

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: North/South Kirkland/Houghton / 74
Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 415
 Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$492,500	\$432,700	\$925,200			
2009 Value	\$418,100	\$286,000	\$704,100	\$841,500	83.7%	10.21%
Change	-\$74,400	-\$146,700	-\$221,100			
% Change	-15.1%	-33.9%	-23.9%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

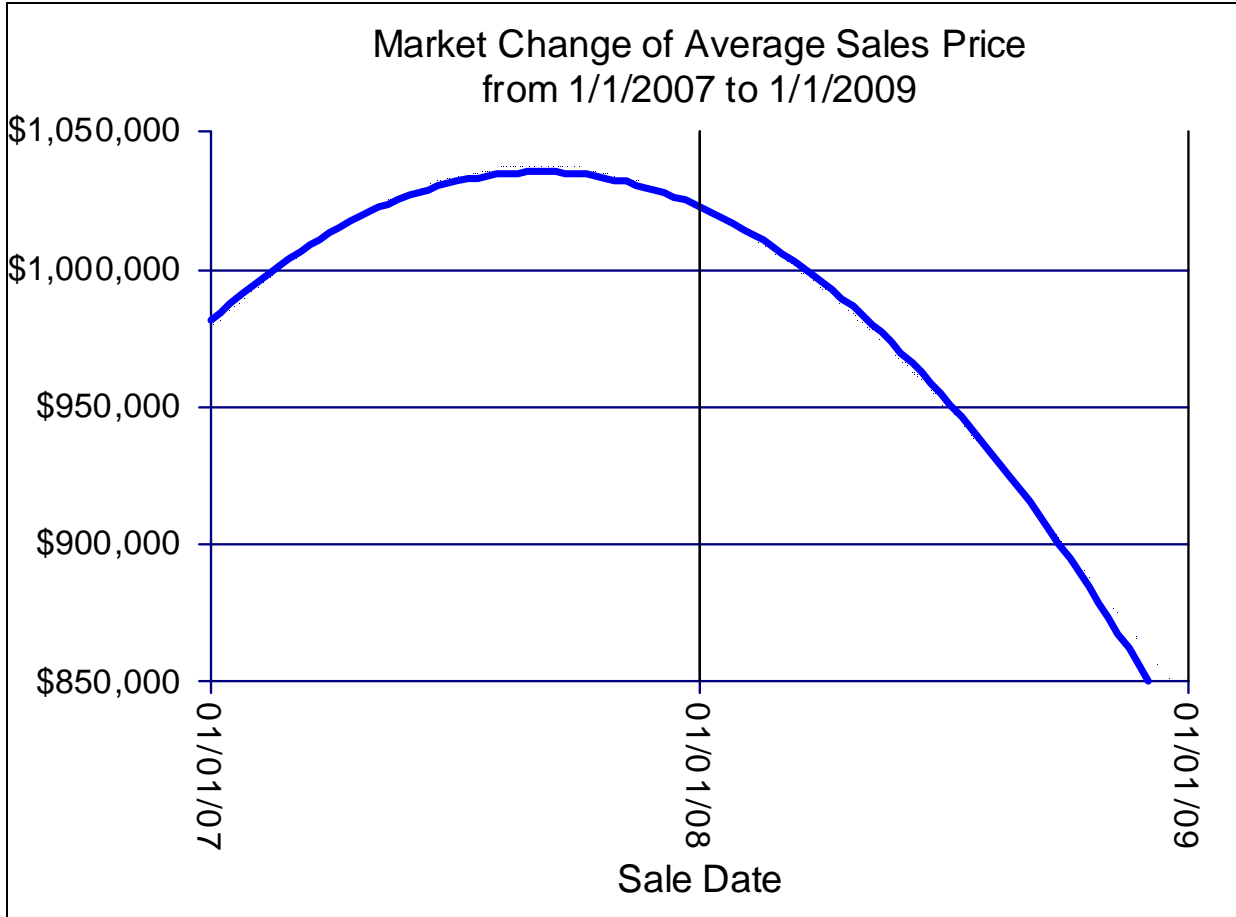
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$530,600	\$253,200	\$783,800
2009 Value	\$450,600	\$153,900	\$604,500
Percent Change	-15.1%	-39.2%	-22.9%

Number of one to three unit residences in the Population: 5590

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

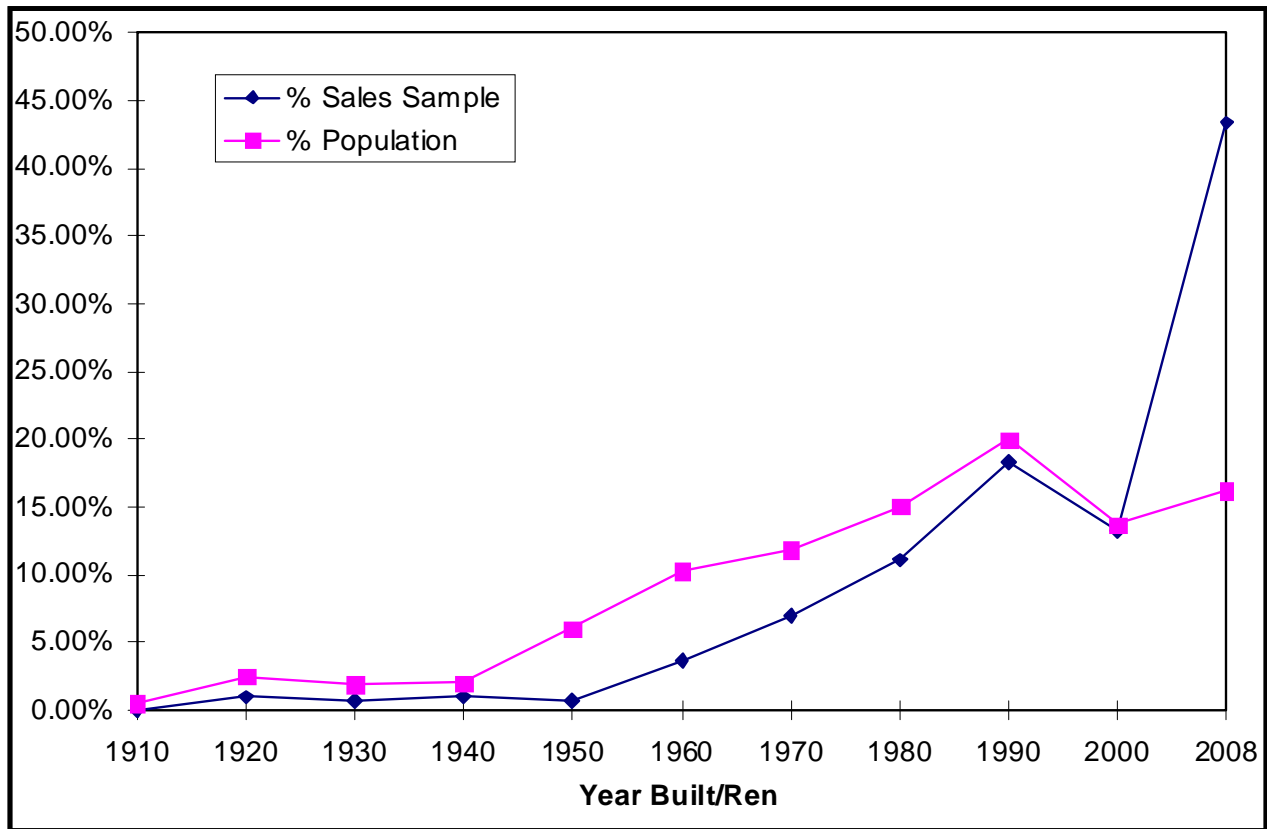
**Market Change of Average Sale Price in Area 74
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.96%
1930	3	0.72%
1940	4	0.96%
1950	3	0.72%
1960	15	3.61%
1970	29	6.99%
1980	46	11.08%
1990	76	18.31%
2000	55	13.25%
2008	180	43.37%
	415	

Population		
Year Built/Ren	Frequency	% Population
1910	28	0.50%
1920	140	2.50%
1930	108	1.93%
1940	113	2.02%
1950	337	6.03%
1960	574	10.27%
1970	661	11.82%
1980	842	15.06%
1990	1117	19.98%
2000	765	13.69%
2008	905	16.19%
	5590	

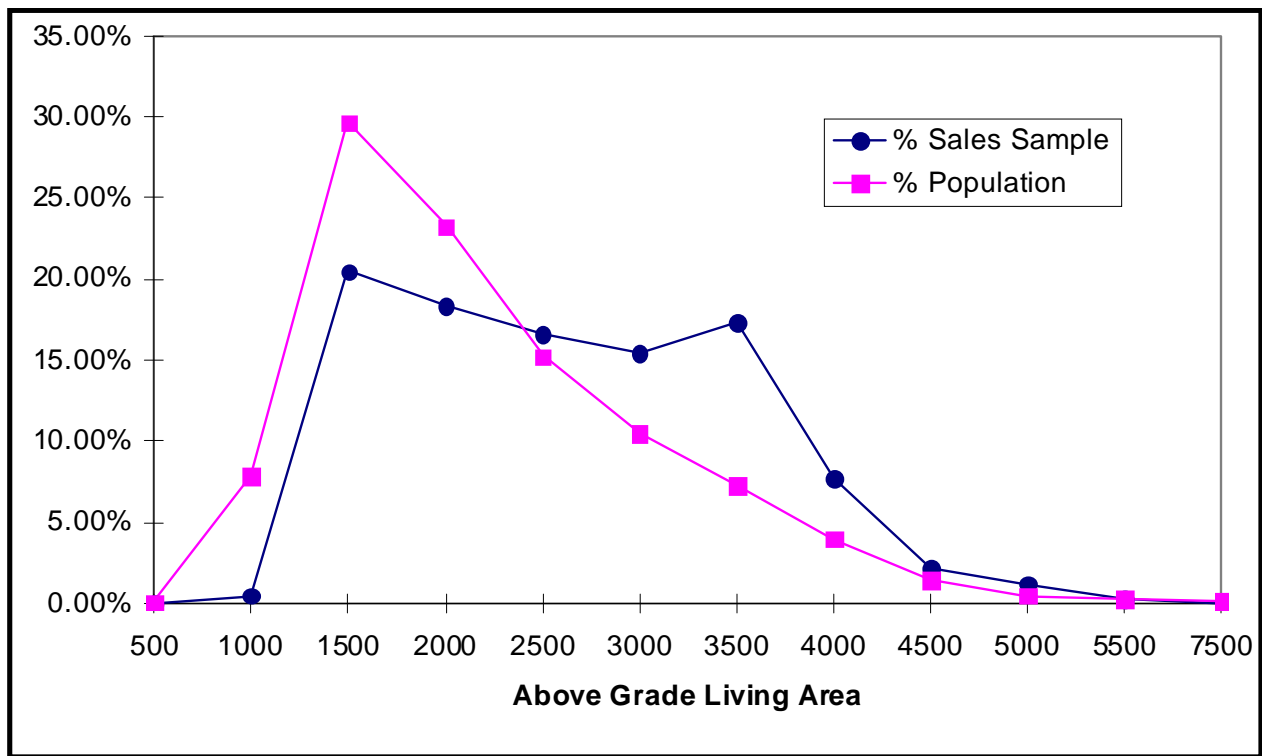


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.48%
1500	85	20.48%
2000	76	18.31%
2500	69	16.63%
3000	64	15.42%
3500	72	17.35%
4000	32	7.71%
4500	9	2.17%
5000	5	1.20%
5500	1	0.24%
7500	0	0.00%
	415	

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	440	7.87%
1500	1658	29.66%
2000	1300	23.26%
2500	851	15.22%
3000	584	10.45%
3500	407	7.28%
4000	222	3.97%
4500	79	1.41%
5000	25	0.45%
5500	13	0.23%
8500	8	0.14%
	5590	

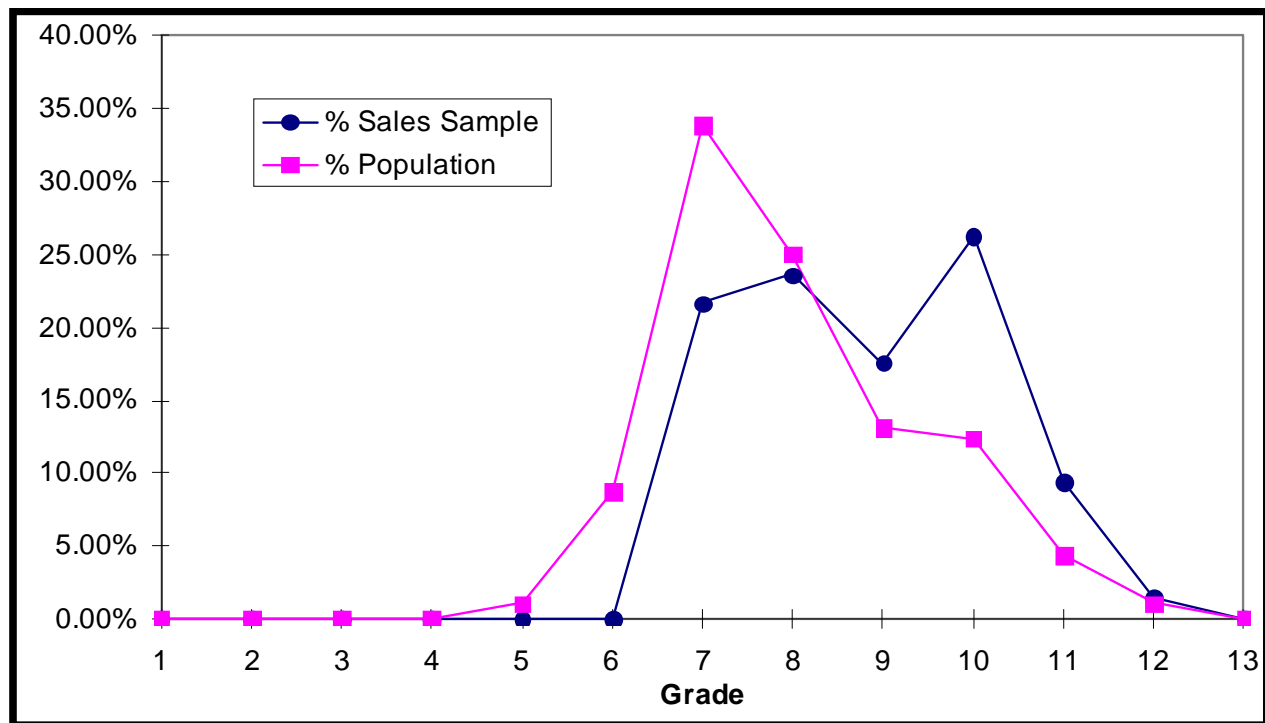


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

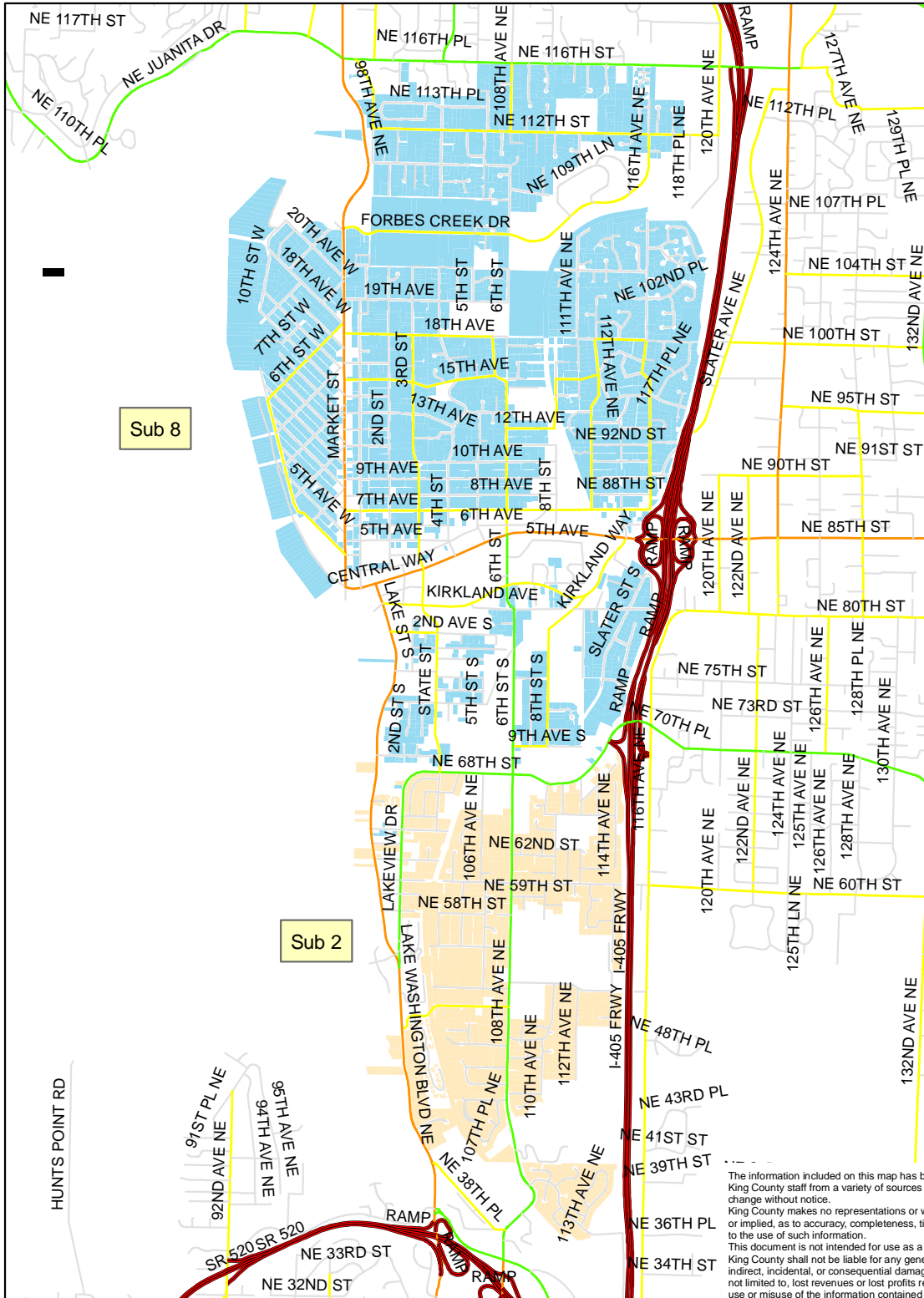
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	90	21.69%
8	98	23.61%
9	73	17.59%
10	109	26.27%
11	39	9.40%
12	6	1.45%
13	0	0.00%
	415	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.05%
5	62	1.11%
6	491	8.78%
7	1895	33.90%
8	1399	25.03%
9	735	13.15%
10	694	12.42%
11	245	4.38%
12	62	1.11%
13	4	0.07%
	5590	



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

Area 74



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May 14, 2009

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 13, 2009

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 1/1/2007 through 12/31/08 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 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 26 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -15.1% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x .85, 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. 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 415 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.117284

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * .761.
- *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 Total % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * .761
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
(2008 Land Value+Previous Improvement Value)*.761

Model Validation

The resulting assessment level is 83.7%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -22.9%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 74 Annual Update Model Adjustments

2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

Standard Area Adjustment

-23.92%

Comments

The percentages listed are total adjustments not additive adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 74 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.859	-14.1%
2/1/2007	0.848	-15.2%
3/1/2007	0.839	-16.1%
4/1/2007	0.831	-16.9%
5/1/2007	0.824	-17.6%
6/1/2007	0.818	-18.2%
7/1/2007	0.814	-18.6%
8/1/2007	0.812	-18.8%
9/1/2007	0.811	-18.9%
10/1/2007	0.812	-18.8%
11/1/2007	0.814	-18.6%
12/1/2007	0.817	-18.3%
1/1/2008	0.823	-17.7%
2/1/2008	0.829	-17.1%
3/1/2008	0.837	-16.3%
4/1/2008	0.847	-15.3%
5/1/2008	0.857	-14.3%
6/1/2008	0.870	-13.0%
7/1/2008	0.884	-11.6%
8/1/2008	0.900	-10.0%
9/1/2008	0.917	-8.3%
10/1/2008	0.935	-6.5%
11/1/2008	0.956	-4.4%
12/1/2008	0.977	-2.3%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.831	\$436,000
Sale 2	\$475,000	10/1/2008	0.935	\$444,000
Sale 3	\$515,000	7/1/2008	0.884	\$455,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 74 is $(1.117284 + 0.0008692238 * \text{SaleDay} + 0.000000895141 * \text{SaleDaySq}) / 1.117284$

SaleDay = SaleDate - 39814

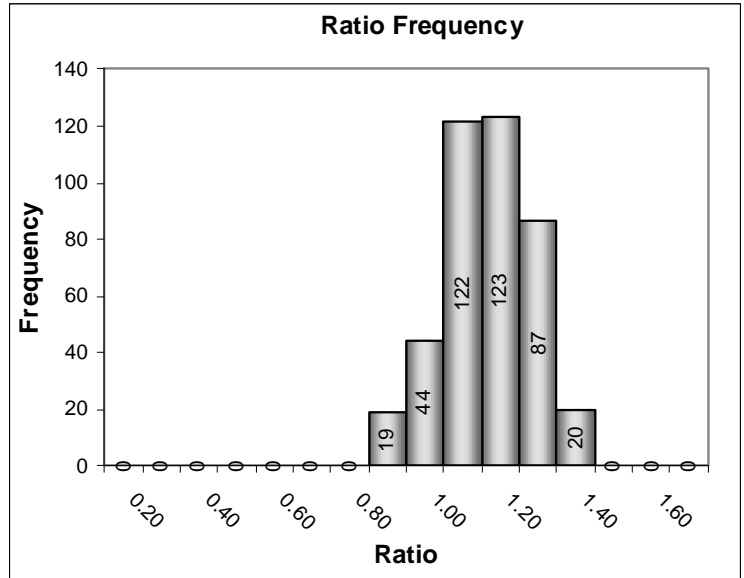
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NE/Team 1	Appr. Date: 01/01/2008	Date of Report: 5/13/2009	Sales Dates: 1/2007 - 12/2008
Area North/South Kirkland/Houghton	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	415
Mean Assessed Value	925,200
Mean Adj. Sales Price	841,500
Standard Deviation AV	420,347
Standard Deviation SP	408,112
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.117
Median Ratio	1.122
Weighted Mean Ratio	1.099
UNIFORMITY	
Lowest ratio	0.844
Highest ratio:	1.378
Coefficient of Dispersion	8.27%
Standard Deviation	0.114
Coefficient of Variation	10.21%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	1.104
Upper limit	1.134
95% Confidence: Mean	
Lower limit	1.106
Upper limit	1.128
SAMPLE SIZE EVALUATION	
N (population size)	5590
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.114
Recommended minimum:	21
Actual sample size:	415
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	201
# ratios above mean:	214
z:	0.638
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 74

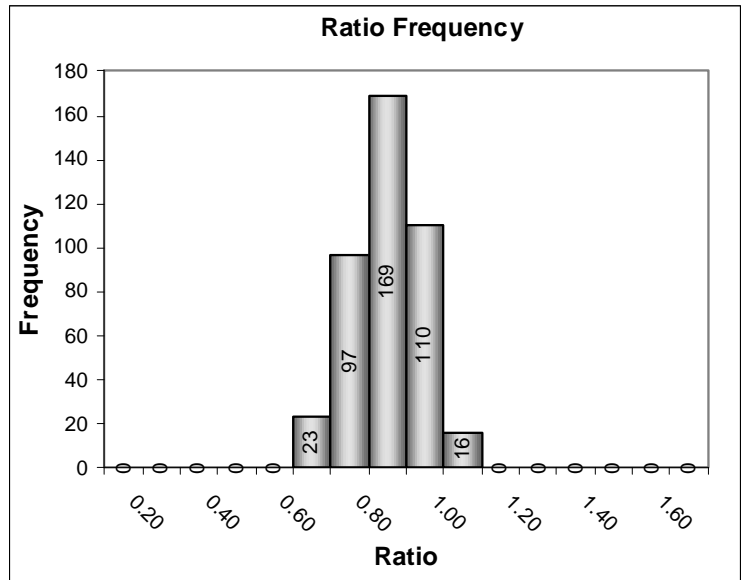
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NE/Team 1	Appr. Date: 01/01/2009	Date of Report: 5/13/2009	Sales Dates: 1/2007 - 12/2008
Area North/South Kirkland/Houghton	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	415
Mean Assessed Value	703,400
Mean Sales Price	841,500
Standard Deviation AV	319,748
Standard Deviation SP	408,112
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.852
Weighted Mean Ratio	0.836
UNIFORMITY	
Lowest ratio	0.642
Highest ratio:	1.047
Coefficient of Dispersion	8.27%
Standard Deviation	0.087
Coefficient of Variation	10.21%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.840
Upper limit	0.862
95% Confidence: Mean	
Lower limit	0.841
Upper limit	0.858
SAMPLE SIZE EVALUATION	
N (population size)	5590
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.087
Recommended minimum:	12
Actual sample size:	415
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	202
# ratios above mean:	213
z:	0.540
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 74

Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

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 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	206240	0011	8/1/07	\$517,000	\$420,000	960	7	1978	4	11652	N	N	4910 114TH AVE NE
002	172505	9281	9/20/07	\$540,000	\$438,000	1080	7	1977	4	10356	N	N	11221 NE 53RD ST
002	935390	0110	8/21/08	\$463,000	\$422,000	1140	7	1968	4	8500	N	N	10933 NE 60TH ST
002	206240	0010	4/4/08	\$435,000	\$369,000	1230	7	1978	3	11607	N	N	4918 114TH AVE NE
002	243200	0105	6/12/07	\$518,000	\$423,000	1240	7	1956	4	9549	N	N	10705 NE 45TH ST
002	120150	0090	6/11/07	\$550,000	\$449,000	1290	7	1973	4	8872	N	N	11205 NE 62ND ST
002	243200	0070	7/2/08	\$640,000	\$566,000	1330	7	1958	5	9100	N	N	10602 NE 45TH ST
002	941390	0120	9/8/08	\$466,000	\$429,000	1380	7	1958	4	8000	N	N	4735 108TH AVE NE
002	415180	0585	3/24/08	\$710,000	\$599,000	1670	7	1995	4	6288	Y	N	6700 104TH AVE NE
002	941360	0370	8/20/07	\$625,000	\$507,000	1690	7	1962	3	9000	N	N	4813 109TH AVE NE
002	172505	9214	9/24/07	\$525,000	\$426,000	1730	7	1964	4	8938	N	N	11349 NE 53RD ST
002	941360	0530	1/10/07	\$567,500	\$486,000	2350	7	1961	4	9450	N	N	4724 108TH AVE NE
002	410450	0140	8/23/07	\$960,000	\$779,000	1140	8	1981	3	18540	Y	N	4630 LAKE WASHINGTON BLVD
002	667890	0040	8/8/08	\$535,000	\$483,000	1230	8	1974	3	8654	N	N	11207 NE 61ST PL
002	268070	0280	5/23/07	\$680,000	\$557,000	1340	8	1976	4	8372	N	N	11212 NE 59TH PL
002	410141	0230	2/5/07	\$599,000	\$507,000	1370	8	1975	4	8000	N	N	5808 106TH AVE NE
002	330076	0360	6/18/07	\$566,896	\$463,000	1400	8	1984	4	7500	N	N	6205 111TH AVE NE
002	410141	0300	6/26/08	\$850,000	\$749,000	1410	8	1975	4	8550	Y	N	10603 NE 60TH ST
002	268070	0150	5/9/07	\$675,000	\$555,000	1420	8	1977	4	10215	N	N	11231 NE 58TH PL
002	268070	0170	6/9/08	\$650,000	\$568,000	1470	8	1976	4	8846	N	N	11237 NE 58TH PL
002	330076	0020	9/5/08	\$517,500	\$476,000	1530	8	1984	4	6773	N	N	10918 NE 66TH PL
002	330076	0020	6/13/07	\$632,000	\$516,000	1530	8	1984	4	6773	N	N	10918 NE 66TH PL
002	667890	0140	10/31/07	\$698,888	\$569,000	1560	8	1974	4	8955	Y	N	11224 NE 61ST PL
002	330076	0370	7/11/07	\$640,000	\$521,000	1660	8	1985	4	7700	N	N	6204 110TH AVE NE
002	330076	0190	2/5/07	\$650,000	\$550,000	1680	8	1986	4	7200	N	N	10828 NE 64TH ST
002	410101	0320	5/16/07	\$1,200,000	\$985,000	1720	8	1977	4	8650	Y	N	6021 104TH AVE NE
002	254050	0200	8/19/08	\$740,000	\$673,000	1760	8	1977	4	8050	N	N	10514 NE 60TH ST
002	410101	0030	4/22/08	\$800,000	\$683,000	1790	8	1977	4	8500	N	N	6026 105TH AVE NE
002	666580	0080	1/3/08	\$840,000	\$691,000	1880	8	1967	4	11234	Y	N	6500 114TH AVE NE
002	268070	0270	7/19/07	\$550,000	\$447,000	2100	8	1976	4	9127	N	N	11218 NE 59TH PL

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	268070	0270	8/22/08	\$565,000	\$515,000	2100	8	1976	4	9127	N	N	11218 NE 59TH PL
002	172505	9045	5/21/07	\$865,000	\$709,000	2130	8	1988	4	15385	N	N	4114 LAKE WASHINGTON BLVD NE
002	206240	0035	6/20/07	\$935,000	\$763,000	2160	8	2000	3	12377	N	N	11311 NE 50TH PL
002	169290	0055	2/21/08	\$750,000	\$626,000	2320	8	2001	3	4875	N	N	11226 NE 67TH ST
002	755521	0220	8/20/08	\$650,000	\$592,000	2360	8	1975	3	9726	N	N	4226 105TH AVE NE
002	941400	0010	3/14/07	\$870,000	\$727,000	2420	8	1951	4	8840	Y	N	10538 NE 48TH PL
002	123400	0711	3/13/08	\$1,350,000	\$1,135,000	2670	8	1989	4	8832	Y	N	10325 NE 55TH ST
002	410101	0330	6/25/08	\$1,300,000	\$1,145,000	2790	8	1977	4	11940	Y	N	6017 104TH AVE NE
002	935390	0026	7/10/07	\$880,000	\$716,000	2990	8	1985	4	8500	N	N	10815 NE 60TH ST
002	330076	0030	9/24/08	\$861,159	\$802,000	3130	8	1984	4	17475	N	N	10910 NE 66TH PL
002	246540	0180	6/12/07	\$1,121,194	\$916,000	1300	9	1995	3	6955	Y	N	5802 LAKEVIEW DR NE
002	980859	0630	4/11/07	\$900,000	\$745,000	1930	9	1982	5	12122	N	N	11012 NE 37TH CT
002	788260	0333	2/1/08	\$917,000	\$760,000	1960	9	1978	4	16055	N	N	6030 106TH AVE NE
002	980863	0240	6/28/07	\$875,000	\$713,000	2090	9	1979	4	1979	Y	N	4918 102ND LN NE
002	082505	9320	4/23/07	\$755,000	\$623,000	2150	9	1988	3	8500	N	N	10825 NE 62ND ST
002	082505	9314	3/20/07	\$835,000	\$696,000	2220	9	1987	3	8504	Y	N	6124 114TH AVE NE
002	082505	9322	12/10/07	\$750,000	\$614,000	2240	9	1989	4	8501	N	N	10819 NE 62ND ST
002	980864	0320	9/2/08	\$940,000	\$863,000	2250	9	1981	4	2261	Y	N	4609 102ND LN NE
002	082505	9047	7/26/07	\$850,000	\$691,000	2280	9	1982	4	9016	Y	N	6206 114TH AVE NE
002	980864	0170	2/20/07	\$605,000	\$509,000	2315	9	1981	4	3464	N	N	4425 102ND LN NE
002	980864	0040	7/23/07	\$770,000	\$626,000	2340	9	1981	4	1919	Y	N	4607 102ND LN NE
002	980864	0350	11/13/07	\$875,000	\$713,000	2390	9	1981	4	1958	Y	N	4617 103RD LN NE
002	980864	0090	7/2/07	\$811,500	\$661,000	2415	9	1981	4	2186	Y	N	4517 102ND LN NE
002	954420	0420	10/8/07	\$755,000	\$613,000	2470	9	1980	4	17965	N	N	4525 110TH AVE NE
002	172505	9330	6/4/08	\$945,000	\$824,000	2570	9	2006	3	9470	N	N	5048 112TH AVE NE
002	082505	9301	1/19/07	\$790,000	\$674,000	2730	9	1977	4	14375	N	N	6016 108TH AVE NE
002	980861	0010	8/25/08	\$875,000	\$799,000	3240	9	1986	3	10441	N	N	10905 NE 39TH PL
002	415180	0290	6/18/07	\$1,361,347	\$1,111,000	3330	9	2006	3	6228	N	N	6519 102ND PL NE
002	415180	0295	5/3/07	\$1,360,000	\$1,120,000	3330	9	2006	3	6337	N	N	6525 102ND PL NE
002	415180	0425	11/28/07	\$1,125,000	\$919,000	3510	9	2003	3	6061	N	N	10230 NE 65TH ST
002	980861	0090	5/17/07	\$888,000	\$729,000	2360	10	1979	3	11348	N	N	10904 NE 39TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	935190	0345	2/14/07	\$842,500	\$711,000	2510	10	1986	4	12129	Y	N	6302 108TH AVE NE
002	123400	0970	6/14/07	\$1,700,000	\$1,388,000	2540	10	1980	5	17920	Y	N	10418 NE 53RD ST
002	172505	9324	5/4/07	\$1,400,000	\$1,152,000	2720	10	1997	3	9721	Y	N	10410 NE 52ND ST
002	264950	0141	9/26/08	\$1,797,000	\$1,675,000	2840	10	2008	3	8625	Y	N	10233 NE 64TH ST
002	936670	0190	5/15/07	\$1,002,588	\$823,000	2900	10	1990	4	10000	N	N	6115 112TH AVE NE
002	788260	0326	6/25/08	\$1,200,000	\$1,057,000	2930	10	2006	3	10838	N	N	6101 108TH AVE NE
002	264950	0238	7/23/08	\$1,250,000	\$1,119,000	2940	10	2007	3	4750	Y	N	6408 103RD AVE NE
002	123400	0130	8/27/07	\$1,090,000	\$884,000	3020	10	2000	3	8885	N	N	5831 108TH AVE NE
002	264950	0225	8/14/08	\$1,265,000	\$1,147,000	3080	10	2003	3	5250	Y	N	10250 NE 64TH ST
002	980861	0060	5/21/07	\$921,000	\$755,000	3140	10	1980	4	10453	N	N	10805 NE 39TH PL
002	415180	0270	12/3/07	\$1,200,000	\$981,000	3380	10	2006	3	6245	N	N	6504 102ND AVE NE
002	954420	0111	1/24/07	\$1,112,500	\$947,000	3390	10	2003	3	9274	N	N	5219 111TH LN NE
002	415180	0145	1/3/07	\$1,499,000	\$1,287,000	3430	10	2006	3	6139	Y	N	6577 102ND AVE NE
002	954420	0113	7/25/08	\$1,000,000	\$896,000	3480	10	2004	3	8733	N	N	5210 111TH LN NE
002	410050	0025	3/7/08	\$1,325,000	\$1,111,000	3480	10	2005	3	8209	N	N	6401 106TH AVE NE
002	172505	9331	3/27/07	\$1,345,000	\$1,119,000	3490	10	2006	3	8515	N	N	5050 112TH AVE NE
002	936720	0020	7/2/08	\$1,357,000	\$1,200,000	3510	10	2007	3	10000	N	N	6120 111TH AVE NE
002	954420	0451	1/9/07	\$1,195,000	\$1,023,000	3570	10	2006	3	8636	N	N	10853 NE 47TH ST
002	954420	0451	8/18/08	\$1,225,000	\$1,114,000	3570	10	2006	3	8636	N	N	10853 NE 47TH ST
002	172505	9162	12/18/08	\$880,000	\$871,000	3620	10	2006	3	8100	N	N	4611 108TH AVE NE
002	935390	0525	2/27/08	\$1,333,287	\$1,115,000	3770	10	2007	3	8111	N	N	5827 110TH AVE NE
002	980859	0170	8/8/07	\$1,636,783	\$1,329,000	3820	10	2006	3	12498	Y	N	3966 112TH AVE NE
002	123400	0245	1/18/08	\$1,165,000	\$962,000	3880	10	2007	3	8847	N	N	5529 108TH AVE NE
002	954420	0114	9/24/08	\$1,050,000	\$977,000	3960	10	2006	3	8502	N	N	5222 111TH LN NE
002	941390	0025	6/10/08	\$1,495,000	\$1,307,000	3990	10	2007	3	8260	N	N	10624 NE 47TH PL
002	954420	0260	10/23/07	\$1,505,000	\$1,224,000	4060	10	2007	3	12353	N	N	4705 112TH AVE NE
002	172505	9246	9/21/07	\$1,785,000	\$1,448,000	4160	10	2007	3	15750	N	N	5012 112TH AVE NE
002	954420	0275	11/29/07	\$1,642,500	\$1,342,000	4180	10	2007	3	11189	Y	N	4735 112TH AVE NE
002	954420	0277	5/1/07	\$1,695,000	\$1,396,000	4240	10	2006	3	11189	Y	N	4731 112TH AVE NE
002	516700	0070	3/12/07	\$2,060,000	\$1,722,000	2630	11	2006	3	2656	Y	N	10115 66TH LN S
002	941390	0080	11/24/08	\$1,440,000	\$1,399,000	3280	11	2006	3	15133	N	N	10515 NE 47TH PL

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	264950	0240	11/16/07	\$1,875,000	\$1,529,000	3380	11	2007	3	5750	Y	N	10310 NE 64TH ST
002	954420	0261	1/8/07	\$1,611,453	\$1,381,000	3450	11	2006	3	12540	N	N	4709 112TH AVE NE
002	415180	0480	5/24/07	\$1,535,000	\$1,258,000	3680	11	2004	3	5940	N	N	6514 103RD AVE NE
002	410050	0030	8/6/08	\$1,750,000	\$1,579,000	3820	11	2006	3	10645	Y	N	6402 105TH AVE NE
002	169240	0050	3/22/07	\$1,526,750	\$1,272,000	4400	11	2007	3	10900	N	N	6517 111TH AVE NE
002	123400	0030	1/22/07	\$1,539,000	\$1,310,000	4540	11	2006	3	8778	N	N	5811 106TH AVE NE
002	788260	0302	2/11/08	\$1,600,000	\$1,331,000	5140	11	1992	3	14430	Y	N	6405 108TH AVE NE
002	082505	9178	9/18/08	\$3,250,000	\$3,013,000	2659	12	1999	3	6450	Y	Y	6427 LAKE WASHINGTON BLVD NE
002	516700	0040	6/18/07	\$1,965,000	\$1,603,000	3350	12	1999	3	3639	Y	N	10103 NE 66TH LN
002	264950	0185	2/15/07	\$2,450,000	\$2,066,000	3360	12	2006	3	8925	Y	N	10212 NE 64TH ST
002	410450	0135	6/22/07	\$1,900,000	\$1,549,000	3810	12	1995	5	13831	Y	N	4812 LAKE WASHINGTON BLVD NE
002	516700	0090	12/7/07	\$2,210,000	\$1,808,000	4650	12	2001	3	4329	Y	N	10123 NE 66TH LN
008	123630	0120	10/25/07	\$575,000	\$468,000	870	7	1949	5	10000	N	N	11417 NE 100TH ST
008	390100	0040	10/16/07	\$469,900	\$382,000	1010	7	1986	4	6609	N	N	11125 112TH AVE NE
008	390100	0130	1/8/07	\$446,500	\$383,000	1010	7	1986	4	9100	Y	N	11123 NE 111TH PL
008	303900	0080	7/16/07	\$530,625	\$431,000	1010	7	1982	5	10217	N	N	10712 NE 114TH PL
008	111250	0040	1/2/07	\$537,000	\$461,000	1010	7	1965	4	8584	N	N	1307 5TH ST
008	390100	0090	2/23/07	\$398,000	\$335,000	1030	7	1986	4	13300	N	N	11112 NE 111TH PL
008	809960	0160	3/6/08	\$417,000	\$350,000	1030	7	1981	4	10959	N	N	10805 107TH PL NE
008	227360	0190	4/19/07	\$420,000	\$347,000	1050	7	1983	3	9485	N	N	9907 117TH PL NE
008	376440	0130	6/29/07	\$592,000	\$482,000	1060	7	1981	3	7700	Y	N	10314 113TH CT NE
008	388580	6035	4/5/07	\$711,000	\$590,000	1080	7	1968	4	8840	N	N	808 4TH ST
008	388580	5410	8/20/07	\$785,000	\$637,000	1080	7	1963	5	7200	N	N	604 9TH AVE
008	063100	0040	6/13/07	\$581,250	\$475,000	1090	7	1968	3	7778	N	N	314 17TH AVE
008	388580	6220	7/20/07	\$755,000	\$614,000	1090	7	1937	5	7800	N	N	310 8TH AVE
008	322605	9071	2/12/07	\$418,000	\$353,000	1130	7	1952	5	9147	N	N	11204 108TH AVE NE
008	123630	0231	5/1/07	\$635,000	\$523,000	1130	7	1954	4	11006	N	N	11408 NE 95TH ST
008	124500	1295	7/24/07	\$665,000	\$540,000	1130	7	1947	4	7005	Y	N	141 18TH AVE
008	375890	0145	12/18/07	\$404,500	\$332,000	1150	7	1970	4	10744	N	N	10321 NE 112TH ST
008	227360	0050	10/22/07	\$473,950	\$385,000	1150	7	1983	3	8875	N	N	9815 116TH PL NE
008	227360	0170	8/31/07	\$556,000	\$451,000	1150	7	1983	4	8829	N	N	11619 NE 100TH ST

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	521200	0020	2/11/08	\$555,000	\$462,000	1160	7	1977	5	11356	N	N	11143 106TH AVE NE
008	124500	3135	11/12/07	\$560,000	\$456,000	1170	7	1916	4	9300	N	N	1229 5TH ST
008	227360	0610	2/26/08	\$375,000	\$313,000	1200	7	1986	3	9188	N	N	9814 117TH PL NE
008	375610	0010	5/6/08	\$432,000	\$371,000	1210	7	1962	3	10748	N	N	10316 NE 113TH PL
008	124550	0245	3/30/07	\$597,500	\$497,000	1230	7	1926	4	10000	N	N	2011 MARKET ST
008	123510	0271	12/7/07	\$550,000	\$450,000	1240	7	1936	5	8532	N	N	1222 KIRKLAND AVE
008	741950	0040	3/10/08	\$570,000	\$479,000	1240	7	1977	4	9296	N	N	10104 111TH AVE NE
008	124500	1020	6/19/07	\$700,000	\$571,000	1240	7	1979	5	8000	N	N	1851 2ND ST
008	227360	0040	6/13/08	\$403,000	\$353,000	1250	7	1983	3	9094	N	N	9819 116TH PL NE
008	259101	0040	9/11/07	\$515,000	\$418,000	1250	7	1986	4	7029	N	N	11707 NE 105TH LN
008	123850	0975	12/4/07	\$500,000	\$409,000	1260	7	1980	4	10080	N	N	9600 116TH AVE NE
008	124550	0627	6/20/07	\$800,000	\$653,000	1260	7	1955	5	6800	N	N	1933 7TH ST W
008	395550	0070	4/10/07	\$502,000	\$416,000	1270	7	1961	5	10530	N	N	11412 108TH AVE NE
008	375610	0195	4/30/08	\$451,000	\$387,000	1280	7	1955	4	10140	N	N	11227 104TH AVE NE
008	388580	6005	2/6/07	\$660,000	\$559,000	1280	7	1977	4	7200	N	N	429 9TH AVE
008	369910	0050	1/8/08	\$400,000	\$330,000	1320	7	1959	3	10700	N	N	11109 105TH AVE NE
008	322605	9010	9/5/07	\$540,000	\$438,000	1330	7	1978	4	12632	N	N	11420 NE 112TH ST
008	388580	7231	4/5/07	\$699,000	\$580,000	1330	7	1960	5	7700	N	N	509 8TH AVE
008	388580	2150	5/29/07	\$1,155,000	\$946,000	1340	7	1930	4	11893	Y	N	340 11TH AVE W
008	227360	0530	7/11/08	\$373,300	\$332,000	1350	7	1984	3	8742	N	N	11707 NE 98TH ST
008	358480	0120	6/21/07	\$615,000	\$502,000	1350	7	1961	5	7656	N	N	1216 5TH PL
008	123850	0990	5/17/07	\$529,950	\$435,000	1360	7	1978	5	10890	N	N	11613 NE 97TH PL
008	259101	0240	5/8/07	\$399,000	\$328,000	1370	7	1987	3	4102	N	N	11812 NE 105TH CT
008	375550	0050	12/10/07	\$409,450	\$335,000	1370	7	1954	4	9500	N	N	10614 NE 112TH ST
008	388690	1965	6/24/08	\$450,000	\$396,000	1370	7	1978	4	7200	N	N	11431 NE 90TH ST
008	123570	0050	4/15/07	\$460,000	\$380,000	1400	7	1961	4	10800	N	N	10852 NE 108TH ST
008	124500	0845	1/9/08	\$830,000	\$684,000	1410	7	1916	5	12780	N	N	1833 3RD ST
008	388580	7034	3/21/07	\$789,000	\$658,000	1440	7	1969	5	5500	N	N	315 8TH AVE
008	388580	1540	5/2/08	\$1,500,000	\$1,287,000	1450	7	2006	3	7378	Y	N	919 6TH ST W
008	741950	0080	2/25/08	\$650,000	\$543,000	1460	7	1962	4	8400	Y	N	11120 NE 100TH ST
008	124500	1870	1/29/08	\$675,000	\$559,000	1460	7	1974	4	8094	N	N	408 15TH AVE

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	386380	0020	6/16/08	\$534,500	\$469,000	1470	7	1968	4	6825	N	N	1910 4TH PL
008	227360	0200	1/9/07	\$454,500	\$389,000	1480	7	1983	3	8855	N	N	9903 117TH PL NE
008	386380	0100	2/7/07	\$568,500	\$481,000	1500	7	1968	4	6300	N	N	1929 4TH PL
008	388580	7085	4/24/07	\$619,000	\$511,000	1500	7	1988	3	5500	N	N	328 7TH AVE
008	123850	1185	6/18/07	\$710,000	\$579,000	1510	7	1961	5	14700	N	N	9021 SLATER AVE NE
008	259101	0180	9/12/08	\$374,500	\$346,000	1530	7	1986	3	2913	N	N	11826 NE 105TH CT
008	124500	1037	6/7/07	\$565,000	\$462,000	1600	7	1966	4	7545	N	N	124 18TH PL
008	227360	0520	3/30/07	\$445,000	\$370,000	1610	7	1983	5	8971	N	N	11705 NE 98TH ST
008	227360	0330	9/25/08	\$420,000	\$391,000	1610	7	1983	4	8661	N	N	11615 NE 97TH ST
008	124500	0957	3/15/07	\$682,000	\$569,000	1620	7	1982	4	7457	N	N	1814 1ST ST
008	227360	0080	1/4/08	\$400,000	\$329,000	1650	7	1983	3	8692	N	N	9803 116TH PL NE
008	664200	0190	4/1/08	\$429,000	\$363,000	1680	7	1963	3	6325	N	N	10208 114TH PL NE
008	664200	0200	7/24/08	\$486,000	\$435,000	1680	7	1963	3	8500	N	N	10210 114TH PL NE
008	419170	0020	7/28/07	\$439,000	\$357,000	1700	7	1965	3	12450	N	N	11049 111TH AVE NE
008	124550	0525	9/14/07	\$799,950	\$649,000	1710	7	1923	4	9450	N	N	901 20TH AVE W
008	123510	0401	4/16/07	\$525,000	\$434,000	1850	7	1912	5	9000	N	N	8009 116TH AVE NE
008	144300	0020	10/6/08	\$565,000	\$530,000	1850	7	1963	4	11050	N	N	11245 110TH AVE NE
008	124500	2112	8/28/07	\$649,950	\$527,000	1870	7	1987	3	7250	N	N	1325 6TH ST
008	124500	2112	5/2/07	\$700,000	\$576,000	1870	7	1987	3	7250	N	N	1325 6TH ST
008	375550	0045	8/22/07	\$473,000	\$384,000	1930	7	1953	4	9500	N	N	10620 NE 112TH ST
008	389210	0010	7/27/07	\$700,000	\$569,000	2000	7	1963	4	7279	N	N	740 3RD ST S
008	388580	3260	6/26/07	\$1,077,000	\$878,000	2070	7	2003	3	8400	N	N	1623 6TH ST W
008	388580	7255	8/7/08	\$712,000	\$643,000	2130	7	1939	5	5500	N	N	504 7TH AVE
008	124500	1035	6/5/08	\$640,000	\$558,000	2160	7	1955	4	7793	N	N	120 18TH PL
008	388580	3805	2/26/07	\$800,000	\$672,000	2200	7	1945	5	8507	N	N	1517 1ST ST
008	390010	0195	4/14/08	\$690,000	\$587,000	2240	7	1956	3	5100	Y	N	502 2ND ST
008	388580	8075	3/18/08	\$1,076,000	\$906,000	2300	7	1937	5	6820	Y	N	604 1ST ST
008	124500	0582	3/5/08	\$642,852	\$539,000	2980	7	1977	3	9000	N	N	1906 5TH ST
008	259102	0070	11/26/07	\$460,000	\$376,000	1160	8	1987	4	5014	N	N	11702 NE 107TH PL
008	390230	0210	9/16/08	\$437,500	\$405,000	1240	8	1982	3	8500	N	N	11827 NE 102ND PL
008	388580	7370	2/21/07	\$755,000	\$635,000	1270	8	2006	3	5500	N	N	706 6TH ST

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	375950	0046	2/6/08	\$660,000	\$548,000	1300	8	2004	3	10183	N	N	10515 NE 110TH ST
008	388580	7895	4/9/07	\$852,000	\$706,000	1370	8	1986	3	5500	N	N	229 7TH AVE
008	390230	0310	1/24/08	\$545,000	\$451,000	1390	8	1980	4	10500	N	N	11814 NE 103RD PL
008	184265	0030	5/9/07	\$659,000	\$542,000	1390	8	1977	3	8550	N	N	507 19TH PL
008	124500	1930	11/8/07	\$609,000	\$496,000	1400	8	1978	3	10944	N	N	1534 5TH PL
008	085600	1640	12/18/07	\$900,000	\$738,000	1410	8	2004	3	6111	N	N	1839 1ST ST
008	721650	0010	8/14/07	\$766,250	\$622,000	1440	8	1988	3	8557	Y	N	750 8TH ST S
008	390230	0500	12/19/07	\$767,500	\$630,000	1470	8	2007	3	8500	N	N	11628 NE 102ND PL
008	681630	0020	9/19/08	\$365,000	\$339,000	1480	8	1987	3	1739	N	N	11426 NE 115TH CT
008	681630	0170	7/9/07	\$470,000	\$382,000	1480	8	1987	3	1848	N	N	11403 115TH LN NE
008	390230	0090	1/23/07	\$495,000	\$421,000	1480	8	1980	3	6250	N	N	11721 NE 102ND PL
008	376450	0290	7/11/07	\$565,000	\$460,000	1500	8	1995	3	8524	N	N	10518 111TH AVE NE
008	390230	0400	5/30/07	\$550,000	\$450,000	1530	8	1979	4	8470	N	N	11622 NE 103RD PL
008	376440	0210	7/2/07	\$825,000	\$672,000	1530	8	1982	5	11400	Y	N	11122 NE 104TH WAY
008	873239	0070	6/12/07	\$670,000	\$547,000	1540	8	1998	3	10789	N	N	11630 94TH PL NE
008	681630	0030	12/20/07	\$420,000	\$345,000	1550	8	1987	3	2501	N	N	11424 NE 115TH CT
008	681630	0320	9/16/08	\$397,000	\$368,000	1550	8	1987	3	2501	N	N	11510 NE 115TH CT
008	721650	0150	4/3/08	\$550,000	\$466,000	1570	8	1989	4	6877	N	N	830 6TH PL S
008	375610	0260	7/10/07	\$633,512	\$515,000	1580	8	2007	3	10328	N	N	10135 NE 112TH PL
008	388690	2920	5/29/08	\$775,305	\$674,000	1590	8	1971	4	10800	Y	N	11225 NE 92ND ST
008	375890	0306	11/30/07	\$669,000	\$547,000	1610	8	1962	5	10751	N	N	10823 104TH AVE NE
008	358480	0050	4/22/08	\$895,000	\$764,000	1630	8	2006	3	6362	N	N	1225 5TH PL
008	681630	0110	5/24/07	\$415,000	\$340,000	1670	8	1987	3	2227	N	N	11419 115TH LN NE
008	184265	0070	6/23/08	\$600,000	\$528,000	1670	8	1977	3	11130	N	N	1929 5TH PL
008	124710	0020	7/9/07	\$730,000	\$594,000	1700	8	2001	3	14501	N	N	9009 112TH AVE NE
008	124500	0875	3/7/07	\$805,000	\$674,000	1730	8	2001	3	6900	N	N	1804 2ND ST
008	390230	0350	2/15/08	\$575,000	\$479,000	1740	8	1979	4	8858	N	N	11726 NE 102ND PL
008	376450	0150	4/4/07	\$660,000	\$548,000	1750	8	1992	4	7009	N	N	11203 NE 106TH PL
008	124500	0090	4/12/07	\$670,000	\$555,000	1780	8	1989	3	9003	N	N	1919 1ST ST
008	184265	0010	5/15/08	\$740,000	\$639,000	1800	8	1991	4	8680	N	N	1914 5TH ST
008	123570	0054	5/21/07	\$650,000	\$533,000	1810	8	1990	3	14005	N	N	10836 NE 108TH ST

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	123940	0099	1/2/07	\$615,000	\$528,000	1820	8	1990	3	7122	N	N	120 10TH ST S
008	388580	7359	3/6/07	\$640,000	\$536,000	1830	8	1989	3	5500	N	N	645 8TH AVE
008	388580	6390	4/10/07	\$1,020,000	\$845,000	1840	8	1987	5	7200	Y	N	218 8TH AVE
008	124500	2900	2/22/08	\$802,000	\$669,000	1850	8	2005	3	7200	N	N	1020 2ND ST
008	123850	0976	8/20/08	\$560,000	\$510,000	1870	8	2002	3	10725	N	N	9608 116TH AVE NE
008	123940	0005	4/19/07	\$850,000	\$702,000	1870	8	1978	4	26331	Y	N	109 SLATER ST S
008	322605	9009	7/22/08	\$519,000	\$464,000	1890	8	1992	3	17859	N	N	11252 NE 112TH ST
008	124500	3565	6/21/07	\$872,000	\$711,000	1900	8	1961	5	8640	N	N	411 10TH AVE
008	147270	0160	6/26/07	\$695,000	\$566,000	1910	8	1987	4	8499	N	N	10520 114TH PL NE
008	123850	1180	6/26/07	\$765,000	\$623,000	1920	8	1995	3	26850	N	N	9032 116TH AVE NE
008	124550	0100	11/7/07	\$765,000	\$623,000	1920	8	1992	4	9610	N	N	9829 FORBES CREEK DR
008	147270	0020	5/7/07	\$810,100	\$666,000	1920	8	1987	4	14968	N	N	11404 NE 103RD ST
008	085600	0650	3/8/07	\$1,095,000	\$916,000	1920	8	1995	4	7200	Y	N	610 13TH AVE W
008	327578	0020	3/18/08	\$690,000	\$581,000	1950	8	1970	4	8855	N	N	11413 NE 103RD ST
008	329573	0090	4/14/08	\$701,000	\$597,000	1950	8	1995	3	9756	N	N	11510 NE 107TH PL
008	124500	3065	7/10/07	\$822,000	\$669,000	2030	8	1916	5	7842	N	N	1016 3RD ST
008	329573	0110	4/22/08	\$665,000	\$568,000	2070	8	1994	3	7172	N	N	11514 NE 107TH PL
008	123850	1174	1/6/08	\$600,000	\$494,000	2110	8	1998	3	8880	N	N	9036 116TH AVE NE
008	123940	0095	5/8/07	\$627,000	\$516,000	2110	8	1990	3	5011	N	N	112 10TH ST S
008	329573	0130	5/8/08	\$663,000	\$570,000	2130	8	1996	3	9976	N	N	11518 NE 107TH PL
008	123940	0362	7/7/08	\$785,000	\$696,000	2190	8	1997	5	9900	N	N	152 SLATER ST S
008	124500	2284	5/28/08	\$798,000	\$693,000	2220	8	1989	4	7355	N	N	1321 4TH ST
008	124550	0835	4/14/08	\$1,100,000	\$936,000	2230	8	1995	3	15600	N	N	815 18TH AVE W
008	259102	0580	7/29/08	\$550,000	\$494,000	2290	8	1987	4	8057	N	N	11631 NE 106TH LN
008	147270	0210	8/9/07	\$759,000	\$616,000	2320	8	1987	4	8928	N	N	10536 115TH PL NE
008	312605	9026	10/25/07	\$3,930,000	\$3,196,000	2320	8	1951	4	28925	Y	Y	2075 ROSE POINT LN
008	322605	9134	6/14/07	\$749,950	\$612,000	2370	8	1965	5	25264	N	N	11006 108TH AVE NE
008	124500	2120	6/16/08	\$805,000	\$706,000	2400	8	1993	4	8553	N	N	1321 5TH LN
008	250550	0036	5/21/07	\$697,000	\$572,000	2430	8	1992	3	8264	Y	N	606 7TH ST S
008	123630	0221	8/14/07	\$750,000	\$609,000	2470	8	2004	3	7955	N	N	11450 NE 95TH ST
008	322605	9165	4/14/08	\$620,000	\$528,000	2480	8	1999	3	8502	N	N	11519 111TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	390230	0120	3/29/07	\$590,000	\$490,000	2570	8	1980	4	10000	N	N	11811 NE 103RD PL
008	124500	3440	3/12/08	\$710,000	\$597,000	2600	8	1994	3	13575	N	N	1121 6TH ST
008	147270	0120	1/31/07	\$743,000	\$630,000	2630	8	1988	4	9653	N	N	10424 114TH PL NE
008	124500	3645	8/1/08	\$965,000	\$868,000	2850	8	2004	3	6000	N	N	333 10TH AVE
008	388580	2275	12/18/08	\$1,050,000	\$1,039,000	4080	8	1986	4	7200	Y	N	432 11TH AVE W
008	019240	0040	6/11/08	\$1,070,000	\$936,000	1480	9	1989	3	9405	Y	N	930 1ST ST S
008	327578	0110	7/24/07	\$683,500	\$555,000	1520	9	1975	4	9000	N	N	11420 NE 103RD ST
008	123510	0350	4/19/07	\$759,000	\$627,000	1640	9	1992	3	9401	N	N	1219 2ND AVE
008	375950	0042	3/27/07	\$993,000	\$826,000	1720	9	2007	3	8138	N	N	10906 106TH AVE NE
008	388580	1456	7/29/08	\$1,100,000	\$988,000	1720	9	1981	5	6000	Y	N	805 4TH ST W
008	123630	0056	4/28/08	\$782,500	\$670,000	1840	9	1987	4	9420	N	N	9603 112TH AVE NE
008	389310	0159	4/4/07	\$965,000	\$801,000	1850	9	2004	3	9292	N	N	11011 NE 100TH PL
008	375950	0040	4/30/07	\$998,000	\$822,000	1850	9	2006	3	8140	N	N	10601 NE 110TH ST
008	187500	0280	5/9/08	\$857,500	\$738,000	1858	9	2004	3	3660	N	N	216 4TH ST S
008	124550	0057	3/20/07	\$785,000	\$654,000	2040	9	2001	3	6750	N	N	17 21ST PL
008	180790	0260	10/20/08	\$775,000	\$734,000	2080	9	1993	3	5000	N	N	410 6TH AVE S
008	180790	0355	7/26/07	\$769,000	\$625,000	2130	9	1991	4	5000	N	N	316 6TH AVE S
008	388580	5425	10/30/07	\$870,000	\$708,000	2220	9	2002	3	7680	N	N	618 9TH AVE
008	212020	0070	7/27/08	\$835,000	\$749,000	2290	9	2006	3	3200	N	N	414 4TH AVE S
008	148930	0055	4/11/07	\$1,120,000	\$927,000	2300	9	2002	3	4500	N	N	121 12TH AVE
008	788260	0096	8/17/07	\$858,100	\$696,000	2320	9	1996	3	3659	N	N	503 3RD AVE S
008	124500	0268	10/3/07	\$928,500	\$754,000	2410	9	1984	5	9000	Y	N	1910 2ND ST
008	123940	0065	6/22/07	\$824,900	\$673,000	2440	9	1997	3	5649	N	N	31 10TH PL S
008	124500	1836	3/19/07	\$1,099,950	\$917,000	2580	9	2002	3	6870	N	N	1525 5TH PL
008	124500	0450	7/17/08	\$870,000	\$776,000	2590	9	2000	3	9946	N	N	1929 4TH ST
008	124500	3270	5/1/07	\$980,000	\$807,000	2660	9	1999	3	7326	N	N	1203 5TH ST
008	386380	0080	3/11/08	\$1,050,000	\$882,000	2710	9	2005	3	7528	N	N	407 20TH AVE
008	184237	0010	8/9/07	\$849,950	\$690,000	2740	9	2007	3	5474	N	N	10608 106TH PL NE
008	184237	0110	8/16/07	\$849,950	\$690,000	2740	9	2007	3	5568	N	N	10627 106TH PL NE
008	184237	0030	7/18/07	\$859,950	\$699,000	2740	9	2007	3	5100	N	N	10616 106TH PL NE
008	184237	0100	8/8/07	\$874,950	\$710,000	2740	9	2007	3	5089	N	N	10623 106TH PL NE

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	389310	0842	1/24/07	\$809,900	\$689,000	2770	9	2006	3	8569	N	N	11609 NE 111TH ST
008	388690	2660	5/4/07	\$854,950	\$704,000	2780	9	1997	3	8055	N	N	11402 NE 90TH ST
008	184237	0060	9/29/08	\$899,950	\$841,000	2800	9	2007	3	7163	N	N	10607 106TH PL NE
008	398270	1620	4/16/07	\$840,000	\$695,000	2840	9	1995	3	9093	N	N	11021 NE 96TH ST
008	398270	0135	6/8/07	\$847,400	\$693,000	2870	9	1991	3	7200	N	N	626 17TH AVE
008	123650	0035	4/23/07	\$845,000	\$697,000	2880	9	2001	3	8000	N	N	9429 116TH AVE NE
008	332605	9128	5/14/07	\$850,000	\$698,000	2940	9	2006	3	9000	N	N	10026 116TH AVE NE
008	124500	0580	4/19/07	\$999,500	\$826,000	2960	9	2006	3	7900	N	N	512 19TH AVE
008	375890	0112	12/3/07	\$815,150	\$667,000	2980	9	2003	3	8560	N	N	10226 NE 110TH ST
008	184237	0080	2/25/08	\$1,027,593	\$859,000	2990	9	2007	3	7043	N	N	10615 106TH PL NE
008	250550	0191	6/6/07	\$1,085,000	\$887,000	2990	9	2001	3	8594	N	N	715 7TH ST S
008	375890	0281	2/16/07	\$977,500	\$824,000	3090	9	2003	3	8509	N	N	10329 NE 110TH ST
008	388580	0110	12/4/07	\$1,550,000	\$1,268,000	3090	9	1998	3	7155	Y	N	224 WAVERLY WAY
008	322605	9178	7/5/07	\$889,990	\$725,000	3200	9	2007	3	7656	N	N	11501 111TH PL NE
008	332605	9113	4/25/08	\$879,000	\$752,000	3210	9	2001	3	8503	N	N	11638 NE 100TH ST
008	184250	0060	6/18/07	\$815,000	\$665,000	3220	9	2007	3	8517	N	N	11015 NE 104TH ST
008	369910	0091	7/2/07	\$1,125,000	\$916,000	3220	9	2007	3	8500	N	N	10504 NE 110TH ST
008	322605	9084	10/15/07	\$925,000	\$752,000	3230	9	2006	3	9781	N	N	11321 106TH AVE NE
008	388690	2480	2/15/07	\$1,049,000	\$885,000	3280	9	2006	3	9600	N	N	11213 NE 91ST ST
008	250550	0050	7/17/07	\$1,189,000	\$967,000	3300	9	2004	3	9938	N	N	508 7TH ST S
008	322605	9090	8/17/07	\$1,225,000	\$994,000	3320	9	2006	3	7980	N	N	11318 106TH AVE NE
008	124500	2389	1/2/07	\$975,000	\$838,000	3330	9	2006	3	8001	N	N	1339 3RD ST
008	124500	0265	11/14/07	\$1,065,000	\$868,000	3380	9	2000	3	7591	Y	N	208 19TH AVE
008	123510	0361	11/6/07	\$955,000	\$778,000	3480	9	2007	3	8780	N	N	8207 116TH AVE NE
008	250550	0186	7/5/07	\$1,175,000	\$957,000	3480	9	2001	3	8594	N	N	693 7TH ST S
008	388580	0815	2/26/07	\$1,565,550	\$1,315,000	3510	9	1981	5	11450	Y	N	722 4TH ST W
008	322605	9179	5/9/08	\$850,000	\$732,000	3780	9	2007	3	9037	N	N	11503 111TH PL NE
008	123890	0212	2/26/08	\$920,000	\$769,000	1910	10	2004	3	3600	N	N	832 KIRKLAND AVE
008	123890	0122	8/26/08	\$775,000	\$708,000	1946	10	1998	3	3153	N	N	126 6TH CT
008	123890	0209	7/20/07	\$870,000	\$707,000	2010	10	2005	3	3922	N	N	824 KIRKLAND AVE
008	250550	0033	7/3/07	\$1,088,000	\$886,000	2120	10	1994	4	8281	Y	N	716 7TH ST S

Improved Sales Used in this Annual Update Analysis
Area 74
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	2995	7/25/07	\$1,700,000	\$1,381,000	2220	10	2001	3	6000	N	N	1414 6TH ST W
008	388580	2995	11/23/08	\$1,512,500	\$1,468,000	2220	10	2001	3	6000	N	N	1414 6TH ST W
008	123510	0292	8/8/07	\$867,000	\$704,000	2290	10	2001	3	7262	N	N	1126 2ND AVE
008	124500	2281	7/21/08	\$1,340,000	\$1,198,000	2320	10	2008	3	11000	N	N	1313 4TH ST
008	388580	0275	7/18/07	\$2,150,000	\$1,748,000	2330	10	2006	3	5100	Y	N	150 WAVERLY WAY
008	123510	0294	5/30/07	\$775,000	\$634,000	2380	10	2001	3	6706	N	N	1214 2ND AVE
008	388580	0280	7/24/07	\$2,000,000	\$1,625,000	2390	10	2006	3	5100	Y	N	146 WAVERLY WAY
008	124710	0018	4/18/07	\$1,095,000	\$905,000	2400	10	1993	3	9173	Y	N	11109 NE 91ST LN
008	172080	0154	7/27/07	\$1,260,000	\$1,024,000	2405	10	2006	3	4271	N	N	717 STATE AVE S
008	123510	0260	5/30/07	\$993,000	\$813,000	2450	10	2005	3	5208	N	N	1216 KIRKLAND AVE
008	935490	0295	8/9/07	\$989,000	\$803,000	2490	10	1995	3	5472	N	N	137 10TH AVE S
008	388580	4125	2/9/07	\$1,725,000	\$1,458,000	2510	10	2001	3	7834	Y	N	1303 1ST ST
008	187500	0341	1/3/07	\$1,110,000	\$953,000	2620	10	2004	3	3775	N	N	493 2ND AVE S
008	123890	0211	12/9/08	\$840,000	\$825,000	2650	10	2007	3	3602	N	N	817 KIRKLAND WAY
008	388580	1115	8/3/07	\$1,400,000	\$1,137,000	2730	10	1998	3	7200	N	N	236 8TH AVE W
008	124500	2952	12/10/07	\$1,195,000	\$978,000	2770	10	1999	3	7800	N	N	1029 3RD ST
008	123940	0701	9/19/08	\$1,200,000	\$1,113,000	2770	10	2006	3	17696	N	N	1120 ALEXANDER AVE
008	388580	7915	6/11/07	\$1,175,000	\$960,000	2780	10	2006	3	5500	N	N	207 7TH AVE
008	124500	0269	3/5/07	\$1,249,000	\$1,046,000	2790	10	2006	3	9426	Y	N	212 19TH AVE
008	388580	5175	5/22/07	\$1,595,000	\$1,308,000	2810	10	2006	3	7200	N	N	516 9TH AVE
008	172080	0275	5/23/07	\$1,500,000	\$1,230,000	2820	10	2000	3	7500	Y	N	713 3RD ST S
008	388580	5195	9/17/07	\$1,650,000	\$1,339,000	2840	10	2007	3	7200	N	N	526 9TH AVE
008	124500	2931	6/5/08	\$1,090,000	\$950,000	2890	10	1999	3	7500	N	N	230 10TH AVE
008	123510	0250	4/25/07	\$1,300,000	\$1,072,000	2890	10	2006	3	6300	Y	N	1206 KIRKLAND AVE
008	123940	0190	6/12/08	\$881,000	\$771,000	2910	10	1991	3	9400	N	N	424 10TH ST S
008	388690	2952	3/19/07	\$1,134,000	\$946,000	2910	10	2006	3	8096	N	N	11211 NE 92ND ST
008	085600	0985	3/9/07	\$1,320,000	\$1,104,000	2910	10	2003	3	7364	N	N	703 17TH AVE W
008	388580	1200	1/25/07	\$1,400,000	\$1,191,000	2920	10	1995	3	7200	Y	N	335 10TH AVE W
008	124500	1545	1/3/08	\$1,250,000	\$1,029,000	2940	10	2005	3	8580	N	N	1525 3RD ST
008	123890	0225	5/9/08	\$1,025,000	\$882,000	2942	10	2006	3	5146	N	N	842 KIRKLAND AVE
008	187500	0332	3/6/08	\$1,199,950	\$1,006,000	3028	10	2007	3	4631	N	N	477 2ND AVE S

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	187500	0330	3/27/08	\$1,200,000	\$1,014,000	3028	10	2007	3	4631	N	N	473 24TH AVE E
008	388580	8465	4/9/07	\$1,525,000	\$1,264,000	3050	10	2005	3	4620	N	N	317 1ST ST
008	123630	0130	10/1/07	\$880,000	\$714,000	3070	10	2003	3	7000	N	N	11419 NE 100TH ST
008	375890	0310	2/22/07	\$987,500	\$831,000	3070	10	2006	3	10749	N	N	10925 104TH AVE NE
008	123630	0040	6/29/07	\$1,385,000	\$1,128,000	3090	10	2006	3	8638	N	N	11150 NE 97TH ST
008	123570	0064	6/29/07	\$1,070,000	\$872,000	3110	10	2006	3	8677	N	N	10911 110TH AVE NE
008	085600	1390	9/15/08	\$1,180,000	\$1,092,000	3140	10	2005	3	8324	N	N	704 17TH AVE W
008	322605	9173	9/22/08	\$800,000	\$744,000	3170	10	2005	3	8269	N	N	10501 NE 114TH LN
008	123630	0358	11/6/08	\$850,000	\$815,000	3170	10	2004	3	10625	N	N	9424 114TH AVE NE
008	388580	8467	10/18/07	\$1,505,000	\$1,223,000	3173	10	2007	3	4805	N	N	315 1ST ST
008	398270	0700	3/25/08	\$1,060,000	\$895,000	3190	10	1996	3	14941	N	N	9721 111TH AVE NE
008	388690	1895	3/9/07	\$905,000	\$757,000	3196	10	2006	3	5773	N	N	11428 NE 87TH ST
008	388690	1880	9/5/08	\$907,000	\$834,000	3196	10	2006	3	5773	N	N	11420 NE 87TH ST
008	123510	0252	5/1/07	\$1,150,000	\$947,000	3250	10	2007	3	9998	N	N	1212 KIRKLAND AVE
008	388580	5350	8/6/07	\$1,110,000	\$901,000	3280	10	2006	3	7680	N	N	625 10TH AVE
008	124500	2231	7/11/08	\$1,175,000	\$1,044,000	3280	10	2007	3	9003	N	N	1324 3RD ST
008	124500	2232	6/24/08	\$1,320,000	\$1,162,000	3280	10	2007	3	7503	N	N	1320 3RD ST
008	398270	3035	1/23/07	\$1,240,000	\$1,055,000	3300	10	2006	3	9664	N	N	636 12TH AVE
008	123570	0051	7/3/07	\$1,080,000	\$879,000	3310	10	2007	3	8635	N	N	10823 110TH AVE NE
008	124500	0935	4/25/07	\$1,115,000	\$920,000	3360	10	2004	3	7680	N	N	1843 3RD ST
008	388580	2245	8/26/08	\$1,365,000	\$1,247,000	3370	10	2000	3	6000	Y	N	1206 5TH ST W
008	430820	0095	3/19/08	\$1,070,000	\$901,000	3380	10	2000	3	10560	N	N	609 18TH AVE W
008	123570	0059	7/16/07	\$1,136,576	\$924,000	3430	10	2007	3	8676	N	N	10907 110TH AVE NE
008	322605	9106	5/14/07	\$999,950	\$821,000	3440	10	2006	3	8085	N	N	11329 106TH AVE NE
008	124550	0020	11/10/08	\$900,000	\$866,000	3460	10	2006	3	9000	N	N	2082 MARKET ST
008	123510	0251	12/7/07	\$1,150,000	\$941,000	3460	10	2007	3	6300	N	N	1210 KIRKLAND AVE
008	388580	5045	1/15/07	\$1,395,000	\$1,191,000	3460	10	2006	3	7200	N	N	334 9TH AVE
008	322605	9176	3/5/07	\$1,045,000	\$876,000	3470	10	2006	3	9092	N	N	11006 NE 112TH ST
008	085600	1400	5/11/07	\$1,340,000	\$1,101,000	3490	10	2007	3	8323	N	N	700 17TH AVE W
008	123570	0052	1/2/08	\$1,150,000	\$946,000	3530	10	2007	3	8589	N	N	10815 110TH AVE NE
008	124500	3268	8/8/07	\$1,350,000	\$1,096,000	3530	10	2007	3	8126	N	N	1121 5TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	180790	0415	6/10/08	\$935,000	\$817,000	3532	10	2001	3	4489	N	N	313 5TH AVE S
008	388580	2395	6/18/07	\$1,695,000	\$1,383,000	3610	10	2006	3	7200	N	N	547 13TH AVE W
008	085600	1280	2/20/07	\$1,350,000	\$1,136,000	3620	10	2007	3	7706	N	N	649 18TH AVE W
008	124550	0212	7/23/08	\$1,105,000	\$989,000	3670	10	2001	3	8877	N	N	736 20TH AVE W
008	388580	5010	12/6/07	\$1,600,000	\$1,309,000	3690	10	2004	3	8400	N	N	314 9TH AVE
008	124500	1753	11/15/07	\$1,295,000	\$1,056,000	3790	10	2007	3	12160	N	N	1708 4TH ST
008	124500	2750	4/24/07	\$1,700,000	\$1,403,000	3790	10	2006	3	9000	N	N	119 13TH AVE
008	388580	3044	6/2/08	\$1,939,000	\$1,688,000	3790	10	2004	3	7440	N	N	524 14TH AVE W
008	250550	0061	10/16/08	\$1,215,000	\$1,148,000	3810	10	2007	3	8438	N	N	511 8TH ST S
008	398270	3050	7/20/07	\$1,279,950	\$1,040,000	3960	10	2007	3	9536	N	N	638 12TH AVE
008	388690	3220	10/22/07	\$1,600,000	\$1,301,000	3970	10	2007	3	8400	N	N	629 11TH AVE
008	123630	0327	3/5/08	\$1,700,000	\$1,425,000	4320	10	2007	3	10420	Y	N	9222 112TH AVE NE
008	123630	0326	6/13/08	\$1,625,000	\$1,423,000	4350	10	2006	3	10420	Y	N	9216 112TH AVE NE
008	388580	4860	5/24/07	\$1,650,000	\$1,352,000	1750	11	2002	3	6600	N	N	132 9TH AVE
008	124550	0927	6/27/07	\$2,170,000	\$1,768,000	2020	11	1988	5	12500	Y	N	1629 10TH ST W
008	788260	0511	6/1/07	\$1,300,000	\$1,064,000	2280	11	2006	3	3600	Y	N	1014 STATE ST
008	398270	3225	3/27/07	\$990,000	\$823,000	2360	11	1993	4	8503	N	N	9425 110TH PL NE
008	788260	0513	4/15/08	\$1,295,000	\$1,103,000	2490	11	2006	3	3424	Y	N	1010 STATE ST
008	388580	0825	6/23/08	\$2,050,000	\$1,804,000	2490	11	2005	3	5725	Y	N	338 7TH AVE W
008	123940	0608	3/27/08	\$1,425,000	\$1,204,000	2520	11	2003	3	8825	Y	N	7615 115TH PL NE
008	388580	0520	8/1/07	\$2,250,000	\$1,827,000	2770	11	2004	3	6870	Y	N	222 5TH AVE W
008	085600	0095	4/25/07	\$2,400,000	\$1,980,000	2770	11	2005	3	5036	Y	N	1000 WAVERLY WAY
008	388580	0715	2/6/08	\$2,235,000	\$1,856,000	2840	11	2006	3	5720	Y	N	436 WAVERLY WAY
008	388580	0060	6/25/08	\$2,250,000	\$1,982,000	2880	11	1999	3	11000	Y	N	223 5TH AVE W
008	388580	6600	2/6/07	\$1,900,000	\$1,608,000	2980	11	2003	3	9523	Y	N	802 1ST ST
008	388580	0115	1/17/08	\$2,425,000	\$2,003,000	2980	11	2007	3	6050	Y	N	220 WAVERLY WAY
008	172080	0145	12/18/07	\$1,719,475	\$1,410,000	3070	11	2007	3	6000	N	N	720 3RD ST S
008	388580	2615	4/6/07	\$1,750,000	\$1,451,000	3120	11	2001	3	7200	N	N	530 13TH AVE W
008	788260	0063	6/23/08	\$1,500,000	\$1,320,000	3280	11	1998	3	9179	Y	N	527 KIRKLAND AVE
008	375890	0073	4/30/07	\$1,320,000	\$1,088,000	3380	11	2007	3	8076	N	N	11018 101ST PL NE
008	375890	0071	4/10/07	\$1,340,000	\$1,110,000	3380	11	2006	3	8075	Y	N	11026 101ST PL NE

**Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	375890	0072	9/22/08	\$1,200,000	\$1,116,000	3380	11	2007	3	8075	N	N	11022 101ST PL NE
008	375890	0074	6/11/07	\$1,540,000	\$1,258,000	3380	11	2007	3	8076	N	N	11014 101ST PL NE
008	375890	0075	6/6/07	\$1,550,000	\$1,267,000	3400	11	2007	3	8076	N	N	11010 101ST PL NE
008	388580	1285	1/2/07	\$2,450,000	\$2,105,000	3490	11	2006	3	7200	Y	N	310 8TH AVE W
008	389610	0050	8/11/08	\$1,950,000	\$1,765,000	3600	11	2003	3	7300	N	N	1824 10TH ST W
008	388580	4935	3/20/08	\$1,450,000	\$1,222,000	3610	11	2003	3	9780	N	N	214 9TH AVE
008	172080	0170	1/18/07	\$1,635,000	\$1,395,000	3790	11	2006	3	5700	N	N	713 STATE ST
008	085600	0760	5/29/07	\$1,625,000	\$1,330,000	3840	11	2006	3	7934	N	N	715 16TH AVE W
008	388580	2600	1/17/08	\$2,200,000	\$1,817,000	4020	11	2005	3	10800	N	N	540 13TH AVE W
008	123630	0289	9/2/08	\$1,625,000	\$1,491,000	4630	11	2005	3	11098	Y	N	9510 112TH AVE NE
008	085600	0595	7/30/07	\$2,375,000	\$1,929,000	4820	11	2006	3	10800	Y	N	626 13TH AVE W
008	085600	0595	7/28/08	\$2,300,000	\$2,064,000	4820	11	2006	3	10800	Y	N	626 13TH AVE W
008	124710	0010	12/14/07	\$1,750,000	\$1,434,000	3070	12	2005	3	16112	Y	N	9137 112TH AVE NE

**Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082505	9101	4/28/08	\$3,750,000	DIAGNOSTIC OUTLIER
002	082505	9173	12/26/07	\$1,040,000	NO MARKET EXPOSURE
002	123400	0245	1/18/08	\$1,165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	123400	0530	7/23/07	\$2,175,000	DIAGNOSTIC OUTLIER
002	123400	0691	2/15/07	\$25,000	FULL SALES PRICE NOT REPORTED
002	123400	0691	1/3/07	\$500,000	FULL SALES PRICE NOT REPORTED
002	169240	0022	3/28/07	\$886,000	NO MARKET EXPOSURE
002	169240	0055	4/24/07	\$1,600,000	NO MARKET EXPOSURE
002	169290	0120	4/12/07	\$675,000	NO MARKET EXPOSURE
002	172505	9175	9/7/07	\$799,000	IMP COUNT;PREVIMP<=25K
002	172505	9219	9/24/08	\$640,000	PREVIMP<=25K
002	206240	0025	4/8/08	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	254050	0110	6/6/07	\$327,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
002	254050	0110	8/20/07	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	264950	0095	3/20/07	\$720,000	PREVIMP<=25K
002	264950	0115	12/21/07	\$990,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	330076	0220	2/4/08	\$123,767	RELATED PARTY, FRIEND, OR NEIGHBOR
002	393890	0025	6/25/08	\$1,500,000	ACTIVE PERMIT BEFORE SALE>25K
002	410450	0215	12/1/08	\$1,450,000	DIAGNOSTIC OUTLIER
002	415180	0365	4/10/08	\$402,188	RELATED PARTY, FRIEND, OR NEIGHBOR
002	415180	0460	4/5/07	\$1,325,000	NON-REPRESENTATIVE SALE
002	415180	0585	3/21/08	\$710,000	QUIT CLAIM DEED
002	666580	0250	11/13/08	\$620,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	792325	0020	3/7/08	\$1,720,000	DIAGNOSTIC OUTLIER
002	934890	0005	3/5/07	\$820,000	PREVIMP<=25K
002	934890	0472	3/25/08	\$888,000	DIAGNOSTIC OUTLIER
002	935390	0510	4/2/07	\$550,000	PREVIMP<=25K;NO MARKET EXPOSURE
002	980859	0090	4/25/08	\$739,500	EXEMPT FROM EXCISE TAX
002	980859	0180	5/14/07	\$1,200,000	OBSOL
008	062505	9004	9/20/07	\$10,000,000	IMP COUNT;PREVIMP<=25K
008	062505	9018	4/25/07	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	082505	9082	11/8/07	\$450,000	PREVIMP<=25K
008	085600	0840	8/27/07	\$869,240	PREVIMP<=25K
008	085600	1160	6/25/07	\$683,000	PREVIMP<=25K
008	111250	0020	5/16/08	\$546,000	1031 TRADE
008	123510	0200	4/11/07	\$591,000	%COMPL
008	123570	0080	1/8/07	\$840,000	NO MARKET EXPOSURE
008	123630	0095	4/2/07	\$698,000	PREVIMP<=25K
008	123630	0110	9/7/07	\$500,000	DIAGNOSTIC OUTLIER
008	123630	0136	7/2/07	\$448,000	DOR RATIO
008	123630	0206	12/10/08	\$347,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	123630	0206	6/6/08	\$441,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
008	123630	0291	9/10/08	\$935,000	DIAGNOSTIC OUTLIER
008	123850	0610	6/12/08	\$465,000	IMP COUNT;PREVIMP<=25K
008	123850	1181	10/10/08	\$330,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	123940	0410	7/13/07	\$660,000	%COMPL
008	123940	0430	7/23/07	\$650,000	IMP COUNT
008	124500	0055	4/2/07	\$599,500	PREVIMP<=25K
008	124500	0110	5/2/07	\$27,500	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124500	1751	5/25/07	\$609,950	PREVIMP<=25K
008	124500	1752	7/16/08	\$390,000	PREVIMP<=25K
008	124500	1981	3/12/07	\$1,193,000	FULL SALES PRICE NOT REPORTED
008	124500	2210	9/11/08	\$450,000	PREVIMP<=25K
008	124500	2212	6/24/08	\$420,000	PREVIMP<=25K
008	124500	2284	3/10/08	\$540,000	DIAGNOSTIC OUTLIER
008	124500	2391	6/15/07	\$355,000	BUILDER OR DEVELOPER SALES
008	124500	2415	1/24/07	\$839,000	NO MARKET EXPOSURE
008	124500	2430	3/11/08	\$660,000	PREVIMP<=25K
008	124500	2510	1/17/07	\$720,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124500	2540	7/2/07	\$800,000	PREVIMP<=25K;NO MARKET EXPOSURE
008	124500	2835	6/19/08	\$2,300,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	124500	2860	3/1/07	\$175,500	DOR RATIO;NON-REPRESENTATIVE SALE
008	124500	3400	10/11/07	\$525,000	NON-REPRESENTATIVE SALE
008	124500	3560	3/24/08	\$538,000	PREVIMP<=25K
008	124500	3690	7/16/07	\$735,000	PREVIMP<=25K
008	124550	0025	8/23/07	\$194,363	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124550	0050	7/23/08	\$549,000	PREVIMP<=25K
008	124550	0065	1/14/08	\$439,987	PREVIMP<=25K
008	124550	0215	11/16/07	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124550	0271	5/30/07	\$925,000	DIAGNOSTIC OUTLIER
008	124550	0286	1/14/08	\$386,750	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124550	0528	7/28/08	\$2,150,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	124550	0635	10/4/07	\$975,000	DIAGNOSTIC OUTLIER
008	124550	0637	2/26/07	\$1,050,000	DIAGNOSTIC OUTLIER
008	124550	0638	8/21/07	\$565,000	%COMPL
008	124550	0825	10/29/07	\$1,075,000	OBSOL
008	124550	0825	9/26/08	\$660,000	OBSOL
008	124550	0916	7/26/07	\$3,700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124710	0006	1/26/07	\$1,106,150	OBSOL
008	124810	0011	6/20/08	\$2,799,200	DIAGNOSTIC OUTLIER
008	148930	0125	3/13/08	\$636,000	ACTIVE PERMIT BEFORE SALE>25K
008	155460	0070	6/7/07	\$590,000	NO MARKET EXPOSURE
008	172080	0190	8/8/08	\$136,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	180790	0150	5/31/07	\$579,000	PREVIMP<=25K
008	184265	0050	1/22/08	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	187500	0170	1/25/08	\$412,000	PREVIMP<=25K
008	187500	0175	10/7/08	\$313,000	PREVIMP<=25K
008	202060	0060	6/25/08	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	250550	0070	2/19/08	\$680,000	OBSOL
008	250550	0086	6/12/07	\$435,000	NO MARKET EXPOSURE

**Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	250550	0096	1/15/07	\$178,545	RELATED PARTY, FRIEND, OR NEIGHBOR
008	259101	0180	9/12/08	\$329,000	FORCED SALE
008	322605	9082	4/5/07	\$800,000	NO MARKET EXPOSURE
008	322605	9097	11/28/08	\$345,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	322605	9097	1/29/07	\$590,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
008	322605	9141	10/2/07	\$415,000	PREVIMP<=25K
008	322605	9142	8/29/07	\$410,000	NO MARKET EXPOSURE
008	322605	9149	7/9/08	\$370,000	DIAGNOSTIC OUTLIER
008	329573	0110	10/12/07	\$762,500	RELOCATION - SALE TO SERVICE
008	330510	0070	12/9/08	\$977,688	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	332605	9090	8/7/07	\$780,000	PREVIMP<=25K
008	358480	0030	3/4/08	\$500,000	PREVIMP<=25K
008	375401	0010	6/20/08	\$495,000	EXEMPT FROM EXCISE TAX
008	375550	0080	4/17/08	\$440,000	PREVIMP<=25K
008	375610	0090	7/9/07	\$553,875	NO MARKET EXPOSURE
008	375610	0230	10/29/08	\$367,250	PREVIMP<=25K
008	375630	0040	1/23/07	\$417,000	PREVIMP<=25K
008	375890	0004	5/24/07	\$799,950	NON-REPRESENTATIVE SALE
008	375890	0005	8/28/08	\$440,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	375890	0022	12/31/07	\$1,500,000	DIAGNOSTIC OUTLIER
008	375890	0112	12/3/07	\$815,150	RELOCATION - SALE TO SERVICE
008	375890	0253	2/23/07	\$1,400,000	DIAGNOSTIC OUTLIER
008	388580	0135	3/7/07	\$2,600,000	DIAGNOSTIC OUTLIER
008	388580	0215	2/14/07	\$750,000	PREVIMP<=25K
008	388580	0235	5/23/07	\$630,000	PREVIMP<=25K
008	388580	0240	6/4/08	\$1,600,000	DIAGNOSTIC OUTLIER
008	388580	0305	7/25/08	\$1,627,000	ACTIVE PERMIT BEFORE SALE>25K
008	388580	0510	7/18/07	\$1,324,500	PREVIMP<=25K
008	388580	0510	6/10/08	\$1,525,000	PREVIMP<=25K;STATEMENT TO DOR
008	388580	0595	5/27/08	\$1,750,000	PREVIMP<=25K;STATEMENT TO DOR
008	388580	0635	6/13/07	\$1,500,000	NON-REPRESENTATIVE SALE
008	388580	0960	4/11/07	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	388580	1240	3/5/07	\$995,000	PREVIMP<=25K
008	388580	1285	1/11/07	\$2,450,000	CORPORATE AFFILIATES
008	388580	1470	5/5/08	\$1,300,000	DIAGNOSTIC OUTLIER
008	388580	1595	5/29/07	\$2,325,000	NON-REPRESENTATIVE SALE
008	388580	1970	6/12/08	\$730,000	PREVIMP<=25K
008	388580	2040	7/12/07	\$483,500	PREVIMP<=25K
008	388580	2165	2/19/07	\$538,000	PREVIMP<=25K
008	388580	2475	3/23/07	\$812,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	388580	2625	9/19/07	\$753,000	PREVIMP<=25K
008	388580	2900	2/21/07	\$700,000	PREVIMP<=25K
008	388580	3795	8/26/08	\$750,000	PREVIMP<=25K
008	388580	3895	8/21/08	\$595,000	PREVIMP<=25K
008	388580	4170	3/25/08	\$750,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	388580	4820	4/9/07	\$875,000	PREVIMP<=25K
008	388580	5065	8/30/07	\$692,500	PREVIMP<=25K
008	388580	5325	5/22/08	\$570,000	DIAGNOSTIC OUTLIER
008	388580	5370	2/27/08	\$450,000	PREVIMP<=25K
008	388580	5385	7/11/08	\$684,000	ACTIVE PERMIT BEFORE SALE>25K
008	388580	5454	11/28/07	\$492,500	PREVIMP<=25K
008	388580	5850	6/20/07	\$675,000	PREVIMP<=25K;NO MARKET EXPOSURE
008	388580	6205	2/12/08	\$710,000	PREVIMP<=25K
008	388580	6875	4/23/07	\$650,000	PREVIMP<=25K
008	388580	6955	7/9/07	\$1,181,000	EXEMPT FROM EXCISE TAX
008	388580	6985	1/4/07	\$473,000	PREVIMP<=25K
008	388580	7020	4/25/07	\$525,000	PREVIMP<=25K
008	388580	7870	3/27/08	\$463,000	PREVIMP<=25K
008	388580	8025	12/12/07	\$281,213	RELATED PARTY, FRIEND, OR NEIGHBOR
008	388690	2550	6/1/07	\$785,000	%COMPL
008	388850	0040	2/8/08	\$525,000	PREVIMP<=25K
008	389210	0005	7/27/07	\$600,000	PREVIMP<=25K
008	389310	0460	1/24/08	\$1,300,000	PREVIMP<=25K
008	389310	0824	11/24/07	\$417,000	PREVIMP<=25K
008	389610	0080	7/30/07	\$1,200,000	PREVIMP<=25K
008	390230	0500	3/27/07	\$530,000	DIAGNOSTIC OUTLIER
008	390230	0520	5/8/07	\$545,000	NO MARKET EXPOSURE
008	398270	1420	7/24/08	\$255,000	NO MARKET EXPOSURE
008	419170	0130	6/7/07	\$621,000	NO MARKET EXPOSURE
008	430820	0180	8/15/07	\$628,000	PREVIMP<=25K
008	521200	0020	9/13/07	\$435,000	DIAGNOSTIC OUTLIER
008	521200	0060	1/9/07	\$475,000	PREVIMP<=25K
008	542170	0005	2/9/07	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	664200	0070	11/1/07	\$420,000	PREVIMP<=25K
008	742170	0030	8/2/07	\$839,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	935490	0295	8/9/07	\$989,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	264950	0250	3/27/2007	\$1,100,000	6237	N	N
2	954420	0268	7/8/2008	\$543,000	10383	N	N
2	954420	0422	12/14/2007	\$415,000	8850	N	N
2	954420	0431	3/20/2007	\$625,000	12000	N	N
8	082505	9349	4/19/2007	\$462,500	8501	N	N
8	085600	0750	11/16/2007	\$900,000	7200	N	N
8	085600	1060	4/10/2008	\$810,000	8160	N	N
8	123570	0071	5/22/2007	\$440,500	13050	N	N
8	124500	1252	11/21/2007	\$683,389	6000	N	N
8	124500	1252	4/20/2007	\$620,000	6000	N	N
8	124500	1610	10/16/2007	\$695,000	9035	N	N
8	124500	1610	3/29/2007	\$585,000	9035	N	N
8	124500	2281	3/13/2007	\$490,000	11000	N	N
8	124500	2322	1/2/2007	\$525,000	8301	N	N
8	124500	2590	7/3/2007	\$650,000	6000	N	N
8	322605	9138	5/17/2007	\$425,000	10890	N	N
8	322605	9181	11/17/2008	\$275,000	8090	N	N
8	375590	0015	11/20/2007	\$475,000	13985	N	N
8	388580	1440	1/17/2007	\$875,000	7200	Y	N
8	388580	3025	6/13/2007	\$860,000	7200	Y	N
8	388580	5075	2/23/2007	\$612,000	8192	N	N
8	388580	6615	4/10/2007	\$820,000	7834	Y	N
8	388580	6990	1/30/2007	\$450,000	5500	N	N
8	389310	0823	3/14/2007	\$389,950	9800	N	N
8	398270	3015	9/13/2007	\$520,000	6997	N	N
8	935490	0015	4/25/2007	\$2,000,000	28565	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	124500	2390	2/1/2007	\$938,728	NO MARKET EXPOSURE
8	124500	3330	7/23/2007	\$1,000,000	SEGREGATION AND/OR MERGER;
8	124550	0526	5/31/2007	\$1,300,000	BUILDER OR DEVELOPER SALES;
8	264950	0070	2/7/2007	\$196,667	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	388580	5360	10/1/2007	\$550,000	NO MARKET EXPOSURE; STATEMENT TO DOR;
8	388580	8840	10/17/2007	\$900,000	BUILDER OR DEVELOPER SALES;
8	388690	3281	3/15/2007	\$430,000	NO MARKET EXPOSURE;
8	398270	0430	2/12/2008	\$85,000	GOVERNMENT AGENCY
8	419170	0070	3/26/2007	\$325,000	CORPORATE AFFILIATES;
8	419170	0071	3/26/2007	\$325,000	CORPORATE AFFILIATES;
8	935490	0015	9/28/2007	\$2,695,000	TEAR DOWN; MULTI-PARCEL SALE;

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.



King County

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Scott Noble
Assessor

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:

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.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

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.

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 federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor