	\$1,749,689	\$278,625	18.940%
911 - Gen Warehouse up to 19,99	102	\$492,675	\$588,480	\$95,806	19.446%
920 - Heavy Industrial	1	\$27,789,230	\$32,330,400	\$4,541,170	16.341%
930 - Light Industrial	25	\$848,352	\$973,628	\$125,276	14.767%
940 - Mini Storage	51	\$728,108	\$850,024	\$121,916	16.744%
951 - Utilities	2	\$230,350	\$237,700	\$7,350	3.191%
954 - Religious Service	217	\$579,609	\$597,377	\$17,769	3.066%
955 - Education	16	\$1,478,969	\$1,509,569	\$30,600	2.069%
956 - Recreational	12	\$442,225	\$453,617	\$11,392	2.576%
Market Area Summary	2,644	\$66,578,137	\$70,978,643	\$4,400,506	6.61%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

3 - Peninsula

Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	109	\$670,781	\$706,327	\$35,546	5.299%
304 - Bank	17	\$1,634,035	\$1,735,318	\$101,282	6.198%
720 - Parking Garage	1	\$207,700	\$228,400	\$20,700	9.966%
725 - Parking Surface Lot	11	\$105,709	\$112,582	\$6,873	6.502%
730 - Auto Related	13	\$865,892	\$975,462	\$109,569	12.654%
740 - Misc Services	28	\$736,625	\$802,493	\$65,868	8.942%
760 - Restaurant	19	\$770,142	\$827,689	\$57,547	7.472%
761 - Fast Food	7	\$1,048,500	\$1,108,414	\$59,914	5.714%
770 - Retail Stand Alone	94	\$2,473,235	\$2,496,164	\$22,929	0.927%
773 - Strip/Flex	11	\$3,748,400	\$4,129,473	\$381,073	10.166%
774 - C-Store w/Gas	9	\$1,083,967	\$1,151,211	\$67,244	6.204%
775 - Big Box	5	\$13,212,600	\$13,439,020	\$226,420	1.714%
820 - Office Class C	70	\$680,961	\$715,577	\$34,616	5.083%
821 - Office Class B	63	\$1,669,902	\$1,945,590	\$275,689	16.509%
830 - Medical	19	\$11,799,437	\$11,245,516	-\$553,921	-4.694%
850 - Apt Low Rise up to 19 Units	8	\$698,138	\$821,563	\$123,425	17.679%
851 - Apt Low Rise 20 to 99 Units	17	\$5,094,418	\$5,606,429	\$512,012	10.050%
852 - Apt Low Rise 100 Units Plus	10	\$13,236,090	\$14,001,050	\$764,960	5.779%
862 - Condo Low Rise	173	\$493,525	\$542,014	\$48,489	9.825%
870 - Motel	2	\$734,050	\$807,450	\$73,400	9.999%
871 - Hotel Full Service	2	\$5,482,950	\$5,467,400	-\$15,550	-0.284%
880 - MH Park	7	\$1,652,829	\$1,819,500	\$166,671	10.084%
881 - RV Park	1	\$2,823,200	\$2,842,800	\$19,600	0.694%
890 - Geriatric Services	14	\$5,549,679	\$5,803,207	\$253,529	4.568%
910 - Gen Warehouse 20,000 to 1	12	\$1,594,542	\$1,762,133	\$167,592	10.510%
911 - Gen Warehouse up to 19,99	20	\$982,790	\$1,072,540	\$89,750	9.132%
930 - Light Industrial	2	\$1,379,200	\$1,586,100	\$206,900	15.001%
940 - Mini Storage	58	\$329,326	\$355,807	\$26,481	8.041%
951 - Utilities	1	\$39,200	\$43,000	\$3,800	9.694%
953 - Marine Hangar	4	\$155,475	\$160,500	\$5,025	3.232%
954 - Religious Service	25	\$1,754,068	\$1,824,336	\$70,268	4.006%
955 - Education	5	\$980,060	\$1,043,420	\$63,360	6.465%
956 - Recreational	7	\$1,428,517	\$1,513,220	\$84,703	5.929%
958 - Outbuilding	2	\$1,141,000	\$1,247,000	\$106,000	9.290%
959 - Agricultural	2	\$642,550	\$698,400	\$55,850	8.692%
960 - Marina	164	\$184,870	\$191,123	\$6,254	3.383%
Market Area Summary	1,012	\$40,308,767	\$42,203,271	\$1,894,503	4.70%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

4 - Tacoma North					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	95	\$407,725	\$638,005	\$230,280	56.479%
304 - Bank	13	\$1,040,254	\$1,091,085	\$50,831	4.886%
720 - Parking Garage	1	\$27,560,600	\$28,979,400	\$1,418,800	5.148%
725 - Parking Surface Lot	35	\$187,606	\$205,509	\$17,903	9.543%
730 - Auto Related	44	\$306,668	\$346,134	\$39,466	12.869%
740 - Misc Services	18	\$338,389	\$339,989	\$1,600	0.473%
760 - Restaurant	72	\$633,781	\$726,129	\$92,349	14.571%
761 - Fast Food	27	\$601,833	\$637,989	\$36,156	6.008%
770 - Retail Stand Alone	240	\$705,760	\$776,330	\$70,570	9.999%
773 - Strip/Flex	12	\$4,777,000	\$5,371,542	\$594,542	12.446%
774 - C-Store w/Gas	20	\$583,515	\$611,435	\$27,920	4.785%
775 - Big Box	13	\$7,730,515	\$8,063,731	\$333,215	4.310%
820 - Office Class C	136	\$560,631	\$617,913	\$57,282	10.217%
821 - Office Class B	28	\$2,190,407	\$2,200,143	\$9,736	0.444%
830 - Medical	68	\$2,176,451	\$2,191,062	\$14,610	0.671%
850 - Apt Low Rise up to 19 Units	73	\$684,289	\$789,816	\$105,527	15.421%
851 - Apt Low Rise 20 to 99 Units	63	\$2,147,227	\$2,360,627	\$213,400	9.938%
852 - Apt Low Rise 100 Units Plus	16	\$12,131,506	\$13,951,144	\$1,819,638	14.999%
861 - Apartment High Rise	6	\$19,795,600	\$22,342,267	\$2,546,667	12.865%
862 - Condo Low Rise	841	\$152,608	\$183,974	\$31,366	20.553%
863 - Condo High Rise	150	\$593,901	\$645,074	\$51,173	8.616%
864 - Condo Apartment Low Rise	7	\$403,171	\$443,586	\$40,414	10.024%
865 - Condo Apartment High Rise	62	\$661,211	\$760,390	\$99,179	15.000%
870 - Motel	4	\$3,784,350	\$4,162,825	\$378,475	10.001%
890 - Geriatric Services	32	\$5,011,544	\$5,213,297	\$201,753	4.026%
910 - Gen Warehouse 20,000 to 1	17	\$1,090,776	\$1,310,053	\$219,276	20.103%
911 - Gen Warehouse up to 19,99	73	\$374,905	\$450,255	\$75,349	20.098%
920 - Heavy Industrial	2	\$450,800	\$474,000	\$23,200	5.146%
930 - Light Industrial	20	\$1,035,205	\$1,193,845	\$158,640	15.325%
940 - Mini Storage	4	\$4,969,925	\$5,468,825	\$498,900	10.038%
953 - Marine Hangar	7	\$957,671	\$1,053,443	\$95,771	10.000%
954 - Religious Service	106	\$763,782	\$791,389	\$27,607	3.614%
955 - Education	17	\$4,119,794	\$4,264,488	\$144,694	3.512%
956 - Recreational	24	\$799,257	\$832,645	\$33,387	4.177%
957 - Government	1	\$910,200	\$951,300	\$41,100	4.515%
958 - Outbuilding	3	\$314,333	\$342,333	\$28,000	8.908%
960 - Marina	11	\$791,936	\$835,655	\$43,718	5.520%
98 - Boat House	516	\$20,963	\$15,818	-\$5,146	-24.546%
Market Area Summary	2,877	\$52,968,931	\$58,370,028	\$5,401,097	10.20%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

5 - North County					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	461	\$429,850	\$470,394	\$40,544	9.432%
304 - Bank	19	\$1,290,484	\$1,369,626	\$79,142	6.133%
710 - New Auto Dealer	30	\$2,318,027	\$2,451,850	\$133,823	5.773%
720 - Parking Garage	25	\$859,716	\$933,856	\$74,140	8.624%
725 - Parking Surface Lot	45	\$580,244	\$614,191	\$33,947	5.850%
730 - Auto Related	98	\$675,218	\$736,549	\$61,331	9.083%
740 - Misc Services	59	\$890,388	\$935,208	\$44,820	5.034%
760 - Restaurant	48	\$535,819	\$564,592	\$28,773	5.370%
761 - Fast Food	18	\$1,032,833	\$1,096,528	\$63,694	6.167%
770 - Retail Stand Alone	168	\$768,731	\$814,212	\$45,481	5.916%
773 - Strip/Flex	39	\$2,247,479	\$2,361,767	\$114,287	5.085%
774 - C-Store w/Gas	30	\$1,082,277	\$1,147,893	\$65,617	6.063%
775 - Big Box	10	\$11,155,530	\$11,656,290	\$500,760	4.489%
820 - Office Class C	136	\$488,786	\$515,430	\$26,644	5.451%
821 - Office Class B	55	\$1,554,616	\$1,653,071	\$98,455	6.333%
830 - Medical	104	\$3,500,076	\$3,339,289	-\$160,787	-4.594%
850 - Apt Low Rise up to 19 Units	76	\$618,367	\$707,995	\$89,628	14.494%
851 - Apt Low Rise 20 to 99 Units	49	\$1,658,310	\$1,892,708	\$234,398	14.135%
852 - Apt Low Rise 100 Units Plus	56	\$12,174,871	\$12,890,814	\$715,943	5.880%
862 - Condo Low Rise	555	\$169,689	\$194,961	\$25,273	14.894%
864 - Condo Apartment Low Rise	108	\$77,001	\$84,022	\$7,021	9.118%
870 - Motel	10	\$3,541,100	\$3,719,640	\$178,540	5.042%
871 - Hotel Full Service	1	\$8,807,800	\$8,807,900	\$100	0.001%
880 - MH Park	20	\$717,425	\$753,860	\$36,435	5.079%
881 - RV Park	2	\$1,382,750	\$1,395,350	\$12,600	0.911%
890 - Geriatric Services	30	\$2,560,713	\$2,648,217	\$87,503	3.417%
910 - Gen Warehouse 20,000 to 1	66	\$4,687,445	\$4,937,833	\$250,388	5.342%
911 - Gen Warehouse up to 19,99	160	\$785,237	\$832,222	\$46,985	5.984%
912 - Mega Warehouse 200,000 S	40	\$20,828,790	\$21,890,055	\$1,061,265	5.095%
913 - Transit Warehouse	1	\$25,718,900	\$27,295,800	\$1,576,900	6.131%
914 - Flex Warehouse	13	\$2,414,185	\$2,536,746	\$122,562	5.077%
920 - Heavy Industrial	1	\$838,900	\$906,500	\$67,600	8.058%
930 - Light Industrial	136	\$861,258	\$972,725	\$111,467	12.942%
940 - Mini Storage	32	\$1,536,819	\$1,691,288	\$154,469	10.051%
954 - Religious Service	93	\$1,026,446	\$1,054,625	\$28,178	2.745%
955 - Education	8	\$1,933,850	\$1,993,563	\$59,713	3.088%
956 - Recreational	17	\$3,292,668	\$3,413,474	\$120,806	3.669%
957 - Government	2	\$49,850	\$54,350	\$4,500	9.027%
958 - Outbuilding	5	\$318,840	\$335,580	\$16,740	5.250%
959 - Agricultural	30	\$136,995	\$146,659	\$9,663	7.054%
Market Area Summary	2,856	\$102,386,590	\$107,983,370	\$5,596,779	5.47%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

6 - East County						
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg	
0 - Commercial Other	191	\$255,563	\$280,305	\$24,742	9.681%	
304 - Bank	5	\$470,340	\$486,240	\$15,900	3.381%	
710 - New Auto Dealer	1	\$37,100	\$40,700	\$3,600	9.704%	
720 - Parking Garage	3	\$248,500	\$249,333	\$833	0.335%	
725 - Parking Surface Lot	3	\$66,733	\$71,433	\$4,700	7.043%	
730 - Auto Related	57	\$317,498	\$339,658	\$22,160	6.979%	
740 - Misc Services	23	\$314,165	\$322,882	\$8,717	2.775%	
760 - Restaurant	58	\$262,834	\$285,879	\$23,045	8.768%	
761 - Fast Food	2	\$659,400	\$697,100	\$37,700	5.717%	
770 - Retail Stand Alone	138	\$344,388	\$344,598	\$209	0.061%	
774 - C-Store w/Gas	22	\$611,295	\$635,064	\$23,768	3.888%	
820 - Office Class C	42	\$414,445	\$436,145	\$21,700	5.236%	
821 - Office Class B	3	\$598,567	\$688,367	\$89,800	15.003%	
830 - Medical	19	\$207,926	\$196,974	-\$10,953	-5.268%	
850 - Apt Low Rise up to 19 Units	27	\$661,281	\$762,948	\$101,667	15.374%	
851 - Apt Low Rise 20 to 99 Units	4	\$1,793,450	\$1,978,225	\$184,775	10.303%	
862 - Condo Low Rise	97	\$105,388	\$108,021	\$2,633	2.498%	
864 - Condo Apartment Low Rise	6	\$62,650	\$68,917	\$6,267	10.003%	
870 - Motel	26	\$566,919	\$623,319	\$56,400	9.949%	
880 - MH Park	42	\$1,137,202	\$1,227,129	\$89,926	7.908%	
881 - RV Park	6	\$829,833	\$815,950	-\$13,883	-1.673%	
890 - Geriatric Services	2	\$3,088,300	\$3,194,950	\$106,650	3.453%	
910 - Gen Warehouse 20,000 to 1	2	\$1,700,700	\$1,872,750	\$172,050	10.116%	
911 - Gen Warehouse up to 19,99	46	\$348,012	\$382,705	\$34,693	9.969%	
920 - Heavy Industrial	2	\$2,067,803	\$1,586,972	-\$480,831	-23.253%	
930 - Light Industrial	13	\$2,255,192	\$2,648,677	\$393,485	17.448%	
940 - Mini Storage	10	\$1,470,220	\$1,620,230	\$150,010	10.203%	
951 - Utilities	8	\$316,875	\$352,350	\$35,475	11.195%	
952 - Airplane Hangar	5	\$109,380	\$194,400	\$85,020	77.729%	
954 - Religious Service	79	\$617,286	\$678,132	\$60,846	9.857%	
955 - Education	11	\$1,242,291	\$1,346,400	\$104,109	8.380%	
956 - Recreational	54	\$502,650	\$529,183	\$26,534	5.279%	
958 - Outbuilding	4	\$190,150	\$223,225	\$33,075	17.394%	
959 - Agricultural	33	\$336,594	\$349,271	\$12,677	3.766%	
Market Area Summary	1,044	\$13,515,724	\$14,533,782	\$1,018,057	7.53%	

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

7 - Tacoma CBD					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	218	\$150,983	\$309,907	\$158,924	105.260%
304 - Bank	2	\$962,800	\$1,093,700	\$130,900	13.596%
720 - Parking Garage	14	\$2,670,207	\$2,834,786	\$164,579	6.164%
725 - Parking Surface Lot	86	\$315,021	\$617,876	\$302,855	96.138%
730 - Auto Related	14	\$524,829	\$750,121	\$225,293	42.927%
740 - Misc Services	4	\$690,975	\$1,026,625	\$335,650	48.576%
760 - Restaurant	25	\$764,584	\$793,600	\$29,016	3.795%
761 - Fast Food	1	\$600,900	\$873,100	\$272,200	45.299%
770 - Retail Stand Alone	70	\$820,949	\$888,986	\$68,037	8.288%
774 - C-Store w/Gas	1	\$1,354,600	\$2,110,800	\$756,200	55.825%
820 - Office Class C	104	\$612,191	\$681,114	\$68,923	11.258%
821 - Office Class B	89	\$1,956,738	\$2,220,773	\$264,035	13.494%
822 - Office Class A	14	\$5,279,143	\$5,375,507	\$96,364	1.825%
830 - Medical	9	\$4,209,700	\$4,294,878	\$85,178	2.023%
850 - Apt Low Rise up to 19 Units	36	\$498,953	\$593,256	\$94,303	18.900%
851 - Apt Low Rise 20 to 99 Units	42	\$1,986,588	\$2,173,331	\$186,743	9.400%
852 - Apt Low Rise 100 Units Plus	1	\$11,075,400	\$13,092,400	\$2,017,000	18.212%
861 - Apartment High Rise	32	\$6,602,394	\$7,370,672	\$768,278	11.636%
862 - Condo Low Rise	124	\$174,405	\$197,892	\$23,487	13.467%
863 - Condo High Rise	673	\$273,160	\$299,431	\$26,271	9.617%
864 - Condo Apartment Low Rise	19	\$149,863	\$156,879	\$7,016	4.681%
865 - Condo Apartment High Rise	118	\$258,238	\$287,414	\$29,175	11.298%
870 - Motel	1	\$944,300	\$1,038,800	\$94,500	10.007%
871 - Hotel Full Service	6	\$12,761,200	\$13,794,467	\$1,033,267	8.097%
890 - Geriatric Services	5	\$1,823,160	\$2,419,160	\$596,000	32.690%
910 - Gen Warehouse 20,000 to 1	13	\$1,546,023	\$1,911,262	\$365,238	23.624%
911 - Gen Warehouse up to 19,99	29	\$526,503	\$629,662	\$103,159	19.593%
930 - Light Industrial	8	\$762,488	\$887,700	\$125,213	16.422%
940 - Mini Storage	2	\$3,717,850	\$4,089,650	\$371,800	10.000%
954 - Religious Service	18	\$1,750,072	\$1,641,589	-\$108,483	-6.199%
955 - Education	6	\$3,871,683	\$6,138,667	\$2,266,983	58.553%
956 - Recreational	4	\$197,500	\$374,550	\$177,050	89.646%
957 - Government	2	\$1,333,500	\$3,307,950	\$1,974,450	148.065%
Market Area Summary	1,790	\$39,206,879	\$45,392,542	\$6,185,664	15.78%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

8 - Tacoma Port						
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg	
0 - Commercial Other	250	\$487,608	\$506,950	\$19,342	3.967%	
304 - Bank	4	\$1,049,150	\$1,100,925	\$51,775	4.935%	
710 - New Auto Dealer	27	\$2,258,170	\$2,435,493	\$177,322	7.852%	
720 - Parking Garage	6	\$870,850	\$940,050	\$69,200	7.946%	
725 - Parking Surface Lot	3	\$237,433	\$242,700	\$5,267	2.218%	
730 - Auto Related	87	\$871,344	\$954,893	\$83,549	9.589%	
740 - Misc Services	14	\$519,171	\$534,814	\$15,643	3.013%	
760 - Restaurant	15	\$684,293	\$731,793	\$47,500	6.941%	
761 - Fast Food	8	\$943,963	\$1,001,988	\$58,025	6.147%	
770 - Retail Stand Alone	21	\$1,297,667	\$1,311,924	\$14,257	1.099%	
773 - Strip/Flex	6	\$1,825,733	\$2,008,667	\$182,933	10.020%	
774 - C-Store w/Gas	20	\$631,585	\$676,910	\$45,325	7.176%	
775 - Big Box	1	\$5,585,200	\$5,838,500	\$253,300	4.535%	
820 - Office Class C	51	\$967,853	\$1,010,431	\$42,578	4.399%	
821 - Office Class B	6	\$2,447,117	\$2,571,033	\$123,917	5.064%	
830 - Medical	8	\$962,525	\$1,023,125	\$60,600	6.296%	
850 - Apt Low Rise up to 19 Units	7	\$622,143	\$715,471	\$93,329	15.001%	
851 - Apt Low Rise 20 to 99 Units	3	\$7,346,300	\$8,080,933	\$734,633	10.000%	
852 - Apt Low Rise 100 Units Plus	9	\$6,712,122	\$7,048,878	\$336,756	5.017%	
862 - Condo Low Rise	106	\$301,678	\$331,866	\$30,188	10.007%	
870 - Motel	25	\$1,357,768	\$1,513,416	\$155,648	11.464%	
871 - Hotel Full Service	1	\$9,376,500	\$9,376,500	\$0	0.000%	
880 - MH Park	3	\$854,833	\$915,600	\$60,767	7.109%	
881 - RV Park	1	\$1,121,600	\$1,121,600	\$0	0.000%	
910 - Gen Warehouse 20,000 to 1	136	\$3,025,099	\$3,601,447	\$576,348	19.052%	
911 - Gen Warehouse up to 19,99	103	\$687,660	\$822,898	\$135,238	19.666%	
912 - Mega Warehouse 200,000 S	27	\$20,079,030	\$20,680,737	\$601,707	2.997%	
913 - Transit Warehouse	13	\$3,664,023	\$3,711,654	\$47,631	1.300%	
920 - Heavy Industrial	26	\$2,935,292	\$2,984,415	\$49,123	1.674%	
925 - Trended Investment	6	\$726,333	\$744,667	\$18,333	2.524%	
930 - Light Industrial	206	\$1,605,207	\$1,801,967	\$196,760	12.258%	
940 - Mini Storage	3	\$1,895,167	\$2,050,333	\$155,167	8.187%	
951 - Utilities	1	\$20,900	\$20,900	\$0	0.000%	
953 - Marine Hangar	1	\$2,649,800	\$2,727,300	\$77,500	2.925%	
954 - Religious Service	19	\$757,995	\$766,268	\$8,274	1.092%	
955 - Education	4	\$345,875	\$364,425	\$18,550	5.363%	
956 - Recreational	3	\$4,772,733	\$5,184,733	\$412,000	8.632%	
957 - Government	1	\$2,164,600	\$2,331,100	\$166,500	7.692%	
958 - Outbuilding	6	\$474,683	\$520,350	\$45,667	9.620%	
959 - Agricultural	8	\$1,452,925	\$1,452,688	-\$238	-0.016%	
960 - Marina	7	\$1,904,714	\$1,940,543	\$35,829	1.881%	
98 - Boat House	57	\$12,318	\$11,932	-\$386	-3.133%	
Market Area Summary	1,309	\$50,960,457	\$55,527,586	\$4,567,129	8.96%	

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by Market Area by Extension

9 - Central County

Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	397	\$342,767	\$351,844	\$9,078	2.648%
304 - Bank	31	\$1,384,116	\$1,398,677	\$14,561	1.052%
710 - New Auto Dealer	5	\$1,189,860	\$1,188,460	-\$1,400	-0.118%
720 - Parking Garage	16	\$503,813	\$503,813	\$0	0.000%
725 - Parking Surface Lot	9	\$126,811	\$126,811	\$0	0.000%
730 - Auto Related	185	\$479,231	\$522,063	\$42,831	8.937%
740 - Misc Services	71	\$430,504	\$431,180	\$676	0.157%
760 - Restaurant	83	\$665,647	\$716,071	\$50,424	7.575%
761 - Fast Food	38	\$1,065,661	\$1,066,171	\$511	0.048%
770 - Retail Stand Alone	257	\$881,859	\$883,217	\$1,358	0.154%
771 - Regional Mall	4	\$8,653,125	\$8,653,125	\$0	0.000%
772 - Power Center	8	\$6,055,450	\$6,055,450	\$0	0.000%
773 - Strip/Flex	104	\$2,025,634	\$2,232,447	\$206,813	10.210%
774 - C-Store w/Gas	42	\$911,243	\$916,348	\$5,105	0.560%
775 - Big Box	25	\$5,972,244	\$5,940,048	-\$32,196	-0.539%
820 - Office Class C	243	\$371,751	\$389,777	\$18,026	4.849%
821 - Office Class B	31	\$795,229	\$904,397	\$109,168	13.728%
830 - Medical	50	\$860,956	\$822,114	-\$38,842	-4.511%
850 - Apt Low Rise up to 19 Units	101	\$461,922	\$531,171	\$69,250	14.992%
851 - Apt Low Rise 20 to 99 Units	81	\$1,863,315	\$2,068,128	\$204,814	10.992%
852 - Apt Low Rise 100 Units Plus	57	\$8,225,870	\$8,645,802	\$419,932	5.105%
862 - Condo Low Rise	371	\$95,892	\$115,064	\$19,171	19.992%
864 - Condo Apartment Low Rise	17	\$100,300	\$110,376	\$10,076	10.046%
870 - Motel	2	\$890,000	\$978,950	\$88,950	9.994%
880 - MH Park	203	\$726,927	\$778,541	\$51,614	7.100%
890 - Geriatric Services	18	\$2,413,900	\$2,469,894	\$55,994	2.320%
910 - Gen Warehouse 20,000 to 1	41	\$1,240,585	\$1,486,759	\$246,173	19.843%
911 - Gen Warehouse up to 19,99	177	\$669,758	\$798,708	\$128,950	19.253%
920 - Heavy Industrial	13	\$179,831	\$179,831	\$0	0.000%
930 - Light Industrial	74	\$433,757	\$495,442	\$61,685	14.221%
940 - Mini Storage	332	\$273,014	\$313,094	\$40,080	14.680%
951 - Utilities	15	\$110,487	\$111,427	\$940	0.851%
952 - Airplane Hangar	2	\$863,252	\$1,339,725	\$476,473	55.195%
954 - Religious Service	152	\$873,366	\$880,222	\$6,857	0.785%
955 - Education	142	\$695,327	\$699,276	\$3,949	0.568%
956 - Recreational	16	\$466,898	\$474,204	\$7,306	1.565%
957 - Government	2	\$194,850	\$191,850	-\$3,000	-1.540%
958 - Outbuilding	22	\$236,736	\$234,109	-\$2,627	-1.110%
959 - Agricultural	15	\$512,812	\$518,232	\$5,420	1.057%
Market Area Summary	3,452	\$69,788,031	\$73,974,554	\$4,186,524	6.00%

Average Assessed Value Change by City by Extension

Auburn					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	9	\$154,653	\$195,031	\$40,378	26.109%
304 - Bank	1	\$1,396,500	\$1,544,100	\$147,600	10.569%
770 - Retail Stand Alone	1	\$2,442,100	\$2,874,200	\$432,100	17.694%
773 - Strip/Flex	2	\$1,757,050	\$1,919,100	\$162,050	9.223%
821 - Office Class B	1	\$1,819,000	\$2,498,300	\$679,300	37.345%
852 - Apt Low Rise 100 Units Plus	6	\$25,628,900	\$26,909,683	\$1,280,783	4.997%
862 - Condo Low Rise	430	\$167,227	\$192,311	\$25,084	15.000%
930 - Light Industrial	3	\$186,433	\$212,467	\$26,033	13.964%
956 - Recreational	1	\$585,500	\$640,800	\$55,300	9.445%
City Summary	454	\$26,376,598	\$28,659,998	\$2,283,400	8.657%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Bonney Lake					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	71	\$391,086	\$431,301	\$40,215	10.283%
304 - Bank	8	\$1,467,750	\$1,558,388	\$90,638	6.175%
720 - Parking Garage	1	\$258,700	\$259,900	\$1,200	0.464%
730 - Auto Related	11	\$1,181,782	\$1,216,736	\$34,955	2.958%
740 - Misc Services	5	\$1,451,880	\$1,554,540	\$102,660	7.071%
760 - Restaurant	8	\$1,075,963	\$1,135,838	\$59,875	5.565%
761 - Fast Food	8	\$1,014,500	\$1,074,888	\$60,388	5.952%
770 - Retail Stand Alone	34	\$1,692,071	\$1,791,218	\$99,147	5.860%
773 - Strip/Flex	18	\$2,619,672	\$2,744,411	\$124,739	4.762%
774 - C-Store w/Gas	11	\$1,138,927	\$1,206,491	\$67,564	5.932%
775 - Big Box	6	\$14,271,833	\$14,967,917	\$696,083	4.877%
820 - Office Class C	22	\$502,950	\$531,305	\$28,355	5.638%
821 - Office Class B	5	\$2,173,880	\$2,281,060	\$107,180	4.930%
830 - Medical	9	\$3,855,089	\$3,779,611	-\$75,478	-1.958%
850 - Apt Low Rise up to 19 Units	3	\$683,167	\$783,933	\$100,767	14.750%
851 - Apt Low Rise 20 to 99 Units	3	\$2,506,000	\$2,639,967	\$133,967	5.346%
852 - Apt Low Rise 100 Units Plus	2	\$14,733,800	\$15,508,250	\$774,450	5.256%
862 - Condo Low Rise	12	\$95,350	\$109,650	\$14,300	14.997%
864 - Condo Apartment Low Rise	52	\$78,800	\$86,646	\$7,846	9.957%
880 - MH Park	2	\$2,009,750	\$2,109,250	\$99,500	4.951%
881 - RV Park	1	\$2,296,400	\$2,293,900	-\$2,500	-0.109%
890 - Geriatric Services	1	\$13,992,600	\$14,416,200	\$423,600	3.027%
911 - Gen Warehouse up to 19,99	4	\$631,150	\$680,600	\$49,450	7.835%
940 - Mini Storage	6	\$1,927,450	\$2,120,500	\$193,050	10.016%
954 - Religious Service	5	\$979,240	\$987,100	\$7,860	0.803%
955 - Education	1	\$830,600	\$835,900	\$5,300	0.638%
956 - Recreational	2	\$578,901	\$574,701	-\$4,200	-0.726%
City Summary	311	\$15,621,615	\$16,410,615	\$789,000	5.051%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Buckley					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	24	\$246,425	\$271,546	\$25,121	10.194%
304 - Bank	2	\$536,850	\$551,500	\$14,650	2.729%
730 - Auto Related	19	\$370,363	\$416,347	\$45,984	12.416%
740 - Misc Services	2	\$949,400	\$951,500	\$2,100	0.221%
760 - Restaurant	9	\$437,867	\$474,411	\$36,544	8.346%
770 - Retail Stand Alone	35	\$254,994	\$257,329	\$2,334	0.915%
774 - C-Store w/Gas	3	\$755,133	\$781,500	\$26,367	3.492%
820 - Office Class C	9	\$609,711	\$642,511	\$32,800	5.380%
821 - Office Class B	2	\$762,350	\$876,850	\$114,500	15.019%
830 - Medical	3	\$404,867	\$385,633	-\$19,233	-4.751%
850 - Apt Low Rise up to 19 Units	14	\$711,929	\$818,757	\$106,829	15.006%
851 - Apt Low Rise 20 to 99 Units	1	\$1,258,900	\$1,384,700	\$125,800	9.993%
870 - Motel	5	\$567,940	\$625,400	\$57,460	10.117%
880 - MH Park	1	\$2,549,400	\$2,727,900	\$178,500	7.002%
890 - Geriatric Services	1	\$5,862,700	\$6,058,600	\$195,900	3.341%
910 - Gen Warehouse 20,000 to 1	2	\$1,700,700	\$1,872,750	\$172,050	10.116%
911 - Gen Warehouse up to 19,99	7	\$234,529	\$258,386	\$23,857	10.172%
930 - Light Industrial	1	\$554,200	\$639,300	\$85,100	15.355%
940 - Mini Storage	2	\$2,560,300	\$2,818,950	\$258,650	10.102%
954 - Religious Service	9	\$621,844	\$640,556	\$18,711	3.009%
955 - Education	1	\$1,060,000	\$1,159,100	\$99,100	9.349%
956 - Recreational	2	\$63,050	\$68,900	\$5,850	9.278%
959 - Agricultural	1	\$620,700	\$686,100	\$65,400	10.536%
City Summary	155	\$3,473,057	\$3,742,948	\$269,891	7.771%

Average Assessed Value Change by City by Extension

Carbonado					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
740 - Misc Services	1	\$106,500	\$106,500	\$0	0.000%
760 - Restaurant	1	\$156,200	\$169,200	\$13,000	8.323%
954 - Religious Service	3	\$164,633	\$164,367	-\$267	-0.162%
City Summary	5	\$252,200	\$256,267	\$4,067	1.612%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Dupont					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	27	\$1,876,259	\$1,787,041	-\$89,219	-4.755%
730 - Auto Related	1	\$927,200	\$1,050,100	\$122,900	13.255%
740 - Misc Services	3	\$1,624,067	\$1,666,833	\$42,767	2.633%
760 - Restaurant	1	\$1,536,600	\$1,662,800	\$126,200	8.213%
761 - Fast Food	1	\$1,447,600	\$1,543,100	\$95,500	6.597%
770 - Retail Stand Alone	11	\$1,499,873	\$1,531,745	\$31,873	2.125%
774 - C-Store w/Gas	2	\$1,844,050	\$1,951,300	\$107,250	5.816%
820 - Office Class C	5	\$1,001,320	\$1,054,600	\$53,280	5.321%
821 - Office Class B	3	\$2,079,300	\$2,395,733	\$316,433	15.218%
822 - Office Class A	4	\$13,453,175	\$13,561,325	\$108,150	0.804%
851 - Apt Low Rise 20 to 99 Units	1	\$2,780,300	\$3,058,400	\$278,100	10.003%
852 - Apt Low Rise 100 Units Plus	6	\$14,284,433	\$15,427,183	\$1,142,750	8.000%
862 - Condo Low Rise	194	\$188,941	\$244,175	\$55,235	29.234%
870 - Motel	4	\$7,183,325	\$7,959,125	\$775,800	10.800%
890 - Geriatric Services	3	\$8,714,567	\$8,818,733	\$104,167	1.195%
910 - Gen Warehouse 20,000 to 1	5	\$5,349,600	\$6,419,520	\$1,069,920	20.000%
912 - Mega Warehouse 200,000 S	7	\$26,461,686	\$27,717,314	\$1,255,629	4.745%
930 - Light Industrial	36	\$313,000	\$288,561	-\$24,439	-7.808%
954 - Religious Service	1	\$523,200	\$537,400	\$14,200	2.714%
956 - Recreational	3	\$1,294,567	\$1,294,633	\$67	0.005%
City Summary	318	\$27,617,980	\$29,358,820	\$1,740,840	6.303%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Eatonville					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	35	\$204,862	\$219,452	\$14,590	7.122%
304 - Bank	2	\$360,550	\$372,950	\$12,400	3.439%
710 - New Auto Dealer	1	\$37,100	\$40,700	\$3,600	9.704%
725 - Parking Surface Lot	1	\$80,500	\$88,100	\$7,600	9.441%
730 - Auto Related	11	\$131,218	\$148,291	\$17,073	13.011%
740 - Misc Services	6	\$247,567	\$250,150	\$2,583	1.043%
760 - Restaurant	9	\$207,322	\$223,000	\$15,678	7.562%
770 - Retail Stand Alone	30	\$270,610	\$260,790	-\$9,820	-3.629%
774 - C-Store w/Gas	1	\$467,100	\$476,900	\$9,800	2.098%
820 - Office Class C	14	\$275,321	\$289,193	\$13,871	5.038%
821 - Office Class B	1	\$271,000	\$311,400	\$40,400	14.908%
830 - Medical	11	\$151,245	\$142,400	-\$8,845	-5.848%
850 - Apt Low Rise up to 19 Units	5	\$739,060	\$851,620	\$112,560	15.230%
851 - Apt Low Rise 20 to 99 Units	2	\$1,357,450	\$1,493,250	\$135,800	10.004%
870 - Motel	1	\$1,210,900	\$1,331,900	\$121,000	9.993%
880 - MH Park	2	\$1,455,250	\$1,554,750	\$99,500	6.837%
890 - Geriatric Services	1	\$313,900	\$331,300	\$17,400	5.543%
911 - Gen Warehouse up to 19,99	3	\$233,100	\$256,000	\$22,900	9.824%
930 - Light Industrial	2	\$192,100	\$220,400	\$28,300	14.732%
940 - Mini Storage	2	\$675,350	\$741,800	\$66,450	9.839%
952 - Airplane Hangar	5	\$109,380	\$194,400	\$85,020	77.729%
954 - Religious Service	6	\$421,417	\$444,567	\$23,150	5.493%
956 - Recreational	2	\$243,750	\$249,000	\$5,250	2.154%
959 - Agricultural	1	\$456,700	\$500,900	\$44,200	9.678%
City Summary	154	\$1,853,228	\$1,969,572	\$116,343	6.278%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Edgewood					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	66	\$351,153	\$387,035	\$35,882	10.218%
304 - Bank	1	\$1,249,800	\$1,348,000	\$98,200	7.857%
730 - Auto Related	5	\$839,220	\$925,400	\$86,180	10.269%
740 - Misc Services	2	\$325,750	\$326,500	\$750	0.230%
761 - Fast Food	2	\$1,237,800	\$1,327,950	\$90,150	7.283%
770 - Retail Stand Alone	8	\$498,450	\$523,275	\$24,825	4.980%
773 - Strip/Flex	6	\$1,352,817	\$1,422,133	\$69,317	5.124%
774 - C-Store w/Gas	2	\$726,200	\$761,500	\$35,300	4.861%
820 - Office Class C	18	\$261,722	\$275,972	\$14,250	5.445%
821 - Office Class B	4	\$595,350	\$628,975	\$33,625	5.648%
830 - Medical	1	\$666,500	\$676,900	\$10,400	1.560%
850 - Apt Low Rise up to 19 Units	9	\$380,578	\$438,467	\$57,889	15.211%
851 - Apt Low Rise 20 to 99 Units	2	\$3,456,100	\$3,979,650	\$523,550	15.149%
852 - Apt Low Rise 100 Units Plus	5	\$10,284,340	\$10,806,180	\$521,840	5.074%
862 - Condo Low Rise	20	\$96,760	\$106,505	\$9,745	10.071%
890 - Geriatric Services	1	\$2,960,700	\$3,096,100	\$135,400	4.573%
910 - Gen Warehouse 20,000 to 1	1	\$749,800	\$790,100	\$40,300	5.375%
911 - Gen Warehouse up to 19,99	7	\$425,586	\$451,114	\$25,529	5.998%
930 - Light Industrial	6	\$694,867	\$801,300	\$106,433	15.317%
940 - Mini Storage	3	\$1,750,867	\$1,930,600	\$179,733	10.265%
954 - Religious Service	9	\$1,333,644	\$1,374,744	\$41,100	3.082%
955 - Education	1	\$516,500	\$539,000	\$22,500	4.356%
956 - Recreational	1	\$239,000	\$259,300	\$20,300	8.494%
958 - Outbuilding	4	\$339,900	\$358,100	\$18,200	5.355%
959 - Agricultural	1	\$181,000	\$200,100	\$19,100	10.552%
City Summary	185	\$5,886,780	\$6,309,764	\$422,984	7.185%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Fife					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	96	\$340,893	\$356,272	\$15,379	4.511%
304 - Bank	3	\$998,867	\$1,040,667	\$41,800	4.185%
710 - New Auto Dealer	21	\$2,368,457	\$2,556,310	\$187,852	7.931%
720 - Parking Garage	4	\$966,125	\$1,037,175	\$71,050	7.354%
725 - Parking Surface Lot	1	\$197,200	\$197,200	\$0	0.000%
730 - Auto Related	51	\$837,782	\$929,502	\$91,720	10.948%
740 - Misc Services	3	\$100,333	\$105,033	\$4,700	4.684%
760 - Restaurant	6	\$1,165,550	\$1,240,333	\$74,783	6.416%
761 - Fast Food	7	\$1,008,757	\$1,069,886	\$61,129	6.060%
770 - Retail Stand Alone	12	\$1,384,775	\$1,403,658	\$18,883	1.364%
773 - Strip/Flex	5	\$1,421,840	\$1,564,040	\$142,200	10.001%
774 - C-Store w/Gas	16	\$594,494	\$640,413	\$45,919	7.724%
775 - Big Box	1	\$5,585,200	\$5,838,500	\$253,300	4.535%
820 - Office Class C	23	\$880,726	\$927,665	\$46,939	5.330%
821 - Office Class B	4	\$3,093,750	\$3,244,200	\$150,450	4.863%
830 - Medical	3	\$1,550,967	\$1,739,667	\$188,700	12.167%
850 - Apt Low Rise up to 19 Units	1	\$312,800	\$359,700	\$46,900	14.994%
870 - Motel	22	\$1,459,141	\$1,627,632	\$168,491	11.547%
910 - Gen Warehouse 20,000 to 1	44	\$2,297,959	\$2,757,057	\$459,098	19.978%
911 - Gen Warehouse up to 19,99	21	\$908,862	\$1,087,443	\$178,581	19.649%
912 - Mega Warehouse 200,000 S	10	\$13,540,220	\$13,701,430	\$161,210	1.191%
913 - Transit Warehouse	5	\$3,490,120	\$3,528,260	\$38,140	1.093%
930 - Light Industrial	28	\$1,787,900	\$1,943,254	\$155,354	8.689%
954 - Religious Service	2	\$1,964,000	\$2,084,900	\$120,900	6.156%
957 - Government	1	\$2,164,600	\$2,331,100	\$166,500	7.692%
City Summary	390	\$23,373,164	\$25,366,668	\$1,993,504	8.529%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Fircrest					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	1	\$483,200	\$529,700	\$46,500	9.623%
304 - Bank	4	\$1,983,600	\$2,085,025	\$101,425	5.113%
760 - Restaurant	3	\$431,967	\$466,533	\$34,567	8.002%
761 - Fast Food	1	\$330,300	\$357,300	\$27,000	8.174%
770 - Retail Stand Alone	10	\$564,990	\$565,860	\$870	0.154%
773 - Strip/Flex	5	\$1,747,000	\$1,959,780	\$212,780	12.180%
820 - Office Class C	3	\$314,800	\$317,800	\$3,000	0.953%
821 - Office Class B	44	\$379,941	\$436,934	\$56,993	15.001%
830 - Medical	3	\$863,800	\$820,600	-\$43,200	-5.001%
850 - Apt Low Rise up to 19 Units	7	\$1,245,600	\$1,445,943	\$200,343	16.084%
851 - Apt Low Rise 20 to 99 Units	6	\$3,877,283	\$4,264,967	\$387,683	9.999%
852 - Apt Low Rise 100 Units Plus	1	\$14,220,900	\$15,358,600	\$1,137,700	8.000%
862 - Condo Low Rise	10	\$162,370	\$211,080	\$48,710	29.999%
864 - Condo Apartment Low Rise	10	\$110,290	\$121,180	\$10,890	9.874%
914 - Flex Warehouse	1	\$2,701,500	\$2,701,400	-\$100	-0.004%
930 - Light Industrial	1	\$1,269,000	\$1,164,700	-\$104,300	-8.219%
954 - Religious Service	7	\$940,143	\$990,329	\$50,186	5.338%
956 - Recreational	3	\$1,160,203	\$1,767,043	\$606,840	52.305%
958 - Outbuilding	1	\$423,300	\$457,800	\$34,500	8.150%
City Summary	121	\$5,687,774	\$6,298,654	\$610,880	10.740%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Gig Harbor					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	103	\$685,232	\$720,272	\$35,040	5.114%
304 - Bank	17	\$1,634,035	\$1,735,318	\$101,282	6.198%
720 - Parking Garage	1	\$207,700	\$228,400	\$20,700	9.966%
725 - Parking Surface Lot	11	\$105,709	\$112,582	\$6,873	6.502%
730 - Auto Related	11	\$951,145	\$1,071,836	\$120,691	12.689%
740 - Misc Services	25	\$671,172	\$736,196	\$65,024	9.688%
760 - Restaurant	19	\$770,142	\$827,689	\$57,547	7.472%
761 - Fast Food	7	\$1,048,500	\$1,108,414	\$59,914	5.714%
770 - Retail Stand Alone	87	\$2,634,243	\$2,657,311	\$23,069	0.876%
773 - Strip/Flex	9	\$4,213,989	\$4,643,011	\$429,022	10.181%
774 - C-Store w/Gas	9	\$1,083,967	\$1,151,211	\$67,244	6.204%
775 - Big Box	5	\$13,212,600	\$13,439,020	\$226,420	1.714%
820 - Office Class C	70	\$680,961	\$715,577	\$34,616	5.083%
821 - Office Class B	52	\$1,843,225	\$2,109,665	\$266,440	14.455%
830 - Medical	18	\$12,414,956	\$11,832,261	-\$582,694	-4.693%
850 - Apt Low Rise up to 19 Units	8	\$698,138	\$821,563	\$123,425	17.679%
851 - Apt Low Rise 20 to 99 Units	15	\$5,115,860	\$5,631,000	\$515,140	10.069%
852 - Apt Low Rise 100 Units Plus	6	\$14,676,800	\$15,412,917	\$736,117	5.016%
862 - Condo Low Rise	121	\$546,289	\$599,679	\$53,390	9.773%
870 - Motel	2	\$734,050	\$807,450	\$73,400	9.999%
871 - Hotel Full Service	2	\$5,482,950	\$5,467,400	-\$15,550	-0.284%
880 - MH Park	6	\$1,537,083	\$1,704,150	\$167,067	10.869%
881 - RV Park	1	\$2,823,200	\$2,842,800	\$19,600	0.694%
890 - Geriatric Services	11	\$4,853,645	\$5,090,418	\$236,773	4.878%
910 - Gen Warehouse 20,000 to 1	10	\$1,545,510	\$1,699,370	\$153,860	9.955%
911 - Gen Warehouse up to 19,99	17	\$1,092,741	\$1,191,982	\$99,241	9.082%
930 - Light Industrial	2	\$1,379,200	\$1,586,100	\$206,900	15.001%
940 - Mini Storage	7	\$2,195,814	\$2,415,400	\$219,586	10.000%
951 - Utilities	1	\$39,200	\$43,000	\$3,800	9.694%
953 - Marine Hangar	4	\$155,475	\$160,500	\$5,025	3.232%
954 - Religious Service	19	\$1,623,921	\$1,673,168	\$49,247	3.033%
955 - Education	3	\$1,492,200	\$1,589,133	\$96,933	6.496%
956 - Recreational	4	\$2,090,875	\$2,183,825	\$92,950	4.446%
958 - Outbuilding	2	\$1,141,000	\$1,247,000	\$106,000	9.290%
959 - Agricultural	2	\$642,550	\$698,400	\$55,850	8.692%
960 - Marina	164	\$184,870	\$191,123	\$6,254	3.383%
City Summary	851	\$36,211,300	\$37,732,686	\$1,521,386	4.201%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Lakewood					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	93	\$257,695	\$277,675	\$19,981	7.754%
304 - Bank	2	\$995,500	\$1,038,400	\$42,900	4.309%
710 - New Auto Dealer	6	\$3,223,917	\$3,391,150	\$167,233	5.187%
720 - Parking Garage	4	\$2,018,950	\$2,045,400	\$26,450	1.310%
725 - Parking Surface Lot	4	\$211,950	\$223,500	\$11,550	5.449%
730 - Auto Related	86	\$550,388	\$615,570	\$65,181	11.843%
740 - Misc Services	29	\$1,246,769	\$1,255,545	\$8,776	0.704%
760 - Restaurant	37	\$550,022	\$593,265	\$43,243	7.862%
761 - Fast Food	23	\$703,917	\$749,309	\$45,391	6.448%
770 - Retail Stand Alone	152	\$899,609	\$908,988	\$9,380	1.043%
773 - Strip/Flex	7	\$1,893,929	\$2,084,686	\$190,757	10.072%
774 - C-Store w/Gas	14	\$812,600	\$855,800	\$43,200	5.316%
775 - Big Box	7	\$4,607,129	\$4,782,171	\$175,043	3.799%
820 - Office Class C	59	\$459,910	\$485,469	\$25,559	5.557%
821 - Office Class B	6	\$1,521,433	\$1,750,150	\$228,717	15.033%
830 - Medical	12	\$1,348,983	\$1,284,100	-\$64,883	-4.810%
850 - Apt Low Rise up to 19 Units	110	\$515,696	\$593,680	\$77,984	15.122%
851 - Apt Low Rise 20 to 99 Units	120	\$1,246,023	\$1,371,393	\$125,370	10.062%
852 - Apt Low Rise 100 Units Plus	26	\$4,854,615	\$5,387,885	\$533,269	10.985%
862 - Condo Low Rise	286	\$84,780	\$110,279	\$25,499	30.076%
863 - Condo High Rise	20	\$945,000	\$1,039,500	\$94,500	10.000%
864 - Condo Apartment Low Rise	31	\$457,861	\$503,655	\$45,794	10.002%
870 - Motel	11	\$1,082,609	\$1,190,818	\$108,209	9.995%
871 - Hotel Full Service	3	\$8,897,967	\$8,898,033	\$67	0.001%
880 - MH Park	36	\$1,359,144	\$1,502,036	\$142,892	10.513%
881 - RV Park	2	\$850,800	\$852,200	\$1,400	0.165%
910 - Gen Warehouse 20,000 to 1	50	\$4,070,318	\$4,813,556	\$743,238	18.260%
911 - Gen Warehouse up to 19,99	67	\$875,772	\$1,050,193	\$174,421	19.916%
912 - Mega Warehouse 200,000 S	2	\$16,161,850	\$16,969,950	\$808,100	5.000%
920 - Heavy Industrial	5	\$1,851,820	\$1,852,240	\$420	0.023%
930 - Light Industrial	41	\$859,568	\$967,212	\$107,644	12.523%
940 - Mini Storage	65	\$528,051	\$578,220	\$50,169	9.501%
951 - Utilities	4	\$153,000	\$169,550	\$16,550	10.817%
954 - Religious Service	30	\$1,143,303	\$1,202,237	\$58,933	5.155%
955 - Education	4	\$1,155,625	\$1,237,750	\$82,125	7.107%
956 - Recreational	30	\$385,535	\$405,333	\$19,799	5.135%
957 - Government	4	\$389,350	\$394,700	\$5,350	1.374%
958 - Outbuilding	8	\$434,950	\$454,400	\$19,450	4.472%
960 - Marina	1	\$327,000	\$357,400	\$30,400	9.297%
City Summary	1,497	\$34,081,483	\$37,512,979	\$3,431,496	10.069%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Milton					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	34	\$305,929	\$321,938	\$16,009	5.233%
304 - Bank	3	\$1,224,567	\$1,298,967	\$74,400	6.076%
710 - New Auto Dealer	4	\$686,400	\$740,925	\$54,525	7.944%
720 - Parking Garage	2	\$680,300	\$745,800	\$65,500	9.628%
730 - Auto Related	6	\$744,583	\$824,117	\$79,533	10.682%
740 - Misc Services	4	\$516,000	\$525,900	\$9,900	1.919%
760 - Restaurant	6	\$395,267	\$418,283	\$23,017	5.823%
761 - Fast Food	2	\$1,409,450	\$1,495,250	\$85,800	6.087%
770 - Retail Stand Alone	14	\$375,086	\$426,314	\$51,229	13.658%
773 - Strip/Flex	5	\$3,899,720	\$4,103,200	\$203,480	5.218%
774 - C-Store w/Gas	4	\$505,275	\$531,825	\$26,550	5.255%
775 - Big Box	3	\$4,658,733	\$4,791,533	\$132,800	2.851%
820 - Office Class C	5	\$865,300	\$911,340	\$46,040	5.321%
821 - Office Class B	1	\$1,228,800	\$1,293,200	\$64,400	5.241%
830 - Medical	2	\$2,048,750	\$1,983,900	-\$64,850	-3.165%
850 - Apt Low Rise up to 19 Units	2	\$1,039,050	\$1,196,650	\$157,600	15.168%
851 - Apt Low Rise 20 to 99 Units	8	\$2,298,163	\$2,583,275	\$285,113	12.406%
852 - Apt Low Rise 100 Units Plus	8	\$8,851,513	\$9,310,275	\$458,763	5.183%
870 - Motel	1	\$1,088,100	\$1,196,900	\$108,800	9.999%
880 - MH Park	1	\$1,706,000	\$1,825,400	\$119,400	6.999%
881 - RV Park	1	\$1,121,600	\$1,121,600	\$0	0.000%
890 - Geriatric Services	1	\$7,984,300	\$8,318,200	\$333,900	4.182%
910 - Gen Warehouse 20,000 to 1	4	\$3,189,225	\$3,571,675	\$382,450	11.992%
911 - Gen Warehouse up to 19,99	14	\$444,821	\$511,093	\$66,271	14.898%
930 - Light Industrial	3	\$477,433	\$548,667	\$71,233	14.920%
940 - Mini Storage	3	\$2,715,700	\$2,988,300	\$272,600	10.038%
954 - Religious Service	10	\$956,220	\$999,250	\$43,030	4.500%
955 - Education	1	\$581,500	\$615,200	\$33,700	5.795%
958 - Outbuilding	2	\$368,450	\$405,400	\$36,950	10.028%
City Summary	154	\$7,687,010	\$8,211,234	\$524,224	6.820%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Orting					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	1	\$139,700	\$153,700	\$14,000	10.021%
304 - Bank	1	\$556,900	\$582,300	\$25,400	4.561%
730 - Auto Related	2	\$172,800	\$195,300	\$22,500	13.021%
760 - Restaurant	11	\$226,327	\$238,555	\$12,227	5.402%
761 - Fast Food	1	\$804,300	\$834,000	\$29,700	3.693%
770 - Retail Stand Alone	31	\$553,739	\$554,535	\$797	0.144%
774 - C-Store w/Gas	2	\$492,450	\$510,450	\$18,000	3.655%
820 - Office Class C	4	\$259,525	\$271,925	\$12,400	4.778%
830 - Medical	5	\$214,460	\$203,840	-\$10,620	-4.952%
850 - Apt Low Rise up to 19 Units	4	\$572,125	\$657,925	\$85,800	14.997%
880 - MH Park	1	\$5,034,200	\$5,386,600	\$352,400	7.000%
911 - Gen Warehouse up to 19,99	1	\$305,900	\$336,500	\$30,600	10.003%
940 - Mini Storage	1	\$2,486,900	\$2,735,600	\$248,700	10.000%
954 - Religious Service	9	\$430,500	\$448,611	\$18,111	4.207%
955 - Education	5	\$141,240	\$147,700	\$6,460	4.574%
City Summary	79	\$2,619,567	\$2,717,967	\$98,400	3.756%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Pacific					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	51	\$477,116	\$519,445	\$42,329	8.872%
720 - Parking Garage	4	\$452,800	\$473,475	\$20,675	4.566%
725 - Parking Surface Lot	1	\$274,700	\$302,000	\$27,300	9.938%
730 - Auto Related	13	\$762,592	\$849,815	\$87,223	11.438%
740 - Misc Services	14	\$1,649,971	\$1,743,436	\$93,464	5.665%
774 - C-Store w/Gas	1	\$1,367,200	\$1,428,700	\$61,500	4.498%
820 - Office Class C	11	\$626,636	\$662,700	\$36,064	5.755%
880 - MH Park	1	\$226,800	\$249,500	\$22,700	10.009%
910 - Gen Warehouse 20,000 to 1	6	\$3,285,733	\$3,465,217	\$179,483	5.463%
911 - Gen Warehouse up to 19,99	60	\$602,610	\$638,838	\$36,228	6.012%
914 - Flex Warehouse	3	\$2,455,000	\$2,585,867	\$130,867	5.331%
930 - Light Industrial	23	\$931,000	\$1,060,591	\$129,591	13.920%
940 - Mini Storage	2	\$1,943,100	\$2,137,400	\$194,300	9.999%
City Summary	190	\$12,034,946	\$12,973,754	\$938,808	7.801%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Puyallup					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	176	\$363,852	\$398,922	\$35,070	9.639%
304 - Bank	14	\$1,344,100	\$1,376,343	\$32,243	2.399%
710 - New Auto Dealer	31	\$2,279,232	\$2,413,632	\$134,400	5.897%
720 - Parking Garage	14	\$1,083,929	\$1,183,743	\$99,814	9.209%
725 - Parking Surface Lot	39	\$407,923	\$445,836	\$37,913	9.294%
730 - Auto Related	67	\$801,733	\$871,167	\$69,434	8.661%
740 - Misc Services	20	\$909,750	\$945,505	\$35,755	3.930%
760 - Restaurant	47	\$729,283	\$779,364	\$50,081	6.867%
761 - Fast Food	12	\$1,160,000	\$1,184,825	\$24,825	2.140%
770 - Retail Stand Alone	114	\$635,271	\$657,343	\$22,072	3.474%
771 - Regional Mall	4	\$8,653,125	\$8,653,125	\$0	0.000%
772 - Power Center	5	\$6,660,340	\$6,660,340	\$0	0.000%
773 - Strip/Flex	22	\$2,921,868	\$3,190,591	\$268,723	9.197%
774 - C-Store w/Gas	12	\$1,245,975	\$1,327,867	\$81,892	6.572%
775 - Big Box	7	\$10,388,043	\$10,319,571	-\$68,471	-0.659%
820 - Office Class C	111	\$493,611	\$519,201	\$25,590	5.184%
821 - Office Class B	44	\$1,568,341	\$1,658,593	\$90,252	5.755%
830 - Medical	105	\$3,167,450	\$3,012,430	-\$155,020	-4.894%
850 - Apt Low Rise up to 19 Units	58	\$620,614	\$710,350	\$89,736	14.459%
851 - Apt Low Rise 20 to 99 Units	40	\$1,641,668	\$1,877,675	\$236,008	14.376%
852 - Apt Low Rise 100 Units Plus	36	\$11,023,678	\$11,734,969	\$711,292	6.452%
862 - Condo Low Rise	199	\$136,031	\$158,374	\$22,344	16.426%
864 - Condo Apartment Low Rise	56	\$75,330	\$81,586	\$6,255	8.304%
870 - Motel	10	\$3,541,100	\$3,719,640	\$178,540	5.042%
880 - MH Park	1	\$1,450,900	\$1,520,500	\$69,600	4.797%
881 - RV Park	1	\$469,100	\$496,800	\$27,700	5.905%
890 - Geriatric Services	27	\$1,921,622	\$1,985,778	\$64,156	3.339%
910 - Gen Warehouse 20,000 to 1	26	\$4,284,669	\$5,038,650	\$753,981	17.597%
911 - Gen Warehouse up to 19,99	46	\$635,459	\$679,626	\$44,167	6.950%
912 - Mega Warehouse 200,000 S	6	\$24,749,717	\$24,793,900	\$44,183	0.179%
914 - Flex Warehouse	5	\$1,930,520	\$2,027,000	\$96,480	4.998%
930 - Light Industrial	41	\$1,122,302	\$1,288,641	\$166,339	14.821%
940 - Mini Storage	5	\$4,380,520	\$4,830,860	\$450,340	10.281%
954 - Religious Service	59	\$1,168,276	\$1,198,636	\$30,359	2.599%
955 - Education	5	\$2,708,440	\$2,791,680	\$83,240	3.073%
956 - Recreational	13	\$4,153,312	\$4,306,119	\$152,808	3.679%
957 - Government	2	\$49,850	\$54,350	\$4,500	9.027%
958 - Outbuilding	2	\$756,900	\$797,850	\$40,950	5.410%
959 - Agricultural	23	\$143,293	\$155,376	\$12,083	8.432%
City Summary	1,505	\$55,909,190	\$58,622,811	\$2,713,621	4.854%

Average Assessed Value Change by City by Extension

Roy					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	1	\$14,200	\$15,600	\$1,400	9.859%
725 - Parking Surface Lot	1	\$56,500	\$56,300	-\$200	-0.354%
730 - Auto Related	3	\$268,533	\$303,167	\$34,633	12.897%
740 - Misc Services	1	\$96,400	\$96,500	\$100	0.104%
760 - Restaurant	7	\$130,557	\$139,900	\$9,343	7.156%
770 - Retail Stand Alone	1	\$132,000	\$132,000	\$0	0.000%
774 - C-Store w/Gas	1	\$505,800	\$512,200	\$6,400	1.265%
820 - Office Class C	2	\$497,900	\$522,350	\$24,450	4.911%
880 - MH Park	1	\$1,010,500	\$1,081,200	\$70,700	6.997%
911 - Gen Warehouse up to 19,99	5	\$188,020	\$206,940	\$18,920	10.063%
954 - Religious Service	5	\$127,100	\$133,500	\$6,400	5.035%
959 - Agricultural	5	\$181,200	\$181,560	\$360	0.199%
City Summary	33	\$584,358	\$619,775	\$35,417	6.061%

Average Assessed Value Change by City by Extension

Ruston					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	23	\$697,326	\$1,238,000	\$540,674	77.535%
720 - Parking Garage	1	\$27,560,600	\$28,979,400	\$1,418,800	5.148%
725 - Parking Surface Lot	4	\$71,250	\$78,175	\$6,925	9.719%
730 - Auto Related	2	\$168,700	\$188,950	\$20,250	12.004%
760 - Restaurant	8	\$231,213	\$265,925	\$34,713	15.013%
770 - Retail Stand Alone	8	\$359,013	\$394,938	\$35,925	10.007%
773 - Strip/Flex	1	\$6,239,400	\$8,361,500	\$2,122,100	34.011%
774 - C-Store w/Gas	1	\$385,500	\$397,400	\$11,900	3.087%
820 - Office Class C	4	\$186,125	\$204,750	\$18,625	10.007%
850 - Apt Low Rise up to 19 Units	3	\$417,867	\$491,900	\$74,033	17.717%
862 - Condo Low Rise	16	\$146,988	\$176,394	\$29,406	20.006%
865 - Condo Apartment High Rise	62	\$661,211	\$760,390	\$99,179	15.000%
954 - Religious Service	1	\$363,100	\$378,400	\$15,300	4.214%
956 - Recreational	2	\$195,700	\$207,500	\$11,800	6.030%
City Summary	136	\$7,261,979	\$8,946,029	\$1,684,050	23.190%

Average Assessed Value Change by City by Extension

South Prairie					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	18	\$46,344	\$51,794	\$5,450	11.760%
725 - Parking Surface Lot	1	\$63,200	\$69,900	\$6,700	10.601%
730 - Auto Related	1	\$124,600	\$141,300	\$16,700	13.403%
760 - Restaurant	3	\$155,933	\$168,900	\$12,967	8.316%
820 - Office Class C	3	\$264,333	\$279,367	\$15,033	5.687%
881 - RV Park	2	\$898,850	\$857,250	-\$41,600	-4.628%
911 - Gen Warehouse up to 19,99	8	\$181,350	\$199,575	\$18,225	10.050%
930 - Light Industrial	2	\$236,150	\$272,050	\$35,900	15.202%
954 - Religious Service	1	\$94,000	\$100,700	\$6,700	7.128%
City Summary	39	\$677,511	\$716,022	\$38,511	5.684%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Steilacoom					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	11	\$133,845	\$142,409	\$8,564	6.398%
725 - Parking Surface Lot	1	\$441,500	\$466,300	\$24,800	5.617%
740 - Misc Services	1	\$1,729,800	\$1,731,300	\$1,500	0.087%
760 - Restaurant	2	\$244,550	\$264,900	\$20,350	8.321%
770 - Retail Stand Alone	6	\$511,467	\$512,733	\$1,267	0.248%
774 - C-Store w/Gas	4	\$540,700	\$572,525	\$31,825	5.886%
820 - Office Class C	5	\$452,620	\$477,280	\$24,660	5.448%
830 - Medical	1	\$381,200	\$362,200	-\$19,000	-4.984%
850 - Apt Low Rise up to 19 Units	4	\$704,675	\$810,375	\$105,700	15.000%
851 - Apt Low Rise 20 to 99 Units	10	\$1,422,930	\$1,565,210	\$142,280	9.999%
852 - Apt Low Rise 100 Units Plus	2	\$12,635,700	\$13,646,550	\$1,010,850	8.000%
862 - Condo Low Rise	13	\$228,677	\$265,377	\$36,700	16.049%
864 - Condo Apartment Low Rise	66	\$93,364	\$102,655	\$9,291	9.951%
910 - Gen Warehouse 20,000 to 1	2	\$102,400	\$112,650	\$10,250	10.010%
911 - Gen Warehouse up to 19,99	1	\$958,200	\$1,149,800	\$191,600	19.996%
940 - Mini Storage	1	\$1,749,500	\$1,929,000	\$179,500	10.260%
954 - Religious Service	3	\$554,867	\$573,867	\$19,000	3.424%
960 - Marina	1	\$516,700	\$523,700	\$7,000	1.355%
98 - Boat House	68	\$17,737	\$17,737	\$0	0.000%
City Summary	202	\$3,671,721	\$3,977,700	\$305,979	8.333%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Sumner					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	100	\$730,166	\$786,421	\$56,255	7.704%
710 - New Auto Dealer	1	\$7,372,000	\$7,845,000	\$473,000	6.416%
720 - Parking Garage	7	\$647,829	\$701,171	\$53,343	8.234%
725 - Parking Surface Lot	4	\$2,475,075	\$2,479,875	\$4,800	0.194%
730 - Auto Related	6	\$1,623,067	\$1,819,433	\$196,367	12.098%
740 - Misc Services	6	\$352,650	\$358,433	\$5,783	1.640%
760 - Restaurant	1	\$545,700	\$572,600	\$26,900	4.929%
770 - Retail Stand Alone	3	\$347,800	\$352,167	\$4,367	1.256%
820 - Office Class C	4	\$639,750	\$688,625	\$48,875	7.640%
821 - Office Class B	1	\$3,156,300	\$3,629,800	\$473,500	15.002%
851 - Apt Low Rise 20 to 99 Units	3	\$267,433	\$306,800	\$39,367	14.720%
871 - Hotel Full Service	1	\$8,807,800	\$8,807,900	\$100	0.001%
910 - Gen Warehouse 20,000 to 1	40	\$6,286,990	\$6,620,255	\$333,265	5.301%
911 - Gen Warehouse up to 19,99	32	\$1,597,206	\$1,685,034	\$87,828	5.499%
912 - Mega Warehouse 200,000 S	40	\$20,828,790	\$21,890,055	\$1,061,265	5.095%
913 - Transit Warehouse	1	\$25,718,900	\$27,295,800	\$1,576,900	6.131%
914 - Flex Warehouse	5	\$2,873,360	\$3,017,020	\$143,660	5.000%
920 - Heavy Industrial	1	\$838,900	\$906,500	\$67,600	8.058%
930 - Light Industrial	61	\$1,063,867	\$1,192,984	\$129,116	12.137%
940 - Mini Storage	7	\$1,013,643	\$1,115,014	\$101,371	10.001%
954 - Religious Service	2	\$476,300	\$520,000	\$43,700	9.175%
959 - Agricultural	1	\$237,978	\$202,378	-\$35,600	-14.959%
City Summary	327	\$62,429,132	\$65,980,187	\$3,551,055	5.688%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

Tacoma					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	562	\$201,551	\$288,348	\$86,797	43.064%
304 - Bank	43	\$921,588	\$971,835	\$50,247	5.452%
710 - New Auto Dealer	39	\$2,120,700	\$2,239,159	\$118,459	5.586%
720 - Parking Garage	19	\$1,980,500	\$2,101,768	\$121,268	6.123%
725 - Parking Surface Lot	140	\$253,233	\$443,479	\$190,246	75.127%
730 - Auto Related	318	\$359,193	\$410,804	\$51,610	14.368%
740 - Misc Services	83	\$506,564	\$531,829	\$25,265	4.988%
760 - Restaurant	198	\$530,245	\$567,880	\$37,635	7.098%
761 - Fast Food	55	\$683,375	\$724,804	\$41,429	6.062%
770 - Retail Stand Alone	675	\$613,648	\$647,088	\$33,439	5.449%
771 - Regional Mall	18	\$15,393,000	\$15,316,517	-\$76,483	-0.497%
773 - Strip/Flex	84	\$2,766,156	\$3,081,445	\$315,289	11.398%
774 - C-Store w/Gas	58	\$563,007	\$606,322	\$43,316	7.694%
775 - Big Box	37	\$6,154,268	\$6,451,178	\$296,911	4.824%
820 - Office Class C	422	\$559,641	\$602,811	\$43,170	7.714%
821 - Office Class B	154	\$2,016,468	\$2,241,974	\$225,506	11.183%
822 - Office Class A	14	\$5,279,143	\$5,375,507	\$96,364	1.825%
830 - Medical	123	\$1,828,416	\$1,828,650	\$234	0.013%
850 - Apt Low Rise up to 19 Units	313	\$493,840	\$570,237	\$76,397	15.470%
851 - Apt Low Rise 20 to 99 Units	258	\$1,623,303	\$1,776,895	\$153,591	9.462%
852 - Apt Low Rise 100 Units Plus	114	\$5,564,354	\$6,034,300	\$469,946	8.446%
861 - Apartment High Rise	42	\$9,641,776	\$10,643,621	\$1,001,845	10.391%
862 - Condo Low Rise	1,059	\$158,479	\$188,107	\$29,629	18.696%
863 - Condo High Rise	1,017	\$303,448	\$333,133	\$29,685	9.783%
864 - Condo Apartment Low Rise	36	\$388,183	\$425,125	\$36,942	9.517%
865 - Condo Apartment High Rise	126	\$390,955	\$425,812	\$34,857	8.916%
870 - Motel	25	\$2,916,960	\$3,210,280	\$293,320	10.056%
871 - Hotel Full Service	11	\$9,996,627	\$10,778,591	\$781,964	7.822%
880 - MH Park	2	\$778,050	\$832,550	\$54,500	7.005%
890 - Geriatric Services	58	\$3,736,790	\$3,917,783	\$180,993	4.844%
910 - Gen Warehouse 20,000 to 1	130	\$2,019,616	\$2,412,321	\$392,705	19.445%
911 - Gen Warehouse up to 19,99	259	\$489,342	\$585,299	\$95,957	19.609%
912 - Mega Warehouse 200,000 S	7	\$17,490,714	\$18,371,171	\$880,457	5.034%
913 - Transit Warehouse	8	\$3,772,713	\$3,826,275	\$53,563	1.420%
920 - Heavy Industrial	19	\$2,450,923	\$2,757,289	\$306,367	12.500%
925 - Trended Investment	6	\$726,333	\$744,667	\$18,333	2.524%
930 - Light Industrial	203	\$1,081,607	\$1,232,372	\$150,765	13.939%
940 - Mini Storage	57	\$1,130,682	\$1,287,821	\$157,139	13.898%
951 - Utilities	2	\$230,350	\$237,700	\$7,350	3.191%
953 - Marine Hangar	4	\$2,280,850	\$2,462,100	\$181,250	7.947%
954 - Religious Service	353	\$692,501	\$706,253	\$13,752	1.986%
955 - Education	41	\$2,862,388	\$3,266,583	\$404,195	14.121%
956 - Recreational	40	\$975,197	\$1,046,539	\$71,342	7.316%
957 - Government	3	\$1,192,400	\$2,522,400	\$1,330,000	111.540%
958 - Outbuilding	5	\$304,560	\$331,960	\$27,400	8.997%
959 - Agricultural	1	\$3,539,300	\$3,539,400	\$100	0.003%
960 - Marina	10	\$1,826,720	\$1,879,120	\$52,400	2.869%
98 - Boat House	408	\$21,169	\$14,607	-\$6,562	-30.996%
City Summary	7,659	\$135,695,012	\$148,950,052	13,255,040	9.768%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Average Assessed Value Change by City by Extension

University Place					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	31	\$270,610	\$299,342	\$28,732	10.618%
304 - Bank	9	\$999,111	\$1,049,589	\$50,478	5.052%
725 - Parking Surface Lot	2	\$203,750	\$223,500	\$19,750	9.693%
730 - Auto Related	9	\$408,267	\$461,067	\$52,800	12.933%
740 - Misc Services	15	\$850,720	\$867,940	\$17,220	2.024%
760 - Restaurant	8	\$617,638	\$667,375	\$49,738	8.053%
761 - Fast Food	5	\$859,260	\$906,760	\$47,500	5.528%
770 - Retail Stand Alone	30	\$946,487	\$951,173	\$4,687	0.495%
773 - Strip/Flex	13	\$2,570,915	\$2,836,062	\$265,146	10.313%
774 - C-Store w/Gas	4	\$794,375	\$846,075	\$51,700	6.508%
775 - Big Box	2	\$12,994,350	\$13,567,000	\$572,650	4.407%
820 - Office Class C	36	\$499,322	\$524,569	\$25,247	5.056%
821 - Office Class B	45	\$670,742	\$771,056	\$100,313	14.956%
830 - Medical	20	\$843,985	\$808,180	-\$35,805	-4.242%
850 - Apt Low Rise up to 19 Units	11	\$627,555	\$721,700	\$94,145	15.002%
851 - Apt Low Rise 20 to 99 Units	53	\$2,146,219	\$2,360,938	\$214,719	10.005%
852 - Apt Low Rise 100 Units Plus	31	\$7,485,197	\$8,084,935	\$599,739	8.012%
862 - Condo Low Rise	247	\$91,486	\$119,197	\$27,711	30.290%
864 - Condo Apartment Low Rise	12	\$93,275	\$102,592	\$9,317	9.988%
880 - MH Park	2	\$1,985,750	\$2,124,800	\$139,050	7.002%
890 - Geriatric Services	15	\$1,517,093	\$1,574,160	\$57,067	3.762%
910 - Gen Warehouse 20,000 to 1	9	\$828,856	\$991,944	\$163,089	19.676%
911 - Gen Warehouse up to 19,99	11	\$579,218	\$692,809	\$113,591	19.611%
914 - Flex Warehouse	18	\$200,478	\$200,483	\$6	0.003%
930 - Light Industrial	4	\$242,075	\$278,100	\$36,025	14.882%
940 - Mini Storage	5	\$1,493,320	\$1,642,620	\$149,300	9.998%
953 - Marine Hangar	4	\$57,525	\$63,250	\$5,725	9.952%
954 - Religious Service	21	\$917,629	\$833,286	-\$84,343	-9.191%
955 - Education	7	\$6,024,343	\$6,178,657	\$154,314	2.562%
956 - Recreational	2	\$813,900	\$880,100	\$66,200	8.134%
957 - Government	1	\$1,457,200	\$1,526,400	\$69,200	4.749%
958 - Outbuilding	1	\$1,065,800	\$1,139,400	\$73,600	6.906%
960 - Marina	8	\$472,138	\$498,100	\$25,963	5.499%
98 - Boat House	165	\$17,468	\$17,468	\$0	0.000%
City Summary	856	\$20,616,938	\$22,232,256	\$1,615,318	7.835%

Average Assessed Value Change by City by Extension

Wilkeson					
Extension	Count	Prev Avg AV	Curr Avg AV	Difference	Avg % Chg
0 - Commercial Other	2	\$16,400	\$33,450	\$17,050	103.963%
730 - Auto Related	5	\$83,100	\$93,540	\$10,440	12.563%
740 - Misc Services	2	\$54,150	\$79,150	\$25,000	46.168%
760 - Restaurant	2	\$114,800	\$171,200	\$56,400	49.129%
770 - Retail Stand Alone	4	\$79,125	\$110,100	\$30,975	39.147%
820 - Office Class C	1	\$165,700	\$177,000	\$11,300	6.820%
850 - Apt Low Rise up to 19 Units	1	\$198,300	\$285,900	\$87,600	44.175%
954 - Religious Service	3	\$122,567	\$122,933	\$367	0.299%
City Summary	20	\$229,300	\$288,425	\$59,125	25.785%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Total Assessed Value Change by Fire District

Fire District	Count	Total Prev AV	Total New AV	Difference	Avg %Chg
#003 University Place	3,230	\$3,080,505,735	\$3,503,422,591	\$422,916,856	13.729%
#005 Gig Harbor	1,283	\$1,722,652,820	\$1,826,048,860	\$103,396,040	6.002%
#006 Central Pierce	5,433	\$6,076,208,572	\$6,435,914,757	\$359,706,185	5.920%
#010 Fife	898	\$1,653,913,245	\$1,831,712,639	\$177,799,394	10.750%
#013 Browns Point	39	\$24,968,000	\$26,843,300	\$1,875,300	7.511%
#014 Riverside	93	\$82,811,910	\$88,304,210	\$5,492,300	6.632%
#017 Roy	159	\$63,096,746	\$66,910,952	\$3,814,206	6.045%
#018 Orting	135	\$119,031,649	\$128,411,316	\$9,379,667	7.880%
#021 Graham	615	\$707,820,168	\$768,358,197	\$60,538,029	8.553%
#022 East Pierce	1,758	\$2,920,628,595	\$3,113,875,898	\$193,247,303	6.617%
#023 Ashford	54	\$15,294,800	\$16,601,300	\$1,306,500	8.542%
#026 Green Water	14	\$3,007,500	\$3,169,200	\$161,700	5.377%
#027 Anderson	21	\$5,628,600	\$5,945,900	\$317,300	5.637%
#25 Crystal Mountain	111	\$20,891,500	\$21,546,100	\$654,600	3.133%
Valley Regional FPD	654	\$439,852,164	\$474,107,264	\$34,255,100	7.788%
Fire District Summary	14,497	\$16,936,312,004	\$18,311,172,484	\$1,374,860,480	8.118%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Total Assessed Value Change by School District

School District	Count	Total Prev AV	Total New AV	Difference	Avg %Chg
Auburn	450	\$206,080,079	\$223,635,179	\$17,555,100	8.519%
Bethel	1,373	\$1,316,772,272	\$1,404,840,981	\$88,068,709	6.688%
Carbonado	5	\$756,600	\$768,800	\$12,200	1.612%
Clover Park	2,386	\$2,517,135,135	\$2,892,339,491	\$375,204,356	14.906%
Dieringer	124	\$201,019,611	\$214,704,311	\$13,684,700	6.808%
Eatonville	254	\$82,935,396	\$89,074,670	\$6,139,274	7.402%
Fife	991	\$1,663,051,735	\$1,839,042,847	\$175,991,112	10.582%
Franklin Pierce	1,468	\$1,139,611,730	\$1,216,832,107	\$77,220,377	6.776%
Orting	103	\$80,986,849	\$85,143,016	\$4,156,167	5.132%
Peninsula	1,469	\$1,811,709,010	\$1,922,518,050	\$110,809,040	6.116%
Puyallup	3,582	\$4,813,858,248	\$5,100,262,562	\$286,404,314	5.950%
Steilacoom	566	\$722,079,203	\$854,681,400	\$132,602,197	18.364%
Sumner	1,291	\$2,340,504,867	\$2,499,667,791	\$159,162,924	6.800%
Tacoma	10,255	\$9,357,967,840	\$10,522,393,216	\$1,164,425,376	12.443%
University Place	887	\$740,952,200	\$801,384,400	\$60,432,200	8.156%
White River	539	\$375,177,217	\$397,947,130	\$22,769,913	6.069%
Yelm	85	\$35,008,293	\$36,349,851	\$1,341,558	3.832%
School District Summary	25,828	\$27,405,606,285	\$30,101,585,802	\$2,695,979,517	9.837%

Pierce County Assessor-Treasurer 2018 Commercial Revaluation Report

Total Assessed Value Change by City

City	Count	Total Prev AV	Total New AV	Difference	Avg %Chg
Auburn	460	\$281,531,979	\$303,232,379	\$21,700,400	7.708%
Bonney Lake	312	\$421,881,902	\$443,194,602	\$21,312,700	5.052%
Buckley	158	\$80,788,500	\$87,067,400	\$6,278,900	7.772%
Carbonado	5	\$756,600	\$768,800	\$12,200	1.612%
Dupont	322	\$558,761,803	\$596,469,300	\$37,707,497	6.748%
Eatonville	158	\$46,833,980	\$49,711,820	\$2,877,840	6.145%
Edgewood	191	\$154,614,500	\$165,784,800	\$11,170,300	7.225%
Fife	880	\$1,634,356,845	\$1,808,887,039	\$174,530,194	10.679%
Fircrest	122	\$108,504,808	\$120,089,728	\$11,584,920	10.677%
Gig Harbor	867	\$1,400,488,200	\$1,460,370,000	\$59,881,800	4.276%
Lakewood	2,317	\$2,305,266,035	\$2,665,525,391	\$360,259,356	15.628%
Milton	183	\$234,872,100	\$251,395,700	\$16,523,600	7.035%
Orting	86	\$70,797,200	\$74,083,600	\$3,286,400	4.642%
Pacific	194	\$158,320,185	\$170,874,885	\$12,554,700	7.930%
Puyallup	1,619	\$2,751,582,930	\$2,895,361,220	\$143,778,290	5.225%
Roy	34	\$7,090,800	\$7,526,400	\$435,600	6.143%
Ruston	137	\$102,132,800	\$125,755,900	\$23,623,100	23.130%
South Prairie	41	\$7,154,400	\$7,596,500	\$442,100	6.179%
Steilacoom	203	\$73,818,900	\$79,632,500	\$5,813,600	7.875%
Sumner	861	\$1,971,102,211	\$2,117,983,511	\$146,881,300	7.452%
Tacoma	9,964	\$9,323,307,232	\$10,461,249,188	\$1,137,941,956	12.205%
University Place	870	\$745,205,000	\$804,818,200	\$59,613,200	8.000%
Wilkeson	21	\$1,883,200	\$2,405,100	\$521,900	27.713%
City Summary	20,005	\$22,441,052,110	\$24,699,783,963	\$2,258,731,853	10.065%