

Executive Summary Report

Characteristics Based Market Adjustment for 2001 Assessment Roll

Area Name / Number: Broadview - Blue Ridge - Shilshole / 39

Last Physical Inspection: 1996

Sales - Improved Analysis Summary:

Number of Sales: 290

Range of Sale Dates: 1/99 through 12/00

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
2000 Value	\$152,600	\$207,700	\$360,300	\$408,000	88.3%	13.97%
2001 Value	\$175,100	\$230,000	\$405,100	\$408,000	99.3%	13.92%
Change	+\$22,500	+\$22,300	+\$44,800		+11.0%	-0.05%
%Change	+14.7%	+10.7%	+12.4%		+12.5%	-0.36%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.05% and -0.36% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2000 and parcels with a 2000 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2000 Value	\$166,400	\$212,200	\$378,600
2001 Value	\$190,900	\$235,000	\$425,900
%Change	+14.7%	+10.7%	+12.5%

Number of improved 1 to 3 family residences in the population: 3552.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2000 and parcels with a 2000 assessed improvements value of \$10,000 or less.

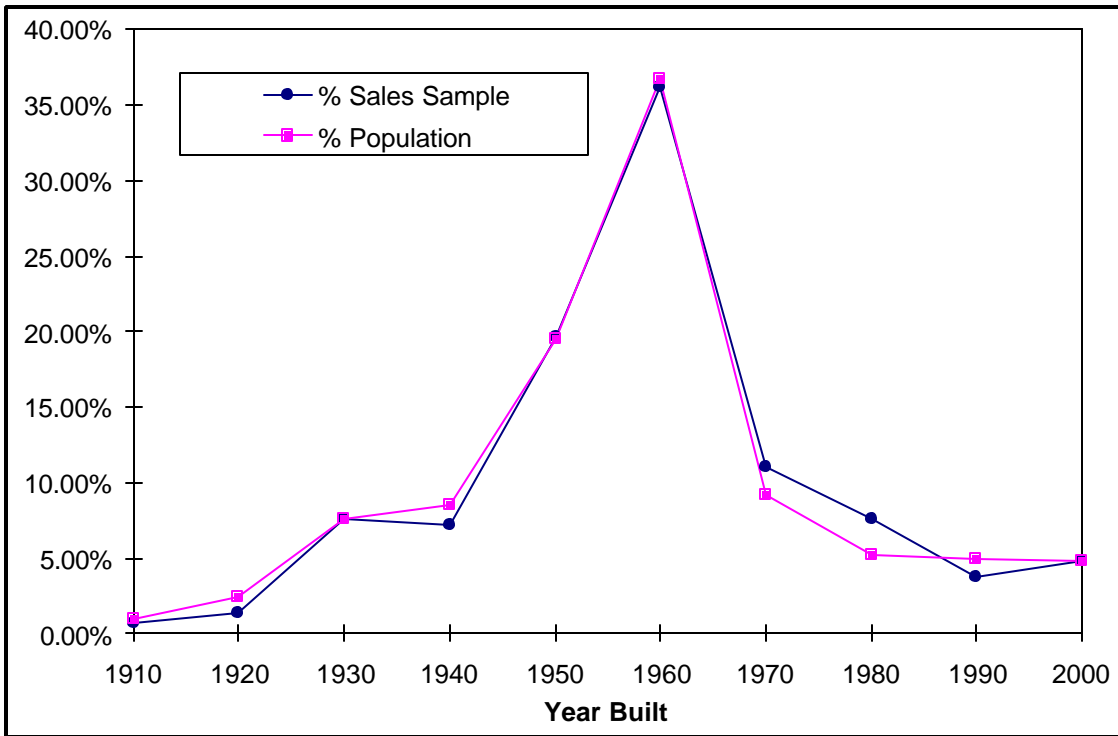
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The analysis could not identify any characteristics that would indicate a model that would correct for the market increase in this area. It is possible that the previous year's adjustments corrected for any deficiencies in the characteristics considered in the analysis. The adjustments therefore are implemented only by an overall factor (12.4%) that brings the area up to the current market levels. There are no waterfront properties in this area.

The Annual Update values described in this report improve assessment levels, uniformity and equity; we recommend posting them for the 2001 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	2	0.69%
1920	4	1.38%
1930	22	7.59%
1940	21	7.24%
1950	57	19.66%
1960	105	36.21%
1970	32	11.03%
1980	22	7.59%
1990	11	3.79%
2000	14	4.83%
	290	

Population		
Year Built	Frequency	% Population
1910	35	0.99%
1920	85	2.39%
1930	271	7.63%
1940	303	8.53%
1950	692	19.48%
1960	1305	36.74%
1970	328	9.23%
1980	184	5.18%
1990	176	4.95%
2000	173	4.87%
	3552	

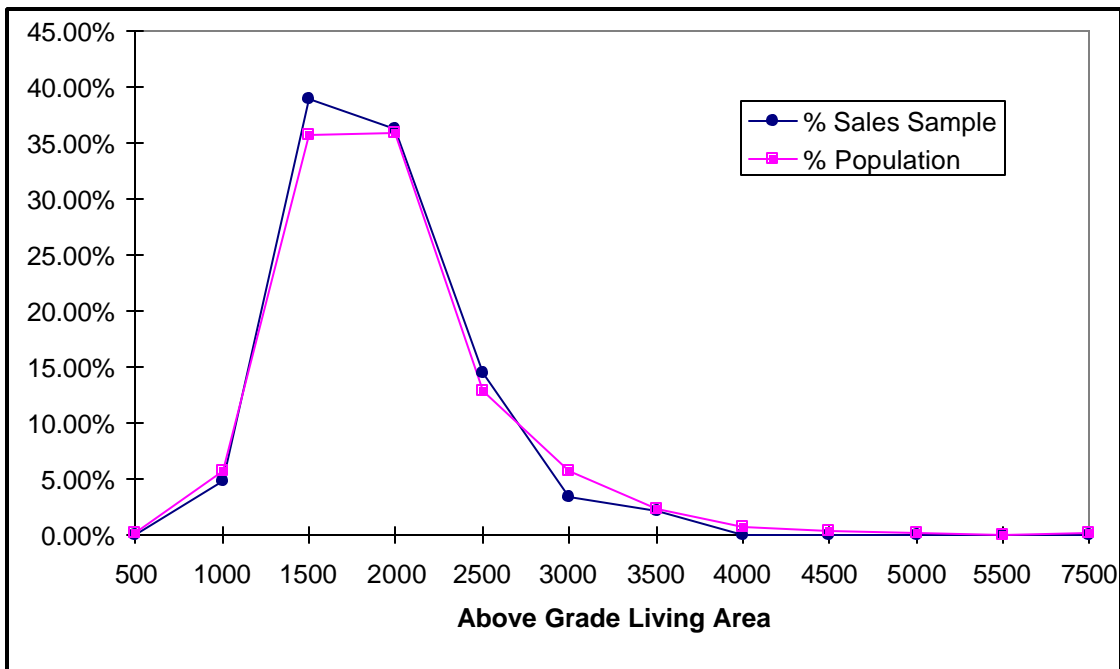


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	14	4.83%
1500	113	38.97%
2000	105	36.21%
2500	42	14.48%
3000	10	3.45%
3500	6	2.07%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	290	

Population		
AGLA	Frequency	% Population
500	8	0.23%
1000	201	5.66%
1500	1270	35.75%
2000	1278	35.98%
2500	454	12.78%
3000	205	5.77%
3500	84	2.36%
4000	25	0.70%
4500	14	0.39%
5000	3	0.08%
5500	2	0.06%
10000	8	0.23%
	3552	

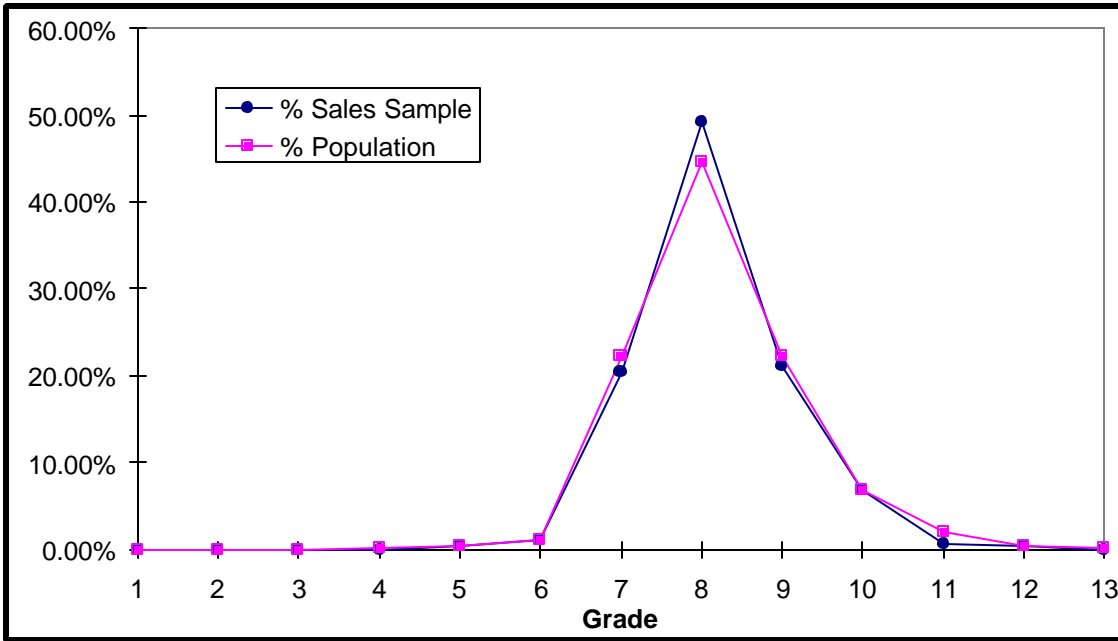


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Building Grade

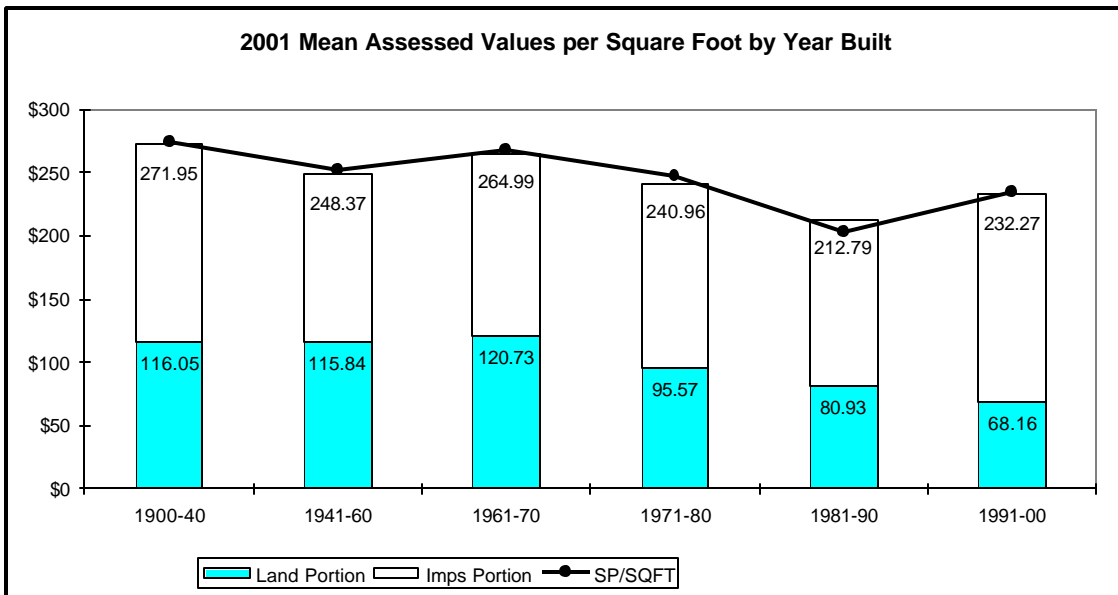
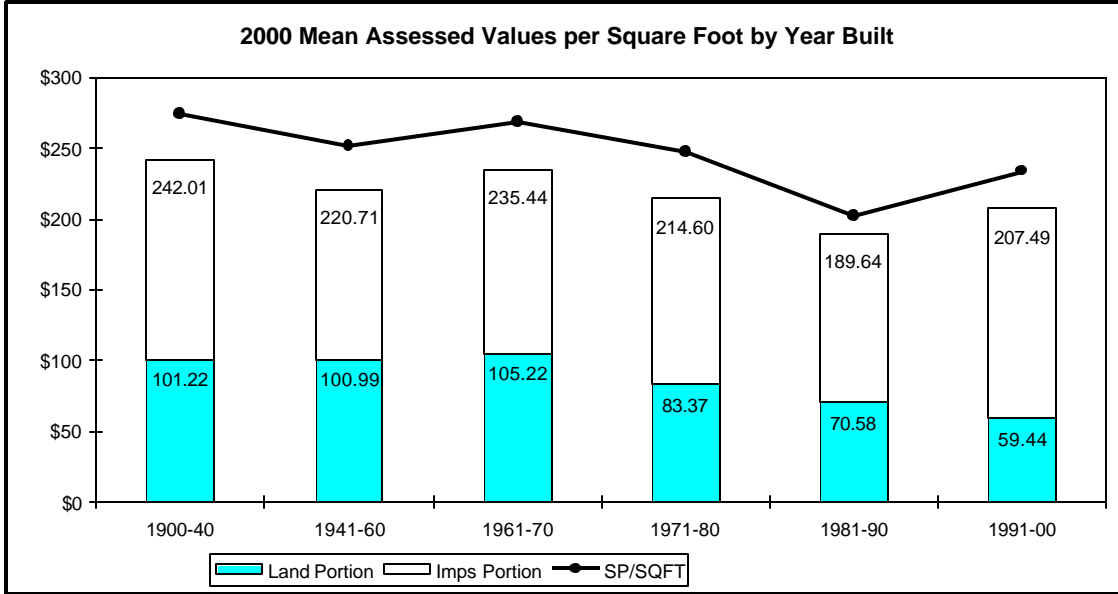
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.34%
6	3	1.03%
7	59	20.34%
8	143	49.31%
9	61	21.03%
10	20	6.90%
11	2	0.69%
12	1	0.34%
13	0	0.00%
	290	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.06%
5	13	0.37%
6	41	1.15%
7	790	22.24%
8	1582	44.54%
9	793	22.33%
10	241	6.78%
11	68	1.91%
12	18	0.51%
13	4	0.11%
	3552	



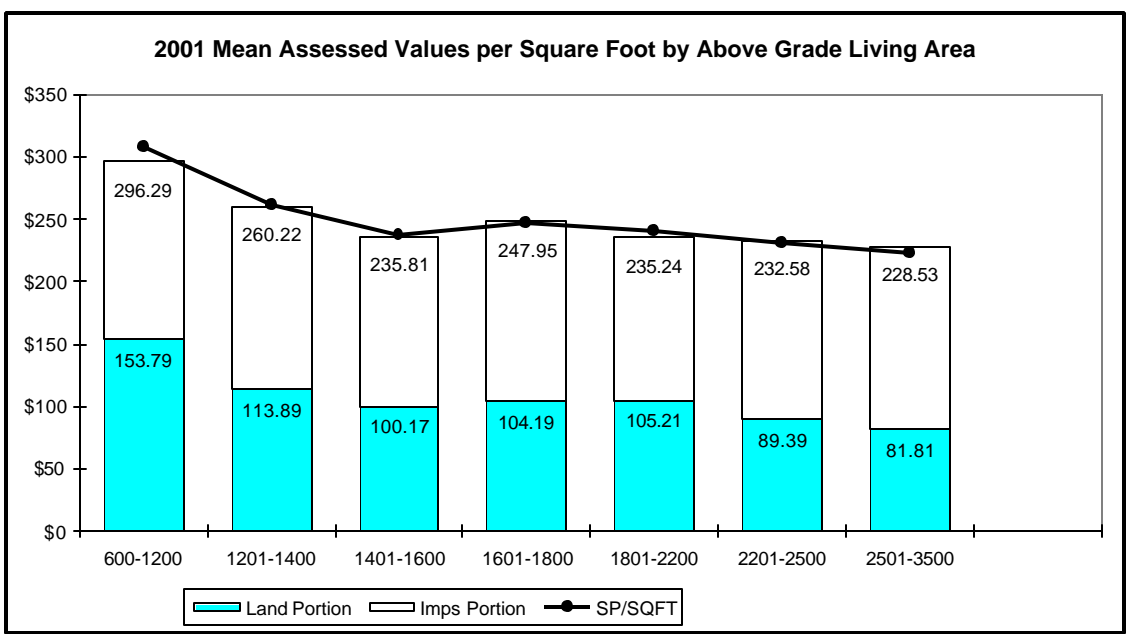
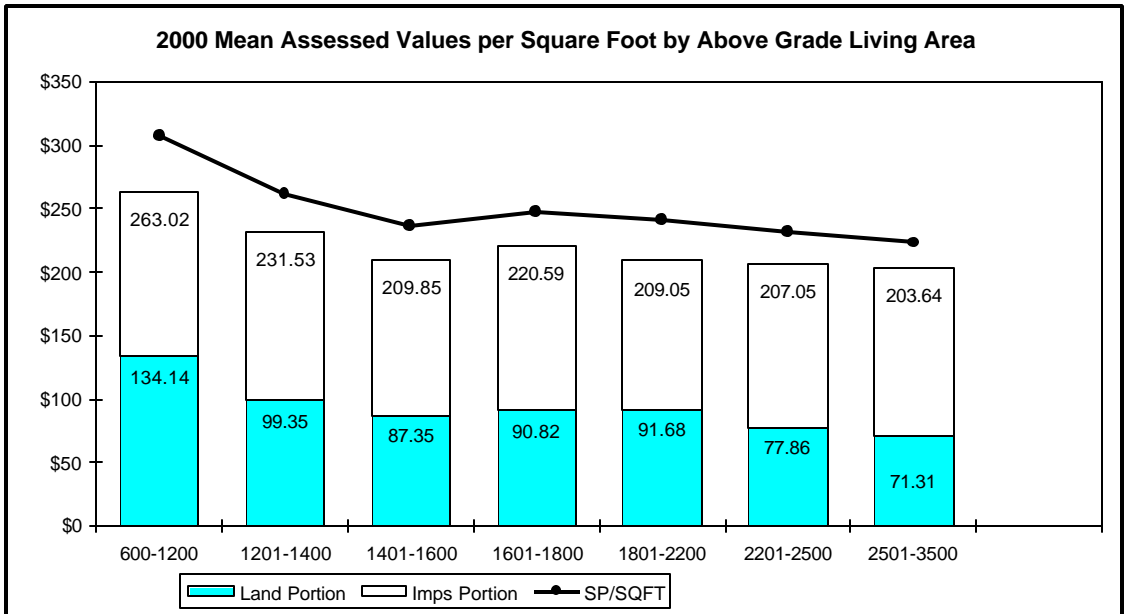
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2000 and 2001 Per Square Foot Values By Year Built



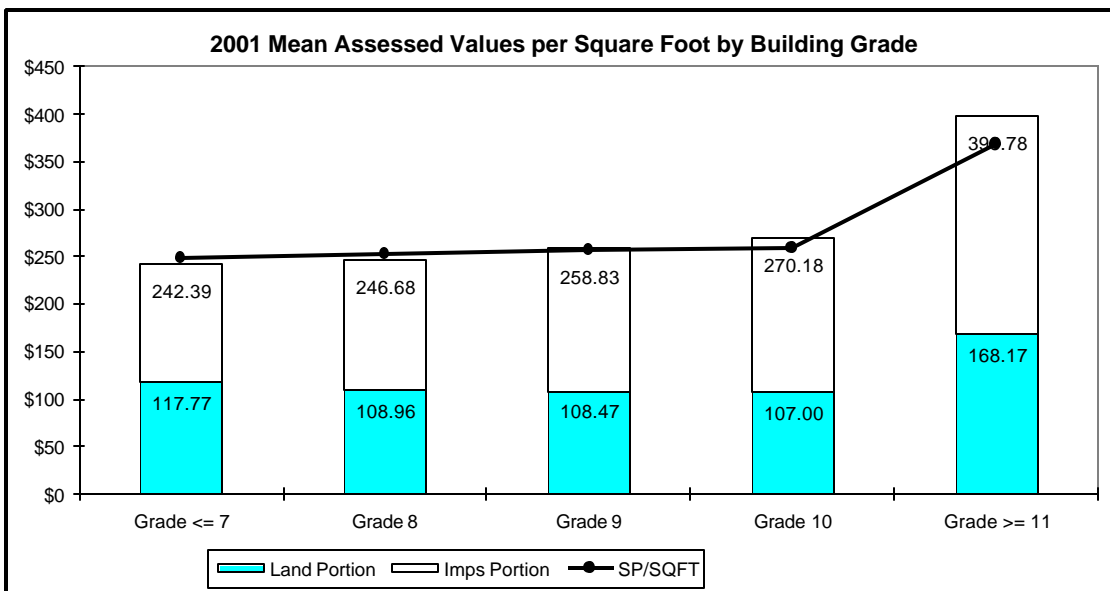
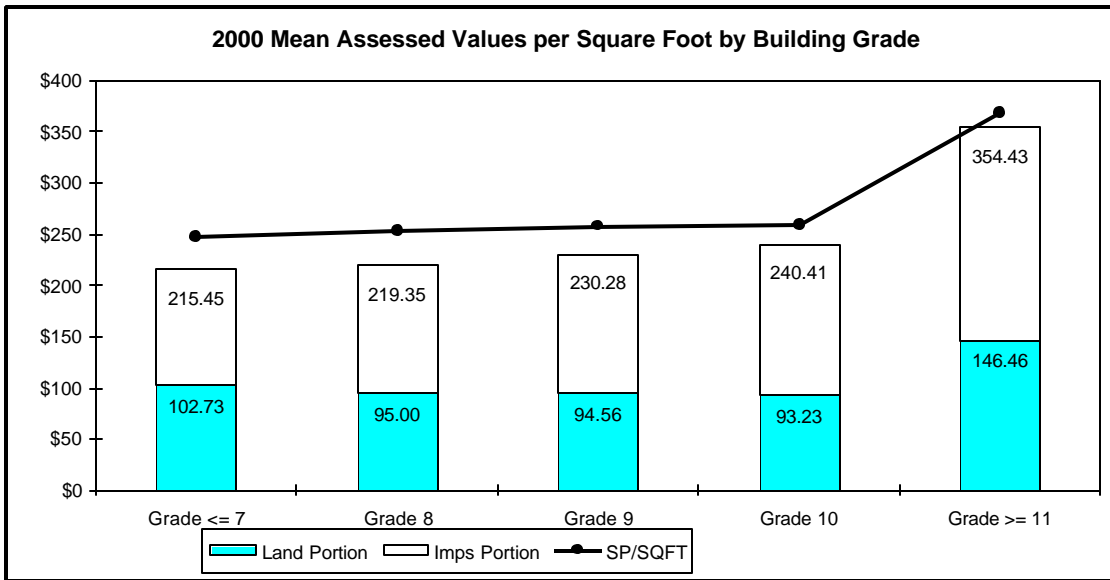
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There are only 11 sales of houses built between 1981 and 1990, which are not significantly represented in this area.

Comparison of 2000 and 2001 Dollars Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2000 and 2001 Dollars Per Square Foot Value by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There are only 3 sales of grade 11 or more, which are not significantly represented in this area.