

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Sherwood\Bel-Red Rd\Redmond / 91

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 324

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$287,800	\$234,700	\$522,500			
2009 Value	\$244,200	\$189,700	\$433,900	\$512,600	84.6%	8.06%
Change	-\$43,600	-\$45,000	-\$88,600			
% Change	-15.1%	-19.2%	-17.0%			

*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.

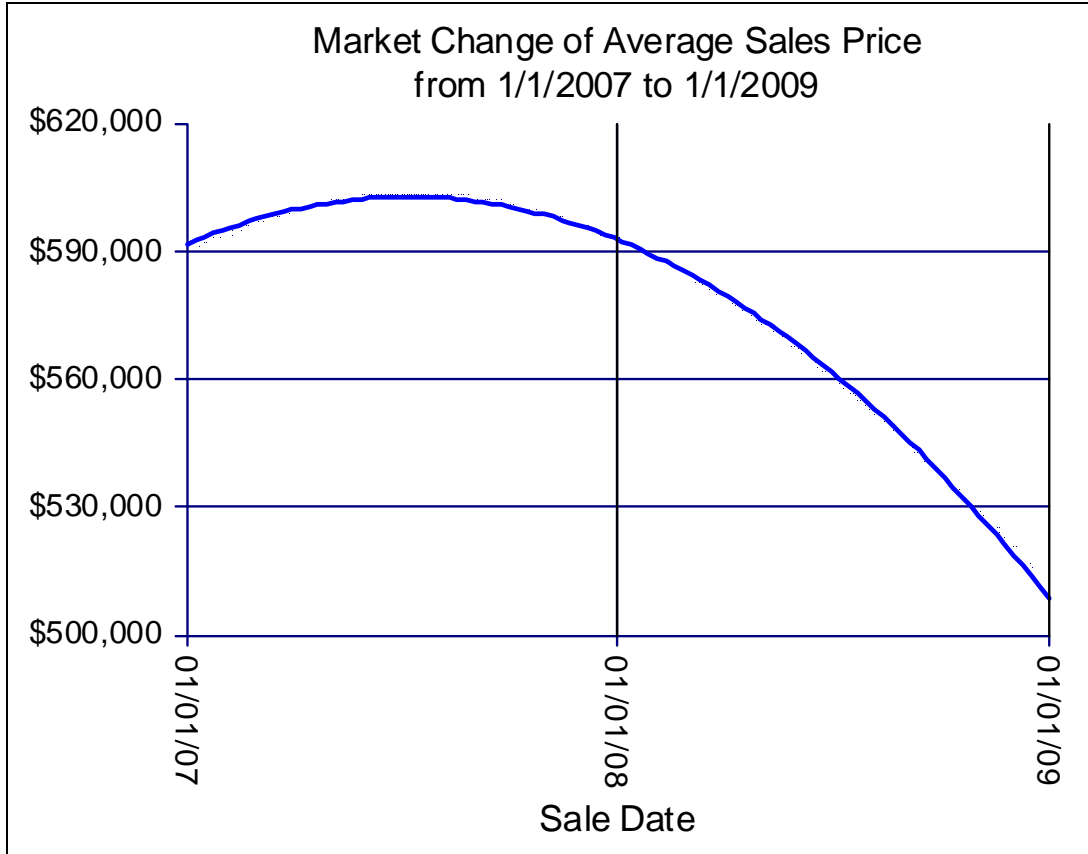
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$292,400	\$230,400	\$522,800
2009 Value	\$248,100	\$186,100	\$434,200
Percent Change	-15.2%	-19.2%	-16.9%

Number of one to three unit residences in the Population: 4318

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.

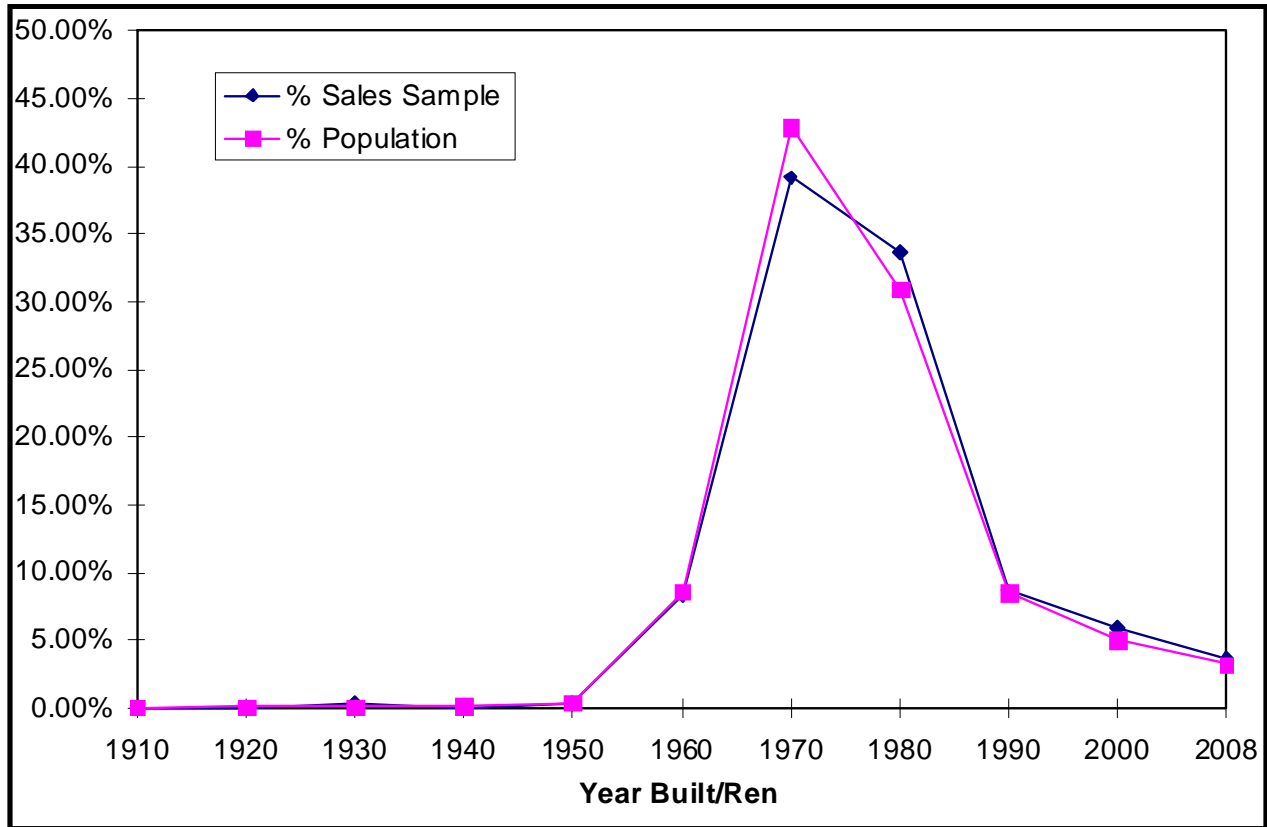
**Market Change of Average Sale Price in Area 91
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.31%
1940	0	0.00%
1950	1	0.31%
1960	27	8.33%
1970	127	39.20%
1980	109	33.64%
1990	28	8.64%
2000	19	5.86%
2008	12	3.70%
	324	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	4	0.09%
1930	4	0.09%
1940	7	0.16%
1950	16	0.37%
1960	372	8.62%
1970	1855	42.96%
1980	1336	30.94%
1990	369	8.55%
2000	215	4.98%
2008	140	3.24%
	4318	

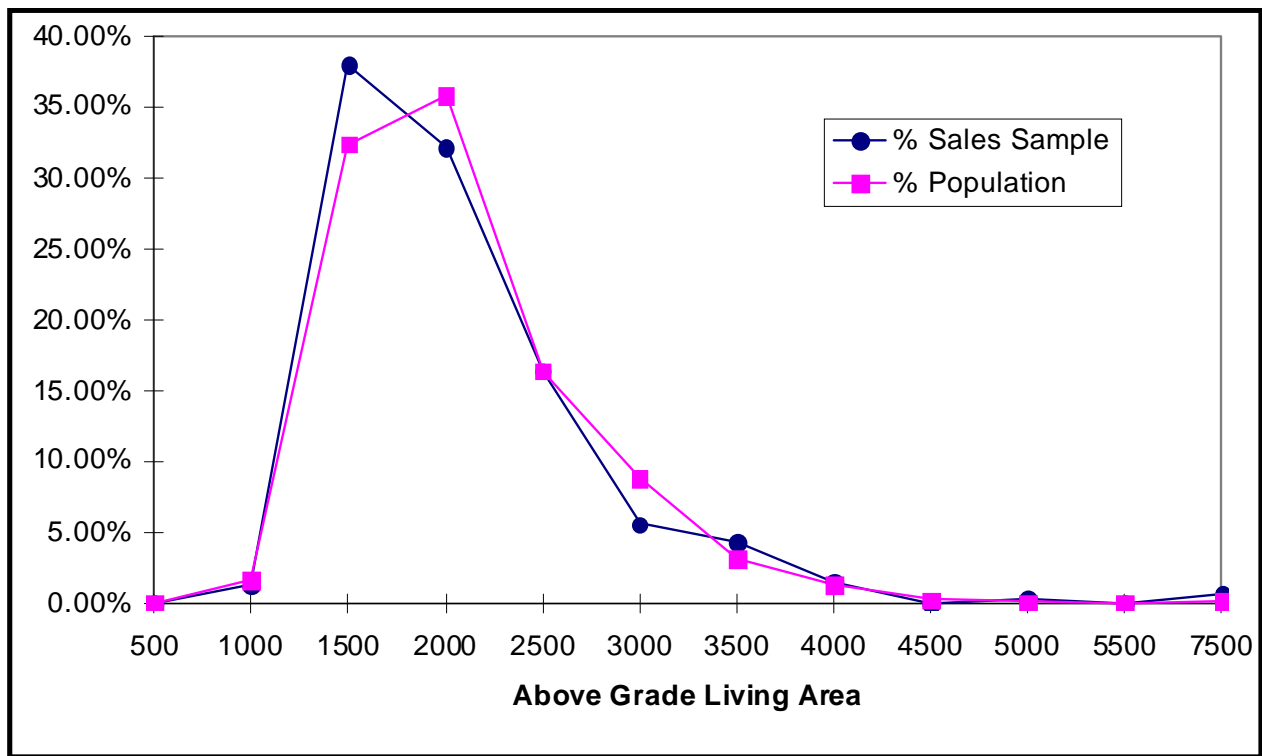


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/ Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	1.23%
1500	123	37.96%
2000	104	32.10%
2500	53	16.36%
3000	18	5.56%
3500	14	4.32%
4000	5	1.54%
4500	0	0.00%
5000	1	0.31%
5500	0	0.00%
7500	2	0.62%
	324	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	69	1.60%
1500	1399	32.40%
2000	1548	35.85%
2500	707	16.37%
3000	381	8.82%
3500	137	3.17%
4000	57	1.32%
4500	10	0.23%
5000	3	0.07%
5500	2	0.05%
7500	5	0.12%
	4318	

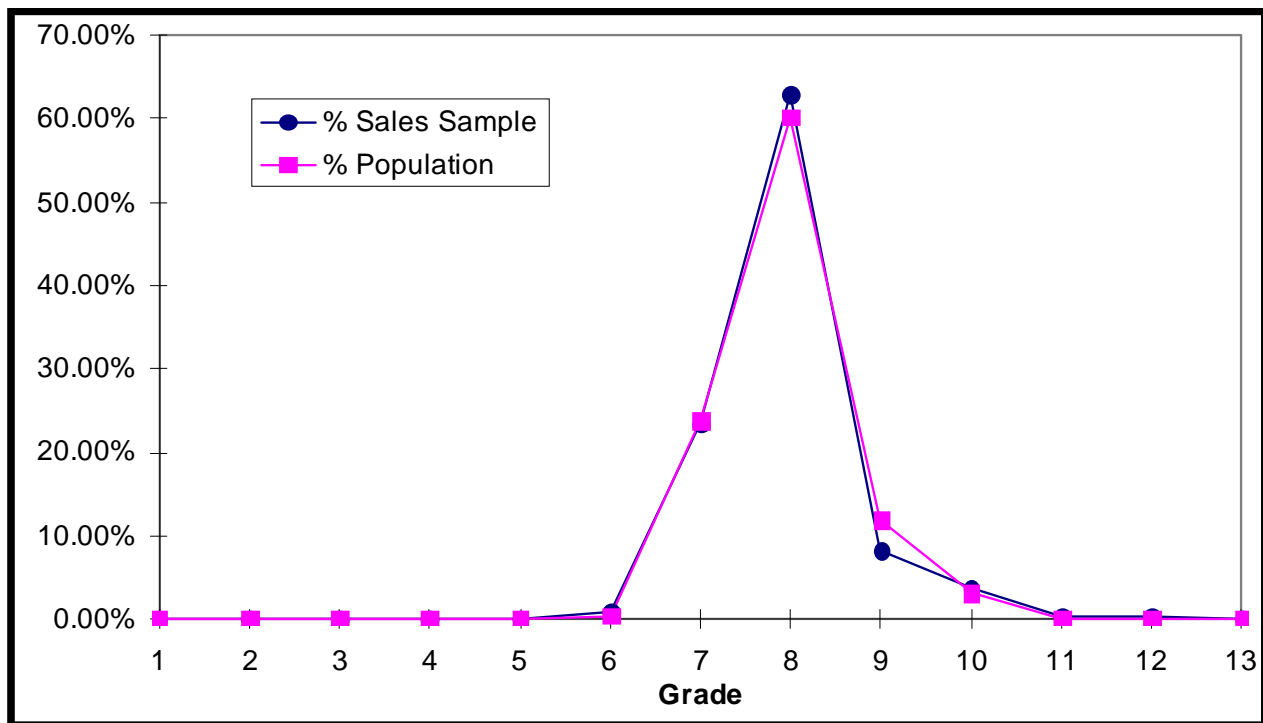


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
5	0	0.00%
6	3	0.93%
7	76	23.46%
8	204	62.96%
9	27	8.33%
10	12	3.70%
11	1	0.31%
12	1	0.31%
13	0	0.00%
	324	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	0.14%
6	21	0.49%
7	1031	23.88%
8	2602	60.26%
9	514	11.90%
10	135	3.13%
11	7	0.16%
12	2	0.05%
13	0	0.00%
	4318	



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.

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 4, 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

There was only 1 vacant land sale available, therefore due to the lack of usable land sales, and considering 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 324 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 / 1.022317

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) * .830.
- *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) * .830
- *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

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 84.6%. 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 -16.9%. 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 91 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

-16.86%

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 91 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	0.869	-13.1%
2/1/2007	0.863	-13.7%
3/1/2007	0.859	-14.1%
4/1/2007	0.855	-14.5%
5/1/2007	0.852	-14.8%
6/1/2007	0.851	-14.9%
7/1/2007	0.850	-15.0%
8/1/2007	0.850	-15.0%
9/1/2007	0.851	-14.9%
10/1/2007	0.853	-14.7%
11/1/2007	0.856	-14.4%
12/1/2007	0.860	-14.0%
1/1/2008	0.865	-13.5%
2/1/2008	0.871	-12.9%
3/1/2008	0.877	-12.3%
4/1/2008	0.885	-11.5%
5/1/2008	0.894	-10.6%
6/1/2008	0.904	-9.6%
7/1/2008	0.915	-8.5%
8/1/2008	0.926	-7.4%
9/1/2008	0.939	-6.1%
10/1/2008	0.953	-4.7%
11/1/2008	0.968	-3.2%
12/1/2008	0.983	-1.7%
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	0.855	\$449,000
Sale 2	\$475,000	10/1/2008	0.953	\$453,000
Sale 3	\$515,000	7/1/2008	0.915	\$471,000

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

The time adjustment formula for Area 91 is $(1.022317 + 0.0005730097 * \text{SaleDay} + 0.0000005337498 * \text{SaleDaySq}) / 1.022317$

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: 6/4/2009	Sales Dates: 1/2007 - 12/2008
Area 91	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	324
Mean Assessed Value	522,500
Mean Adj. Sales Price	512,600
Standard Deviation AV	153,411
Standard Deviation SP	150,368

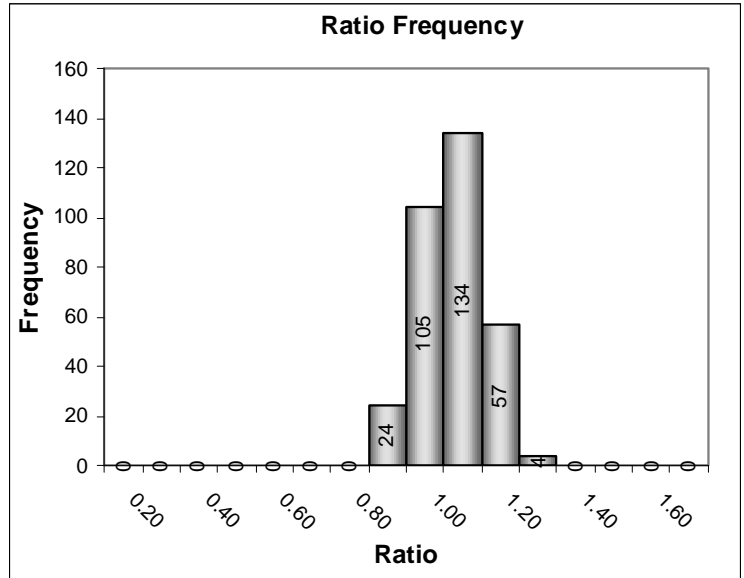
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.022
Median Ratio	1.018
Weighted Mean Ratio	1.019

UNIFORMITY	
Lowest ratio	0.834
Highest ratio:	1.228
Coefficient of Dispersion	6.49%
Standard Deviation	0.082
Coefficient of Variation	8.06%
Price Related Differential (PRD)	1.003

RELIABILITY	
95% Confidence: Median	
Lower limit	1.007
Upper limit	1.031
95% Confidence: Mean	
Lower limit	1.013
Upper limit	1.031

SAMPLE SIZE EVALUATION	
N (population size)	4318
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.082
Recommended minimum:	11
Actual sample size:	324
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	166
# ratios above mean:	158
z:	0.444
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 91

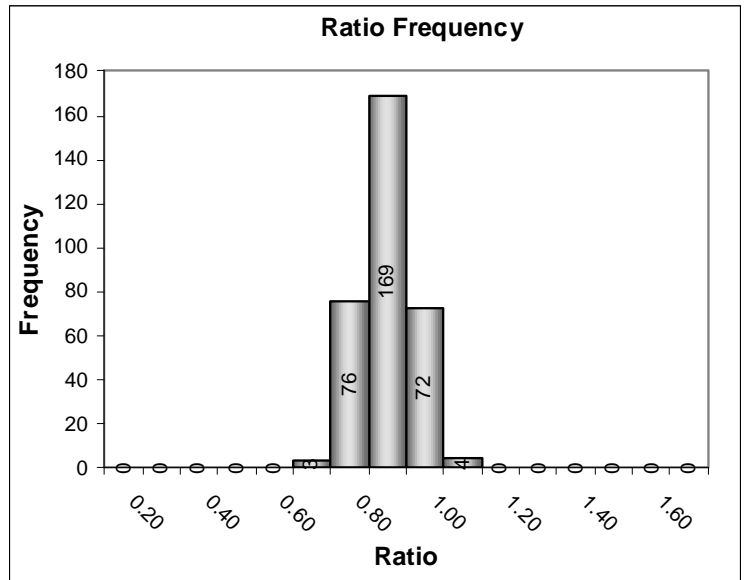
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NE/Team 1	Appr. Date: 01/01/2009	Date of Report: 6/4/2009	Sales Dates: 1/2007 - 12/2008
Area 91	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	324
Mean Assessed Value	433,900
Mean Sales Price	512,600
Standard Deviation AV	127,559
Standard Deviation SP	150,368
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.845
Weighted Mean Ratio	0.846
UNIFORMITY	
Lowest ratio	0.693
Highest ratio:	1.020
Coefficient of Dispersion	6.50%
Standard Deviation	0.068
Coefficient of Variation	8.06%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.836
Upper limit	0.856
95% Confidence: Mean	
Lower limit	0.842
Upper limit	0.856
SAMPLE SIZE EVALUATION	
N (population size)	4318
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.068
Recommended minimum:	7
Actual sample size:	324
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	166
# ratios above mean:	158
z:	0.444
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 91

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 91
(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
004	775160	0140	5/14/07	\$445,000	\$379,000	1470	6	1957	3	11360	N	N	2430 160TH AVE NE
004	775160	0065	8/14/07	\$455,000	\$387,000	1500	6	1957	3	11360	N	N	2428 159TH AVE NE
004	404070	0010	5/4/07	\$408,000	\$348,000	910	7	1961	3	7700	N	N	1404 169TH PL NE
004	329850	0220	8/13/07	\$440,000	\$374,000	960	7	1960	4	7280	N	N	1621 169TH AVE NE
004	404070	0180	5/3/07	\$519,000	\$442,000	1000	7	1961	3	11050	N	N	16850 NE 14TH PL
004	025980	0950	2/8/07	\$416,500	\$359,000	1010	7	1964	4	8034	N	N	2230 NE 167TH PL
004	025980	0430	4/17/07	\$441,000	\$376,000	1050	7	1966	3	7272	N	N	2119 166TH PL NE
004	404070	0130	8/1/07	\$527,000	\$448,000	1050	7	1961	3	10824	N	N	1451 169TH PL NE
004	329840	0090	12/10/07	\$389,500	\$335,000	1070	7	1960	3	7350	N	N	16444 NE 17TH PL
004	329850	0170	1/10/07	\$385,000	\$334,000	1100	7	1960	3	7275	N	N	1644 168TH PL NE
004	329850	0250	4/5/07	\$410,000	\$350,000	1100	7	1960	4	7280	N	N	1639 169TH AVE NE
004	329850	0500	1/24/08	\$439,999	\$382,000	1100	7	1960	3	8120	N	N	1650 172ND AVE NE
004	329850	0640	11/20/07	\$452,500	\$388,000	1110	7	1960	3	5040	N	N	16918 NE 16TH PL
004	618960	0010	8/22/07	\$468,000	\$398,000	1150	7	1968	4	9630	N	N	1504 168TH AVE NE
004	025980	0870	12/13/07	\$511,000	\$440,000	1150	7	1965	3	7107	N	N	2121 168TH AVE NE
004	329850	0340	5/16/07	\$450,000	\$383,000	1170	7	1960	3	7210	N	N	16938 NE 17TH PL
004	404070	0330	6/26/07	\$441,000	\$375,000	1180	7	1961	3	7700	N	N	16863 NE 14TH PL
004	025960	0120	6/4/07	\$565,000	\$480,000	1190	7	1964	4	9605	N	N	2616 164TH AVE NE
004	025960	0400	6/25/07	\$585,000	\$497,000	1190	7	1963	3	7004	N	N	2406 166TH AVE NE
004	404070	0020	3/23/07	\$449,950	\$385,000	1200	7	1961	3	8250	N	N	1410 169TH PL NE
004	691870	0230	6/22/07	\$480,000	\$408,000	1200	7	1965	3	5880	N	N	16215 NE 19TH PL
004	691870	0070	9/19/08	\$450,000	\$426,000	1200	7	1966	3	5400	N	N	1927 162ND AVE NE
004	691870	0080	12/17/07	\$517,900	\$447,000	1200	7	1965	4	4750	N	N	16200 NE 19TH PL
004	363090	0030	7/16/07	\$405,000	\$344,000	1220	7	1968	3	6000	N	N	1550 172ND AVE NE
004	025960	0490	11/18/08	\$390,000	\$381,000	1220	7	1963	3	5700	N	N	2519 167TH PL NE
004	025960	0790	7/15/07	\$500,000	\$425,000	1220	7	1964	3	7370	N	N	16517 NE 27TH ST
004	025960	0160	1/2/07	\$465,000	\$404,000	1230	7	1964	4	7725	N	N	2749 165TH AVE NE
004	025960	0030	9/20/07	\$380,000	\$324,000	1250	7	1964	3	9605	N	N	2412 164TH AVE NE
004	691860	0170	11/20/08	\$340,000	\$332,000	1250	7	1965	3	8400	N	N	1749 162ND AVE NE
004	025980	1090	9/29/08	\$371,995	\$354,000	1250	7	1965	3	7176	N	N	2103 167TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 91
(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
004	025980	0530	12/5/07	\$419,000	\$360,000	1250	7	1965	3	7068	N	N	2323 167TH AVE NE
004	025980	0200	11/20/07	\$453,000	\$389,000	1250	7	1965	3	7107	N	N	2106 168TH AVE NE
004	025980	0750	1/23/07	\$455,000	\$394,000	1250	7	1965	3	8004	N	N	16711 NE 21ST ST
004	068610	0360	5/1/07	\$429,900	\$366,000	1260	7	1963	2	10609	N	N	16915 NE 22ND PL
004	068610	0010	8/22/08	\$495,000	\$463,000	1260	7	1963	3	8800	N	N	2205 169TH AVE NE
004	025980	0700	8/1/08	\$472,500	\$438,000	1310	7	2003	3	7725	N	N	16712 NE 21ST ST
004	329840	0750	6/14/07	\$429,000	\$365,000	1330	7	1960	3	8400	N	N	16719 NE 16TH PL
004	025960	0450	10/4/07	\$460,000	\$392,000	1330	7	1963	4	7910	N	N	2500 167TH PL NE
004	025980	0680	2/12/08	\$490,000	\$428,000	1330	7	1965	3	7210	N	N	2110 NE 167TH ST
004	025980	0570	10/31/08	\$524,950	\$508,000	1330	7	1965	3	8050	N	N	2222 167TH AVE NE
004	691870	0010	8/20/08	\$465,000	\$434,000	1360	7	1965	3	7200	N	N	1813 162ND AVE NE
004	025960	0090	5/7/07	\$612,000	\$521,000	1360	7	1965	5	9605	N	N	2604 164TH AVE NE
004	775220	0105	2/21/07	\$471,000	\$405,000	1370	7	1958	3	11250	N	N	16222 NE 24TH ST
004	068610	0250	3/29/07	\$580,000	\$496,000	1390	7	1963	3	7613	N	N	2228 169TH AVE NE
004	025960	1170	4/26/07	\$535,000	\$456,000	1410	7	1964	3	8250	N	N	16532 NE 27TH PL
004	025960	0010	7/17/07	\$450,000	\$382,000	1420	7	1964	3	9040	N	N	2404 164TH AVE NE
004	068640	0450	4/7/07	\$463,000	\$396,000	1420	7	2000	3	7771	N	N	16854 NE 25TH ST
004	775200	0125	3/19/08	\$435,000	\$384,000	1440	7	1956	3	10170	N	N	16252 NE 26TH ST
004	025980	0540	9/11/08	\$415,000	\$392,000	1450	7	1965	3	16650	N	N	2329 167TH AVE NE
004	242505	9081	12/18/07	\$473,000	\$408,000	1460	7	1953	4	13874	N	N	16605 NE 40TH ST
004	025960	0330	10/1/07	\$439,950	\$375,000	1470	7	1963	3	7140	N	N	2404 165TH PL NE
004	775160	0030	5/19/08	\$514,500	\$463,000	1470	7	1955	4	11360	N	N	2431 160TH AVE NE
004	775220	0010	12/7/07	\$502,500	\$432,000	1560	7	1957	4	9440	N	N	16113 NE 26TH ST
004	775220	0075	11/8/07	\$436,000	\$374,000	1570	7	1957	3	9975	N	N	16231 NE 26TH ST
004	775240	0070	9/24/07	\$550,000	\$469,000	1570	7	1957	3	9492	N	N	2515 164TH AVE NE
004	025970	0180	7/19/07	\$486,000	\$413,000	1650	7	1966	3	8250	N	N	16615 NE 30TH ST
004	775240	0080	7/13/07	\$500,000	\$425,000	1650	7	1958	3	11088	N	N	2424 162ND AVE NE
004	775180	0015	5/9/08	\$506,000	\$454,000	1650	7	1957	3	10050	N	N	16023 NE 28TH ST
004	440110	0040	1/16/07	\$504,800	\$437,000	1790	7	1959	3	10650	N	N	16414 NE 29TH ST
004	775180	0070	11/30/07	\$465,000	\$400,000	1800	7	1955	3	10050	N	N	16014 NE 27TH ST
004	775180	0050	7/31/07	\$539,950	\$459,000	1860	7	1957	3	10050	N	N	16050 NE 27TH ST

Improved Sales Used in this Annual Update Analysis
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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
004	775180	0050	3/25/08	\$633,000	\$559,000	1860	7	1957	3	10050	N	N	16050 NE 27TH ST
004	329850	0390	8/28/07	\$540,000	\$459,000	2130	7	1960	5	7280	N	N	1632 171ST AVE NE
004	691870	0040	6/5/08	\$580,000	\$525,000	2300	7	1966	4	7260	N	N	1907 162ND AVE NE
004	666100	0160	5/24/07	\$650,000	\$553,000	1090	8	1976	5	9000	N	N	17100 NE 28TH PL
004	572800	0070	10/10/08	\$470,000	\$450,000	1190	8	1973	3	6500	N	N	17111 NE 31ST PL
004	068620	0810	4/15/08	\$454,000	\$404,000	1250	8	1964	3	7500	N	N	17027 NE 19TH ST
004	955730	0050	12/13/07	\$489,000	\$421,000	1250	8	1973	4	7245	N	N	3209 172ND AVE NE
004	068630	0460	8/5/08	\$499,950	\$464,000	1260	8	1965	3	8400	N	N	16613 NE 18TH ST
004	572800	0010	9/5/07	\$565,000	\$481,000	1260	8	1973	4	9300	N	N	17118 NE 31ST PL
004	068620	0750	2/12/08	\$560,000	\$489,000	1280	8	1964	3	10500	N	N	17012 NE 18TH ST
004	932850	0230	7/20/07	\$525,950	\$447,000	1300	8	1974	3	7056	N	N	3504 169TH AVE NE
004	068620	0130	2/23/07	\$525,000	\$451,000	1300	8	1964	3	6825	N	N	17025 NE 22ND ST
004	932850	0670	10/19/07	\$608,000	\$520,000	1360	8	1974	4	7056	N	N	17010 NE 34TH PL
004	068620	1180	6/20/07	\$506,000	\$430,000	1410	8	1965	3	8400	N	N	1911 168TH AVE NE
004	068645	0550	9/8/08	\$495,000	\$467,000	1420	8	1976	3	10501	N	N	16605 NE 32ND ST
004	932850	0530	7/10/07	\$595,000	\$505,000	1420	8	1974	3	8216	N	N	3407 169TH AVE NE
004	932850	0310	8/19/08	\$595,000	\$556,000	1440	8	1974	4	7070	N	N	16814 35TH PL NE
004	068645	0140	1/7/08	\$520,000	\$450,000	1450	8	1968	3	11220	N	N	3108 167TH AVE NE
004	068640	0080	1/4/08	\$542,500	\$469,000	1450	8	1967	4	7210	N	N	2613 168TH AVE NE
004	666100	0020	5/24/07	\$530,000	\$451,000	1460	8	1976	3	7500	N	N	17118 NE 29TH PL
004	419350	0120	3/19/07	\$750,000	\$643,000	1470	8	1967	3	10080	N	N	2810 165TH AVE NE
004	955730	0780	5/15/07	\$540,000	\$460,000	1480	8	1971	3	7200	N	N	17103 NE 32ND ST
004	252505	9160	6/15/07	\$550,000	\$468,000	1480	8	1975	3	11913	N	N	16830 NORTHUP WAY
004	202040	0050	5/2/07	\$565,000	\$482,000	1480	8	1979	3	8750	N	N	3831 171ST PL NE
004	068620	0596	3/13/07	\$580,000	\$497,000	1500	8	1966	4	7700	N	N	1920 172ND AVE NE
004	955730	0580	2/14/08	\$595,000	\$520,000	1500	8	1973	4	6956	N	N	3209 170TH AVE NE
004	955730	0650	4/8/08	\$650,000	\$577,000	1510	8	1969	4	5130	Y	N	16908 NE 32ND ST
004	955730	0600	5/3/07	\$610,000	\$520,000	1520	8	1973	4	8000	N	N	16934 NE 32ND ST
004	068620	0760	6/25/08	\$500,000	\$456,000	1540	8	1965	3	7875	N	N	17020 NE 18TH ST
004	068630	0160	7/9/07	\$550,000	\$467,000	1600	8	1965	3	7650	N	N	16605 NE 19TH PL
004	720587	0140	6/26/07	\$615,000	\$523,000	1610	8	1988	3	9567	N	N	16732 NE 35TH ST

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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
004	419350	0160	5/2/08	\$554,000	\$495,000	1620	8	1967	3	8500	N	N	2906 165TH AVE NE
004	955730	0200	7/19/07	\$500,000	\$425,000	1650	8	1971	3	7500	N	N	3212 170TH AVE NE
004	932850	0160	10/1/08	\$485,000	\$462,000	1660	8	1975	3	7700	N	N	3518 170TH AVE NE
004	955730	0170	10/29/07	\$580,000	\$496,000	1680	8	1972	3	7200	N	N	3211 171ST AVE NE
004	068620	0240	1/22/08	\$600,000	\$521,000	1720	8	1965	3	8140	N	N	2208 172ND AVE NE
004	720587	0190	3/2/07	\$625,000	\$537,000	1760	8	1988	3	8536	N	N	16753 NE 35TH ST
004	068645	0320	9/5/07	\$574,000	\$488,000	1790	8	1968	4	10800	N	N	3030 167TH AVE NE
004	068620	1020	7/13/07	\$567,000	\$482,000	1810	8	1964	3	9100	N	N	1811 170TH AVE NE
004	932850	0580	9/11/07	\$545,000	\$464,000	1830	8	1974	4	6400	N	N	3420 169TH AVE NE
004	775160	0095	11/6/08	\$475,000	\$461,000	1850	8	1956	4	11360	N	N	2447 161ST AVE NE
004	068640	0270	9/17/08	\$468,000	\$443,000	1860	8	1967	3	7210	N	N	2634 168TH AVE NE
004	068640	0040	5/8/07	\$536,000	\$457,000	1890	8	1967	3	7210	N	N	2641 168TH AVE NE
004	068620	0575	2/21/08	\$570,000	\$499,000	1910	8	1966	4	8800	N	N	1900 172ND AVE NE
004	720587	0230	10/24/07	\$625,000	\$534,000	1910	8	1988	3	11032	N	N	16789 NE 35TH ST
004	419350	0130	6/13/07	\$580,000	\$493,000	1940	8	1972	3	6825	N	N	2814 165TH PL NE
004	068640	0780	4/3/08	\$504,000	\$446,000	1970	8	1967	4	8500	N	N	16905 NE 27TH ST
004	720587	0050	8/19/08	\$575,000	\$537,000	1990	8	1987	3	6865	N	N	3505 168TH AVE NE
004	720587	0080	1/3/08	\$604,000	\$523,000	2000	8	1987	3	6482	N	N	3514 167TH PL NE
004	242505	9162	3/6/07	\$675,000	\$579,000	2060	8	1994	3	9561	N	N	17120 NE 31ST CT
004	775180	0060	7/1/08	\$485,000	\$444,000	2070	8	1956	3	10050	N	N	16030 NE 27TH ST
004	068610	0700	7/14/08	\$519,000	\$477,000	2100	8	1963	4	5896	N	N	1815 169TH PL NE
004	183030	0100	6/1/07	\$760,000	\$646,000	2180	8	2001	3	15960	N	N	3067 169TH AVE NE
004	669680	0120	7/25/08	\$622,000	\$575,000	2190	8	1986	3	9530	N	N	2886 160TH PL NE
004	669680	0120	5/3/07	\$675,000	\$575,000	2190	8	1986	3	9530	N	N	2886 160TH PL NE
004	068645	0280	4/6/07	\$697,000	\$596,000	2360	8	1969	3	7280	N	N	3027 167TH AVE NE
004	955730	0220	8/24/07	\$620,000	\$527,000	2370	8	1972	3	7575	N	N	3228 170TH AVE NE
004	068620	0420	7/6/07	\$744,000	\$632,000	2580	8	1965	3	7700	N	N	16847 NE 18TH ST
004	068620	1080	7/18/08	\$507,000	\$467,000	2690	8	1966	3	9775	N	N	16834 NE 18TH ST
004	068630	0660	6/26/07	\$591,000	\$502,000	2790	8	1966	3	5250	N	N	16411 NE 20TH ST
004	242505	9025	4/29/08	\$700,000	\$625,000	2950	8	1997	3	8447	N	N	16637 NE 30TH ST
004	068630	0590	7/12/07	\$610,000	\$518,000	2990	8	1965	3	8140	N	N	2017 164TH AVE NE

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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
004	068630	0970	2/27/07	\$686,000	\$590,000	3140	8	1966	3	8400	N	N	16424 NE 21ST PL
004	068650	0100	10/3/07	\$668,000	\$570,000	3610	8	1966	4	10200	N	N	16100 NE 19TH PL
004	664865	0030	9/14/07	\$600,000	\$511,000	1780	9	1982	3	11200	N	N	1820 160TH AVE NE
004	415980	0060	4/20/07	\$671,300	\$573,000	2040	9	1995	3	6480	N	N	3100 170TH AVE NE
004	202090	0060	8/20/08	\$660,000	\$617,000	2180	9	1987	3	12317	Y	N	16912 NE 37TH PL
004	419350	0030	10/19/07	\$751,000	\$642,000	2540	9	1991	3	9360	N	N	16430 NE 28TH ST
004	386510	0090	6/12/07	\$782,000	\$665,000	2770	9	2003	3	4629	N	N	3849 170TH PL NE
004	232505	9086	6/23/08	\$784,500	\$715,000	3080	9	2002	3	9023	N	N	16250 NE 30TH ST
004	415980	0090	1/2/08	\$831,000	\$719,000	3080	9	1995	3	18007	N	N	3135 170TH AVE NE
004	029150	0120	9/11/08	\$650,000	\$613,000	2610	10	1991	3	8690	N	N	3218 165TH PL NE
004	029150	0090	2/9/07	\$765,000	\$660,000	2620	10	1991	3	7500	N	N	3211 165TH PL NE
004	070600	0180	9/21/07	\$865,000	\$737,000	3020	10	1995	3	14732	N	N	15875 NE 25TH PL
013	313410	0184	8/1/07	\$450,000	\$382,000	1030	6	1926	5	13650	N	N	3608 172ND AVE NE
013	240810	0030	4/10/07	\$535,000	\$457,000	920	7	1982	3	9750	Y	N	17320 NE 39TH CT
013	192506	9183	7/21/08	\$440,000	\$406,000	1340	7	1976	4	10018	N	N	2949 WEST LAKE SAMMAMISH PKWY NE
013	327576	0200	11/16/07	\$415,000	\$356,000	1350	7	1968	3	7700	N	N	1725 172ND PL NE
013	327576	0300	5/29/07	\$469,950	\$400,000	1350	7	1968	4	8250	N	N	1741 172ND CT NE
013	313410	0173	7/23/07	\$505,000	\$429,000	1360	7	1971	4	11520	N	N	3628 172ND AVE NE
013	313410	0052	4/20/07	\$538,000	\$459,000	1370	7	1967	3	9728	N	N	3215 180TH AVE NE
013	327576	0310	2/20/07	\$467,500	\$402,000	1420	7	1969	3	7370	N	N	1735 172ND CT NE
013	327575	0290	12/3/07	\$535,000	\$460,000	1460	7	1967	4	8500	N	N	17255 NE 15TH PL
013	252505	9005	8/14/07	\$480,000	\$408,000	1520	7	1949	4	13343	N	N	2037 173RD AVE NE
013	327575	0400	5/14/07	\$462,500	\$394,000	1690	7	1968	3	8280	N	N	17215 NE 16TH PL
013	327576	0220	1/25/08	\$418,000	\$363,000	1740	7	1968	3	5500	N	N	1707 172ND PL NE
013	327576	0250	7/23/08	\$417,000	\$385,000	1740	7	1968	3	7380	N	N	1708 172ND PL NE
013	252505	9164	11/21/08	\$485,000	\$474,000	2000	7	1977	3	12632	N	N	1731 173RD AVE NE
013	103600	0130	2/8/07	\$559,950	\$483,000	3402	7	1972	3	8000	N	N	2617 181ST AVE NE
013	896501	0160	7/7/08	\$580,000	\$532,000	1210	8	1974	3	11160	N	N	17703 NE 34TH ST
013	505680	0130	5/28/08	\$485,000	\$438,000	1260	8	1968	3	6000	N	N	1824 175TH PL NE
013	437670	0450	7/18/07	\$549,950	\$467,000	1260	8	1973	4	9348	N	N	18221 NE 31ST ST
013	505680	0370	8/10/07	\$495,000	\$421,000	1270	8	1975	3	8800	N	N	1804 173RD AVE NE

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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
013	505680	0370	2/28/08	\$499,950	\$438,000	1270	8	1975	3	8800	N	N	1804 173RD AVE NE
013	856305	0180	6/18/07	\$590,000	\$501,000	1280	8	1968	4	7440	N	N	18308 NE 21ST ST
013	437670	0370	8/10/07	\$525,000	\$446,000	1300	8	1968	3	9225	N	N	18134 NE 30TH ST
013	437670	0060	4/25/07	\$552,500	\$471,000	1300	8	1968	4	11449	N	N	2925 181ST AVE NE
013	752521	0290	4/3/07	\$349,950	\$299,000	1330	8	1978	3	2901	N	N	2704 174TH AVE NE
013	752521	1360	11/13/07	\$359,000	\$308,000	1330	8	1978	4	3072	N	N	17238 NE 27TH CT
013	752521	1580	10/22/08	\$355,000	\$342,000	1330	8	1979	4	2778	N	N	2519 174TH AVE NE
013	752521	0220	7/18/07	\$407,000	\$346,000	1330	8	1978	3	2752	N	N	2616 174TH AVE NE
013	026700	0100	4/30/07	\$666,000	\$568,000	1330	8	1967	5	7838	N	N	1812 177TH AVE NE
013	103600	0430	11/7/08	\$629,500	\$611,000	1330	8	1972	4	7600	N	N	2600 181ST AVE NE
013	306260	0030	3/14/07	\$564,000	\$484,000	1340	8	1972	4	11050	N	N	17412 NE 33RD ST
013	106600	0290	4/7/08	\$585,000	\$519,000	1340	8	1963	3	9350	N	N	1120 176TH AVE NE
013	752510	0510	3/20/07	\$339,000	\$290,000	1350	8	1975	3	2560	N	N	2619 175TH AVE NE
013	752510	0560	3/13/08	\$348,700	\$307,000	1350	8	1974	3	2560	N	N	2607 175TH AVE NE
013	752510	0590	9/25/08	\$340,000	\$323,000	1350	8	1974	3	2560	N	N	2539 175TH AVE NE
013	131310	0030	5/14/07	\$550,000	\$468,000	1350	8	1968	3	13875	N	N	17604 NE 29TH ST
013	252505	9133	4/10/07	\$635,100	\$543,000	1360	8	1986	3	12000	N	N	17215 NE 22ND CT
013	752521	0030	12/24/07	\$349,600	\$302,000	1380	8	1978	3	3166	N	N	2510 174TH AVE NE
013	752521	0050	3/13/08	\$351,000	\$309,000	1380	8	1978	3	3230	N	N	2518 174TH AVE NE
013	106620	0060	8/21/07	\$550,000	\$468,000	1390	8	1969	3	9840	N	N	17808 NE 12TH ST
013	106610	0150	11/19/08	\$565,000	\$552,000	1390	8	1973	3	11340	N	N	832 176TH AVE NE
013	306260	0070	11/5/08	\$510,000	\$495,000	1410	8	1971	4	11176	N	N	3203 174TH AVE NE
013	252505	9180	6/6/07	\$545,000	\$463,000	1420	8	1983	3	11590	N	N	2041 173RD AVE NE
013	681100	0070	9/23/08	\$495,000	\$470,000	1420	8	1968	3	12220	N	N	2024 175TH AVE NE
013	106600	0360	6/7/07	\$567,150	\$482,000	1420	8	1963	4	9126	N	N	915 177TH AVE NE
013	279040	0330	7/10/08	\$567,500	\$521,000	1420	8	1974	4	11250	N	N	18521 NE 26TH ST
013	815550	0240	3/19/07	\$528,000	\$452,000	1430	8	1968	4	9000	N	N	17306 NE 15TH ST
013	856300	1330	9/23/08	\$495,500	\$470,000	1430	8	1966	4	8424	N	N	1430 179TH PL NE
013	896501	0120	7/13/07	\$554,775	\$471,000	1430	8	1973	3	13300	N	N	17803 NE 34TH ST
013	106630	0260	7/17/08	\$541,452	\$498,000	1430	8	1967	4	8910	N	N	17448 NE 11TH ST
013	192506	9172	8/23/07	\$610,000	\$519,000	1430	8	1974	4	10890	Y	N	18344 NE 28TH ST

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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
013	856308	0280	5/5/08	\$680,000	\$609,000	1440	8	1977	3	14240	N	N	18529 NE 19TH PL
013	437670	0010	8/1/08	\$498,600	\$462,000	1450	8	1973	4	9435	N	N	18003 NE 30TH ST
013	192506	9152	5/4/07	\$690,000	\$588,000	1450	8	1968	4	22651	Y	N	2915 WEST LAKE SAMMAMISH PKWY NE
013	106630	0070	6/5/07	\$564,122	\$480,000	1460	8	1967	3	10800	N	N	17412 NE 12TH ST
013	856300	0470	5/12/08	\$535,000	\$480,000	1460	8	1966	3	7659	N	N	1426 176TH PL NE
013	279040	0140	9/27/07	\$648,750	\$553,000	1460	8	1976	3	10925	N	N	2530 186TH AVE NE
013	856301	0250	9/22/08	\$468,500	\$444,000	1480	8	1965	3	7980	N	N	17912 NE 19TH PL
013	306260	0060	5/29/07	\$620,000	\$527,000	1490	8	1971	5	9375	N	N	3211 174TH AVE NE
013	856305	0490	12/14/07	\$485,000	\$418,000	1510	8	1967	4	6375	N	N	18503 NE 20TH PL
013	856300	0690	6/27/07	\$699,950	\$595,000	1510	8	1965	3	9180	Y	N	1306 177TH AVE NE
013	856305	0050	8/9/07	\$600,000	\$510,000	1520	8	1972	4	11440	N	N	2018 186TH AVE NE
013	103640	0150	8/1/07	\$665,000	\$565,000	1520	8	1972	4	12400	N	N	17805 NE 25TH ST
013	103640	0110	9/18/08	\$560,000	\$530,000	1530	8	1973	4	10625	N	N	2402 178TH AVE NE
013	856306	0120	7/20/07	\$672,000	\$571,000	1540	8	1972	4	12052	N	N	2227 186TH AVE NE
013	752521	0200	3/10/08	\$410,000	\$361,000	1560	8	1978	3	2831	N	N	2612 174TH AVE NE
013	681100	0130	11/13/07	\$500,000	\$429,000	1560	8	1969	4	11228	N	N	2110 175TH AVE NE
013	152355	0150	12/4/08	\$465,000	\$458,000	1560	8	1991	3	4972	N	N	3039 173RD CT NE
013	226000	0040	12/19/08	\$425,000	\$422,000	1580	8	1977	4	9975	N	N	3507 175TH AVE NE
013	106620	0260	4/11/08	\$600,000	\$533,000	1600	8	1968	3	8970	N	N	1010 178TH PL NE
013	856300	0650	11/20/08	\$670,000	\$655,000	1600	8	1976	4	8000	N	N	1329 177TH AVE NE
013	226000	0110	5/22/07	\$610,000	\$519,000	1610	8	1976	4	9500	N	N	3415 175TH AVE NE
013	437670	0440	10/16/07	\$630,000	\$538,000	1610	8	1973	4	9225	N	N	18215 NE 31ST ST
013	856305	0100	5/30/08	\$615,000	\$556,000	1610	8	1972	4	7725	N	N	18508 NE 21ST ST
013	279041	0090	11/20/07	\$597,000	\$512,000	1630	8	1959	4	14708	N	N	18415 NE 27TH WAY
013	144900	0120	6/26/07	\$675,000	\$574,000	1650	8	1978	4	12000	N	N	2103 180TH CT NE
013	103600	0690	12/2/08	\$637,500	\$627,000	1650	8	1975	4	9500	N	N	18312 NE 25TH ST
013	106610	0200	10/12/07	\$525,050	\$448,000	1660	8	1966	3	13923	N	N	819 176TH AVE NE
013	856300	1070	6/19/07	\$560,000	\$476,000	1660	8	1966	3	14105	N	N	1504 179TH AVE NE
013	106600	0550	7/21/08	\$466,500	\$430,000	1670	8	1972	4	10500	N	N	904 177TH AVE NE
013	306260	0230	9/10/08	\$535,000	\$505,000	1670	8	1972	4	7425	N	N	3208 176TH CT NE
013	103640	0200	2/22/08	\$595,000	\$521,000	1670	8	1973	4	13125	N	N	2404 179TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	856305	0520	8/21/08	\$557,500	\$521,000	1670	8	1968	4	8240	N	N	18525 NE 20TH PL
013	103600	0150	5/16/07	\$618,000	\$526,000	1670	8	1965	3	9434	N	N	2629 181ST AVE NE
013	313410	0212	6/16/08	\$650,000	\$591,000	1670	8	1979	4	11659	Y	N	3819 WEST LAKE SAMMAMISH PKWY NE
013	103640	0140	7/17/08	\$560,000	\$516,000	1690	8	1973	4	12400	N	N	2420 178TH AVE NE
013	752521	1150	8/20/07	\$459,950	\$391,000	1710	8	1978	3	3009	N	N	2733 174TH AVE NE
013	752521	1550	6/28/07	\$430,000	\$365,000	1720	8	1979	4	2991	N	N	2531 174TH AVE NE
013	226000	0140	12/2/08	\$535,000	\$526,000	1720	8	1976	4	9350	N	N	17408 NE 34TH ST
013	026702	0190	3/2/07	\$617,000	\$530,000	1720	8	1976	3	12160	N	N	2015 177TH AVE NE
013	896500	0040	12/3/07	\$500,000	\$430,000	1740	8	1968	4	9250	N	N	3310 179TH AVE NE
013	279040	0010	8/20/07	\$583,640	\$496,000	1740	8	1975	3	12500	N	N	18605 NE 25TH ST
013	106620	0230	2/25/08	\$725,000	\$635,000	1740	8	1976	3	12000	N	N	930 178TH PL NE
013	131300	0300	5/21/07	\$589,500	\$502,000	1750	8	1968	4	9545	N	N	17804 NE 27TH ST
013	856300	1300	3/6/07	\$549,950	\$472,000	1780	8	1965	4	8239	N	N	1410 179TH PL NE
013	856301	0690	12/29/07	\$587,000	\$507,000	1780	8	1973	4	15180	N	N	1049 185TH AVE NE
013	856301	0690	1/18/07	\$620,000	\$537,000	1780	8	1973	4	15180	N	N	1049 185TH AVE NE
013	106620	0100	5/1/07	\$550,000	\$469,000	1800	8	1971	4	9750	N	N	957 178TH AVE NE
013	106620	0400	4/12/07	\$545,000	\$465,000	1820	8	1969	3	10400	N	N	1208 179TH PL NE
013	106620	0360	4/27/07	\$575,000	\$490,000	1820	8	1969	3	9880	N	N	1012 179TH PL NE
013	856300	0010	8/27/07	\$649,000	\$552,000	1820	8	1966	4	9000	N	N	17601 NE 13TH ST
013	856305	0170	8/1/08	\$560,000	\$519,000	1830	8	1977	4	8240	N	N	18312 NE 21ST ST
013	856300	1460	10/17/08	\$540,000	\$519,000	1850	8	1964	4	7650	N	N	1311 180TH AVE NE
013	131300	0220	4/7/08	\$550,000	\$488,000	1870	8	1968	4	9600	N	N	2830 177TH AVE NE
013	856301	0520	3/6/08	\$583,950	\$513,000	1870	8	1966	4	10080	N	N	18027 NE 13TH ST
013	106600	0620	7/18/08	\$480,000	\$442,000	1910	8	1962	3	10200	N	N	964 177TH AVE NE
013	856303	0450	5/8/07	\$640,000	\$545,000	1920	8	1967	4	10000	N	N	1646 184TH AVE NE
013	752521	1590	8/6/07	\$449,000	\$382,000	1930	8	1979	4	2753	N	N	2515 174TH AVE NE
013	856302	0100	4/23/08	\$590,010	\$526,000	1930	8	1968	4	6750	N	N	2122 182ND AVE NE
013	106620	0350	7/5/08	\$598,950	\$549,000	1930	8	1968	5	11050	N	N	1004 179TH PL NE
013	279040	0180	8/12/08	\$610,000	\$568,000	1930	8	1975	4	12400	N	N	2604 186TH AVE NE
013	856300	0760	6/13/07	\$660,000	\$561,000	1950	8	1975	5	8080	N	N	1414 177TH AVE NE
013	752521	1380	5/3/07	\$426,000	\$363,000	1990	8	1978	4	3264	N	N	17222 NE 27TH CT

Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	279041	0060	4/9/07	\$545,000	\$466,000	1990	8	1978	4	14000	N	N	18408 NE 27TH WAY
013	336650	0030	8/12/08	\$520,000	\$484,000	1990	8	1974	4	11700	N	N	17818 NE 26TH ST
013	752521	1440	10/19/07	\$449,950	\$384,000	2000	8	1979	3	3021	N	N	2615 174TH AVE NE
013	103600	0610	8/27/07	\$630,000	\$536,000	2010	8	1974	3	9500	N	N	2522 183RD AVE NE
013	856300	1520	4/11/07	\$653,500	\$558,000	2010	8	1967	4	9506	N	N	17910 NE 13TH ST
013	752510	0310	4/10/08	\$450,000	\$400,000	2020	8	1968	3	2560	N	N	2622 175TH AVE NE
013	437700	0100	5/22/07	\$638,200	\$543,000	2040	8	1976	3	12500	N	N	17227 NE 20TH PL
013	810040	0070	6/6/07	\$608,000	\$517,000	2050	8	1987	4	12229	N	N	3220 173RD AVE NE
013	103640	0020	3/20/07	\$621,101	\$532,000	2050	8	1972	4	12000	N	N	17816 NE 25TH ST
013	103600	0160	10/24/08	\$603,000	\$581,000	2050	8	1972	5	8640	N	N	2703 181ST AVE NE
013	106630	0380	10/23/08	\$498,000	\$480,000	2060	8	1972	4	8910	N	N	17451 NE 12TH ST
013	143760	0040	3/24/08	\$641,025	\$566,000	2090	8	1977	4	8750	N	N	2009 187TH AVE NE
013	131300	0450	3/6/08	\$500,000	\$439,000	2100	8	1966	4	5940	N	N	2806 178TH AVE NE
013	856303	0340	7/23/07	\$595,000	\$506,000	2110	8	1966	5	7350	N	N	18346 NE 19TH PL
013	856303	0100	9/11/07	\$740,000	\$630,000	2110	8	1968	5	7350	N	N	1619 184TH AVE NE
013	932970	0300	9/25/08	\$600,000	\$570,000	2120	8	1987	3	10800	N	N	1975 178TH AVE NE
013	152355	0270	10/17/07	\$584,000	\$499,000	2160	8	1990	3	4467	N	N	2904 173RD CT NE
013	152355	0290	10/19/07	\$610,000	\$521,000	2160	8	1990	3	4160	N	N	2830 173RD CT NE
013	025990	0050	4/11/07	\$621,000	\$530,000	2170	8	2000	3	3840	N	N	2484 173RD PL NE
013	932970	0200	5/23/07	\$736,000	\$626,000	2180	8	1994	3	10800	N	N	1890 178TH AVE NE
013	025990	0390	7/12/07	\$585,000	\$497,000	2240	8	2000	3	4229	N	N	2489 173RD PL NE
013	025990	0020	8/13/08	\$645,000	\$601,000	2240	8	2000	3	3842	N	N	22466 173RD PL NE
013	505680	0270	7/16/07	\$645,000	\$548,000	2260	8	1968	3	6710	N	N	1850 174TH PL NE
013	505680	0170	7/16/07	\$680,000	\$578,000	2260	8	1968	4	7500	N	N	17400 NE 19TH PL
013	143760	0010	3/7/07	\$699,950	\$601,000	2270	8	1975	4	10350	N	N	18635 NE 21ST ST
013	392010	0020	11/24/08	\$640,000	\$627,000	2270	8	1968	4	12467	N	N	2315 184TH AVE NE
013	505680	0300	7/19/07	\$695,000	\$590,000	2280	8	1969	3	10500	N	N	1819 175TH PL NE
013	190460	0030	7/24/07	\$599,950	\$510,000	2310	8	1978	3	12264	N	N	17318 NE 23RD CT
013	856305	0030	10/4/07	\$719,950	\$614,000	2320	8	1972	4	11440	N	N	2010 186TH AVE NE
013	856307	1010	4/29/08	\$720,500	\$644,000	2320	8	1972	3	18125	Y	N	1998 186TH AVE NE
013	810040	0160	1/11/08	\$610,000	\$529,000	2330	8	1984	4	11424	N	N	17214 NE 32ND ST

**Improved Sales Used in this Annual Update Analysis
Area 91
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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
013	932970	0230	9/13/07	\$687,000	\$585,000	2370	8	1987	3	14096	N	N	1818 178TH AVE NE
013	103600	0910	7/2/07	\$650,000	\$552,000	2420	8	1965	4	14000	N	N	18016 NE 28TH ST
013	103600	0190	6/19/08	\$637,000	\$580,000	2420	8	1967	4	7800	N	N	18106 NE 27TH ST
013	131300	0210	7/24/08	\$589,000	\$544,000	2500	8	1966	4	8400	N	N	17705 NE 29TH ST
013	856300	0610	12/2/08	\$530,000	\$521,000	2520	8	1967	3	7400	N	N	1407 177TH AVE NE
013	856300	0540	8/27/07	\$775,000	\$659,000	2710	8	1974	5	10812	N	N	1521 179TH AVE NE
013	313410	0139	10/2/07	\$645,000	\$550,000	2720	8	1987	3	9969	N	N	17424 NE 38TH ST
013	932960	0270	12/17/08	\$615,000	\$610,000	2750	8	1987	3	12990	N	N	2014 179TH CT NE
013	752680	0120	7/2/07	\$975,000	\$828,000	2810	8	2007	3	9709	Y	N	3324 181ST PL NE
013	279040	0390	8/15/08	\$560,000	\$522,000	2980	8	1974	3	10925	N	N	18502 NE 25TH ST
013	864430	0080	4/4/07	\$660,000	\$564,000	3020	8	1975	4	8800	N	N	3004 177TH AVE NE
013	252505	9172	12/3/07	\$672,000	\$578,000	3190	8	1979	4	12196	N	N	17769 NE 24TH ST
013	143760	0210	4/7/08	\$625,000	\$554,000	3240	8	1974	4	6750	N	N	2323 187TH AVE NE
013	856303	0220	7/6/07	\$799,000	\$679,000	3400	8	1967	4	14000	N	N	1837 184TH AVE NE
013	856302	0420	1/15/08	\$820,000	\$711,000	3640	8	1967	4	12750	N	N	2005 182ND AVE NE
013	403980	0130	6/4/07	\$812,000	\$691,000	1560	9	1977	4	17696	Y	N	17501 NE 4TH PL
013	856307	0040	3/12/08	\$640,000	\$563,000	1610	9	1975	4	14300	N	N	1665 185TH AVE NE
013	856307	0030	5/12/08	\$600,000	\$538,000	1740	9	1975	4	13750	N	N	1673 185TH AVE NE
013	403980	0220	1/29/07	\$546,000	\$472,000	1800	9	1977	4	15960	N	N	500 176TH LN NE
013	856307	0260	3/23/08	\$600,000	\$530,000	1850	9	1976	4	9250	N	N	18414 NE 15TH PL
013	856303	0230	8/22/08	\$700,000	\$655,000	2000	9	1981	4	7290	N	N	18335 NE 19TH PL
013	336940	0120	11/13/08	\$565,000	\$550,000	2220	9	1978	3	15000	N	N	17524 NE 31ST CT
013	414165	0140	2/26/08	\$710,000	\$622,000	2260	9	1980	3	12000	N	N	18606 NE 16TH ST
013	192506	9098	7/2/07	\$730,000	\$620,000	2300	9	1986	3	11761	Y	N	2801 WEST LAKE SAMMAMISH PKWY NE
013	414165	0300	2/16/07	\$715,000	\$616,000	2320	9	1987	3	17050	N	N	1623 187TH AVE NE
013	152356	0010	7/5/07	\$696,000	\$591,000	2410	9	1999	3	7127	N	N	3003 172ND CT NE
013	932970	0040	7/13/07	\$800,000	\$680,000	2420	9	1986	3	10986	N	N	1920 179TH PL NE
013	252505	9124	5/18/07	\$890,000	\$758,000	2450	9	1997	3	12559	N	N	848 173RD AVE NE
013	932960	0100	5/22/07	\$655,000	\$557,000	2460	9	1990	3	16593	N	N	2111 178TH AVE NE
013	279041	0220	4/28/08	\$735,000	\$656,000	3120	9	1977	4	11000	N	N	18405 NE 26TH WAY
013	242505	9174	8/13/07	\$960,303	\$816,000	3190	9	2007	3	10034	N	N	3104 172ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	252505	9210	9/18/08	\$1,219,000	\$1,154,000	3513	9	2008	3	10969	N	N	1262 173RD AVE NE
013	252505	9211	7/28/08	\$1,239,085	\$1,146,000	3588	9	2008	3	10048	N	N	1268 173RD AVE NE
013	252505	9215	5/10/07	\$989,950	\$843,000	3610	9	2006	3	13456	N	N	17307 NE 13TH PL
013	106620	0300	4/27/07	\$1,325,000	\$1,130,000	5830	9	2002	3	9440	N	N	1019 179TH PL NE
013	192506	9178	3/15/07	\$644,950	\$553,000	1820	10	1975	3	11761	Y	N	2873 WEST LAKE SAMMAMISH PKWY NE
013	192506	9181	9/4/08	\$540,000	\$508,000	2000	10	1976	4	15246	N	N	3015 WEST LAKE SAMMAMISH PKWY NE
013	664879	0070	4/19/07	\$710,000	\$606,000	2510	10	1989	3	10547	N	N	17631 NE 34TH CT
013	721232	0120	7/25/07	\$720,000	\$612,000	2720	10	1984	3	12003	N	N	2420 176TH CT NE
013	721232	0030	6/11/07	\$635,000	\$540,000	2950	10	1983	3	13659	N	N	2423 176TH CT NE
013	666660	0050	1/7/08	\$832,000	\$720,000	3030	10	1997	3	13752	N	N	17224 NE 26TH CT
013	666660	0130	6/2/08	\$840,000	\$760,000	3030	10	1997	3	12005	N	N	17217 NE 26TH CT
013	666660	0150	9/22/08	\$850,000	\$806,000	3220	10	1996	3	12001	N	N	17205 NE 26TH CT
013	856307	0180	7/3/08	\$1,250,000	\$1,144,000	4570	10	1979	4	12400	Y	N	1445 185TH AVE NE
013	891710	0144	8/14/08	\$1,300,000	\$1,211,000	2120	11	2007	3	13872	N	N	2349 WEST LAKE SAMMAMISH PKWY
013	313410	0131	11/7/08	\$2,033,000	\$1,974,000	6380	12	2007	3	15021	N	N	3624 175TH CT NE

**Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	025960	0200	4/24/07	\$270,000	DIAGNOSTIC OUTLIER
004	025960	0800	7/11/08	\$579,000	DIAGNOSTIC OUTLIER
004	068610	0360	10/15/08	\$565,000	DIAGNOSTIC OUTLIER
004	068620	0601	5/25/07	\$775,000	OBSOL
004	068640	0600	10/3/08	\$375,000	DIAGNOSTIC OUTLIER
004	068640	0720	10/1/07	\$631,000	UNFIN AREA
004	068640	0850	7/6/07	\$795,000	DIAGNOSTIC OUTLIER
004	068645	0420	9/26/07	\$202,204	DOR RATIO
004	070600	0140	5/9/07	\$1,175,000	DIAGNOSTIC OUTLIER
004	202040	0050	5/2/07	\$565,000	RELOCATION - SALE TO SERVICE
004	404070	0320	5/23/08	\$302,600	EXEMPT FROM EXCISE TAX
004	691860	0100	3/21/07	\$463,000	OBSOL
004	737630	0015	4/5/07	\$357,500	DIAGNOSTIC OUTLIER
013	026700	0140	2/20/08	\$390,000	DIAGNOSTIC OUTLIER
013	103600	0150	5/16/07	\$618,000	RELOCATION - SALE TO SERVICE
013	103640	0020	3/20/07	\$621,101	RELOCATION - SALE TO SERVICE
013	106610	0010	2/26/08	\$731,000	DIAGNOSTIC OUTLIER
013	106610	0010	1/4/08	\$731,000	RELOCATION - SALE TO SERVICE
013	143760	0010	3/1/07	\$699,950	RELOCATION - SALE TO SERVICE
013	144900	0100	3/3/08	\$48,740	RELATED PARTY, FRIEND, OR NEIGHBOR
013	152356	0110	2/21/07	\$279,560	RELATED PARTY, FRIEND, OR NEIGHBOR
013	226000	0270	12/11/07	\$39,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	252505	9071	8/12/08	\$480,000	UNFIN AREA
013	252505	9148	7/28/08	\$739,950	DIAGNOSTIC OUTLIER
013	252505	9168	3/15/07	\$874,000	DIAGNOSTIC OUTLIER
013	279040	0380	3/31/08	\$520,000	DIAGNOSTIC OUTLIER
013	313410	0118	1/17/07	\$648,000	DIAGNOSTIC OUTLIER
013	313410	0169	6/19/07	\$750,000	UNFIN AREA
013	313410	0187	1/18/08	\$780,000	DIAGNOSTIC OUTLIER
013	313410	0196	3/11/08	\$640,000	DIAGNOSTIC OUTLIER
013	313410	0196	12/26/07	\$640,000	DIAGNOSTIC OUTLIER
013	327575	0230	2/27/07	\$395,000	DIAGNOSTIC OUTLIER
013	392010	0020	3/26/08	\$508,000	DIAGNOSTIC OUTLIER
013	414165	0100	5/16/07	\$755,000	OBSOL
013	414165	0240	3/29/07	\$1,040,000	DIAGNOSTIC OUTLIER
013	437670	0060	4/6/07	\$552,500	RELOCATION - SALE TO SERVICE
013	752510	0180	10/3/08	\$443,700	DIAGNOSTIC OUTLIER
013	752680	0070	3/10/08	\$475,000	DIAGNOSTIC OUTLIER
013	815550	0250	6/26/08	\$330,000	UNFIN AREA
013	856300	1460	9/15/08	\$540,000	RELOCATION - SALE TO SERVICE
013	856301	0640	6/6/07	\$767,500	DIAGNOSTIC OUTLIER
013	856302	0420	1/15/08	\$820,000	RELOCATION - SALE TO SERVICE
013	856303	0100	9/11/07	\$740,000	RELOCATION - SALE TO SERVICE
013	856307	0030	4/11/08	\$599,975	RELOCATION - SALE TO SERVICE
013	856307	0320	10/10/07	\$715,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	856307	0320	10/10/07	\$715,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 91***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
13	106610	0420	3/22/2007	\$335,000	9480	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 91***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
13	142505	9201	12/12/2007	\$2,590,000	MULTI-PARCEL SALE
13	252505	9208	4/16/2007	\$421,500	NO MARKET EXPOSURE

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