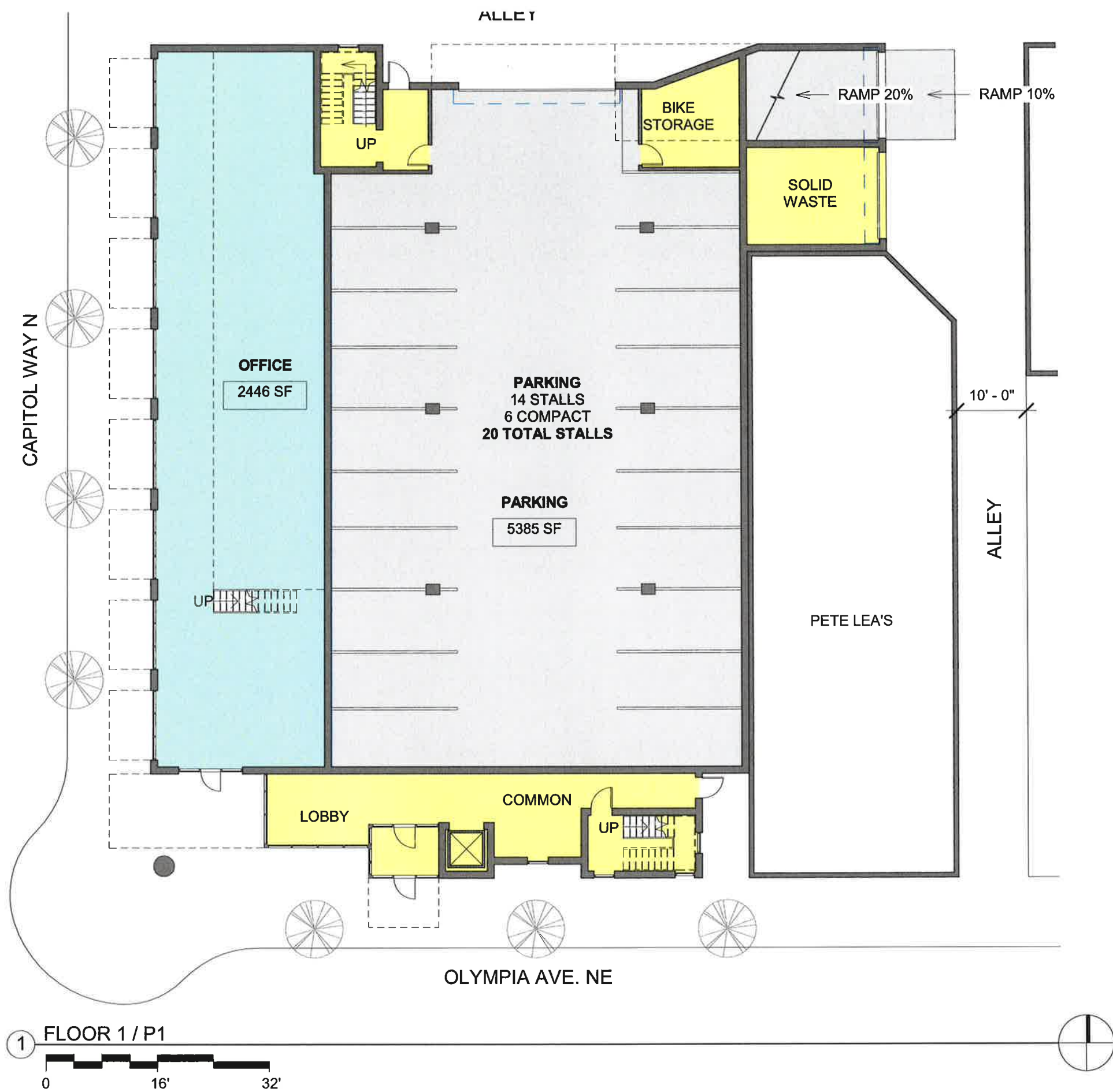




RECEIVED
 APR 04 2017
 COMMUNITY PLANNING
 AND DEVELOPMENT DEPT.

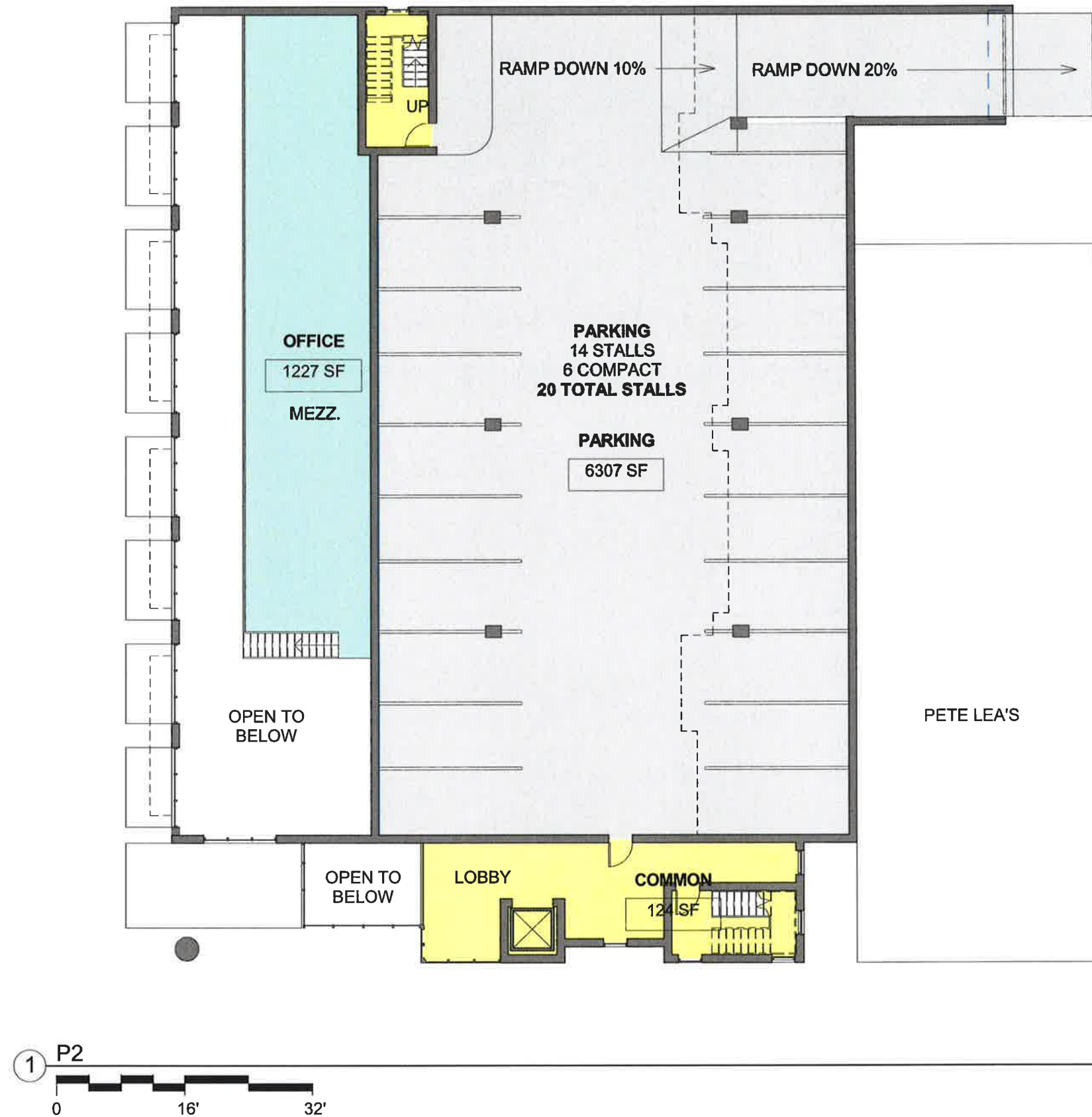
MARKET FLATS

312 NORTH CAPITOL WAY

CONCEPT DESIGN | 04/04/17

A1
 FIRST FLOOR





MARKET FLATS

312 NORTH CAPITOL WAY

CONCEPT DESIGN | 04/04/17

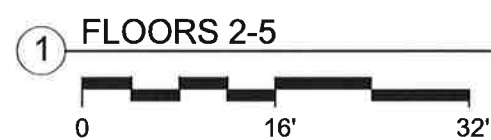
A2
P2





Room Legend

- STUDIO
- 1 BR
- 2 BR
- MICRO
- COMMON



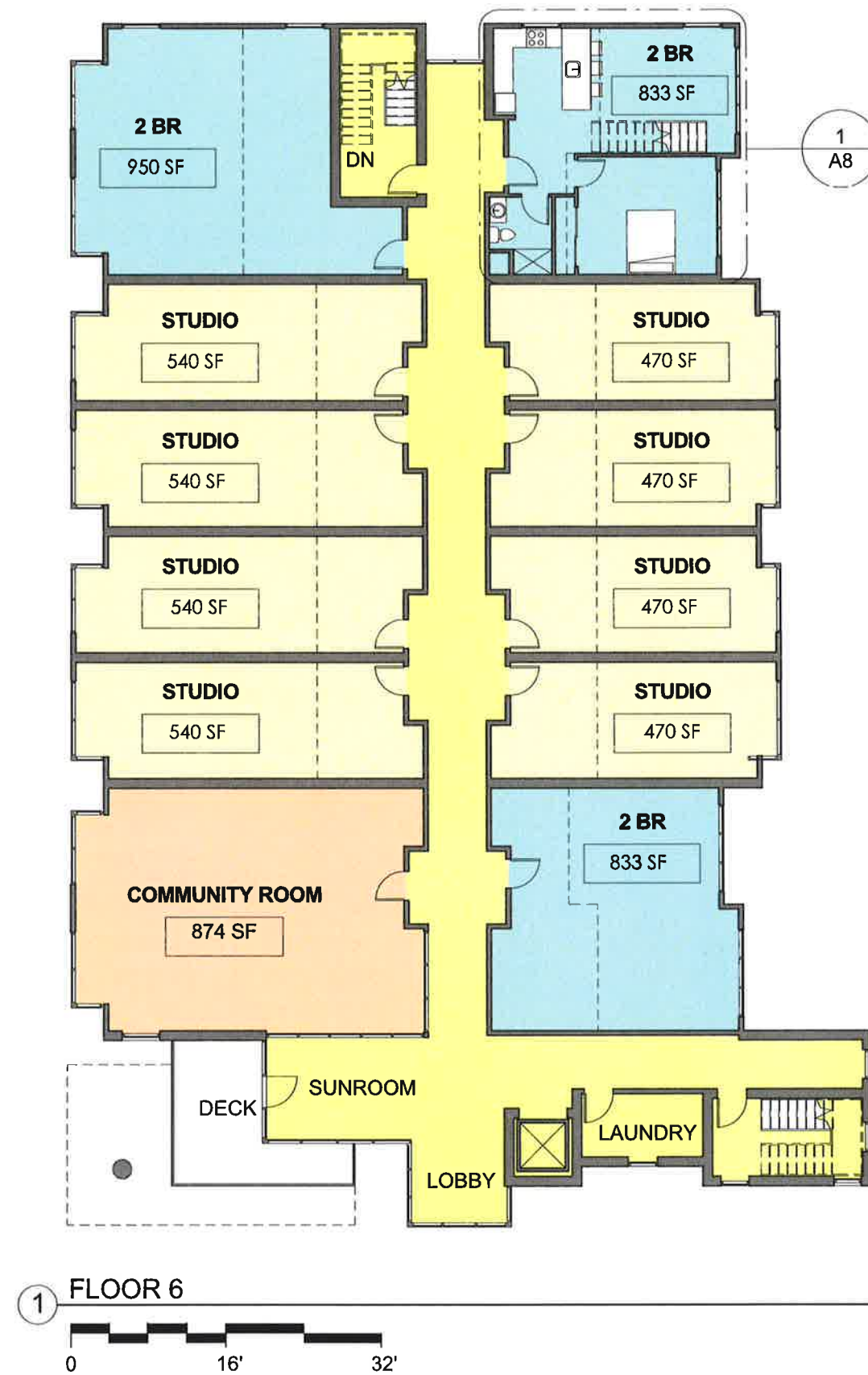
MARKET FLATS

312 NORTH CAPITOL WAY

CONCEPT DESIGN | 03/17/17

A3
FLOORS 2-5





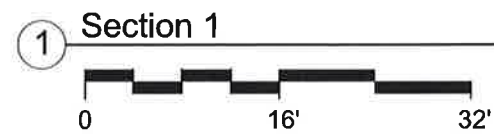
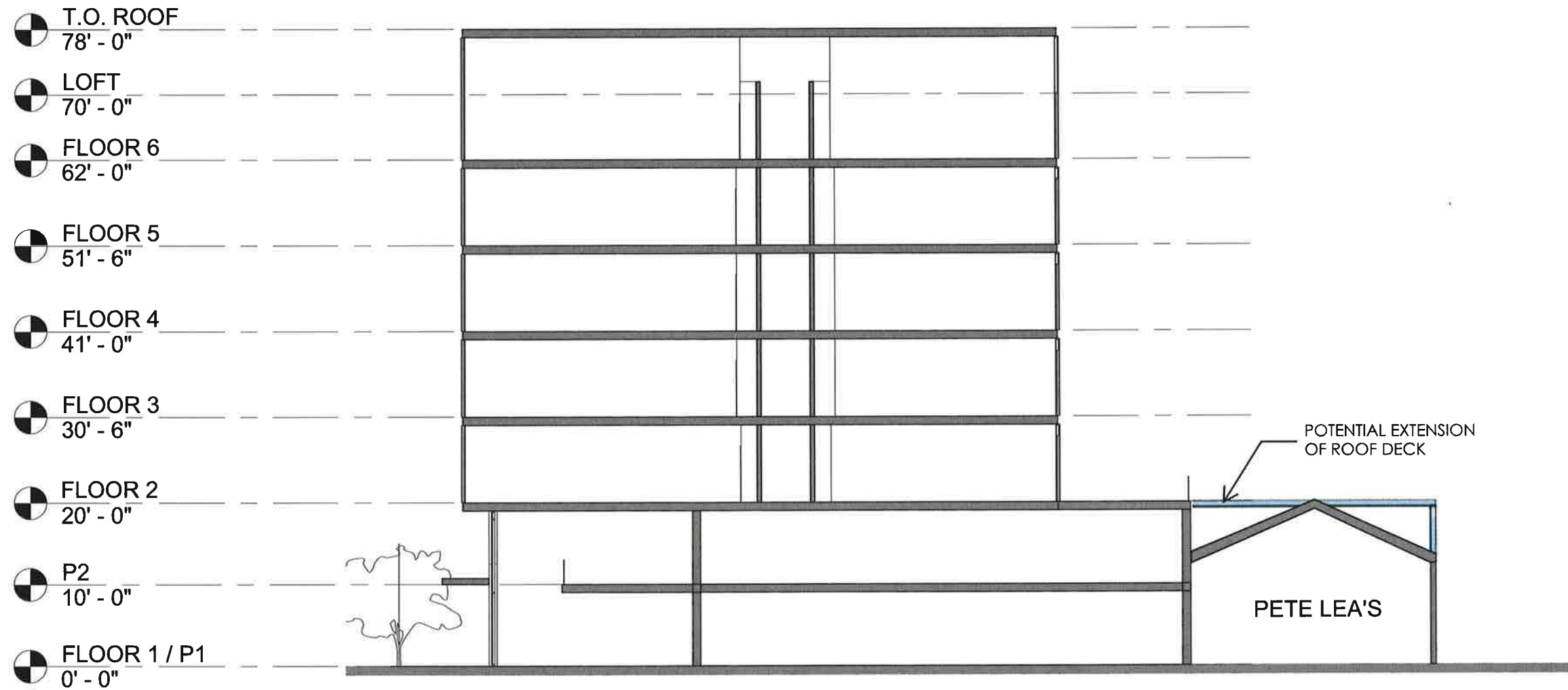
MARKET FLATS

312 NORTH CAPITOL WAY

CONCEPT DESIGN | 03/17/17

A4
FLOOR 6





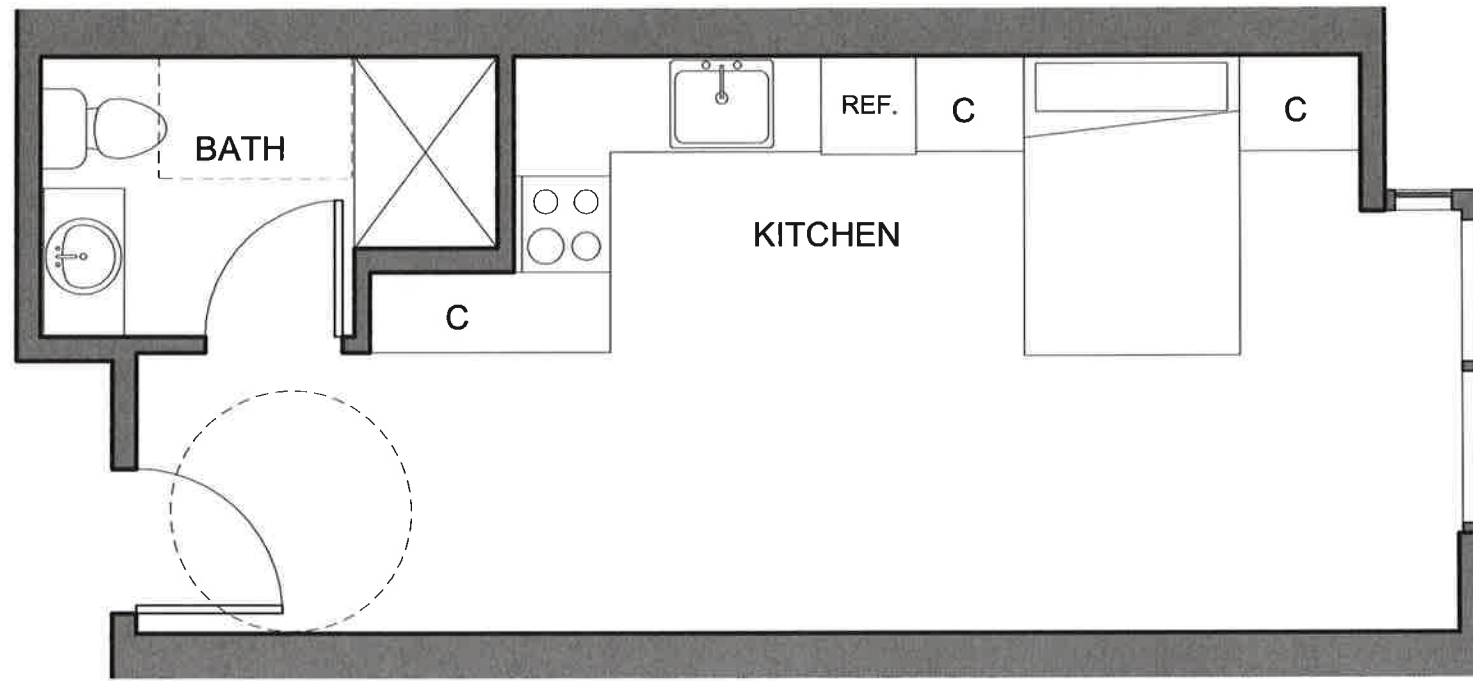
MARKET FLATS

312 NORTH CAPITOL WAY

CONCEPT DESIGN | 03/17/17

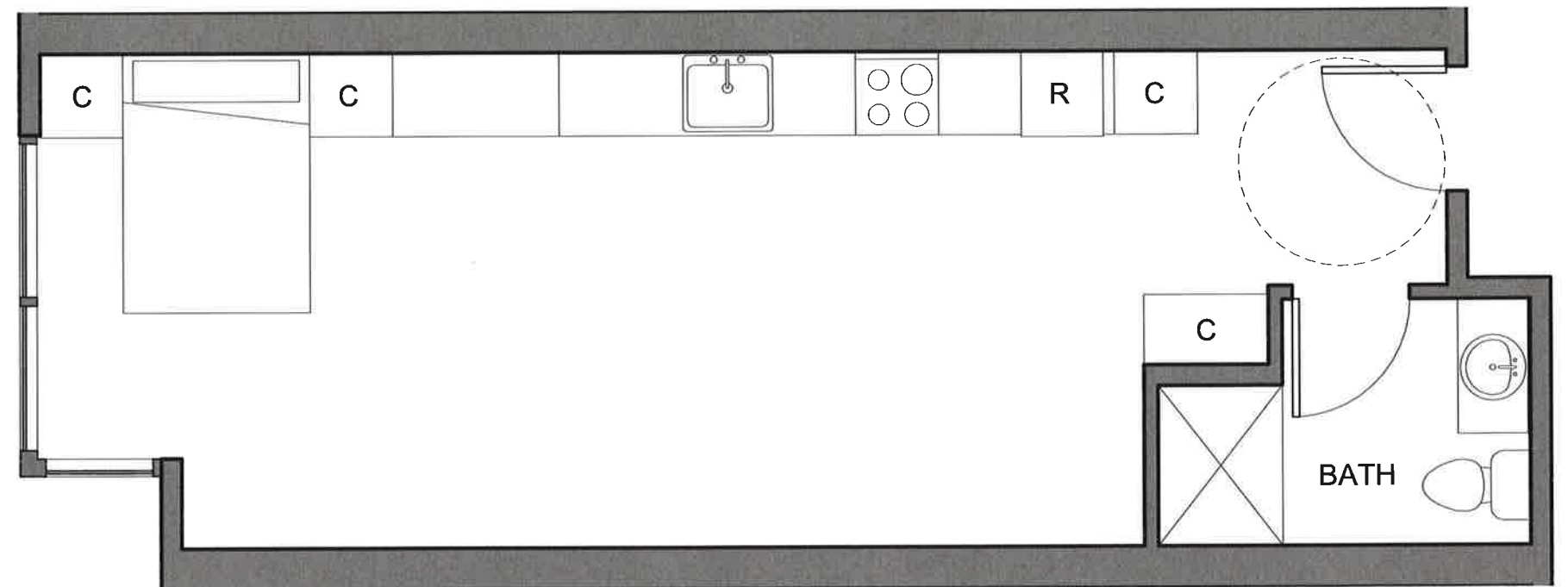
A5
SECTION





① MICRO -338 SF

0 4' 8'



② STUDIO-409 SF

0 4' 8'

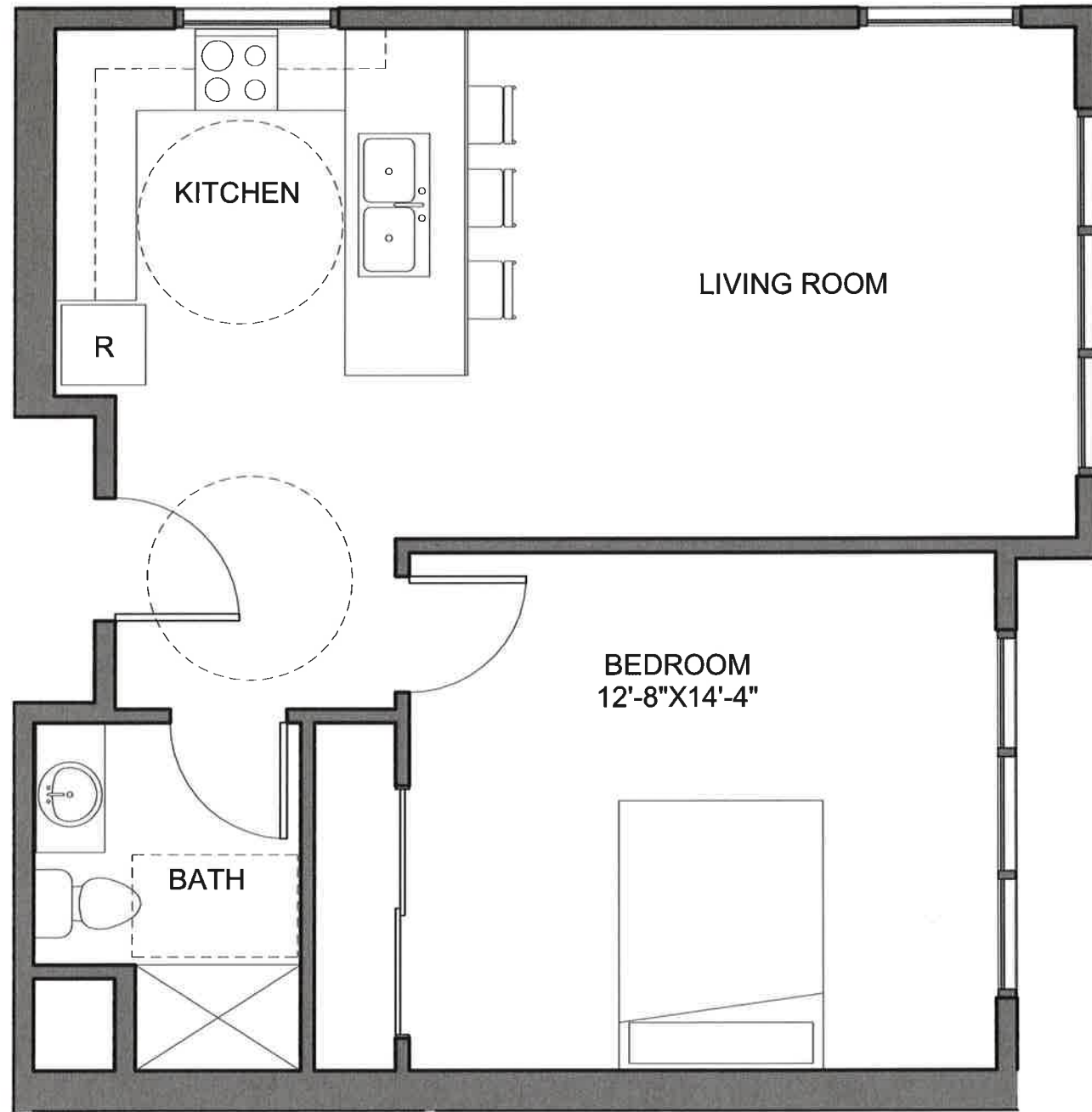
MARKET FLATS

312 NORTH CAPITOL WAY

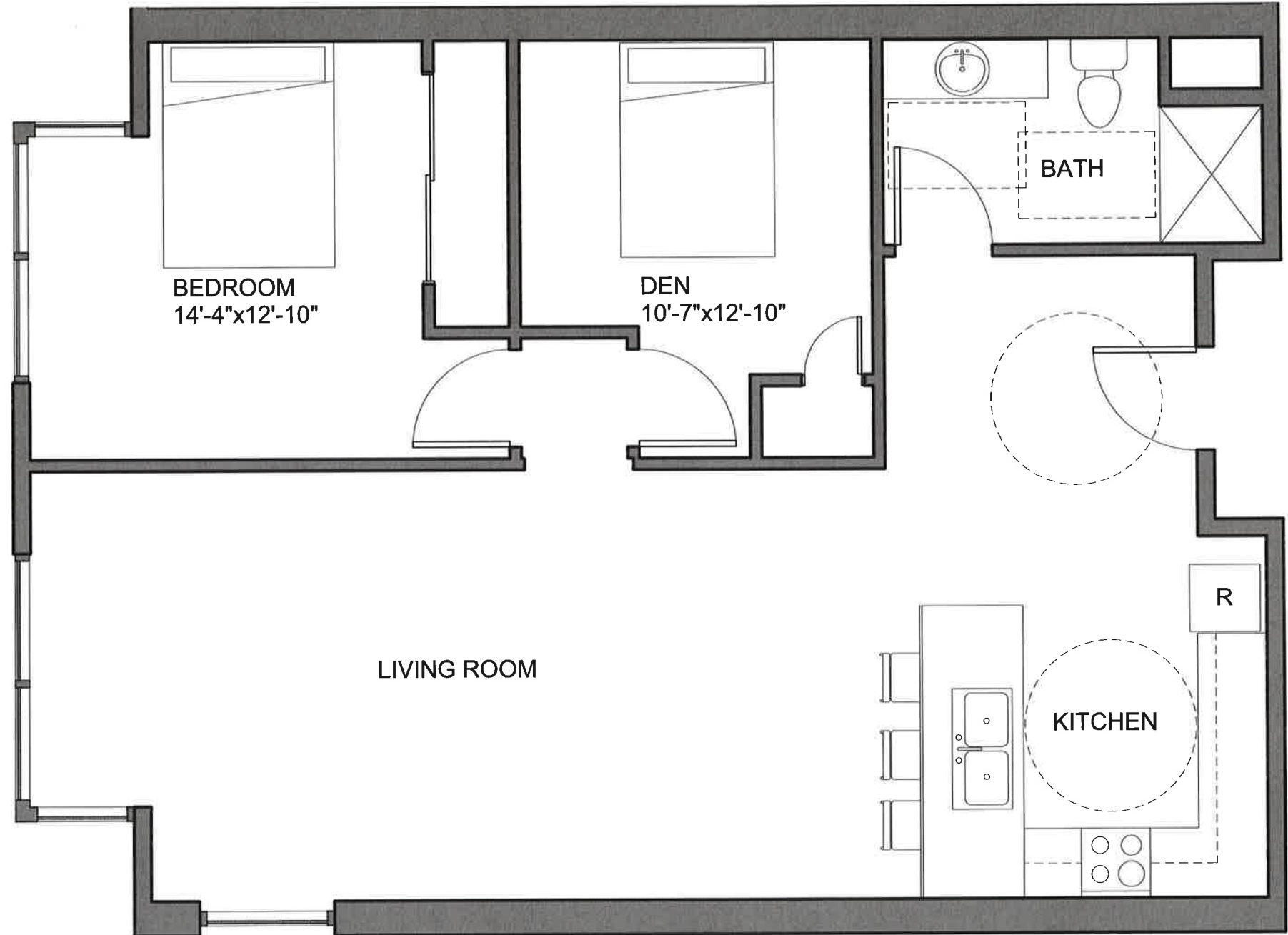
CONCEPT DESIGN | 03/31/17

A6
STUDIOS LAYOUT





① 1 BEDROOM - 604 SF



② 1+ BEDROOM - 862 SF



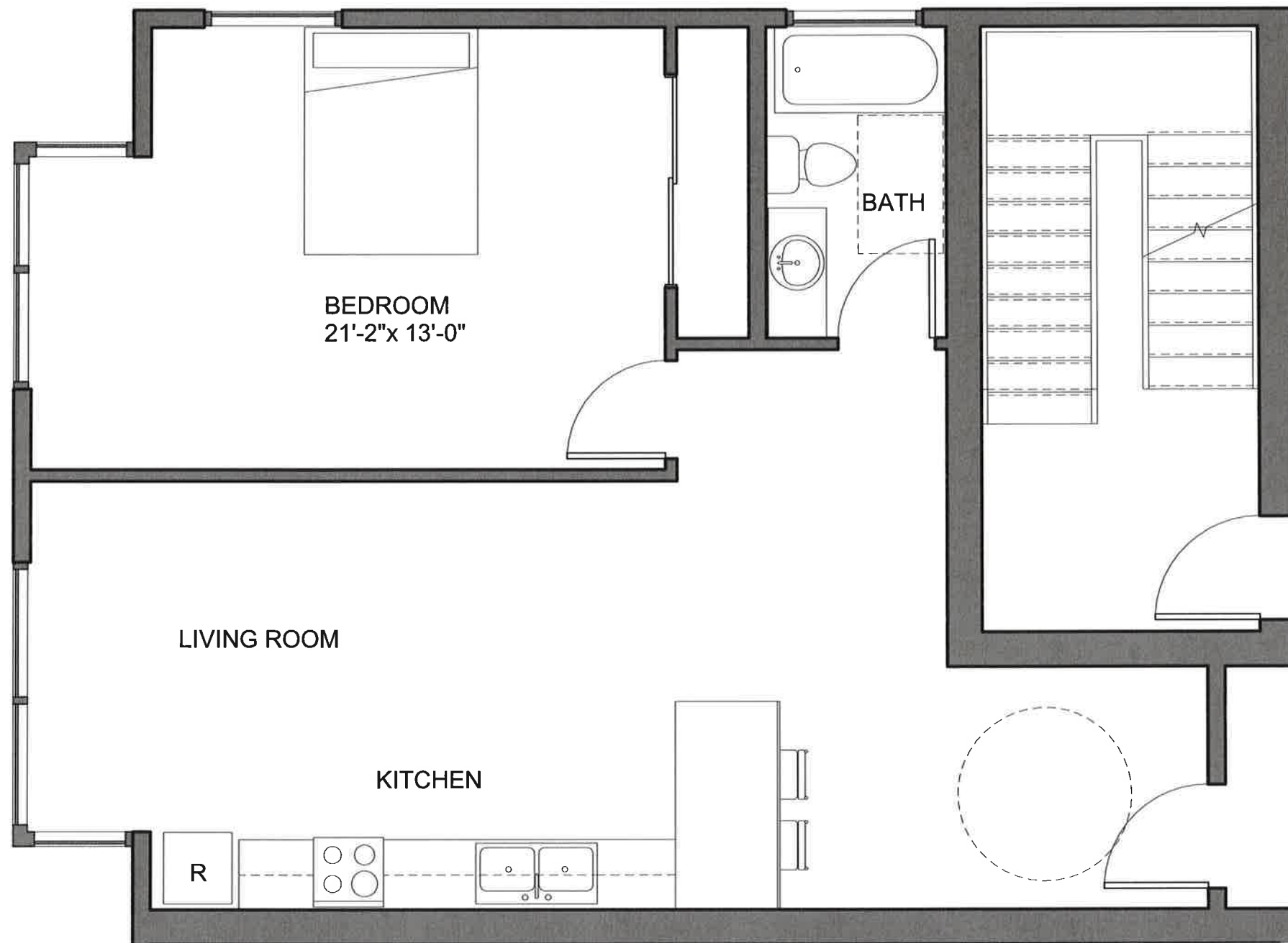
MARKET FLATS

312 NORTH CAPITOL WAY

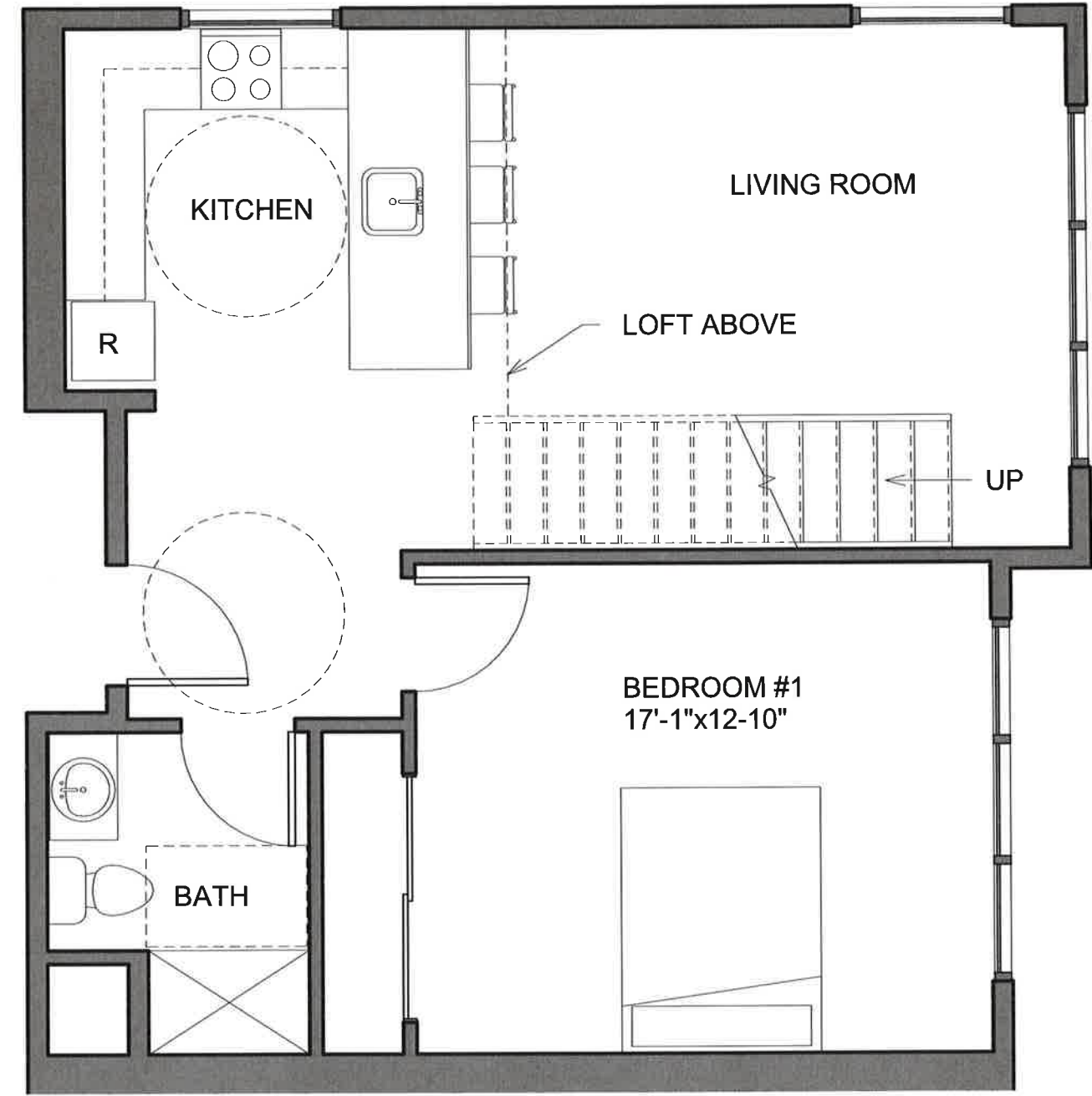
CONCEPT DESIGN | 03/31/17

A7
1 BEDROOM LAYOUT





② 1 BEDROOM - 711 SF



① 2 BEDROOM LOFT - 833 SF



MARKET FLATS

312 NORTH CAPITOL WAY

CONCEPT DESIGN | 03/31/17

A8

1 & 2 BEDROOM LAYOUT





① VIEW FROM SOUTH WEST



② VIEW FROM NORTH WEST

MARKET FLATS

312 NORTH CAPITOL WAY

CONCEPT DESIGN | 03/17/17

A9
PERSPECTIVES



Thurston County Assessor				Date: 4/3/2017
Parcel Number: 78501100703				
Situs Address:	312 N CAPITOL WAY	Sect/Town/Range:	14 18 2W	
Owner:	HISTORICAL DOWNTOWN SQUARE LLC	Size:	0.11 Acres	
Address:	PO BOX 7548 OLYMPIA, WA 98507	TCA Number:	110	
		Neighborhood:	64T1	
Taxpayer:	HISTORICAL DOWNTOWN SQUARE LLC	Property Type:	SRV	
Address:	PO BOX 7548	Taxable:	YES	
	OLYMPIA, WA 98507	Active Exemptions:	None	
Abbreviated Legal:	Section 14 Township 18 Range 2W Plat SYLVESTER TOWN OF OLYMPIA BLK 11 LT 7 & 8 Document 001/014 EX SLY 90F OF ELY 30F LT 7 & EX PT LT 7 DAF: BAP ON ELY LN LT 7 S5-52-27E 19.32F FROM	School District:	OLYMPIA S.D. # 111	
		Water Source:	PUBLIC	
		Sewer Type:	SEWER	

Market Values										
Tax Year	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Assessment Year	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Market Value Land	\$251,500	\$209,150	\$198,700	\$198,700	\$198,700	\$204,950	\$217,500	\$229,250	\$169,500	\$138,950
Market Value Buildings	\$6,600	\$5,800	\$5,900	\$5,700	\$5,400	\$5,700	\$7,200	\$11,000	\$10,100	\$8,500
Market Value Total	\$258,100	\$214,950	\$204,600	\$204,400	\$204,100	\$210,650	\$224,700	\$240,250	\$179,600	\$147,450

Detached Structures				
Structure	Year Built	Square Feet	Quality	Condition
PVNG-ASPHALT	1962	4200	AVERAGE	AVERAGE

Land Characteristics		
Land Flag	6000	Land Influence(s) HT-HIGH-TRAFFIC
Lot Square Footage	4980	
Lot Acreage	0.11	
Effective Frontage	Not Listed	
Effective Depth	Not Listed	
Water Source	Public	
Sewer Source	Public	

Sales			
Sale Date:	04/29/2014	02/25/2011	12/13/2006
Price:			
Excise:	377126	714469	360230
Sale Type:	QUIT CLAIM DEED	QUIT CLAIM DEED	STATUTRY WARNTY DEED
Recording Number:	4390089	4200606	3898575
Seller:	GRAHAM TRUSTEES GRAY L & JOY L	GRAHAM TRUSTEES GRAY LEE & JOY LENOX	
Buyer:	HISTORICAL DOWNTOWN SQUARE LLC	GRAHAM TRUSTEES GRAY L & JOY L	GRAHAM, TRUSTEE GRAY
Multiple Parcel Sale:	Y	Y	Y
Sale Date:	06/02/2005	11/07/2002	11/07/2002
Price:	\$1,790,000	\$435,541	
Excise:	338760	306098	307965
Sale Type:	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED
Recording Number:	3739140	3479817	3497393
Seller:	MC SWAIN CHARLES	KOLB FAMILY INVESTMENTS	KOLB FAMILY INVESTMENTS
Buyer:	GRAHAM, TRUSTEE GRAY	MC SWAIN CHARLES A & PHYLLIS M	MC SWAIN CHARLES A & PHYLLIS M
Multiple Parcel Sale:	Y	Y	Y
Sale Date:	11/27/1995		
Price:	\$650,000		
Excise:	0237656		
Sale Type:	WARRANTY DEED		
Recording Number:	03002838		
Seller:	STERLING SAVINGS ASSOC		
Buyer:	MC SWAIN, CHARLES A ETAL		
Multiple Parcel Sale:	Y		

The Assessor's Office maintains property records on approximately 112,000 parcels in Thurston County for tax purposes. Though records are updated regularly, the accuracy and timeliness of published data cannot be guaranteed. Any person or entity that relies on information obtained from this website does so at his or her own risk. Neither Thurston County nor the Assessor will be held liable for damage or losses caused by use of this information. *All critical information should be independently verified.*

Steven J. Drew, Assessor
2000 Lakeridge Drive SW - Olympia, WA 98502
Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933

Thurston County Assessor			Date: 4/3/2017	
Parcel Number: 78501100700				
Situs Address:		312 N CAPITOL WAY	Sect/Town/Range:	14 18 2W
Owner:		HISTORICAL DOWNTOWN SQUARE LLC	Size:	0.13 Acres
Address:		PO BOX 7548 OLYMPIA, WA 98507	TCA Number:	110
			Neighborhood:	64T1
Taxpayer:		HISTORICAL DOWNTOWN SQUARE LLC	Property Type:	SRV
Address:		PO BOX 7548 OLYMPIA, WA 98507	Taxable:	YES
			Active Exemptions:	None
			School District:	OLYMPIA S.D. #111
Abbreviated Legal:		Section 14 Township 18 Range 2W Plat SYLVESTER TOWN OF OLYMPIA 11 LT 7 & 8 Document 001014 LESS E30F OF S30F OF N2 L7 LESS V OL 953 P104 50.48 SQ F	Water Source:	PUBLIC
			Sewer Type:	SEWER

Market Values										
Tax Year	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Assessment Year	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Market Value Land	\$285,600	\$236,900	\$225,050	\$225,050	\$225,050	\$232,150	\$246,400	\$257,800	\$234,400	\$156,250
Market Value Buildings	\$8,700	\$7,600	\$7,700	\$7,400	\$6,900	\$7,400	\$9,700	\$13,800	\$13,700	\$10,600
Market Value Total	\$294,300	\$244,500	\$232,750	\$232,450	\$231,950	\$239,550	\$256,100	\$271,600	\$248,100	\$166,850

Detached Structures				
Structure	Year Built	Square Feet	Quality	Condition
PVNG-ASPHALT	1978	4656	AVERAGE	AVERAGE

Land Characteristics		
Land Flag	6000	Land Influence(s)
Lot Square Footage	5830	HT-HIGH-TRAFFIC
Lot Acreage	0.13	
Effective Frontage	Not Listed	
Effective Depth	Not Listed	
Water Source	Public	
Sewer Source	Public	

Sales			
Sale Date:	04/29/2014	02/25/2011	12/13/2006
Price:			
Excise:	377126	714469	360230
Sale Type:	QUIT CLAIM DEED	QUIT CLAIM DEED	STATUTRY WARNTY DEED
Recording Number:	4390089	4200606	3898575
Seller:	GRAHAM TRUSTEES GRAY L & JOY L	GRAHAM TRUSTEES GRAY LEE & JOY LENOX	GRAHAM, TRUSTEE GRAY
Buyer:	HISTORICAL DOWNTOWN SQUARE LLC	GRAHAM TRUSTEES GRAY L & JOY L	Y
Multiple Parcel Sale:	Y	Y	
Sale Date:	06/02/2005	11/27/1995	
Price:	\$1,790,000	\$650,000	
Excise:	338760	0237656	
Sale Type:	STATUTRY WARNTY DEED	WARRANTY DEED	
Recording Number:	3739140	03002838	
Seller:	MC SWAIN CHARLES	STERLING SAVINGS ASSOC	
Buyer:	GRAHAM, TRUSTEE GRAY	MC SWAIN, CHARLES A ETAL	
Multiple Parcel Sale:	Y	Y	

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