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PARCEL DATA

Parcel	225450-1275
Name	HELEN V APTS LLC
Site Address	1319 E UNION ST 98122
Geo Area	25-43
Spec Area	100-65
Property Name	Helen V APT

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	16
Plat Lot / Unit Number	PORTION
Quarter-Section-Township-Range	<u>NE-32-25-4</u>

Legal Description

EDES & KNIGHTS ADD SUPPL 8-9-10 & E 5 IN. OF LOT 5
PLat Block: 16
Plat Lot: PORTION

LAND DATA

Highest & Best Use As If Vacant	MULTI-FAMILY DWELLING
Highest & Best Use As Improved	PRESENT USE
Present Use	Apartment(Subsidized)
Land SqFt	23,340
Acres	0.54

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	MR (M1)
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	AVERAGE
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Designations

Historic Site	
Current Use	(none)

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Nuisances

Topography	
Traffic Noise	

Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Building Number	1
Building Description	HELEN V APTS
Number Of Buildings Aggregated	1
Predominant Use	MULTIPLE RESIDENCE (LOW RISE) (352)
Shape	Long Rect or Irreg
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Stories	3
Building Gross Sq Ft	24,316
Building Net Sq Ft	23,764
Year Built	1909
Eff. Year	1994
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	No
Elevators	No

 Click the camera to see more pictures.

Picture of Building 1

**Section(s) Of Building**

Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	MULTIPLE RESIDENCE (LOW RISE) (352)		3	9		24,316	23,764

Accessory

Accessory Type	Picture	Description	Qty	Unit Of Measure	Size	Grade	Eff Yr	%	Value	Date Valued
Pkg: Open, Unsec			32			(unknown)				

Apartment / Condo Complex Data

Complex Type	Commercial Complex
Complex Description	HELEN V APTS
Value Distribution Method	
# of Bldgs	1
# of Stories	3
# of Units	38
Avg Unit Size	625
Land Per Unit	614
Project Location	AVERAGE
Project Appeal	AVERAGE
% With View	10
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Condition	Good
Year Built	1909
Eff Year	1994
% Complete	100

Elevators	N
Security System	Y
FirePlace	N
Laundry	COMMON
Kitchens	
# of Meals	0
Founder's Fee	
Apt Conversion	N
Condo Land Type	

Unit Breakdown

Unit Type	Number of This Type	Sq Ft	# of Bedrooms	# of Baths
Flat	7	0	1	1
Flat	31	0	S	1

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
225450127504	2020	2021		0010	5,835,000	255,900	6,090,900	0	0	0	0	EX
225450127504	2019	2020		0010	5,134,800	4,654,200	9,789,000	0	0	0	0	EX
225450127504	2018	2019		0010	5,134,800	2,967,200	8,102,000	0	0	0	0	EX
225450127504	2017	2018		0010	5,134,800	3,373,200	8,508,000	0	0	0	0	EX
225450127504	2016	2017		0010	2,334,000	5,390,000	7,724,000	0	0	0	0	NP
225450127504	2015	2016		0010	2,334,000	4,251,000	6,585,000	0	0	0	0	NP
225450127504	2014	2015		0010	2,334,000	3,318,000	5,652,000	0	0	0	0	EX
225450127504	2013	2014		0010	2,334,000	2,840,000	5,174,000	0	0	0	0	NP
225450127504	2012	2013		0010	2,334,000	2,066,000	4,400,000	0	0	0	0	EX
225450127504	2011	2012		0010	2,567,400	1,232,600	3,800,000	0	0	0	0	EX
225450127504	2010	2011		0010	2,567,400	1,040,600	3,608,000	0	0	0	0	NP
225450127504	2009	2010		0010	2,567,400	1,498,600	4,066,000	0	0	0	0	EX
225450127504	2008	2009		0010	2,567,400	1,932,600	4,500,000	0	0	0	0	NP
225450127504	2007	2008		0010	2,334,000	1,416,000	3,750,000	0	0	0	0	EX
225450127504	2006	2007		0010	1,867,200	1,569,800	3,437,000	0	0	0	0	EX
225450127504	2005	2006		0010	1,633,800	1,502,200	3,136,000	0	0	0	0	EX
225450127504	2004	2005		0010	1,283,700	1,741,300	3,025,000	0	0	0	0	EX
225450127504	2003	2004		0010	1,050,300	1,745,700	2,796,000	0	0	0	0	EX
225450127504	2002	2003		0010	1,050,300	1,131,700	2,182,000	0	0	0	0	EX
225450127504	2001	2002		0010	933,600	386,400	1,320,000	0	0	0	0	EX
225450127504	2000	2001		0010	933,600	386,400	1,320,000	0	933,600	386,400	1,320,000	
225450127504	1999	2000		0010	420,100	944,200	1,364,300	0	420,100	944,200	1,364,300	
225450127504	1998	1999		0010	420,100	719,900	1,140,000	0	420,100	719,900	1,140,000	
225450127504	1997	1998		0010	0	0	0	0	210,100	929,900	1,140,000	
225450127504	1996	1997		0010	0	0	0	0	210,100	929,900	1,140,000	
225450127504	1994	1995		0010	0	0	0	0	210,100	777,900	988,000	
225450127504	1992	1993		0010	0	0	0	0	210,100	777,900	988,000	
225450127504	1990	1991		0010	0	0	0	0	186,700	611,300	798,000	
225450127504	1988	1989		0010	0	0	0	0	186,700	573,300	760,000	
225450127504	1986	1987		0010	0	0	0	0	186,700	469,800	656,500	
225450127504	1984	1985		0010	0	0	0	0	186,700	469,800	656,500	
225450127504	1982	1983		0010	0	0	0	0	151,700	314,000	465,700	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1845264	20011003000522	10/2/2001	\$2,641,900.00	HELEN V ASSOCIATES	HELEN V	Statutory Warranty	None

					APTS LLC	Deed	
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REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2001	0003839	Local Appeal	\$1,800,000	1/1/1900	\$0		Completed

PERMIT HISTORY

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