

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Duvall-Carnation / 94
Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: **340**
 Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$116,600	\$241,200	\$357,800	\$410,300	87.2%	16.30%
2008 Value	\$129,000	\$275,000	\$404,000	\$410,300	98.5%	15.93%
Change	+\$12,400	+\$33,800	+\$46,200		+11.3%	-0.37%
% Change	+10.6%	+14.0%	+12.9%		+13.0%	-2.27%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.37% and -2.27% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales 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 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$129,200	\$271,400	\$400,600
2008 Value	\$142,900	\$310,000	\$452,900
Percent Change	+10.6%	+14.2%	+13.1%

Number of one to three unit residences in the Population: 2600

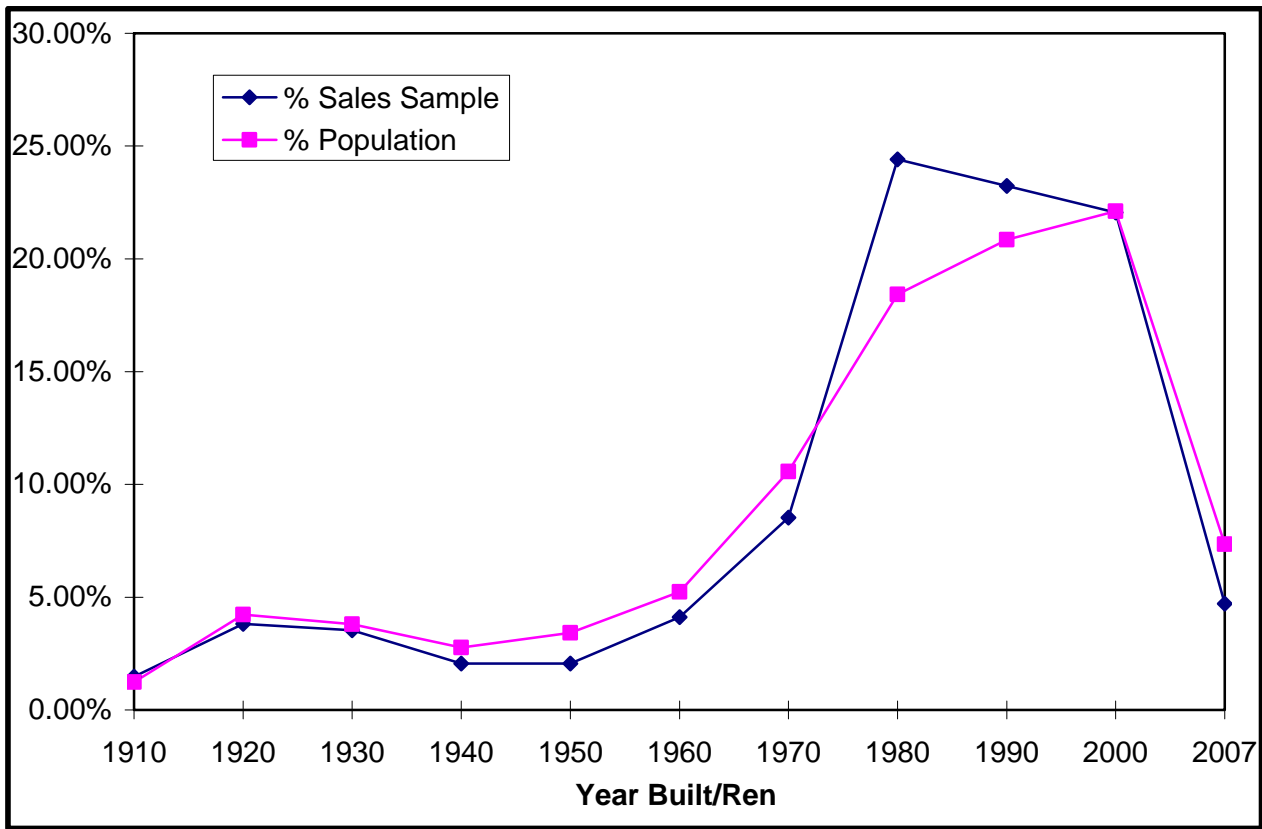
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes less than 6 had higher average ratios (assessed value/sale price) than the population, so the formula adjust these properties upward less than the population.

The formula adjusts for these differences thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.47%
1920	13	3.82%
1930	12	3.53%
1940	7	2.06%
1950	7	2.06%
1960	14	4.12%
1970	29	8.53%
1980	83	24.41%
1990	79	23.24%
2000	75	22.06%
2007	16	4.71%
	340	

Population		
Year Built/Ren	Frequency	% Population
1910	32	1.23%
1920	110	4.23%
1930	99	3.81%
1940	72	2.77%
1950	89	3.42%
1960	136	5.23%
1970	275	10.58%
1980	479	18.42%
1990	542	20.85%
2000	575	22.12%
2007	191	7.35%
	2600	

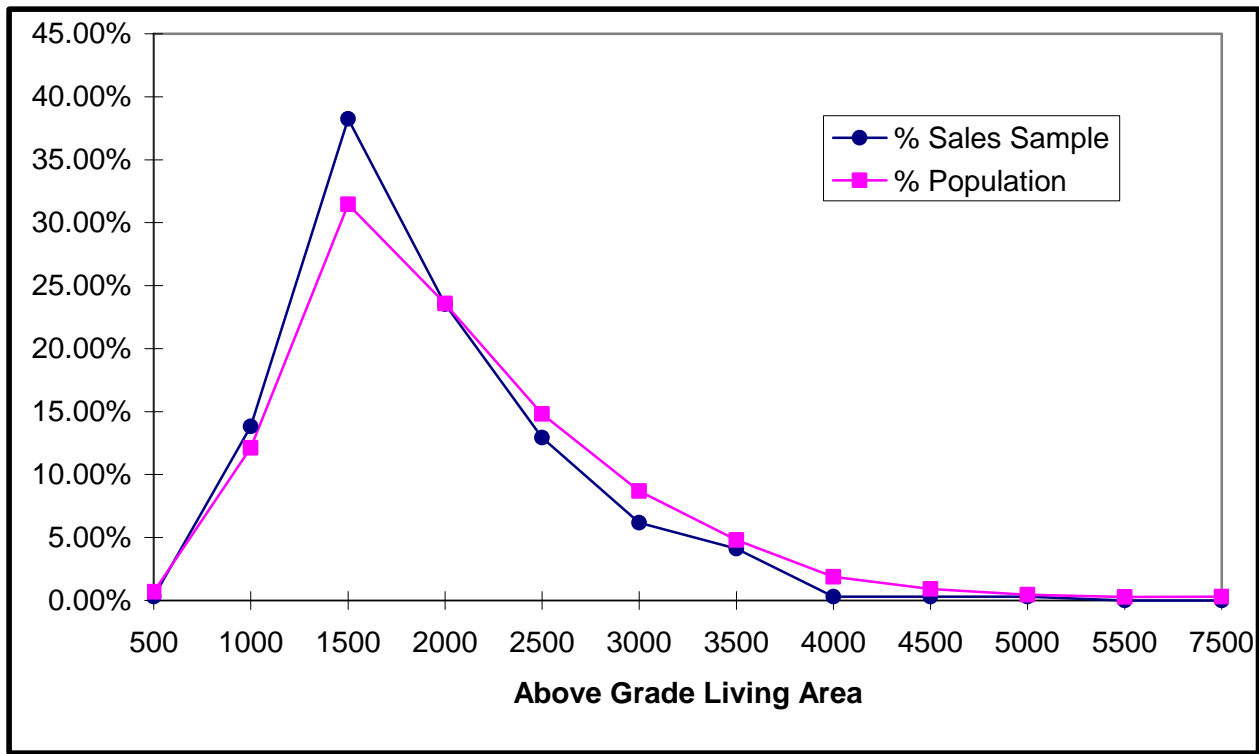


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Ren. The distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.29%
1000	47	13.82%
1500	130	38.24%
2000	80	23.53%
2500	44	12.94%
3000	21	6.18%
3500	14	4.12%
4000	1	0.29%
4500	1	0.29%
5000	1	0.29%
5500	0	0.00%
7500	0	0.00%
	340	

Population		
AGLA	Frequency	% Population
500	18	0.69%
1000	315	12.12%
1500	818	31.46%
2000	613	23.58%
2500	385	14.81%
3000	226	8.69%
3500	125	4.81%
4000	49	1.88%
4500	24	0.92%
5000	12	0.46%
5500	7	0.27%
11500	8	0.31%
	2600	

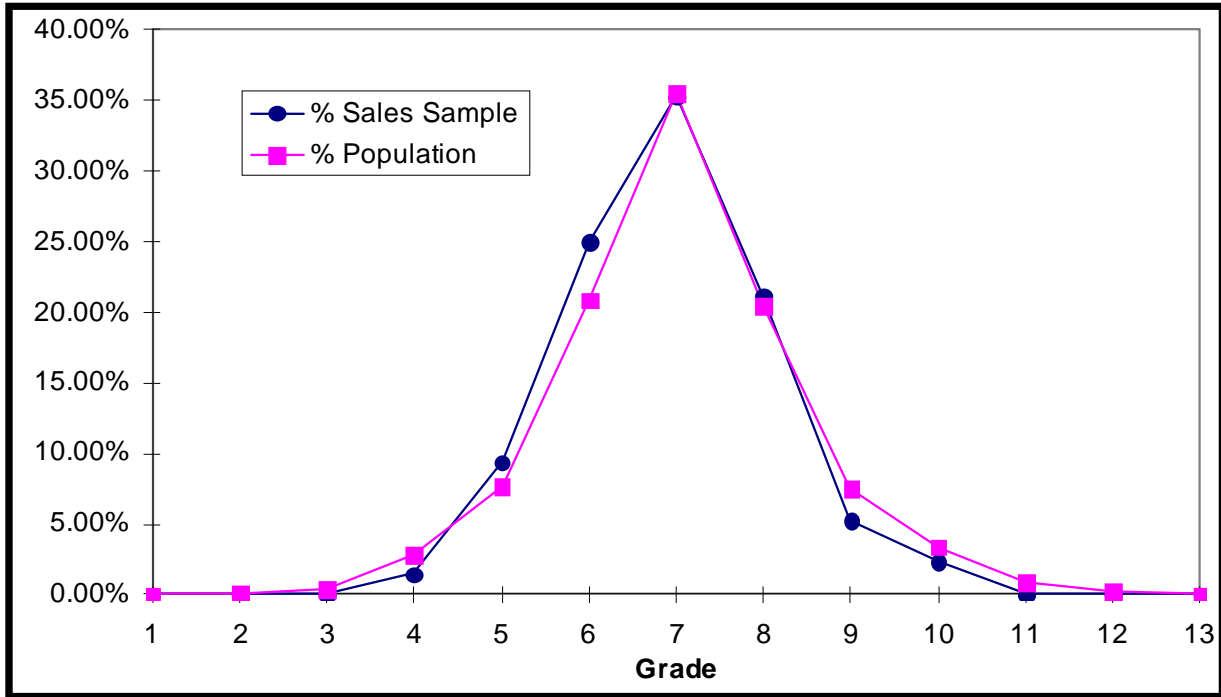


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

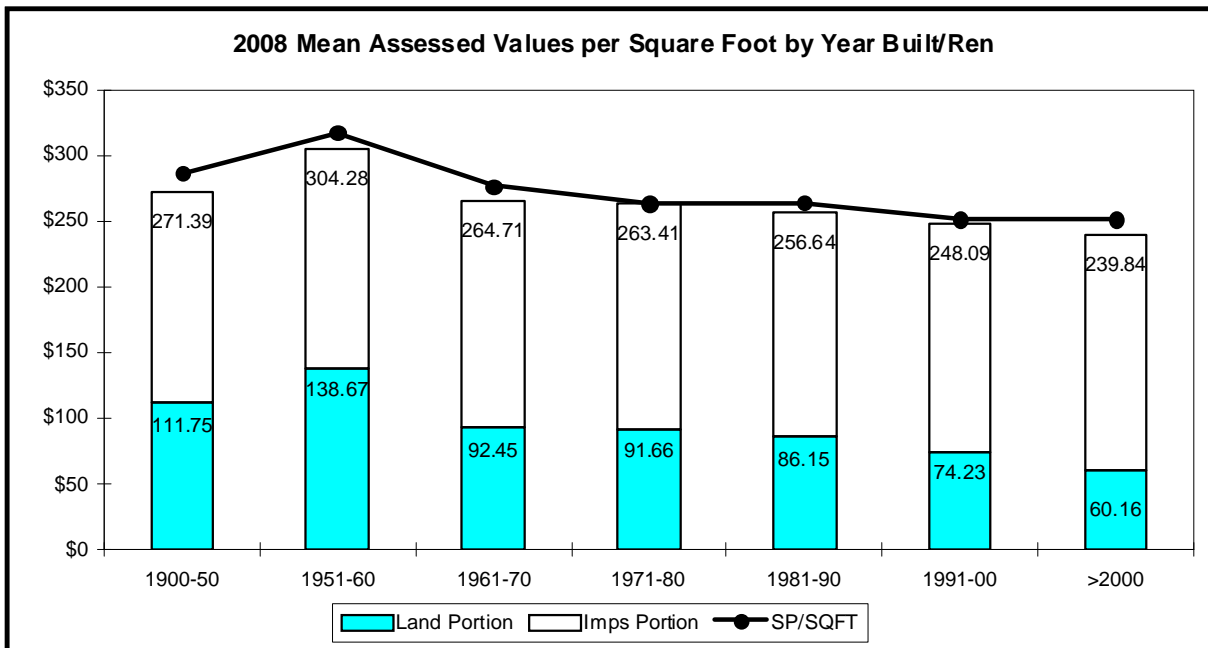
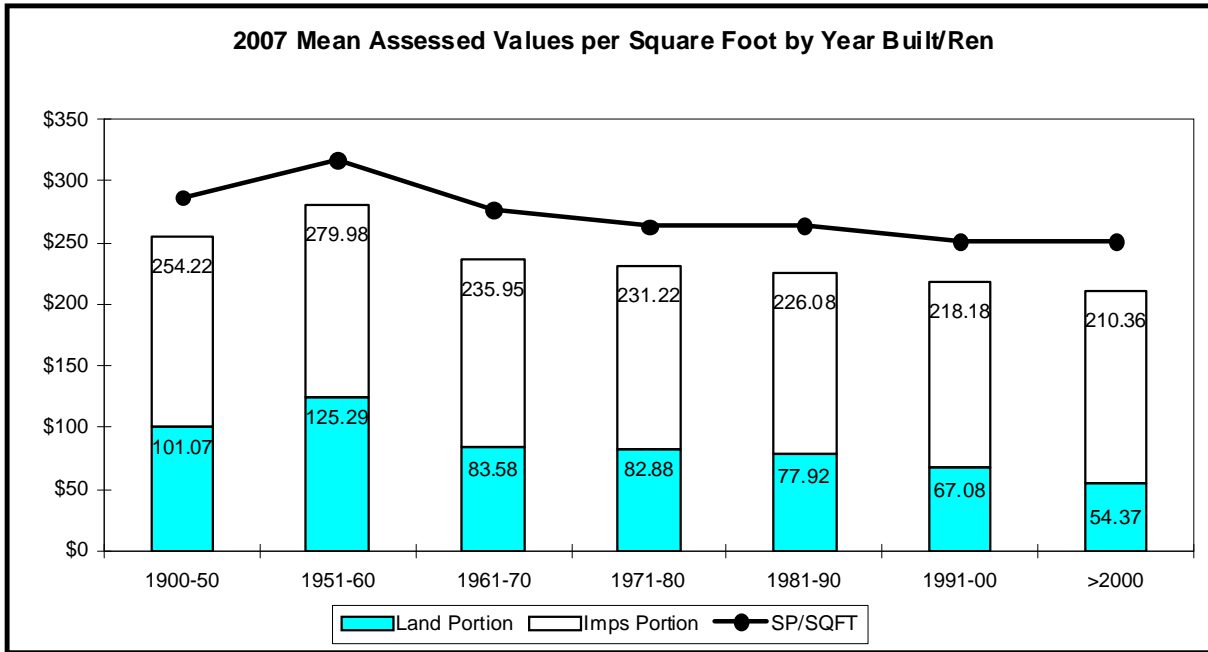
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	1.47%
5	32	9.41%
6	85	25.00%
7	120	35.29%
8	72	21.18%
9	18	5.29%
10	8	2.35%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	340	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	3	0.12%
3	11	0.42%
4	74	2.85%
5	199	7.65%
6	543	20.88%
7	924	35.54%
8	533	20.50%
9	196	7.54%
10	88	3.38%
11	22	0.85%
12	7	0.27%
13	0	0.00%
	2600	



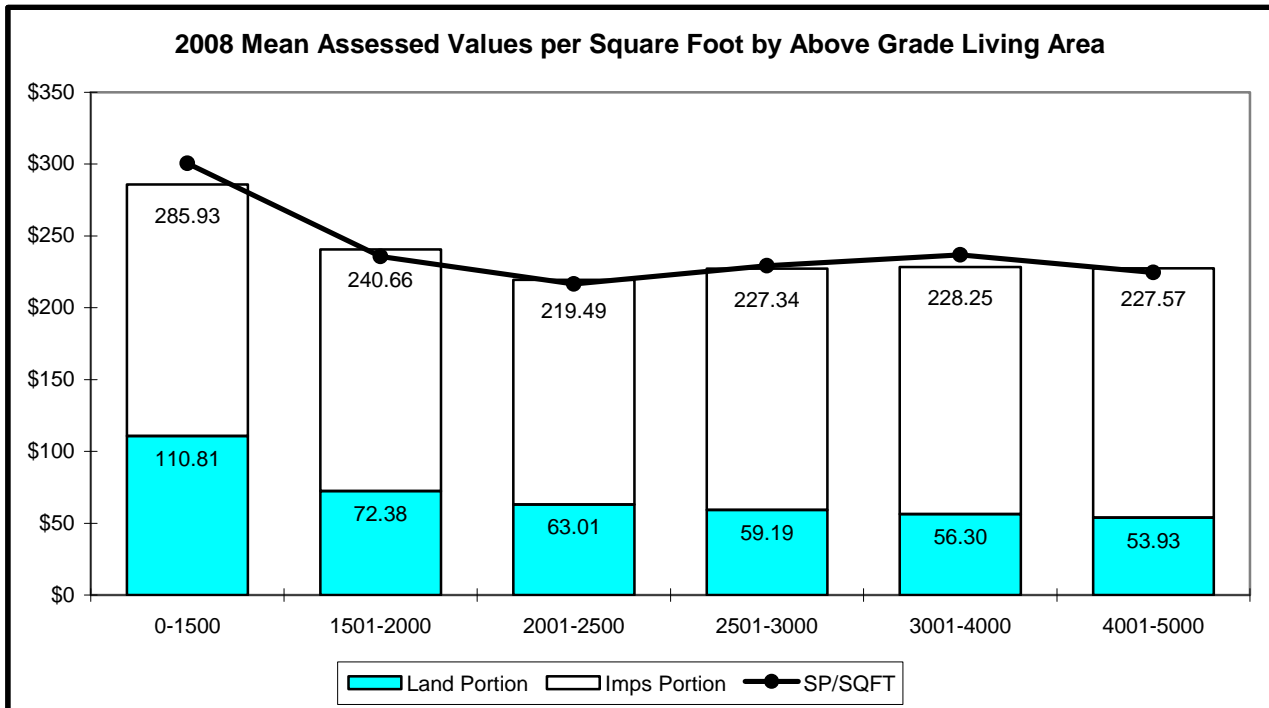
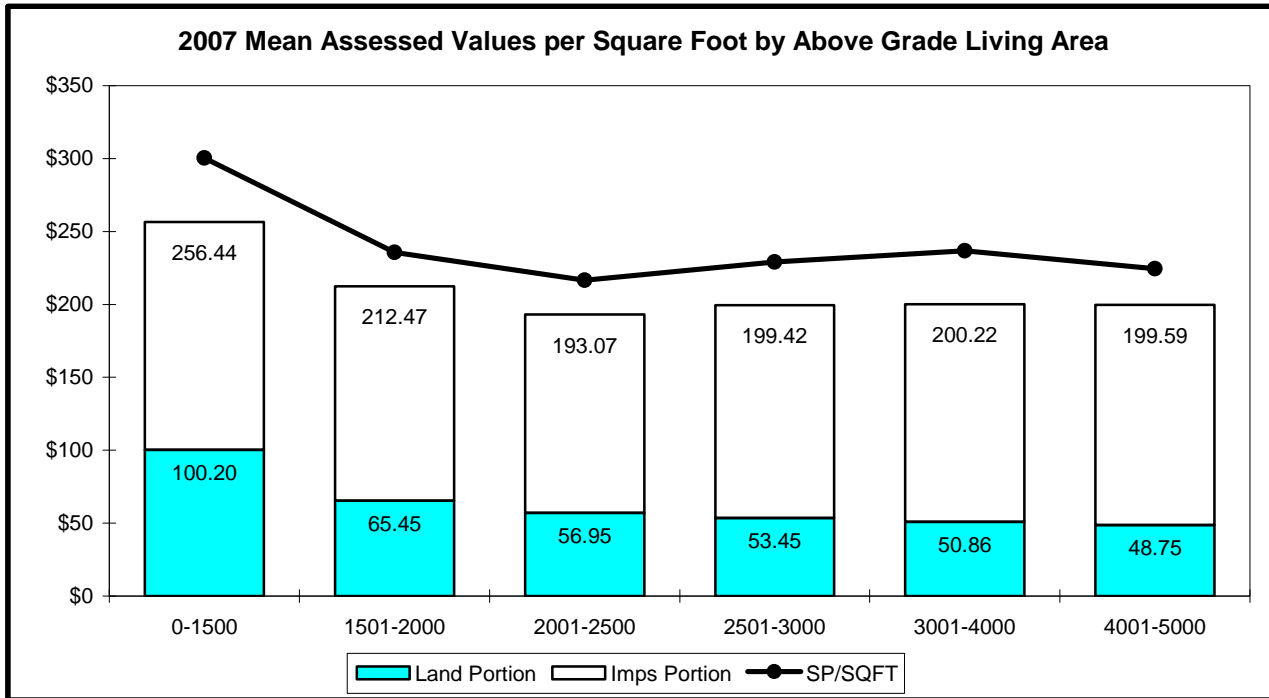
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



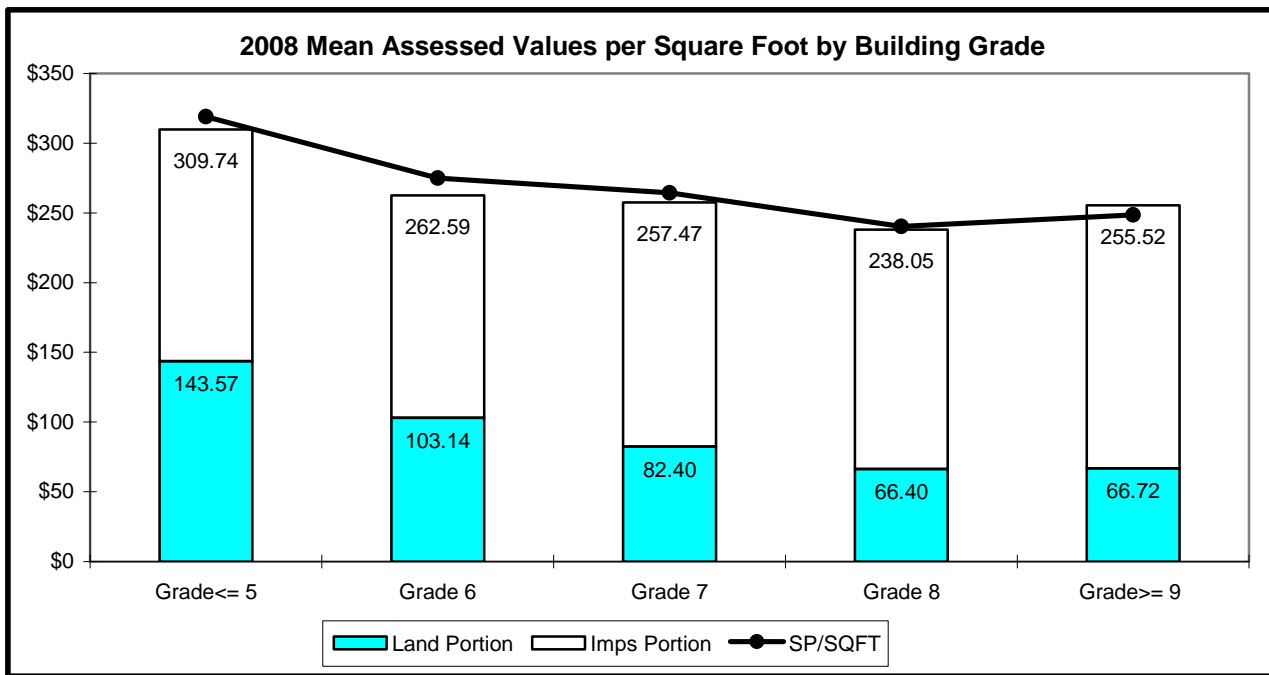
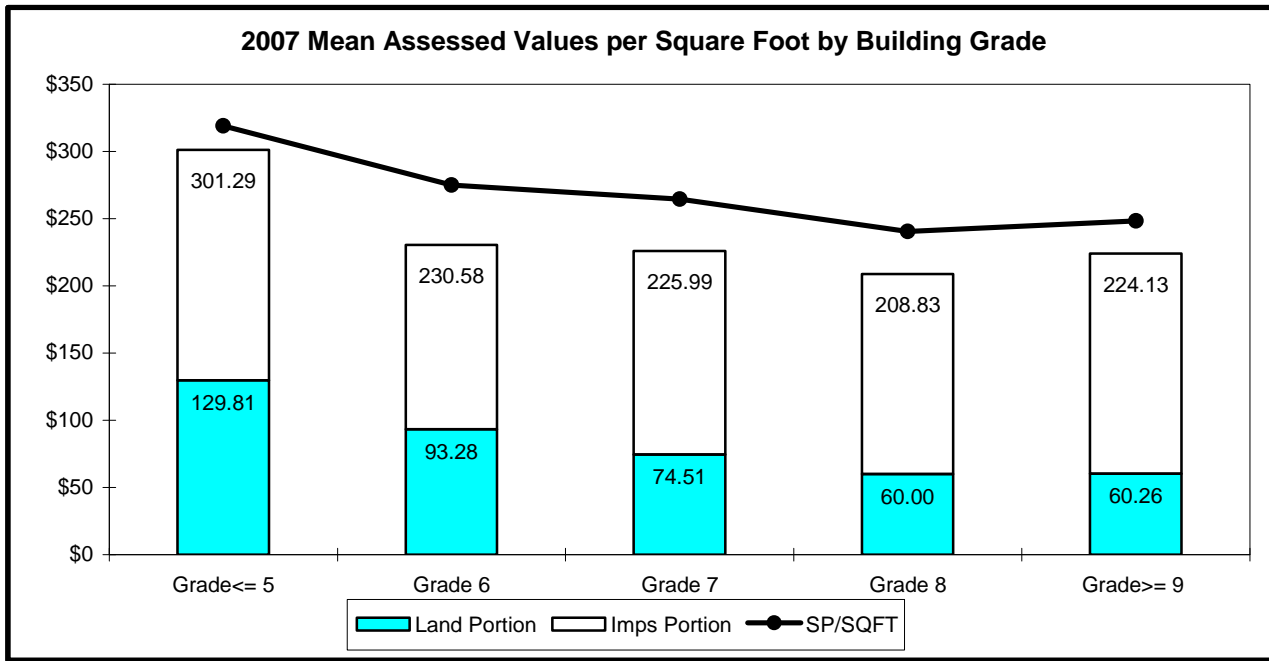
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Above Grade Living Area

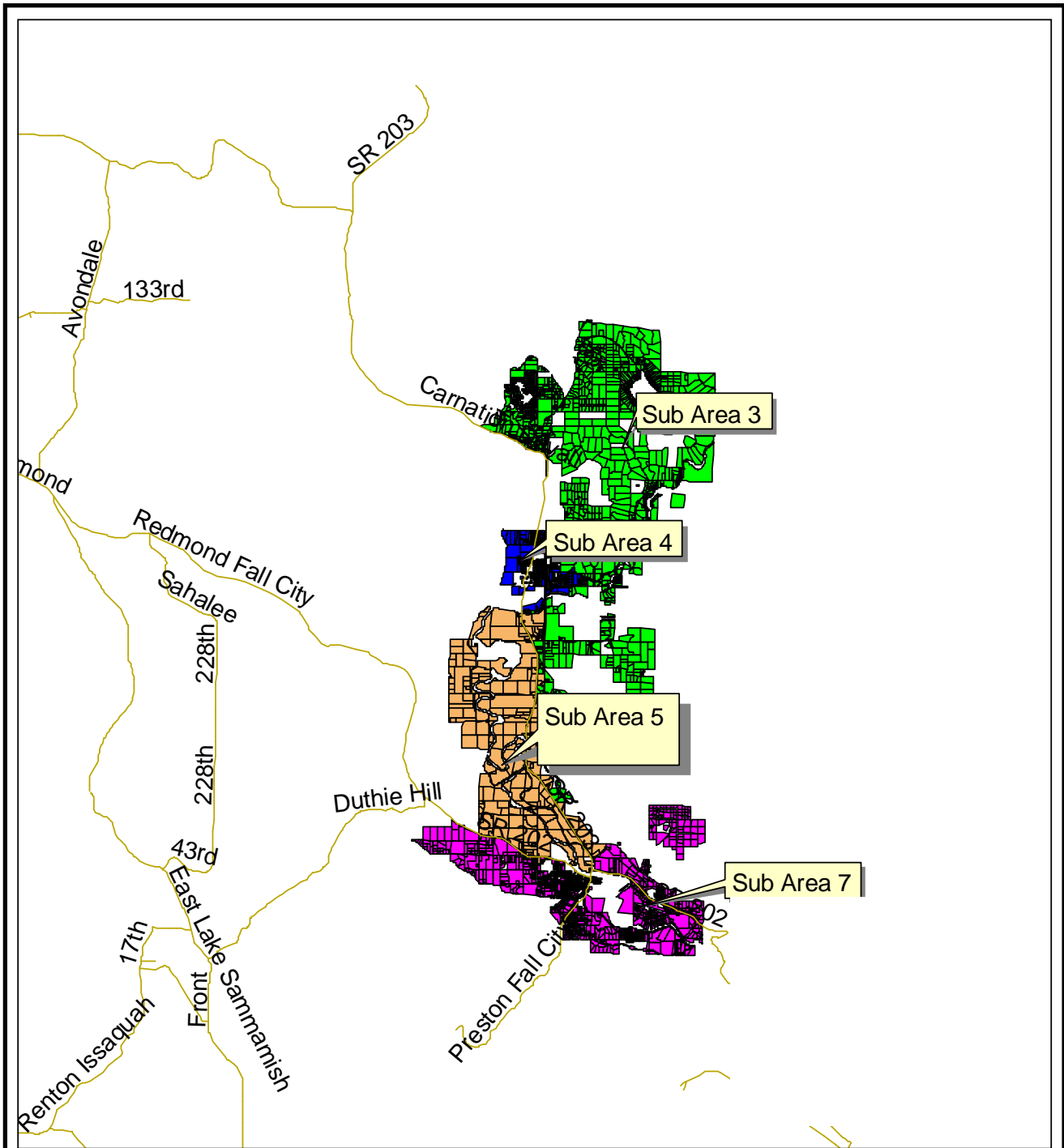


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

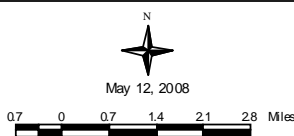


Area 94

2008 Annual Update

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Department of Assessments

Legend	
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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 1, 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Based on the 44 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 11% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.11, with the result rounded down to the next \$1,000.

Improved Parcel Update

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. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 340 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance,

The derived adjustment formula is:

2008 Total Value = 2007 Total Value / .876475+ .094249*LowGrade

The resulting total value is rounded down to the next \$1,000, *then*:

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at the new total value (2008 Land Value + Previous Improvement Value * 1.14).
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.14).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.14, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 94 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

14.09%

LowGrade <6	Yes
% Adjustment	-11.08%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Low Grades <6 would *approximately* receive a 3.01% upward adjustment (14.09% - 11.08%). There are 287 parcels or 11% of the population would receive this adjustment. There were 37 sales. Many of these homes with grades below 6 are located in the cities of Carnation and Fall City.

This model corrects for these strata differences.

89% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 98.5%

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5	37	0.966	0.993	2.8%	0.935	1.051
6	85	0.847	0.965	13.9%	0.929	1.002
7	120	0.860	0.979	13.9%	0.953	1.005
8	72	0.865	0.986	14.0%	0.949	1.022
>=9	26	0.894	1.019	14.0%	0.947	1.092
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1950	44	0.898	0.964	7.3%	0.900	1.027
1951-1960	14	0.909	1.004	10.5%	0.916	1.093
1961-1970	29	0.861	0.966	12.2%	0.917	1.015
1971-1980	83	0.887	1.011	13.9%	0.975	1.046
1981-1990	79	0.864	0.982	13.6%	0.948	1.015
1991-2000	75	0.858	0.978	13.9%	0.948	1.007
>=2001	16	0.864	0.985	14.0%	0.870	1.100
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	8	0.858	0.949	10.6%	0.831	1.067
Average	271	0.864	0.980	13.5%	0.961	0.999
Good	52	0.915	1.014	10.8%	0.968	1.060
Very Good	9	0.931	1.010	8.5%	0.918	1.101
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	204	0.875	0.984	12.4%	0.963	1.005
1.5	35	0.837	0.934	11.5%	0.880	0.987
2	101	0.877	1.000	14.0%	0.967	1.033

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 98.5%

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

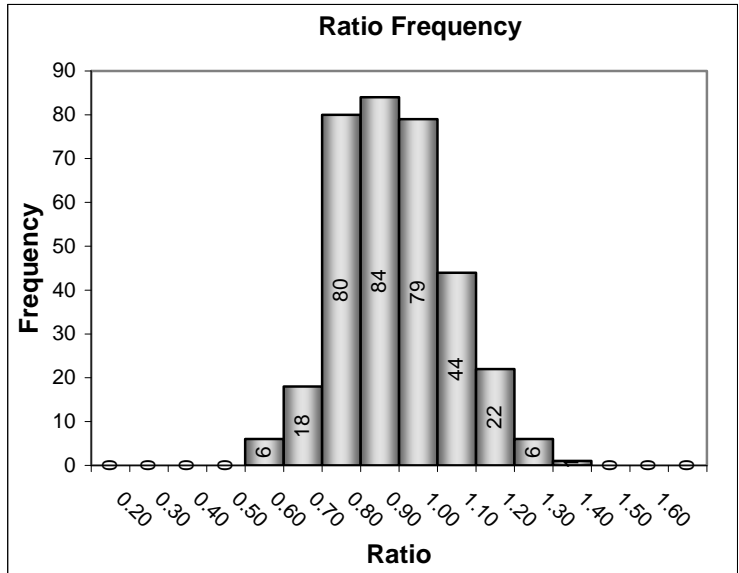
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1500	178	0.855	0.957	12.0%	0.934	0.980
1501-2000	80	0.899	1.019	13.3%	0.987	1.051
2001-2500	44	0.891	1.013	13.7%	0.957	1.068
2501-3000	21	0.870	0.992	14.0%	0.927	1.057
3001-4000	15	0.846	0.965	14.0%	0.880	1.049
4001-5000	2	0.875	0.998	14.0%	N/A	3.854
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	302	0.873	0.987	13.1%	0.969	1.005
Y	38	0.866	0.972	12.3%	0.920	1.025
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	311	0.871	0.984	13.0%	0.967	1.002
Y	29	0.881	0.989	12.2%	0.915	1.063
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	128	0.882	0.997	13.0%	0.970	1.025
4	99	0.872	0.985	12.9%	0.957	1.013
5	7	0.863	0.974	12.9%	0.846	1.102
7	106	0.860	0.971	12.9%	0.937	1.006
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5000	8	0.870	0.954	9.6%	0.832	1.075
05001-08000	17	0.882	0.979	11.1%	0.880	1.079
08001-12000	63	0.850	0.964	13.3%	0.921	1.006
12001-16000	61	0.882	0.997	13.1%	0.959	1.036
16001-20000	39	0.881	0.992	12.6%	0.947	1.037
20001-30000	42	0.884	0.996	12.7%	0.945	1.047
>=30001	110	0.869	0.983	13.2%	0.953	1.014

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / TEAM 3	Lien Date: 01/01/2007	Date of Report: 5/12/2008	Sales Dates: 1/2005 - 12/2007
Area 94	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	340
Mean Assessed Value	357,800
Mean Sales Price	410,300
Standard Deviation AV	129,234
Standard Deviation SP	155,360
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.887
Median Ratio	0.870
Weighted Mean Ratio	0.872
UNIFORMITY	
Lowest ratio	0.521
Highest ratio:	1.360
Coefficient of Dispersion	13.38%
Standard Deviation	0.145
Coefficient of Variation	16.30%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.853
Upper limit	0.904
95% Confidence: Mean	
Lower limit	0.871
Upper limit	0.902
SAMPLE SIZE EVALUATION	
N (population size)	2600
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.145
Recommended minimum:	33
Actual sample size:	340
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	183
# ratios above mean:	157
z:	1.410
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 94

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / TEAM 3	Lien Date: 01/01/2008	Date of Report: 5/12/2008	Sales Dates: 1/2005 - 12/2007
Area 94	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	340
Mean Assessed Value	404,000
Mean Sales Price	410,300
Standard Deviation AV	148,549
Standard Deviation SP	155,360

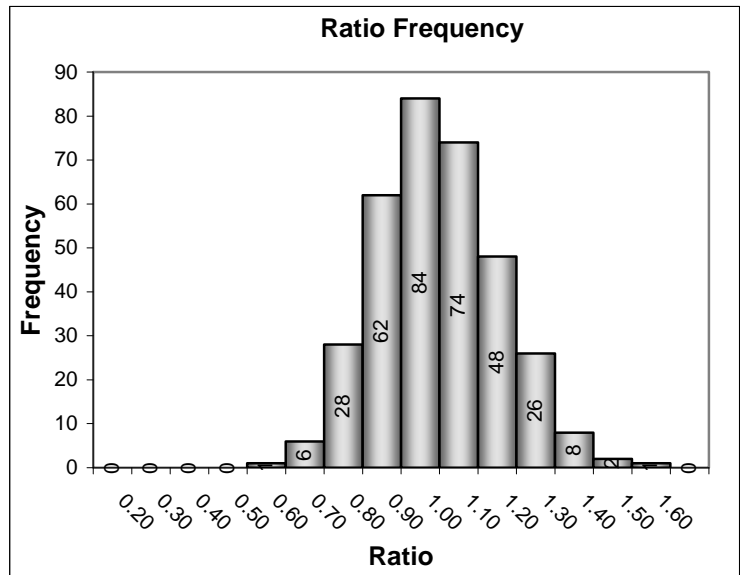
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.986
Weighted Mean Ratio	0.985

UNIFORMITY	
Lowest ratio	0.595
Highest ratio:	1.550
Coefficient of Dispersion	12.91%
Standard Deviation	0.159
Coefficient of Variation	15.93%
Price Related Differential (PRD)	1.014

RELIABILITY	
95% Confidence: Median	
Lower limit	0.969
Upper limit	1.008
95% Confidence: Mean	
Lower limit	0.982
Upper limit	1.015

SAMPLE SIZE EVALUATION	
N (population size)	2600
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.159
Recommended minimum:	40
Actual sample size:	340
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	180
# ratios above mean:	160
z:	1.085
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 94

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	272507	9001	9/12/07	\$258,950	1400	0	4	1954	5	53578	N	N	33627 NE 24TH ST
003	272507	9001	9/12/07	\$221,377	1400	0	4	1954	5	53578	N	N	33627 NE 24TH ST
003	404550	0025	3/30/07	\$300,000	380	0	5	1959	3	26250	Y	Y	11514 W LAKE JOY DR NE
003	404550	0330	10/18/07	\$337,500	620	0	5	1937	4	18250	N	Y	11305 E LAKE JOY DR NE
003	404550	1080	9/26/07	\$329,000	630	0	5	1952	4	26907	Y	Y	11534 W LAKE JOY DR NE
003	404550	0615	5/29/05	\$265,000	640	0	5	1945	2	25865	Y	Y	10709 E LAKE JOY DR NE
003	404550	0710	4/2/07	\$452,000	700	0	5	1937	4	15029	Y	Y	10649 E LAKE JOY DR NE
003	801610	0085	4/27/06	\$233,000	720	0	5	1910	3	7750	N	N	9404 CARNATION-DUVALL RD NE
003	404550	0930	4/20/07	\$349,950	770	0	5	1955	2	53578	Y	Y	11026 W LAKE JOY DR NE
003	865680	0030	12/22/05	\$243,000	1030	0	5	1990	3	13720	N	N	7820 TOLT RIVER RD NE
003	232507	9033	4/28/06	\$220,000	1150	0	5	1968	3	91912	N	N	3424 LAKE LANGLOIS RD NE
003	404550	0835	8/1/06	\$430,000	1150	0	5	1965	4	17906	Y	Y	10808 W LAKE JOY DR NE
003	404550	1000	10/28/05	\$337,000	1580	0	5	1986	3	142005	N	N	10715 W LAKE JOY DR NE
003	262507	9008	11/16/05	\$475,000	2120	0	5	1925	5	793663	Y	N	1604 344TH AVE NE
003	404550	0345	5/16/07	\$380,000	600	550	6	1981	3	16500	Y	Y	11227 E LAKE JOY DR NE
003	404550	0610	9/23/05	\$299,950	670	0	6	1995	4	18114	Y	Y	10713 E LAKE JOY DR NE
003	042507	9005	1/3/06	\$235,000	700	0	6	1910	3	92783	N	N	31435 NE STILLWATER HILL RD
003	404550	0501	10/16/06	\$307,500	820	0	6	1981	3	34000	N	N	11122 E LAKE JOY DR NE
003	404671	0610	4/24/06	\$275,000	960	0	6	1981	3	11454	N	N	31117 NE 114TH CT
003	152507	9046	7/21/05	\$425,000	990	0	6	1963	3	534045	N	N	32923 NE 60TH ST
003	404550	0130	10/4/06	\$316,000	1040	0	6	1989	3	20524	Y	Y	11242 W LAKE JOY DR NE
003	404650	0250	6/27/05	\$278,000	1050	0	6	1967	3	26810	N	N	10413 316TH AVE NE
003	404650	0910	7/22/05	\$362,500	1050	0	6	1980	2	20673	Y	Y	31644 NE 106TH ST
003	342607	9009	10/25/06	\$375,000	1090	0	6	1966	2	199940	N	N	32805 NE 108TH ST
003	282607	9077	5/17/07	\$380,000	1260	0	6	1971	3	13875	N	N	31827 NE BIG ROCK RD
003	404550	0665	5/3/06	\$422,000	1480	0	6	1939	4	35466	N	N	10706 E LAKE JOY DR NE
003	272507	9046	6/17/05	\$385,000	2310	0	6	1986	4	223462	N	N	2203 328TH AVE NE
003	404550	0660	11/16/05	\$465,000	2470	0	6	1952	4	165528	N	N	10712 E LAKE JOY DR NE
003	404650	0900	2/23/05	\$334,900	800	800	7	1967	4	18204	Y	Y	31654 NE 106TH ST
003	404650	0590	7/6/06	\$312,000	960	0	7	1980	3	17374	N	N	31802 NE 104TH ST
003	404670	0220	9/21/06	\$379,000	990	760	7	1979	3	15848	N	N	10204 319TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404670	0020	9/7/07	\$334,950	1040	480	7	1979	3	15063	N	N	10211 317TH AVE NE
003	404670	0020	5/10/05	\$280,000	1040	480	7	1979	3	15063	N	N	10211 317TH AVE NE
003	012507	9020	5/16/07	\$379,000	1060	0	7	1970	3	253879	Y	N	8411 361ST AVE NE
003	404671	0520	8/3/06	\$329,000	1080	0	7	1985	3	9938	N	N	31540 NE 114TH ST
003	404671	0520	10/24/05	\$270,000	1080	0	7	1985	3	9938	N	N	31540 NE 114TH ST
003	404670	0300	3/23/07	\$344,000	1100	570	7	1988	3	17071	N	N	31812 NE 103RD ST
003	404670	0360	10/31/06	\$354,950	1130	530	7	1979	3	15087	N	N	31758 NE 103RD ST
003	404650	1460	2/28/05	\$269,950	1140	530	7	1978	3	15429	N	N	11005 312TH AVE NE
003	404671	0270	10/15/07	\$333,000	1140	500	7	1979	3	12808	N	N	31727 NE 115TH PL
003	404660	0420	2/13/06	\$299,000	1170	0	7	1980	3	17765	N	N	31730 NE 111TH ST
003	404660	0420	8/23/05	\$289,000	1170	0	7	1980	3	17765	N	N	31730 NE 111TH ST
003	404660	0740	3/18/05	\$279,500	1230	660	7	1979	4	23149	N	N	11504 320TH AVE NE
003	404660	1430	3/6/06	\$323,900	1240	0	7	1979	3	15000	N	N	31213 NE 111TH ST
003	404660	1430	8/5/05	\$281,000	1240	0	7	1979	3	15000	N	N	31213 NE 111TH ST
003	404670	0100	10/16/07	\$360,000	1240	0	7	1979	3	15593	N	N	31757 NE 102ND PL
003	332607	9022	3/15/06	\$334,950	1250	0	7	1965	3	26323	Y	N	30915 NE 104TH ST
003	404550	0540	9/30/05	\$324,950	1250	0	7	1978	3	13725	Y	Y	10769 E LAKE JOY DR NE
003	404660	0870	6/13/05	\$282,000	1260	0	7	1979	3	17550	N	N	11122 320TH AVE NE
003	262607	9069	4/21/06	\$318,500	1290	0	7	1986	3	43808	N	N	11728 E LAKE JOY DR NE
003	404671	0230	8/7/07	\$425,000	1310	730	7	1996	3	13103	N	N	11436 317TH AVE NE
003	102507	9076	11/27/06	\$432,000	1320	0	7	1989	3	213879	N	N	33419 NE 60TH ST
003	404650	0330	5/23/05	\$310,000	1340	240	7	1979	5	16157	N	N	31649 NE 104TH ST
003	404671	0380	4/10/07	\$370,000	1350	0	7	1978	3	22143	N	N	31718 NE 115TH PL
003	042507	9055	4/14/06	\$380,000	1360	0	7	1988	3	36590	N	N	32047 NE 94TH ST
003	404660	1470	9/23/05	\$295,000	1370	0	7	1979	3	14721	N	N	31305 NE 111TH ST
003	102507	9058	5/18/05	\$340,000	1390	0	7	1980	3	259182	N	N	32921 NE 78TH ST
003	404670	0340	11/3/06	\$345,000	1400	0	7	1979	3	16866	N	N	10221 318TH AVE NE
003	404650	0140	5/23/05	\$225,000	1410	0	7	1980	4	15134	N	N	31307 NE 106TH ST
003	404650	0170	9/18/07	\$357,500	1410	0	7	1978	3	15000	N	N	31325 NE 106TH ST
003	404671	0300	8/26/05	\$292,850	1430	0	7	1979	3	12180	N	N	31811 NE 115TH PL
003	404650	1380	5/26/06	\$365,000	1440	0	7	1994	3	16205	N	N	10808 313TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404650	1360	8/24/07	\$406,800	1450	0	7	1994	3	20607	N	N	31324 NE 108TH ST
003	272507	9048	5/4/05	\$485,000	1460	0	7	1985	3	221720	N	N	2145 328TH AVE NE
003	404650	0790	6/20/05	\$259,000	1480	0	7	1979	3	18399	N	N	31810 NE 105TH PL
003	404650	0800	6/15/05	\$290,000	1480	0	7	1979	3	15661	N	N	31815 NE 105TH PL
003	404660	1230	10/25/07	\$425,000	1500	0	7	1994	3	14673	Y	N	31323 NE 111TH PL
003	404660	1230	8/11/06	\$395,000	1500	0	7	1994	3	14673	Y	N	31323 NE 111TH PL
003	404670	0070	8/29/05	\$355,250	1520	910	7	1979	3	15059	N	N	31733 NE 102ND PL
003	245990	0050	4/5/07	\$459,950	1540	0	7	1989	3	61871	N	N	32247 NE 94TH ST
003	262507	9052	1/23/07	\$475,000	1540	750	7	1992	3	38950	N	N	2320 344TH AVE NE
003	404650	0120	6/5/07	\$386,300	1570	0	7	1989	3	16993	N	N	10603 313TH AVE NE
003	404660	0310	6/28/06	\$380,000	1610	0	7	1997	3	19282	N	N	31727 NE 114TH ST
003	404660	1150	9/22/06	\$363,600	1610	0	7	1989	3	15000	N	N	31809 NE 111TH ST
003	404660	0520	7/28/06	\$385,000	1630	0	7	1987	3	14936	N	N	11126 318TH PL NE
003	404650	0320	5/30/07	\$410,985	1660	0	7	1990	3	16275	N	N	31635 NE 104TH ST
003	404650	0320	8/25/05	\$360,000	1660	0	7	1990	3	16275	N	N	31635 NE 104TH ST
003	404650	1440	10/27/06	\$333,500	1680	0	7	1980	3	15000	N	N	31212 NE 110TH ST
003	404650	1440	9/26/05	\$309,000	1680	0	7	1980	3	15000	N	N	31212 NE 110TH ST
003	142507	9003	5/8/06	\$635,000	1700	0	7	1992	3	559162	Y	Y	5226 TOLT RIVER RD NE
003	404650	0430	3/12/07	\$389,000	1700	0	7	1979	3	15179	N	N	10420 320TH AVE NE
003	404660	0830	4/12/05	\$335,000	1700	0	7	1997	3	17550	N	N	11222 320TH AVE NE
003	404671	0220	2/7/05	\$289,950	1720	0	7	1990	3	14075	N	N	11426 317TH AVE NE
003	262607	9001	4/5/06	\$630,000	1850	0	7	1997	3	909968	N	N	34032 NE LAKE JOY RD
003	262607	9040	3/24/06	\$491,950	1870	0	7	1987	3	209959	N	N	12308 342ND AVE NE
003	404660	1460	11/7/06	\$449,000	1880	0	7	1978	3	14653	N	N	31237 NE 111TH ST
003	404660	0350	10/28/05	\$379,950	1950	0	7	1990	3	16889	N	N	11226 317TH AVE NE
003	362607	9019	6/15/06	\$542,500	2000	0	7	1997	3	139392	N	N	10804 356TH AVE NE
003	342607	9058	7/13/05	\$375,000	2220	0	7	1985	3	57499	N	N	32510 NE 111TH ST
003	404650	0500	8/24/05	\$340,000	2250	0	7	1988	3	16513	N	N	10510 320TH AVE NE
003	272507	9011	8/24/07	\$540,000	2330	0	7	1981	3	121968	N	N	32426 NE 8TH ST
003	342607	9017	4/27/06	\$649,000	2460	0	7	1986	5	217800	N	N	11218 KELLY RD NE
003	404671	0210	7/11/06	\$490,000	2460	0	7	1990	3	14076	N	N	31720 NE 114TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404650	0560	8/25/05	\$365,650	2570	0	7	1978	4	21213	N	N	31830 NE 104TH ST
003	865680	0210	5/18/06	\$600,000	2610	0	7	1989	3	78843	N	N	7709 TOLT RIVER RD NE
003	102507	9053	5/30/07	\$469,178	1310	360	8	1976	3	70131	N	N	33106 NE 66TH ST
003	102507	9053	1/18/05	\$345,000	1310	360	8	1976	3	70131	N	N	33106 NE 66TH ST
003	272607	9102	8/2/07	\$547,500	1450	980	8	1992	3	196455	N	N	33342 NE 118TH PL
003	865680	0200	12/9/05	\$420,000	1620	550	8	1990	4	77536	N	N	7819 TOLT RIVER RD NE
003	404550	0195	8/26/05	\$399,950	1740	0	8	1996	3	104979	N	N	11427 W LAKE JOY DR NE
003	404650	0150	6/20/07	\$425,000	1770	0	8	1989	3	15483	N	N	31317 NE 106TH ST
003	404650	0150	4/5/06	\$385,000	1770	0	8	1989	3	15483	N	N	31317 NE 106TH ST
003	865710	0240	4/22/05	\$549,000	1860	0	8	1980	3	81375	Y	Y	31710 NE 32ND ST
003	404550	0400	7/31/06	\$550,000	1950	0	8	1948	4	20850	Y	Y	11113 E LAKE JOY DR NE
003	404660	1080	5/31/05	\$365,000	1990	0	8	1990	3	17037	N	N	31702 NE 110TH ST
003	404550	0305	3/27/06	\$598,000	2020	450	8	1997	3	35775	Y	Y	11325 E LAKE JOY DR NE
003	222507	9038	2/7/05	\$458,800	2080	1000	8	1982	3	75794	N	Y	3904 331ST AVE NE
003	332607	9088	2/27/06	\$469,950	2090	0	8	1998	3	44431	N	N	32110 NE 110TH CT
003	404650	1130	7/13/06	\$437,000	2090	0	8	2001	3	13996	N	N	31311 NE 108TH ST
003	404550	0840	11/22/05	\$650,000	2100	860	8	1978	4	25248	Y	Y	10814 W LAKE JOY DR NE
003	865710	0050	1/6/05	\$397,000	2180	0	8	1999	3	23625	N	Y	32330 NE 32ND ST
003	404650	1220	8/8/05	\$535,000	2340	0	8	1990	3	12891	N	Y	31431 NE 108TH ST
003	404670	0090	6/1/05	\$335,000	2350	0	8	1980	3	17685	N	N	31749 NE 102ND PL
003	404650	1090	3/9/05	\$340,000	2400	0	8	1991	3	23674	N	Y	31318 NE 106TH ST
003	404550	0620	10/11/05	\$659,950	2530	0	8	1993	3	25741	Y	Y	10705 E LAKE JOY DR NE
003	404550	0810	6/15/07	\$1,035,000	2630	670	8	1990	3	41482	Y	Y	10706 W LAKE JOY DR NE
003	262607	9081	11/17/05	\$645,000	2780	0	8	1999	3	455202	N	N	34808 NE MOSS CREEK WAY
003	404550	0486	4/7/06	\$710,000	2870	0	8	2001	3	110206	Y	N	11234 E LAKE JOY DR NE
003	102507	9036	6/16/05	\$489,990	3050	0	8	1980	3	209088	N	N	33911 NE 66TH ST
003	102507	9070	12/27/05	\$721,000	3190	0	8	1985	3	219978	N	N	33705 NE 60TH ST
003	404671	0070	3/21/05	\$445,000	1660	0	9	2005	3	12696	Y	Y	31203 NE 114TH ST
003	232507	9035	8/26/05	\$455,000	2040	0	9	1990	3	226574	N	Y	3715 LAKE LANGLOIS RD NE
003	195463	0070	9/14/05	\$580,500	2900	0	9	1995	3	37938	Y	N	9328 318TH PL NE
003	404550	0565	8/6/07	\$1,070,000	3080	0	9	2000	3	29481	Y	Y	10749 E LAKE JOY DR NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404550	0565	3/27/06	\$950,000	3080	0	9	2000	3	29481	Y	Y	10749 E LAKE JOY DR NE
003	404660	0030	4/19/06	\$750,000	1990	0	10	1982	3	18460	Y	Y	10823 320TH AVE NE
003	272607	9117	3/28/05	\$599,950	2730	0	10	1999	3	145490	N	N	33733 NE 122ND ST
003	142507	9064	8/25/06	\$700,000	2790	1560	10	2003	3	276170	Y	N	4625 TOLT RIVER RD NE
003	142507	9064	2/23/05	\$615,000	2790	1560	10	2003	3	276170	Y	N	4625 TOLT RIVER RD NE
003	042507	9065	7/25/07	\$985,000	3300	780	10	2004	3	217800	Y	N	9540 CARNATION-DUVALL RD NE
003	022507	9041	8/22/05	\$820,000	4240	0	10	2004	3	791049	N	N	8625 353RD AVE NE
004	865830	3235	2/3/06	\$180,000	770	0	4	1912	3	7500	N	N	31722 W COMMERCIAL ST
004	865830	1340	7/12/07	\$275,000	880	0	4	1914	4	12530	N	N	32164 E REITZE ST
004	865830	0835	3/23/07	\$216,000	820	0	5	1944	3	7595	N	N	32316 E ENTWISTLE ST
004	865830	0745	5/10/06	\$330,000	890	0	5	1913	3	5000	N	N	32215 E BIRD ST
004	156196	0010	6/16/06	\$255,000	910	0	5	1926	5	18032	N	N	32425 NE 45TH ST
004	865830	2495	9/13/05	\$219,950	1020	0	5	1913	3	5000	N	N	31861 W MORRISON ST
004	865830	1180	1/9/07	\$309,950	1040	0	5	1933	3	7500	N	N	32023 E RUTHERFORD ST
004	865830	0790	8/7/06	\$285,000	1150	0	5	1923	3	7500	N	N	32242 E ENTWISTLE ST
004	865830	2515	3/30/07	\$257,000	1210	0	5	1913	3	5000	N	N	31849 W MORRISON ST
004	865830	2635	11/23/05	\$375,000	1340	0	5	1912	3	16385	N	N	4963 TOLT AVE
004	865830	0410	7/24/06	\$291,000	1530	0	5	1981	3	11200	N	N	32240 E REITZE ST
004	306010	0120	2/28/07	\$260,000	710	0	6	1951	4	10619	N	N	31964 E BLANCHE ST
004	721136	0160	4/2/07	\$360,000	860	690	6	1984	3	10603	N	N	4206 REGENCY PL
004	721136	0160	3/17/06	\$260,000	860	690	6	1984	3	10603	N	N	4206 REGENCY PL
004	721136	0240	6/21/06	\$321,000	960	0	6	1985	4	13681	N	N	4410 ROYAL CT
004	721136	0240	4/22/05	\$245,950	960	0	6	1985	4	13681	N	N	4410 ROYAL CT
004	721133	0120	5/19/05	\$224,000	980	450	6	1979	3	7700	N	N	32207 REGAL ST
004	721133	0200	12/6/05	\$290,000	980	200	6	1979	3	11625	N	N	32002 REGAL ST
004	721134	0070	3/1/05	\$254,950	980	650	6	1980	4	9375	N	N	4203 KINGS CT
004	721134	0100	12/8/06	\$307,500	980	450	6	1980	3	11616	N	N	4309 KINGS CT
004	721134	0150	1/18/05	\$249,000	980	650	6	1980	4	10042	N	N	4200 KINGS CT
004	721135	0090	7/10/07	\$359,950	980	610	6	1980	3	8342	N	N	32206 QUEENS CT
004	721135	0100	7/18/06	\$325,000	980	0	6	1980	3	8000	N	N	4199 REGAL ST
004	865590	0090	4/7/05	\$299,500	990	0	6	1981	3	25458	N	N	5710 322ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	865830	3135	3/29/05	\$246,000	990	0	6	1913	5	10000	N	N	31603 W RUTHERFORD ST
004	721136	0080	2/27/07	\$318,000	1000	0	6	1982	3	9432	N	N	32013 REGAL ST
004	721133	0100	5/9/06	\$306,500	1010	0	6	1979	3	8400	N	N	32203 E BLANCHE ST
004	721133	0150	4/12/07	\$325,000	1010	0	6	1979	3	8752	N	N	32106 E BLANCHE ST
004	721134	0030	6/12/06	\$287,000	1010	0	6	1979	3	10168	N	N	4105 KINGS CT
004	865830	1595	12/14/05	\$275,500	1010	0	6	1925	4	5000	N	N	32136 E RUTHERFORD ST
004	117000	0160	7/19/07	\$289,950	1060	0	6	1978	3	9760	N	N	32611 NE 50TH ST
004	117000	0380	10/29/07	\$295,000	1060	0	6	1981	3	9900	N	N	4781 328TH AVE NE
004	721136	0220	6/14/05	\$229,950	1070	0	6	1985	3	8500	N	N	4402 ROYAL CT
004	721136	0200	8/16/05	\$252,300	1090	0	6	1986	3	11969	N	N	4308 ROYAL CT
004	865830	2916	1/13/06	\$285,000	1090	0	6	1968	3	6805	N	N	31733 W MORRISON ST
004	865830	3600	11/29/06	\$312,000	1090	0	6	1913	5	7500	N	N	31760 W ENTWISTLE ST
004	865830	0025	4/25/06	\$275,000	1100	0	6	1977	3	7500	N	N	4952 MILWAUKEE AVE
004	865830	0115	9/14/05	\$248,000	1100	0	6	1977	3	7500	N	N	32331 W MORRISON ST
004	721135	0160	6/13/06	\$279,000	1140	0	6	1980	3	9000	N	N	4106 REGAL ST
004	865590	0440	9/27/07	\$324,900	1140	0	6	1920	4	19631	N	N	5708 CARNATION-DUVALL RD NE
004	721134	0160	3/5/07	\$334,500	1145	0	6	1980	4	11272	N	N	4104 KINGS CT
004	865590	0035	5/26/05	\$250,000	1200	0	6	1913	3	34057	N	N	5922 322ND AVE NE
004	865830	1365	3/29/06	\$278,000	1200	0	6	1977	3	7500	N	N	32133 W MORRISON ST
004	865830	1365	7/11/05	\$212,500	1200	0	6	1977	3	7500	N	N	32133 W MORRISON ST
004	721135	0080	10/3/07	\$333,750	1220	0	6	1980	3	10283	N	N	32204 QUEENS CT
004	721135	0080	7/19/05	\$260,000	1220	0	6	1980	3	10283	N	N	32204 QUEENS CT
004	721135	0130	9/8/05	\$275,000	1220	0	6	1980	3	9600	N	N	4202 REGAL ST
004	721135	0170	1/8/07	\$330,950	1220	0	6	1980	3	9000	N	N	4104 REGAL ST
004	865830	0815	4/12/06	\$264,000	1240	0	6	1936	4	10084	N	N	4503 MILWAUKEE AVE
004	117000	0050	11/16/06	\$294,400	1260	0	6	1969	2	9900	N	N	4927 326TH AVE NE
004	721136	0140	8/11/05	\$265,000	1320	0	6	1984	3	13290	N	N	4202 REGENCY PL
004	865830	1195	3/22/05	\$243,000	1330	0	6	1912	3	5000	N	N	32021 E RUTHERFORD ST
004	865830	1050	7/20/05	\$243,000	1360	0	6	1960	3	5000	N	N	32022 E BIRD ST
004	117000	0250	7/23/07	\$240,000	1390	0	6	1978	2	9720	N	N	4706 327TH AVE NE
004	117000	0440	12/26/06	\$319,900	1400	0	6	1981	4	10114	N	N	4846 328TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	865830	2535	5/25/06	\$227,000	1490	0	6	1913	2	5000	N	N	31825 W MORRISON ST
004	721136	0010	5/9/07	\$380,000	1555	0	6	1982	3	10065	N	N	4407 REGAL ST
004	117000	0330	10/2/07	\$320,000	1650	0	6	1970	4	9769	N	N	32761 NE 50TH ST
004	865630	0385	11/30/05	\$323,500	1710	0	6	1986	3	19115	N	N	5601 320TH AVE NE
004	865630	0100	3/21/07	\$305,000	1730	0	6	1912	3	32908	N	N	5522 320TH AVE NE
004	865830	1860	4/6/05	\$240,000	840	0	7	1996	3	7975	N	N	32009 W COMMERCIAL ST
004	865830	1250	5/8/06	\$330,500	1010	0	7	1915	4	3700	N	N	32010 E REITZE ST
004	865730	0170	10/26/07	\$400,000	1300	0	7	1982	3	11616	N	N	4121 MCKINLEY ST
004	865630	0350	10/2/06	\$338,000	1460	0	7	1998	3	13816	N	N	31910 NE 55TH ST
004	138931	0120	10/24/05	\$368,000	1500	0	7	1997	3	19319	N	N	5029 326TH PL NE
004	865830	3045	7/25/05	\$254,950	1530	0	7	1980	3	7523	N	N	31764 W RUTHERFORD ST
004	865830	3515	4/3/07	\$371,950	1600	0	7	1975	3	10000	N	N	4590 STEWART AVE
004	865630	0120	3/9/06	\$365,000	1630	0	7	2000	3	14303	N	N	5506 320TH AVE NE
004	865630	0345	5/28/05	\$299,950	1650	0	7	1998	3	13816	N	N	31904 NE 55TH ST
004	865630	0360	7/27/06	\$374,950	1650	0	7	1998	3	13816	N	N	31916 NE 55TH ST
004	138930	0070	5/5/06	\$345,000	1690	0	7	1997	3	21789	N	N	32512 NE 46TH PL
004	138930	0180	6/13/05	\$375,000	1830	0	7	1997	3	21852	N	N	32535 NE 46TH PL
004	138930	0110	5/10/05	\$367,000	1860	0	7	1996	3	21850	N	N	32554 NE 46TH PL
004	138930	0220	7/23/07	\$451,000	1870	0	7	1996	3	21800	N	N	4512 325TH AVE NE
004	117000	0430	4/6/07	\$395,000	2010	0	7	1981	4	10156	N	N	4796 328TH AVE NE
004	865830	0852	6/19/07	\$430,000	2260	0	7	1980	3	11214	N	N	32160 E COMMERCIAL ST
004	856220	0020	5/5/05	\$357,500	1600	0	8	1997	3	20003	N	N	31570 W MORRISON CT
004	733295	0030	5/24/06	\$450,000	1910	0	8	1998	3	15002	N	N	33420 NE 43RD PL
004	733295	0030	4/15/05	\$359,950	1910	0	8	1998	3	15002	N	N	33420 NE 43RD PL
004	816102	0010	4/20/05	\$347,950	1920	0	8	1994	3	21782	N	N	4490 326TH AVE NE
004	156196	0050	8/1/06	\$497,000	1960	0	8	1998	3	19568	N	N	4370 325TH AVE NE
004	156196	0030	2/21/07	\$450,000	2000	0	8	1998	3	15048	N	N	325TH AVE NE
004	156196	0030	7/13/05	\$409,950	2000	0	8	1998	3	15048	N	N	325TH AVE NE
004	156196	0100	1/10/07	\$469,500	2000	0	8	1998	3	18062	N	N	4415 325TH AVE NE
004	856220	0030	6/7/05	\$398,000	2050	0	8	1997	3	20000	N	N	31550 W MORRISON CT
004	816100	0140	9/4/07	\$465,000	2090	0	8	1992	3	21812	N	N	32860 NE 43RD CIR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	156196	0080	10/26/05	\$454,000	2100	0	8	1998	3	18077	N	N	4375 325TH AVE NE
004	816102	0220	2/16/05	\$369,500	2210	0	8	1994	3	21781	N	N	4164 326TH AVE NE
004	733296	0200	4/18/05	\$415,000	2290	0	8	1999	3	22391	N	N	4213 334TH AVE NE
004	816100	0310	7/9/07	\$455,000	2290	0	8	1993	3	21945	N	N	33050 NE 42ND PL
004	733296	0140	4/5/05	\$449,990	2310	0	8	1999	3	21944	N	N	33397 NE 42ND PL
004	733296	0150	8/28/06	\$525,000	2310	0	8	1999	3	21782	N	N	33375 NE 42ND PL
004	733296	0190	8/17/07	\$500,000	2390	0	8	1999	3	22259	N	N	4207 334TH AVE NE
004	816102	0270	4/25/06	\$512,900	2550	0	8	1995	3	21781	N	N	4175 326TH AVE NE
004	816100	0060	2/20/07	\$518,500	2570	0	8	1993	3	31270	N	N	33090 NE 43RD PL
004	865590	0323	12/11/06	\$539,000	2746	0	8	2006	3	19350	N	N	5707 322ND AVE NE
004	865590	0335	2/13/07	\$549,900	2746	0	8	2006	3	7500	N	N	5633 322ND AVE NE
004	856220	0060	7/13/07	\$520,000	2830	0	8	1997	3	23562	N	N	31591 W MORRISON CT
004	152507	9068	2/1/06	\$590,000	1990	1100	9	1990	3	51400	N	N	4220 331ST AVE NE
004	152507	9060	6/15/06	\$625,000	2980	0	9	2002	3	63597	N	N	4196 331ST AVE NE
005	212507	9039	6/15/06	\$348,950	1220	0	5	1948	5	196020	N	N	3019 FALL CITY-CARNATION RD NE
005	357010	0090	9/7/05	\$355,950	1350	0	6	1987	3	43560	N	N	32205 NE 25TH LN
005	357010	0060	5/1/07	\$417,000	1570	0	7	1987	3	43560	N	N	2531 323RD AVE NE
005	212507	9058	11/8/06	\$362,000	1640	0	7	1987	3	43560	N	N	2411 323RD AVE NE
005	092407	9068	4/28/05	\$549,000	2270	0	8	1996	3	74052	N	N	32006 SE REDMOND-FALL CITY RD
005	282507	9060	3/2/06	\$469,000	2330	0	8	2006	3	129808	N	N	1125 324TH WAY NE
005	092407	9035	3/21/07	\$630,000	3800	0	8	1966	4	55321	N	N	32110 SE REDMOND-FALL CITY RD
007	152407	9092	7/30/05	\$240,000	860	0	4	1938	3	15300	N	N	33605 SE 44TH PL
007	142407	9035	2/1/05	\$242,000	620	0	5	1996	3	43560	N	N	35408 SE FALL CITY-SNOQUALMIE RD
007	094310	0427	5/26/05	\$239,950	680	0	5	1945	4	9150	N	N	33330 SE 43RD ST
007	094310	0502	4/23/07	\$306,000	840	0	5	1924	4	11475	N	N	33312 SE 44TH PL
007	142407	9033	11/14/05	\$322,000	880	0	5	1932	4	55756	N	N	35334 SE FALL CITY-SNOQUALMIE RD
007	094310	0361	10/18/06	\$441,500	1280	0	5	1908	4	25792	Y	N	32904 SE 44TH ST
007	247590	0555	7/13/06	\$352,500	1350	0	5	1902	4	14000	N	N	4325 336TH PL SE
007	132407	9059	2/8/07	\$625,000	1490	0	5	1962	4	291416	N	N	36930 SE 47TH PL
007	094310	0507	9/20/05	\$375,000	1590	0	5	1926	4	17434	N	N	33317 SE 44TH PL
007	222407	9028	8/4/06	\$296,500	1680	0	5	1925	4	22425	N	N	4802 328TH WAY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	222407	9028	10/31/05	\$250,000	1680	0	5	1925	4	22425	N	N	4802 328TH WAY SE
007	094310	0439	9/4/07	\$320,000	860	0	6	1950	3	20784	N	N	33317 SE 42ND ST
007	094310	0964	4/17/06	\$300,000	880	0	6	1950	4	33054	N	N	32824 SE ISSAQUAH-FALL CITY RD
007	152407	9056	5/31/07	\$299,000	950	0	6	1975	3	31770	N	N	4609 PRESTON-FALL CITY RD SE
007	873171	0200	6/30/05	\$270,000	1010	0	6	1975	3	10176	N	N	33506 SE 44TH LN
007	247590	0965	4/20/07	\$280,000	1020	0	6	1930	3	7000	N	N	4349 338TH PL SE
007	094310	0286	1/9/07	\$326,000	1060	0	6	1983	3	24082	Y	N	32920 SE 43RD ST
007	247590	1045	11/15/06	\$425,000	1120	0	6	1924	3	21000	N	N	4360 336TH PL SE
007	094310	0284	9/22/05	\$360,000	1150	0	6	1954	5	15956	N	N	33015 SE 42ND ST
007	379150	0090	9/6/06	\$335,000	1150	0	6	1968	3	9975	N	N	4325 326TH PL SE
007	247590	0170	6/27/05	\$250,000	1220	1080	6	1928	3	9583	N	N	33712 SE 43RD ST
007	379150	0050	11/14/06	\$389,000	1240	0	6	1977	3	9975	N	N	4314 326TH PL SE
007	152407	9084	5/21/07	\$410,000	1340	0	6	1960	3	40110	N	N	32532 SE 44TH ST
007	256131	0120	1/18/06	\$325,950	1340	0	6	1974	3	10800	N	N	4159 330TH PL SE
007	256131	0100	9/25/05	\$284,000	1345	0	6	1974	4	10125	N	N	4143 330TH PL SE
007	379150	0020	6/25/07	\$400,000	1390	0	6	1968	4	9975	N	N	4344 326TH PL SE
007	256130	0030	6/19/07	\$333,800	1400	0	6	1972	2	10150	N	N	4240 327TH PL SE
007	256130	0040	7/18/06	\$335,000	1400	0	6	1972	4	8250	N	N	4236 327TH PL SE
007	873171	0180	9/18/07	\$330,000	1410	0	6	1970	3	10176	N	N	33526 SE 44TH LN
007	232407	9006	8/15/07	\$535,000	1450	0	6	1953	3	126759	N	N	34115 SE DAVID POWELL RD
007	873171	0020	4/11/06	\$362,000	1460	480	6	1970	4	11448	N	N	4447 335TH CT SE
007	222407	9078	5/5/05	\$326,000	1510	0	6	1919	4	39200	N	N	5110 LAKE ALICE RD SE
007	379150	0010	7/7/05	\$320,000	1510	0	6	1968	3	10735	N	N	4354 326TH PL SE
007	673070	0075	3/22/05	\$200,000	2110	0	6	1904	3	10500	N	N	4207 340TH PL SE
007	248070	0063	5/5/06	\$550,000	840	0	7	1979	4	204732	N	N	2804 362ND AVE SE
007	094310	0689	10/10/06	\$353,000	890	450	7	1974	3	9750	N	N	4464 332ND AVE SE
007	222407	9071	6/7/06	\$460,000	890	660	7	1984	3	70500	N	N	5533 LAKE ALICE RD SE
007	248120	0070	3/7/07	\$359,900	960	0	7	2001	3	9600	N	N	4151 328TH PL SE
007	248120	0130	1/24/07	\$359,950	960	0	7	1970	3	9675	N	N	4136 328TH PL SE
007	803870	0105	5/24/06	\$393,500	1110	780	7	1997	3	9600	N	N	4459 337TH PL SE
007	803900	0065	3/5/07	\$369,000	1120	0	7	1962	4	9240	N	N	4224 333RD AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	803900	0065	6/24/05	\$335,000	1120	0	7	1962	4	9240	N	N	4224 333RD AVE SE
007	321095	0090	1/18/07	\$420,000	1140	500	7	1978	3	39995	N	N	5309 LAKE ALICE RD SE
007	094310	0687	7/2/07	\$424,050	1150	0	7	1968	3	27948	N	N	4482 332ND AVE SE
007	142407	9085	4/11/06	\$475,000	1170	780	7	1979	3	123710	N	N	4349 356TH DR SE
007	172407	9001	6/19/06	\$656,000	1250	1250	7	2005	3	46609	N	N	30415 SE 40TH ST
007	539660	0060	3/8/06	\$330,000	1250	0	7	1968	4	11875	N	N	4221 328TH PL SE
007	132407	9098	4/4/05	\$279,950	1270	0	7	1981	3	145054	N	N	36637 SE FALL CITY-SNOQUALMIE RD
007	094310	0685	1/11/07	\$342,000	1320	0	7	1963	3	9750	N	N	4474 332ND AVE SE
007	248120	0030	4/9/07	\$334,000	1320	0	7	1970	4	9600	N	N	4121 328TH PL SE
007	248120	0140	4/21/06	\$336,950	1320	0	7	1970	4	9675	N	N	4144 328TH PL SE
007	241210	0040	9/1/05	\$299,990	1330	0	7	1977	4	13300	N	N	4315 328TH PL SE
007	132407	9105	3/23/06	\$485,000	1380	710	7	1986	3	56628	N	N	36501 SE FALL CITY-SNOQUALMIE RD
007	602200	0180	10/1/07	\$385,000	1430	0	7	1968	3	13760	N	N	4029 324TH AVE SE
007	094310	0706	5/22/06	\$361,500	1450	0	7	1993	3	18161	N	N	33221 SE 45TH ST
007	247590	0370	6/21/06	\$380,000	1480	0	7	1930	3	21000	N	N	33524 SE 43RD ST
007	094310	0222	5/25/05	\$300,000	1490	0	7	1960	3	12320	N	N	4113 332ND AVE SE
007	803900	0040	7/27/06	\$325,000	1510	0	7	1958	3	9240	N	N	4235 333RD AVE SE
007	321095	0340	1/20/05	\$384,000	1530	700	7	1975	3	32893	N	N	33249 SE 52ND ST
007	392450	0030	4/8/05	\$370,000	1590	0	7	1988	3	40221	N	N	32832 SE 47TH PL
007	803900	0050	6/21/05	\$315,000	1600	0	7	1960	4	8360	N	N	4255 333RD AVE SE
007	152407	9175	6/29/05	\$395,000	1630	0	7	1991	3	15030	N	N	4339 327TH PL SE
007	602200	0080	6/15/05	\$350,000	1730	0	7	1964	3	15256	N	N	4004 323RD AVE SE
007	073270	0010	7/18/05	\$385,000	1750	0	7	2000	3	12400	N	N	4420 334TH PL SE
007	247590	1065	12/9/05	\$440,000	1815	0	7	2000	4	14000	N	N	33607 SE 43RD PL
007	132407	9084	6/13/06	\$454,950	1840	0	7	1974	3	118483	N	N	36230 SE 47TH CT
007	142407	9045	3/18/05	\$600,000	1880	0	7	1998	3	424511	N	N	34508 SE FALL CITY-SNOQUALMIE RD
007	793350	0010	9/15/06	\$535,000	1880	0	7	1978	3	47044	N	N	4725 361ST AVE SE
007	602200	0100	4/3/06	\$328,500	2010	0	7	1967	3	14864	N	N	4022 323RD AVE SE
007	152407	9099	5/15/07	\$450,000	2200	0	7	1966	3	12584	N	N	32601 SE 44TH ST
007	152407	9053	11/7/05	\$650,000	2690	0	7	1990	3	187308	N	N	4218 324TH AVE SE
007	132407	9050	8/14/07	\$650,000	3030	0	7	1987	3	190792	Y	N	4610 367TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	248070	0008	10/18/07	\$549,000	1380	650	8	1992	3	66211	Y	N	2504 367TH AVE SE
007	254900	0060	6/5/07	\$510,000	1470	0	8	1992	3	18779	N	N	4455 328TH PL SE
007	321095	0230	7/19/07	\$488,000	1550	0	8	1990	3	35614	N	N	33345 SE 52ND ST
007	094310	0723	5/19/05	\$395,000	1570	0	8	1990	3	36190	N	N	4510 334TH CT SE
007	094310	0445	6/17/05	\$355,000	1605	0	8	2000	3	18130	N	N	33331 SE 42ND ST
007	793351	0140	11/9/05	\$386,000	1760	0	8	1976	3	31900	N	N	35419 SE 47TH PL
007	152407	9165	10/5/07	\$489,000	1810	0	8	1990	3	31475	N	N	33617 SE 47TH ST
007	248070	0036	9/25/07	\$515,000	1830	0	8	1990	3	98010	N	N	35830 SE 27TH PL
007	321095	0060	2/20/05	\$391,500	1840	0	8	1990	3	34500	N	N	33622 SE 55TH ST
007	248070	0020	9/27/05	\$488,000	1860	0	8	1988	3	96703	Y	N	2626 367TH AVE SE
007	793350	0170	11/27/06	\$545,000	1870	0	8	1978	3	33457	N	N	35434 SE 49TH ST
007	793351	0030	6/13/05	\$450,000	1960	0	8	1977	3	43995	N	N	35722 SE 47TH PL
007	248070	0069	1/3/07	\$659,500	2160	0	8	1987	3	44866	N	N	36113 SE 28TH ST
007	248070	0038	3/28/06	\$799,000	2200	0	8	1989	3	104544	N	N	35803 SE 27TH PL
007	248070	0159	9/22/05	\$596,000	2210	0	8	1984	3	206910	N	N	36512 SE 34TH ST
007	254900	0030	2/4/05	\$384,000	2210	0	8	1990	3	18532	N	N	4429 328TH PL SE
007	132407	9010	12/13/06	\$599,000	2270	0	8	2006	3	165963	N	N	35922 SE 46TH ST
007	031890	0010	2/13/07	\$578,950	2390	0	8	1995	3	15168	N	N	4555 329TH PL SE
007	094310	0729	4/24/06	\$575,000	2390	0	8	1992	3	63162	N	N	33423 SE 45TH ST
007	142407	9047	2/26/07	\$700,000	2810	0	8	1980	4	122839	N	N	35416 SE FALL CITY-SNOQUALMIE RD
007	321095	0190	7/25/07	\$600,000	2960	0	8	1990	3	35230	N	N	5218 333RD AVE SE
007	112407	9021	8/10/05	\$1,135,000	3100	0	8	1996	3	918245	N	N	34313 SE 39TH PL
007	222407	9113	6/20/06	\$581,500	2250	0	9	1993	3	113256	N	N	5011 LAKE ALICE RD SE
007	321095	0030	6/21/06	\$720,000	2380	1300	9	1992	3	34493	N	N	33806 SE 55TH ST
007	232407	9075	5/9/05	\$580,000	2460	0	9	1990	3	217800	N	N	34110 SE 56TH PL
007	162407	9002	6/14/05	\$666,500	2800	0	9	1986	3	217800	N	N	31925 SE 40TH ST
007	142407	9100	8/15/07	\$810,000	3030	0	9	1998	3	132858	N	N	4323 356TH DR SE
007	094310	0728	7/1/05	\$602,000	3100	0	9	1990	3	46173	N	N	4534 334TH CT SE
007	094310	0273	3/11/05	\$585,000	3180	0	9	2004	3	19469	N	N	33017 SE 42ND PL
007	094310	0272	4/27/05	\$578,000	3250	0	9	2004	3	15719	N	N	33115 SE 42ND PL
007	094310	0290	10/20/06	\$699,000	3250	0	9	2005	3	15222	N	N	33018 SE 42ND PL

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	793350	0380	12/5/06	\$760,000	3340	0	9	1980	3	69696	Y	Y	35927 SE 49TH ST
007	242407	9058	7/22/05	\$680,000	3410	0	9	1994	3	106286	N	N	37111 SE FALL CITY-SNOQUALMIE RD
007	242407	9054	6/27/05	\$599,950	2560	0	10	1994	3	71874	N	N	5325 372ND AVE SE
007	242407	9001	10/16/07	\$739,000	2670	0	10	1994	3	87120	Y	N	5115 372ND AVE SE
007	793350	0100	7/10/06	\$1,250,000	4890	0	10	2000	3	82328	N	N	35730 SE 49TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	213070	1025	6/6/06	\$270,000	MULTI-PARCEL SALE
003	012507	9011	3/29/05	\$260,000	Non Representative Sale
003	012507	9028	1/22/07	\$1,015,000	OPEN SPACE
003	052507	9026	6/20/05	\$270,000	STATEMENT TO DOR;
003	102507	9050	12/8/06	\$250,000	PREVIMP<=25K;QUIT CLAIM DEED
003	112507	9036	9/20/07	\$160,000	PREVIMP<=25K
003	112507	9036	10/21/05	\$50,000	PREVIMP<=25K
003	112507	9072	8/1/06	\$301,550	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	112507	9102	11/23/05	\$1,555,000	OPEN SPACE
003	112507	9113	11/2/06	\$1,865,000	OPEN SPACE/
003	112507	9114	5/3/05	\$230,000	DOR RATIO
003	122507	9025	7/18/06	\$680,000	DIAGNOSTIC OUTLIER
003	142507	9048	6/30/06	\$535,000	OPEN SPACE
003	142507	9051	6/10/05	\$315,000	DIAGNOSTIC AOUTLIER
003	142507	9063	2/25/05	\$218,380	DOR RATIO;UNFIN AREA
003	152507	9026	7/20/05	\$340,000	PERS MH
003	152507	9037	7/21/05	\$9,000	DOR RATIO
003	152507	9058	12/3/05	\$1,500	DOR RATIO
003	152507	9075	9/27/05	\$10,400	OPEN SPACE
003	222507	9037	1/13/06	\$479,500	OBSOL
003	232507	9007	11/15/05	\$395,000	IMP COUNT
003	262607	9059	3/14/06	\$125,000	DOR RATIO;UNFIN AREA
003	262607	9059	2/9/05	\$18,000	DOR RATIO;UNFIN AREA
003	262607	9064	3/10/05	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	262607	9089	11/2/05	\$280,001	OPEN SPACE/
003	272507	9001	2/22/05	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	272507	9018	8/9/05	\$257,000	DOR RATIO
003	272507	9030	9/22/05	\$325,950	QUIT CLAIM DEED
003	272507	9046	3/1/07	\$219,768	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	272507	9049	2/16/07	\$485,000	OPEN SPACE
003	272507	9049	12/8/05	\$418,000	OPEN SPACE
003	272507	9049	2/10/05	\$260,250	OPEN SPACE
003	272607	9040	10/14/05	\$200,000	PREVIMP<=25K
003	282507	9001	10/16/06	\$735,000	Incorrect Characteristics at the time of Sale
003	282507	9034	5/18/07	\$85,000	DOR RATIO
003	332607	9012	8/14/06	\$285,000	QUIT CLAIM DEED
003	332607	9079	3/9/07	\$430,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	332607	9082	3/25/05	\$228,000	DOR RATIO
003	332607	9121	2/1/05	\$360,000	DOR RATIO
003	332607	9122	1/1/06	\$280,000	DOR RATIO
003	362607	9023	9/21/07	\$569,000	OPEN SPACE/UNFIN AREA
003	404550	0110	4/20/06	\$102,422	QUIT CLAIM DEED
003	404550	0195	2/22/06	\$428,000	STATEMENT TO DOR;
003	404550	0275	7/10/07	\$275,000	PREVIMP<=25K
003	404550	0601	4/5/05	\$250,000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	404550	0665	9/15/05	\$202,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0937	10/1/07	\$225,000	PREVIMP<=25K
003	404650	0390	10/1/07	\$445,000	OBSOL
003	404650	0840	11/15/05	\$365,000	ESTATE ADMINISTRATOR
003	404660	0340	9/1/06	\$439,000	DOR RATIO;PREVIMP<=25K
003	404660	0750	9/1/05	\$90,000	DOR RATIO
003	404660	0780	9/18/06	\$300,000	OBSOL
003	404660	0910	11/3/06	\$200,000	%COMPL;PREVIMP<=25K
003	404660	0910	6/17/06	\$120,000	%COMPL;PREVIMP<=25K
003	404670	0330	1/14/05	\$60,721	DOR RATIO
003	404671	0505	11/7/06	\$439,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	732560	0160	2/3/05	\$207,000	DIAGNOSTIC AOUTLIER
004	117000	0320	7/27/05	\$259,950	BANKRUPTCY - RECEIVER OR TRUSTEE
004	117000	0340	2/1/07	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	138930	0110	5/10/05	\$367,000	RELOCATION - SALE TO SERVICE
004	721134	0100	12/8/06	\$307,500	RELOCATION - SALE TO SERVICE
004	733296	0040	7/8/05	\$430,000	CORRECTION DEED
004	816102	0040	11/6/06	\$208,250	DOR RATIO
004	865590	0280	3/3/05	\$67,900	RELATED PARTY, FRIEND, OR NEIGHBOR
004	865630	0055	1/7/05	\$75,000	DOR RATIO
004	865630	0590	2/16/06	\$32,286	DOR RATIO
004	865630	0640	2/16/06	\$46,461	DOR RATIO
004	865730	0055	4/26/05	\$142,350	DOR RATIO
004	865830	0670	2/17/06	\$298,890	UNFIN AREA
004	865830	1040	1/25/05	\$123,000	PREVIMP<=25K
004	865830	1060	9/14/05	\$37,697	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
004	865830	1060	2/2/07	\$160,000	PREVIMP<=25K
004	865830	1205	6/16/06	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865830	2535	6/2/05	\$150,000	DIAGNOSTIC OUTLIER
004	865830	3045	9/6/07	\$264,000	QUIT CLAIM DEED
005	102407	9005	8/23/05	\$109,000	DOR RATIO
005	152407	9091	9/21/05	\$269,500	DIAGNOSTIC OUTLIER
005	212507	9038	4/26/07	\$429,000	STATEMENT TO DOR;
005	212507	9045	8/8/07	\$145,000	PERS MH;PREVIMP<=25K
005	282507	9060	4/1/05	\$129,950	DOR RATIO
007	082407	9079	12/6/06	\$763,400	imp characteristics changed since sale
007	092407	9076	8/31/06	\$1,500,000	OPEN SPACE
007	094310	0264	5/16/06	\$398,000	UNFIN AREA
007	094310	0481	8/26/05	\$553,000	IMP COUNT
007	094310	0998	8/25/06	\$385,000	PERS MH;MOBILE HOME
007	132407	9010	6/29/05	\$50,000	DOR RATIO
007	132407	9038	4/10/06	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	132407	9038	1/10/06	\$297,462	BANKRUPTCY - RECEIVER OR TRUSTEE
007	132407	9038	10/24/05	\$235,886	EXEMPT FROM EXCISE TAX
007	132407	9084	1/15/05	\$59,178	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR

**Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	142407	9005	6/9/05	\$365,000	OPEN SPACE
007	142407	9005	1/12/06	\$30,000	OPEN SPACE
007	142407	9057	5/27/05	\$525,000	OBSOL
007	152407	9047	12/2/05	\$176,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	152407	9047	4/24/06	\$350,000	Incorrect Characteristic at the time of Sale
007	152407	9085	11/20/06	\$345,000	UNFIN AREA
007	152407	9099	2/27/06	\$270,000	Imp Characteristics Changed since Sale
007	162407	9029	5/23/05	\$353,000	IMP COUNT
007	162407	9060	4/18/05	\$250,000	DIAGNOSTIC AOUTLIER
007	162407	9121	8/1/07	\$1,499,800	UNFIN AREA
007	172407	9001	7/26/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	222407	9021	6/2/05	\$170,000	DOR RATIO;MOBILE HOME
007	222407	9086	1/7/05	\$10,000	DOR RATIO
007	232407	9062	11/21/05	\$695,000	OPEN SPACE
007	242407	9026	4/21/05	\$150,000	DOR RATIO
007	247590	0610	10/24/05	\$525,000	OPEN SPACE/
007	248070	0022	2/21/05	\$499,500	UNFIN AREA
007	248070	0080	8/15/05	\$118,153	DOR RATIO
007	256130	0060	5/12/05	\$290,000	UNFIN AREA
007	256130	0060	1/6/05	\$182,000	UNFIN AREA
007	256131	0010	10/17/05	\$315,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	321095	0030	6/21/06	\$720,000	RELOCATION - SALE TO SERVICE
007	602200	0120	3/28/06	\$164,772	DOR RATIO;STATEMENT TO DOR
007	793350	0090	6/3/05	\$95,000	DOR RATIO
007	793350	0220	12/5/05	\$940,000	DIAGNOSTIC AOUTLIER
007	793351	0080	8/26/05	\$440,000	PERSONAL PROPERTY INCLUDED;
007	803900	0080	8/23/05	\$231,750	ESTATE ADMINISTRATOR
007	873171	0120	3/28/05	\$308,500	BANKRUPTCY - RECEIVER OR TRUSTEE

**Vacant Sales Used in this Annual Update Analysis
Area 94**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	032507	9023	8/11/2005	\$217,500	884268	N	N
003	032507	9024	11/16/2005	\$230,000	883832	N	N
003	042507	9027	2/10/2006	\$190,000	355449	Y	N
003	102507	9087	8/15/2006	\$55,000	42800	N	N
003	112507	9109	7/30/2007	\$465,000	871200	N	N
003	112507	9110	4/26/2006	\$235,000	871200	N	N
003	112507	9111	8/2/2005	\$369,500	871200	N	N
003	142507	9056	8/10/2006	\$161,000	146880	N	Y
003	282507	9053	12/27/2005	\$175,000	180774	N	N
003	342507	9035	6/20/2007	\$167,500	88862	Y	N
003	342507	9118	2/8/2007	\$160,000	225205	N	N
003	342607	9032	3/9/2007	\$35,000	65340	N	N
003	362607	9003	10/17/2006	\$280,000	873378	N	N
003	362607	9007	3/16/2006	\$245,000	916938	N	N
003	362607	9037	6/29/2007	\$275,000	905612	N	N
003	404550	0015	9/27/2007	\$180,000	22250	Y	Y
003	404550	0951	3/3/2006	\$80,000	11064	N	N
003	404650	0220	3/22/2005	\$93,575	17160	N	N
003	404660	0020	9/20/2007	\$205,000	20030	N	Y
003	404660	0860	9/12/2007	\$139,000	19500	N	N
003	404660	1200	11/1/2006	\$200,000	18176	Y	Y
003	404660	1220	12/19/2005	\$169,950	14983	Y	Y
003	404660	1390	5/2/2007	\$60,500	23898	N	N
003	404670	0370	11/29/2006	\$100,000	15058	N	N
003	865710	0060	4/11/2005	\$35,000	17273	N	Y
003	865710	0210	9/19/2005	\$40,000	31018	N	Y
004	865590	0435	4/5/2007	\$150,000	13295	N	N
004	865830	0510	10/10/2006	\$55,000	5000	N	N
005	212507	9034	8/23/2007	\$100,000	348480	N	N
005	282507	9050	3/15/2005	\$96,000	39382	N	N
005	292507	9020	5/12/2006	\$45,000	313632	N	Y
007	072407	9022	10/21/2005	\$250,000	87555	N	N
007	072407	9026	10/20/2005	\$250,000	93654	N	N
007	082407	9031	7/26/2006	\$175,000	210830	N	N
007	132407	9009	8/4/2006	\$224,950	217800	N	N
007	142407	9059	9/15/2006	\$265,000	494406	Y	N
007	142407	9060	5/1/2006	\$90,000	406129	N	Y
007	162407	9024	9/6/2005	\$200,000	151588	N	N
007	232407	9036	4/14/2005	\$100,000	154638	Y	Y
007	242407	9032	8/30/2007	\$250,000	151153	N	N
007	247590	0745	4/10/2006	\$159,950	21000	N	N
007	248070	0185	10/9/2007	\$228,000	517928	N	N
007	793350	0390	12/5/2006	\$235,000	73616	Y	Y
007	793351	0020	7/12/2005	\$77,500	39000	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 94**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	012507	9045	9/29/2006	\$350,000	TIMBER AND FOREST LAND
003	012507	9045	4/27/2006	\$300,000	TIMBER AND FOREST LAND
003	102507	9088	10/25/2006	\$55,000	DOR RATIO
003	112507	9088	8/9/2006	\$336,000	DOR RATIO
003	112507	9108	8/23/2007	\$490,000	OPEN SPACE DESIGNATION
003	152507	9074	7/26/2007	\$327,500	OPEN SPACE DESIGNATION
003	232507	9039	9/30/2005	\$210,000	DEV RIGHTS PARCEL TO PRVT SECTOR
003	232507	9039	12/19/2006	\$40,000	MULTI-PARCEL SALE
003	232507	9039	10/28/2005	\$608,000	DEV RIGHT TO PRVT SECTOR
003	232507	9039	10/28/2005	\$330,000	DEV RIGHT TO PRVT SECTOR
003	232507	9039	9/30/2005	\$345,000	DEV RIGHT TO PRVT SECTOR
003	232507	9041	2/1/2007	\$30,000	DOR RATIO
003	272507	9022	2/2/2006	\$60,000	ESTATE ADMINISTRATOR
003	342507	9046	9/21/2007	\$10,000	GOVERNMENT AGENCY
003	342507	9094	12/15/2005	\$10,000	GOVERNMENT AGENCY
003	342507	9095	2/23/2007	\$12,000	GOVERNMENT AGENCY
003	342607	9032	10/24/2005	\$1,700	DOR RATIO
003	352607	9017	9/13/2006	\$279,000	TIMBER AND FOREST LAND
003	362607	9042	10/30/2007	\$52,500	DOR RATIO
003	404650	1150	10/4/2005	\$36,000	NO MARKET EXPOSURE
003	404660	1330	11/27/2006	\$11,000	DOR RATIO
003	404660	1390	12/14/2006	\$40,000	DOR RATIO
003	404671	0170	12/18/2006	\$35,000	STATEMENT TO DOR
003	404671	0200	4/18/2005	\$33,000	NO MARKET EXPOSURE
003	865710	0150	3/30/2007	\$42,000	DOR RATIO
004	152507	9085	4/18/2005	\$1,000	\$1,000 SALE OR LESS
005	092407	9080	5/22/2007	\$350,000	MULTI-PARCEL SALE
007	072407	9021	9/11/2006	\$250,000	EXEMPT FROM EXCISE TAX
007	072407	9027	6/8/2006	\$250,000	STATEMENT TO DOR
007	092407	9024	8/28/2007	\$350,000	OPEN SPACE DESIGNATION
007	142407	9087	5/6/2005	\$160,000	PERSONAL PROPERTY INCLUDED
007	232407	9037	4/12/2005	\$125,000	ESTATE ADMINISTRATOR

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*




King County

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<http://www.kingcounty.gov/assessor/>

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor 
SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr