

# Executive Summary Report

## Characteristics Based Market Adjustment for 2001 Assessment Roll

**Area Name: Area 90 – Northeastern Rural King County**

**Previous Physical Inspection: 1997**

**Sales - Improved Analysis Summary:**

Number of Sales: 48

Range of Sale Dates: 1/1999 – 12/2000

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2000 Value</b>	\$23,200	\$92,400	\$115,600	\$138,700	83.3%	22.49%
<b>2001 Value</b>	\$25,000	\$107,500	\$132,500	\$138,700	95.5%	22.59%
<b>Change</b>	+\$1,800	+\$15,100	+\$16,900		+12.2%	+0.10%
<b>% Change</b>	+7.8%	+16.3%	+14.6%		+14.6%	+0.44%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The COV is little Changed from the 2000 to 2001 assessments.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2000 were also excluded.

**Population - Improved Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2000 Value</b>	\$23,100	\$89,300	\$112,400
<b>2001 Value</b>	\$24,800	\$104,000	\$128,800
<b>Percent Change</b>	+7.4%	+16.5%	+14.6%

Number of improved Parcels in the Population: 637.

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.

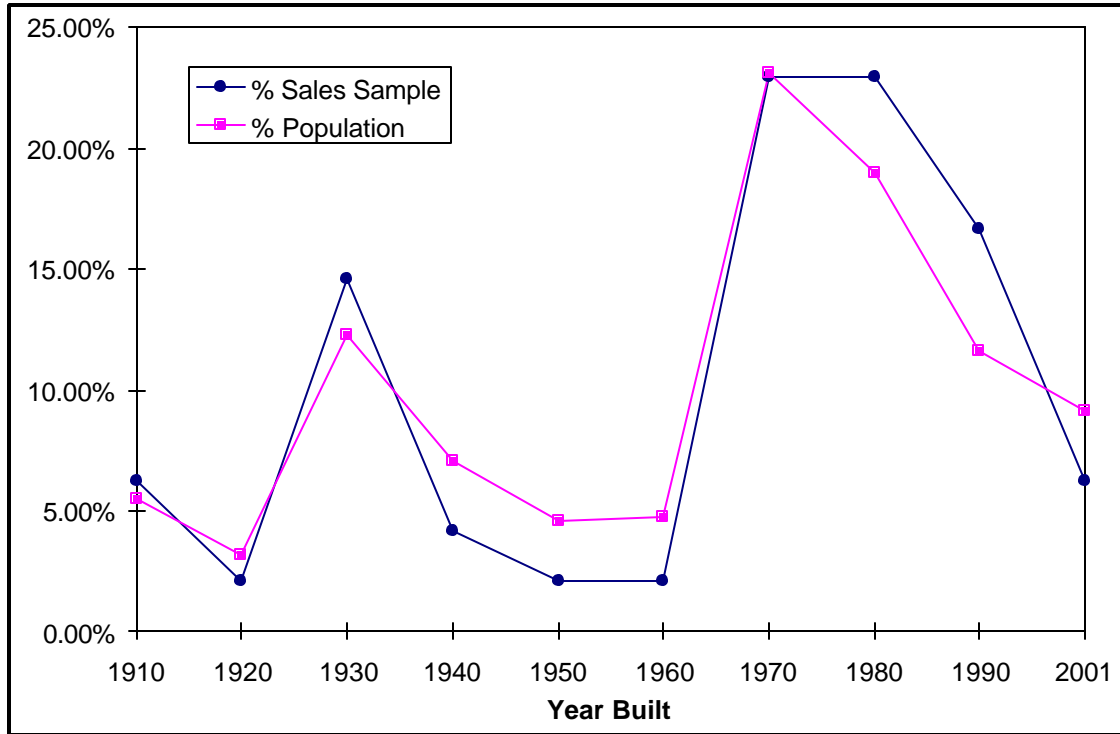
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. However, the very small sales sample precludes adjustments by the various categories. A single adjustment derived through ratio analysis is therefore applied to all improved properties in the area. Physical inspection/revaluation of the area is scheduled for the upcoming revalue cycle.

The Annual Update Values described in this report improve assessment levels and have no significant impact on uniformity and equity in the area.

### Sales Sample Representation of Population – Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	3	6.25%
1920	1	2.08%
1930	7	14.58%
1940	2	4.17%
1950	1	2.08%
1960	1	2.08%
1970	11	22.92%
1980	11	22.92%
1990	8	16.67%
2001	3	6.25%
	48	

Population		
Year Built	Frequency	% Population
1910	35	5.49%
1920	20	3.14%
1930	78	12.24%
1940	45	7.06%
1950	29	4.55%
1960	30	4.71%
1970	147	23.08%
1980	121	19.00%
1990	74	11.62%
2001	58	9.11%
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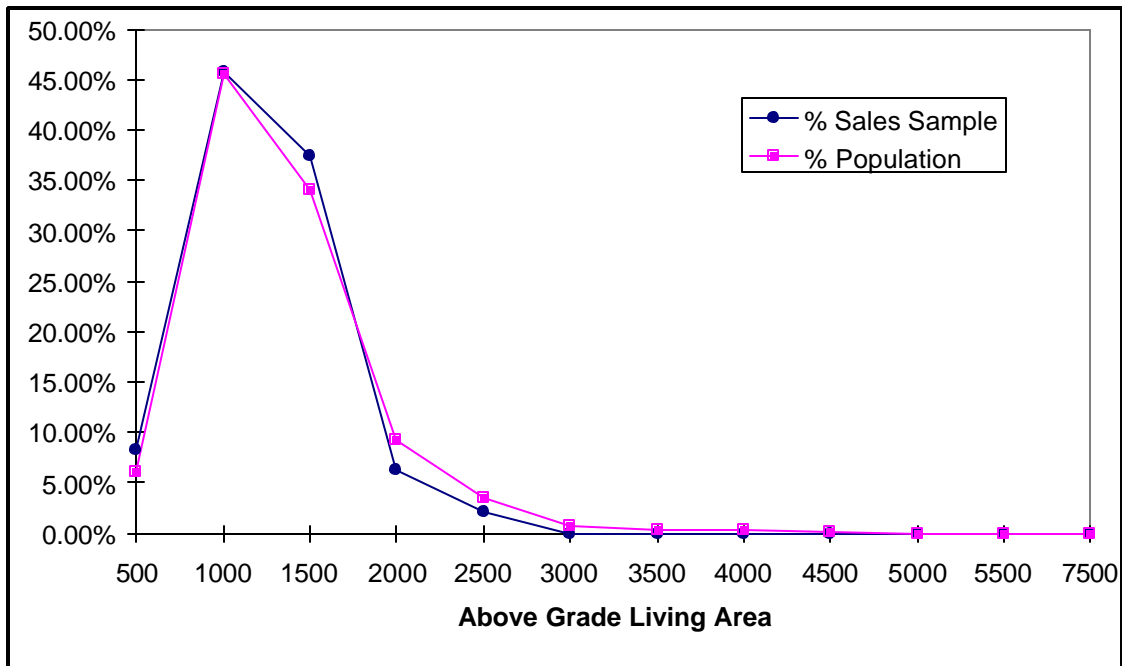


The sales sample frequency distribution follows the population fairly closely with regard to Year Built. However, there are too few sales in the area to draw reliable conclusions.

## Sales Sample Representation of Population – Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	4	8.33%
1000	22	45.83%
1500	18	37.50%
2000	3	6.25%
2500	1	2.08%
3000	0	0.00%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	48	

Population		
AGLA	Frequency	% Population
500	39	6.12%
1000	290	45.53%
1500	217	34.07%
2000	59	9.26%
2500	22	3.45%
3000	5	0.78%
3500	2	0.31%
4000	2	0.31%
4500	1	0.16%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
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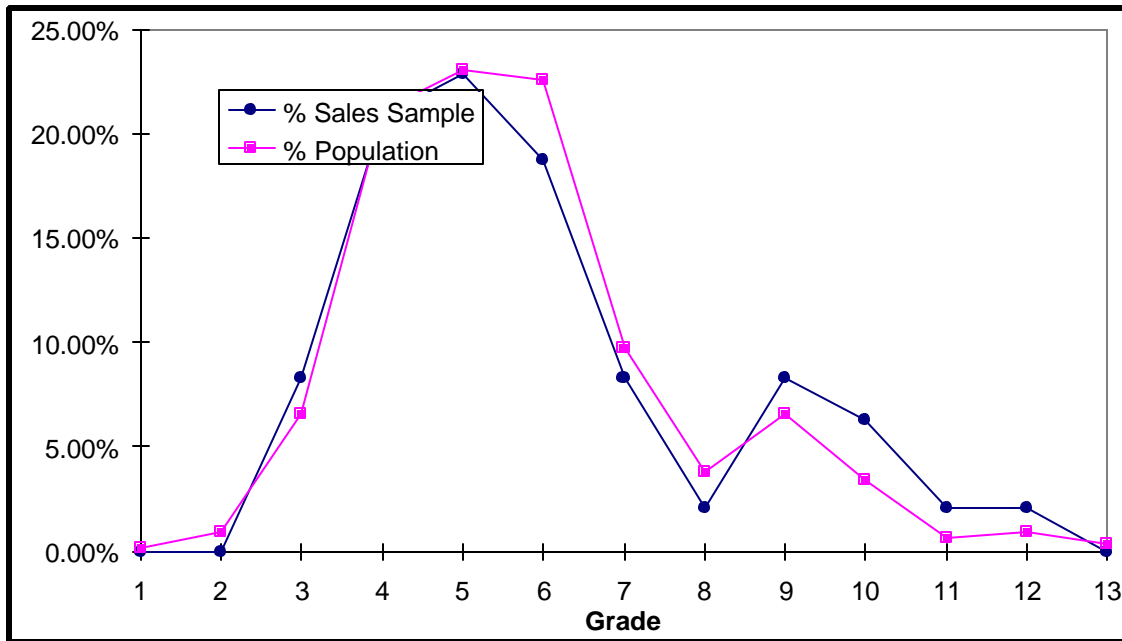


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population – Building Grade

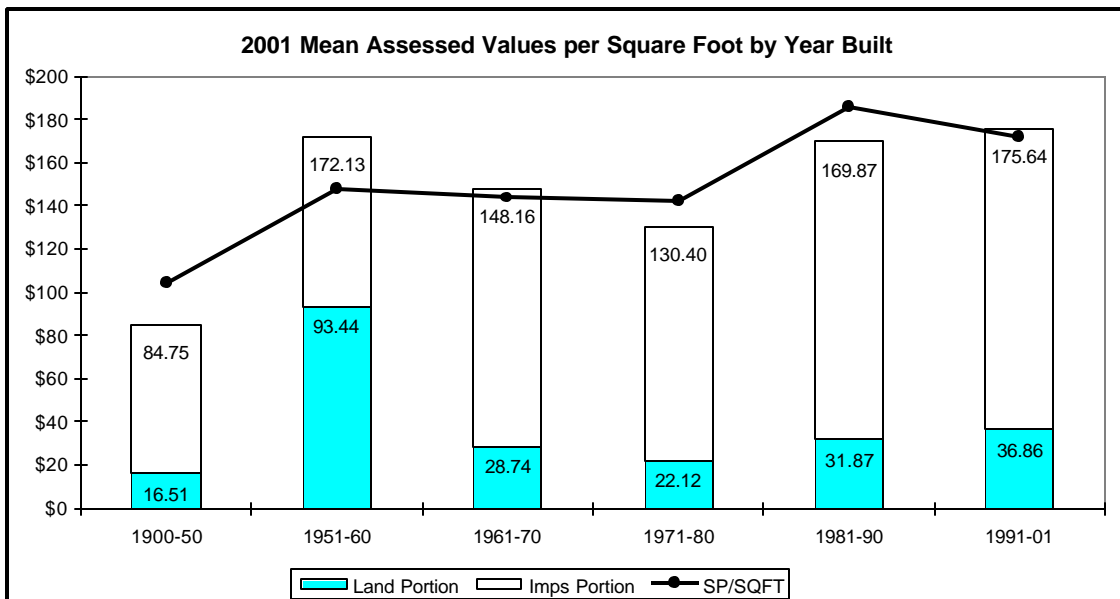
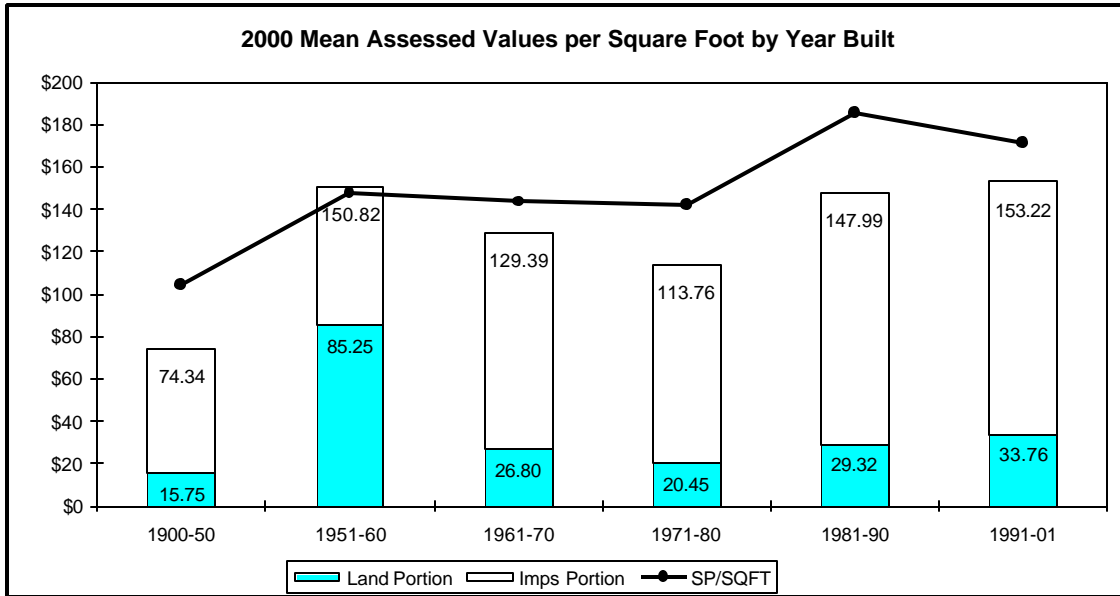
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	4	8.33%
4	10	20.83%
5	11	22.92%
6	9	18.75%
7	4	8.33%
8	1	2.08%
9	4	8.33%
10	3	6.25%
11	1	2.08%
12	1	2.08%
13	0	0.00%
	48	

Population		
Grade	Frequency	% Population
1	1	0.16%
2	6	0.94%
3	42	6.59%
4	135	21.19%
5	147	23.08%
6	144	22.61%
7	62	9.73%
8	24	3.77%
9	42	6.59%
10	22	3.45%
11	4	0.63%
12	6	0.94%
13	2	0.31%
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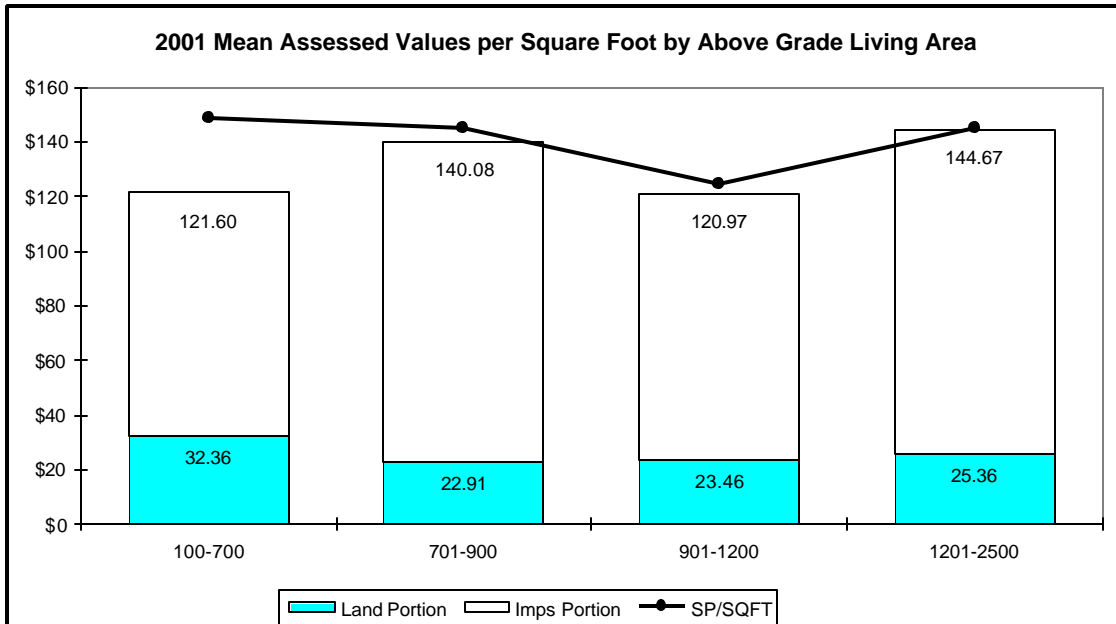
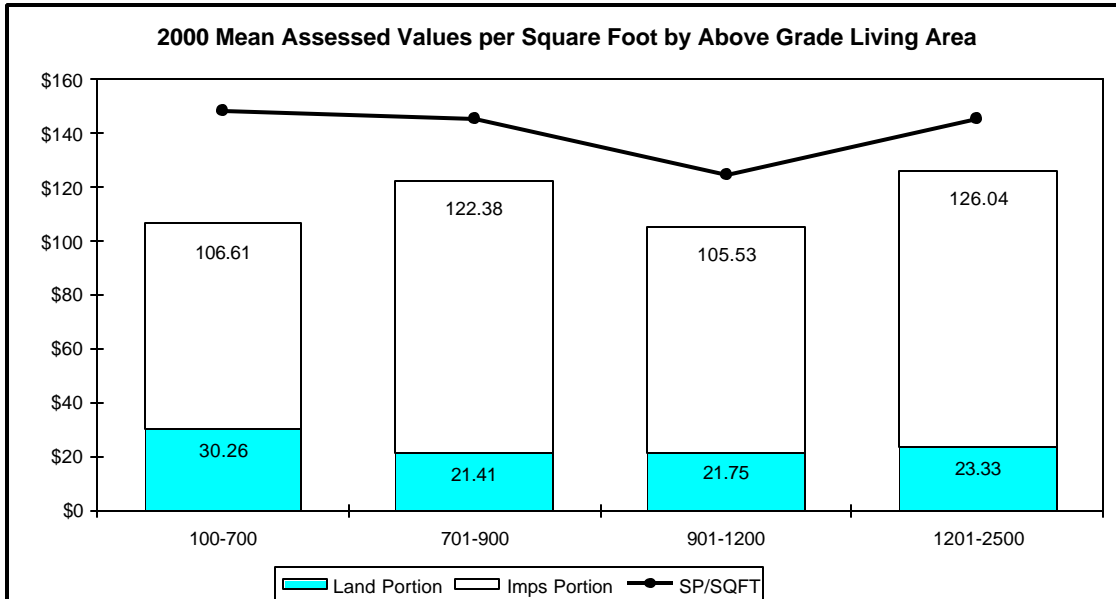
The sales sample frequency distribution follows the population fairly closely with regard to Grade. However, there are too few sales in the area to draw reliable conclusions.

## Comparison of 2000 and 2001 Per Square Foot Values by Year Built



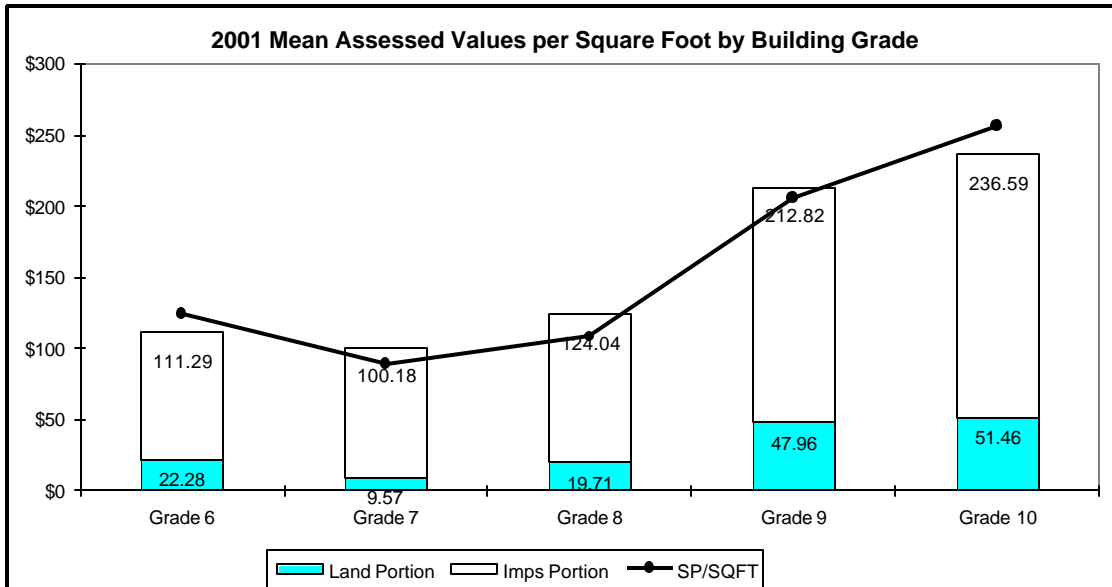
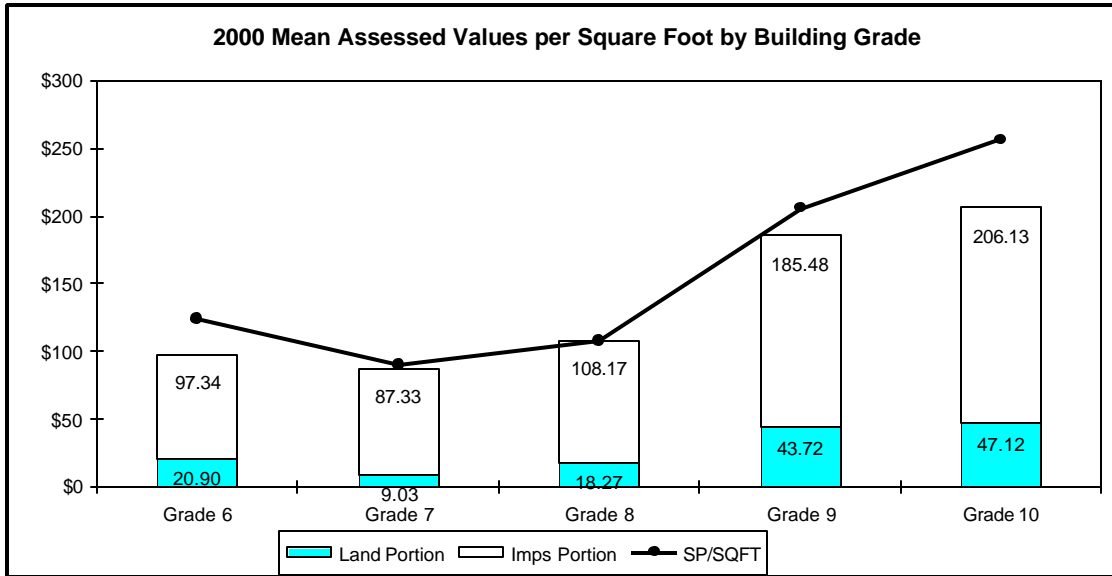
These charts clearly show an improvement in assessment level by Year Built as a result of applying the 2001 recommended values. However, there are too few sales in each stratum to draw reliable value conclusions. Note: There is only one sale in the 1951 - 1960 stratum. The values shown in the improvement portion of the chart represent the value for land and improvements.

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



These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2001 recommended values. However, there are too few sales in each stratum to draw reliable value conclusions. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2000 and 2001 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2001 recommended value. However, there are too few sales in each stratum to draw reliable value conclusions. The values shown in the improvement portion of the chart represent the value for land and improvements.