

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** Haller Lake/Licton Springs / 6  
**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: 389  
 Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2008 Value</b>	\$135,500	\$218,800	\$354,300			
<b>2009 Value</b>	\$114,600	\$184,800	\$299,400	\$354,300	84.5%	8.60%
<b>Change</b>	-\$20,900	-\$34,000	-\$54,900			
<b>% Change</b>	-15.4%	-15.5%	-15.5%			

\*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.

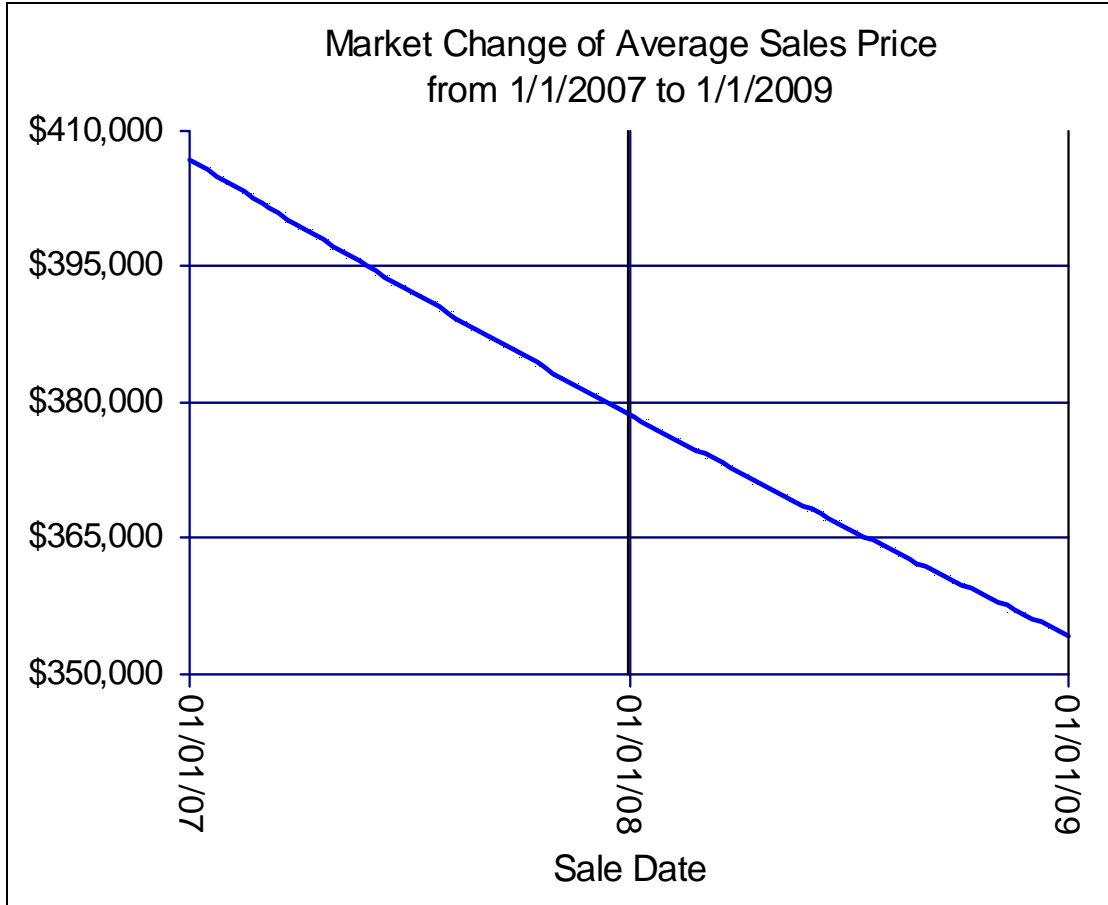
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$169,100	\$205,300	\$374,400
<b>2009 Value</b>	\$143,300	\$177,900	\$321,200
<b>Percent Change</b>	-15.3%	-13.3%	-14.2%

Number of one to three unit residences in the Population: 3,949

**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 except for townhomes. The assessment ratio for townhomes was higher than others and their values were adjusted downward more.

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

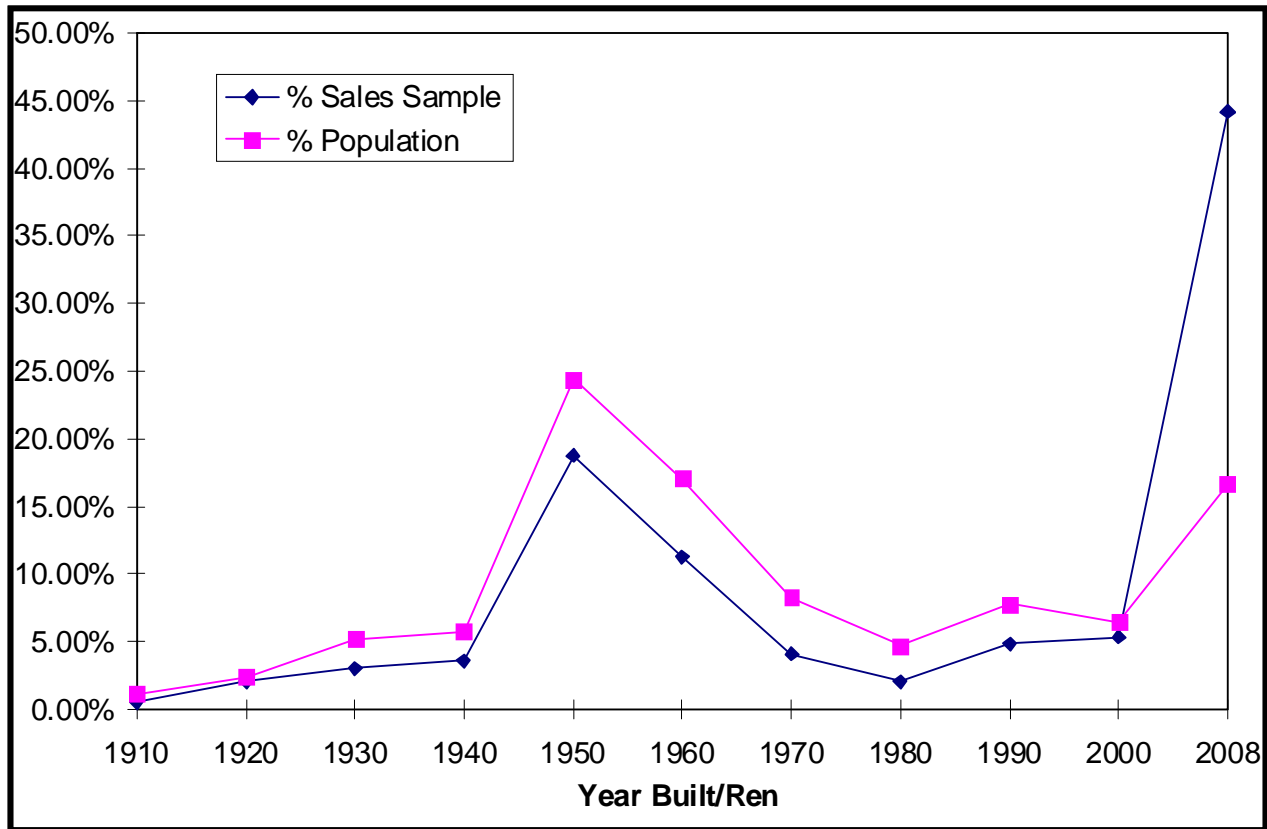
**Market Change of Average Sale Price in Area 6  
From 1/1/07 to 1/1/09**



### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.51%
1920	8	2.06%
1930	12	3.08%
1940	14	3.60%
1950	73	18.77%
1960	44	11.31%
1970	16	4.11%
1980	8	2.06%
1990	19	4.88%
2000	21	5.40%
2008	172	44.22%
	389	

Population		
Year Built/Ren	Frequency	% Population
1910	47	1.19%
1920	95	2.41%
1930	206	5.22%
1940	229	5.80%
1950	964	24.41%
1960	673	17.04%
1970	327	8.28%
1980	187	4.74%
1990	307	7.77%
2000	255	6.46%
2008	659	16.69%
	3949	

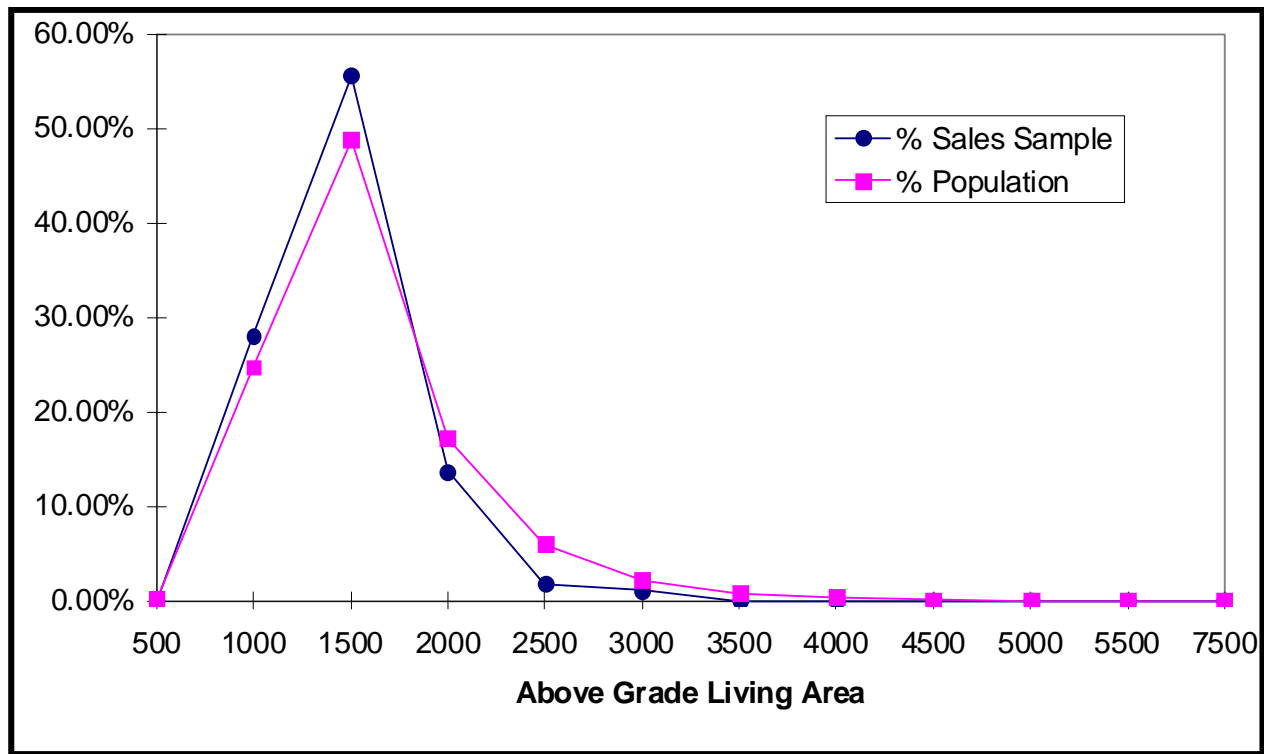


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	109	28.02%
1500	216	55.53%
2000	53	13.62%
2500	7	1.80%
3000	4	1.03%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	389	

Population		
AGLA	Frequency	% Population
500	6	0.15%
1000	975	24.69%
1500	1924	48.72%
2000	677	17.14%
2500	236	5.98%
3000	85	2.15%
3500	29	0.73%
4000	15	0.38%
4500	2	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3949	

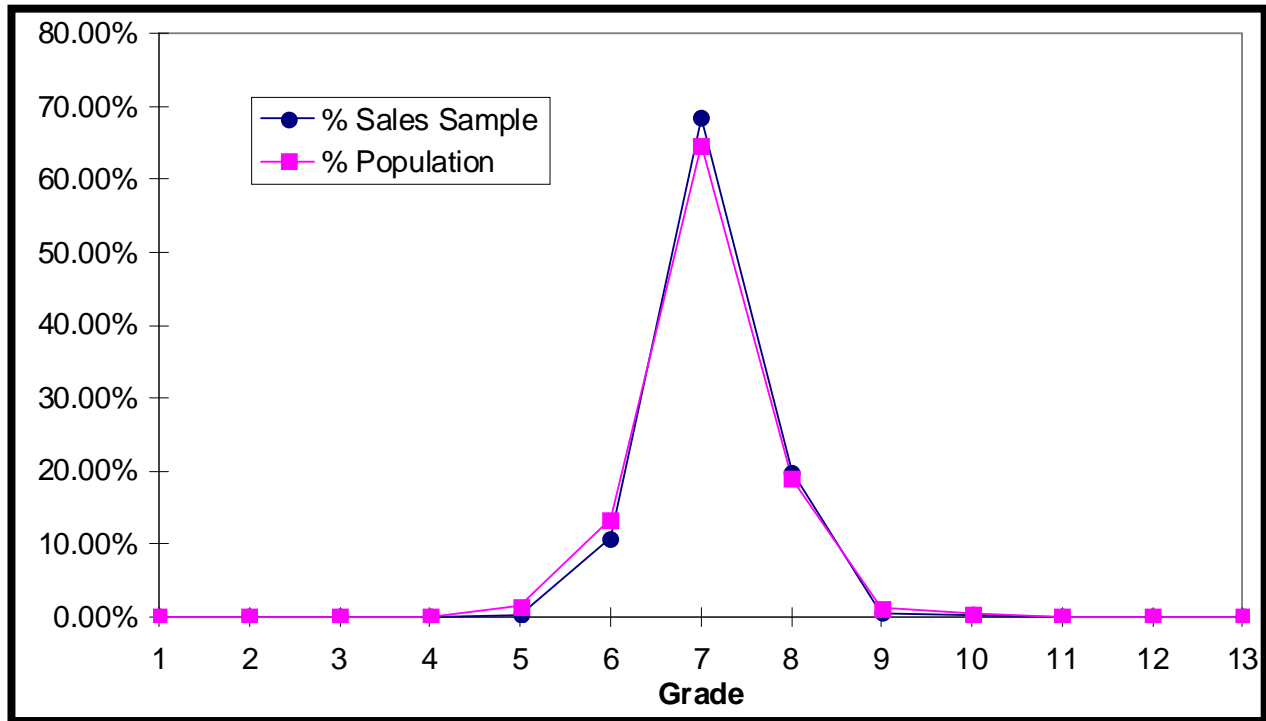


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

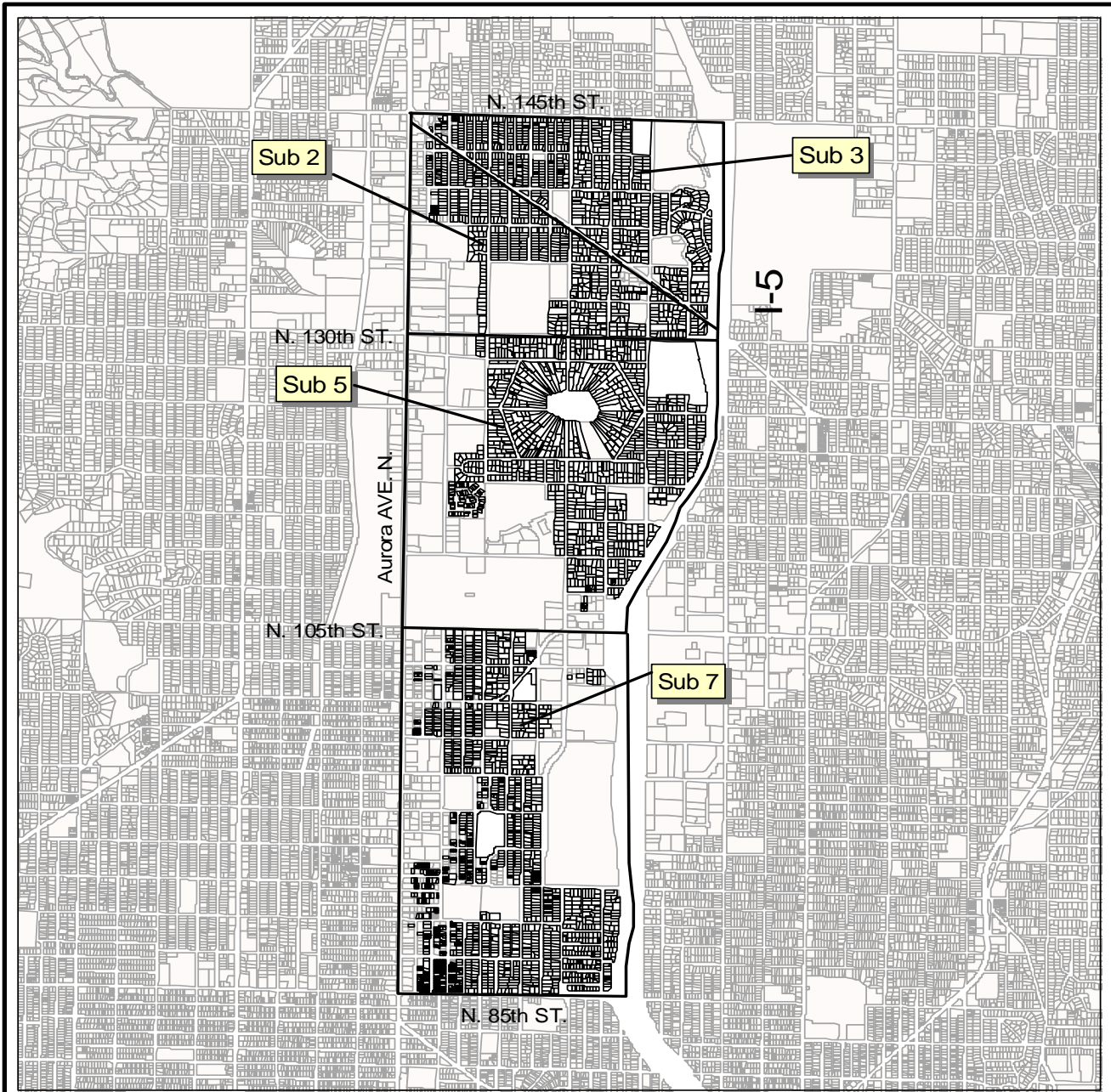
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.26%
6	42	10.80%
7	266	68.38%
8	77	19.79%
9	2	0.51%
10	1	0.26%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	389	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.05%
5	55	1.39%
6	529	13.40%
7	2553	64.65%
8	746	18.89%
9	46	1.16%
10	17	0.43%
11	1	0.03%
12	0	0.00%
13	0	0.00%
	3949	



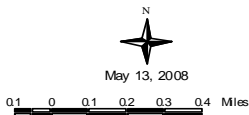
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

# Area Map



## Area 6 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.  
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Department of Assessments

# Annual Update Process

***Effective Date of Appraisal: January 1, 2009***

***Date of Appraisal Report: June 9, 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 2 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15% decrease was made in land assessment for the 2009 Assessment Year.

**2009 Land Value = 2008 Land Value x 0.85, 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 389 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 / ( 0.9813654 + 0.05417441\*If a Townhome)**

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 (Previous Total Value \* 0.84 – 2009 Land Value=2009 Improvement Value).
- \*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value \* 0.84 – 2009 Land Value=2009 Improvement Value).
- \*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 84.5%. 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”.<sup>1</sup> 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.

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<sup>1</sup> “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 values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -14.2%. 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 6 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

-13.39%

Townhouse	Yes
% Adjustment	-17.92%

#### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a townhouse parcel would *approximately* receive a -17.9% downward adjustment. 692 parcels in the improved population would receive this adjustment. There were 179 sales.

There were no properties that would receive a multiple variable adjustment.

Generally townhouse parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

82% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 6 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.

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.871	-12.9%
2/1/2007	0.876	-12.4%
3/1/2007	0.881	-11.9%
4/1/2007	0.887	-11.3%
5/1/2007	0.892	-10.8%
6/1/2007	0.897	-10.3%
7/1/2007	0.903	-9.7%
8/1/2007	0.908	-9.2%
9/1/2007	0.914	-8.6%
10/1/2007	0.919	-8.1%
11/1/2007	0.925	-7.5%
12/1/2007	0.930	-7.0%
1/1/2008	0.935	-6.5%
2/1/2008	0.941	-5.9%
3/1/2008	0.946	-5.4%
4/1/2008	0.951	-4.9%
5/1/2008	0.957	-4.3%
6/1/2008	0.962	-3.8%
7/1/2008	0.967	-3.3%
8/1/2008	0.973	-2.7%
9/1/2008	0.978	-2.2%
10/1/2008	0.984	-1.6%
11/1/2008	0.989	-1.1%
12/1/2008	0.995	-0.5%
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.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2007	0.887	\$466,000
Sale 2	\$475,000	10/1/2008	0.984	\$467,000
Sale 3	\$515,000	7/1/2008	0.967	\$498,000

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

The time adjustment formula for Area 6 is  $(0.9813654 + 0.0001778978 * \text{SaleDay} + 0.05417441 * 0.4601542) / (0.9813654 + 0.05417441 * 0.4601542)$

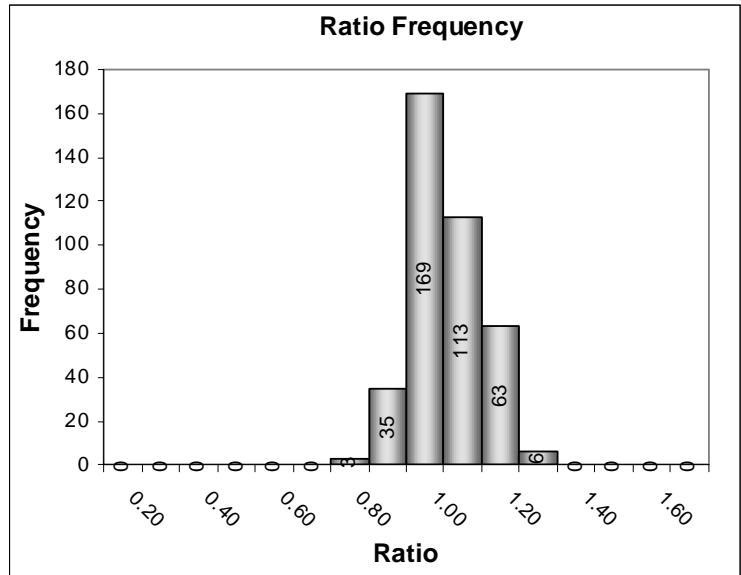
SaleDay = SaleDate - 39814

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

<b>District/Team:</b> NW / Team - 4	<b>Appr. Date:</b> 01/01/2008	<b>Date of Report:</b> 6/9/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> Haller Lake/Licton Springs / 6	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	389
<i>Mean Assessed Value</i>	354,300
<i>Mean Adj. Sales Price</i>	354,300
<i>Standard Deviation AV</i>	81,311
<i>Standard Deviation SP</i>	87,389
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	1.006
<i>Median Ratio</i>	0.993
<i>Weighted Mean Ratio</i>	1.000
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.794
<i>Highest ratio:</i>	1.249
<i>Coefficient of Dispersion</i>	7.45%
<i>Standard Deviation</i>	0.091
<i>Coefficient of Variation</i>	9.05%
<i>Price Related Differential (PRD)</i>	1.006
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.981
<i>Upper limit</i>	1.009
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.997
<i>Upper limit</i>	1.015
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3949
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.091
<b>Recommended minimum:</b>	13
<i>Actual sample size:</i>	389
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	209
<i># ratios above mean:</i>	180
<i>z:</i>	1.470
<b>Conclusion:</b>	Normal*
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

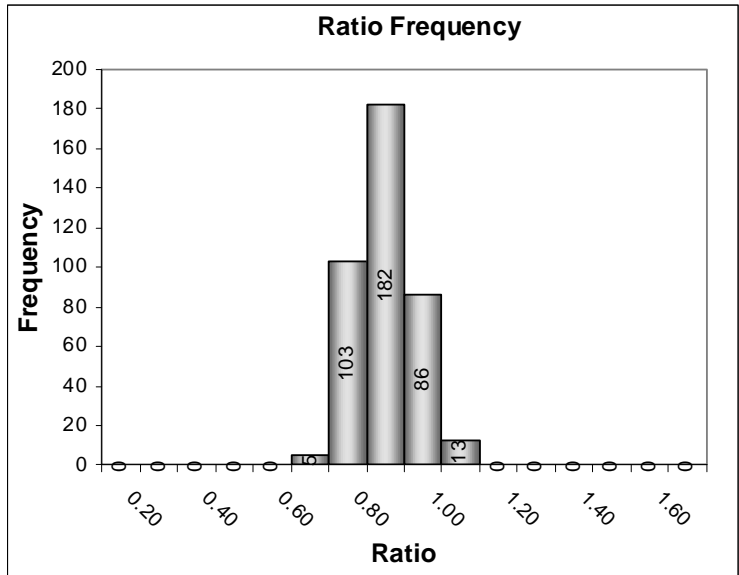
1 to 3 Unit Residences throughout area 6

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

# Annual Update Ratio Study Report (After)

## 2009 Assessments

<b>District/Team:</b> NW / Team - 4	<b>Appr. Date:</b> 01/01/2009	<b>Date of Report:</b> 6/9/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> Haller Lake/Licton Springs / 6	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	389		
<b>Mean Assessed Value</b>	299,400		
<b>Mean Sales Price</b>	354,300		
<b>Standard Deviation AV</b>	72,062		
<b>Standard Deviation SP</b>	87,389		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.849		
<b>Median Ratio</b>	0.840		
<b>Weighted Mean Ratio</b>	0.845		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.688		
<b>Highest ratio:</b>	1.036		
<b>Coefficient of Dispersion</b>	7.01%		
<b>Standard Deviation</b>	0.073		
<b>Coefficient of Variation</b>	8.60%		
<b>Price Related Differential (PRD)</b>	1.004		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.831		
Upper limit	0.847		
<b>95% Confidence: Mean</b>			
Lower limit	0.841		
Upper limit	0.856		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3949		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.073		
<b>Recommended minimum:</b>	9		
<b>Actual sample size:</b>	389		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	218		
# ratios above mean:	171		
z:	2.383		
<b>Conclusion:</b>	<b>Non-normal</b>		



### COMMENTS:

1 to 3 Unit Residences throughout area 9

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

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 6**  
**(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
2	615020	0100	6/13/07	\$324,900	\$292,000	710	6	1943	5	6800	N	N	13532 ASHWORTH AVE N
2	614970	0390	6/28/07	\$270,000	\$244,000	750	6	1931	3	6150	N	N	1408 N 137TH ST
2	615020	0045	8/7/07	\$335,000	\$305,000	820	6	1932	4	6800	N	N	13545 DENSMORE AVE N
2	614970	0305	5/7/07	\$286,500	\$256,000	1010	6	1947	4	7200	N	N	13728 STONE AVE N
2	614970	0145	9/7/07	\$354,000	\$324,000	1020	6	1947	4	8160	N	N	13733 STONE AVE N
2	615020	0200	4/17/07	\$359,777	\$320,000	1040	6	1954	4	4635	N	N	1709 N 137TH ST
2	641460	0205	8/15/07	\$360,000	\$328,000	1110	6	1930	5	7340	N	N	13418 MERIDIAN AVE N
2	614970	0150	6/29/07	\$344,950	\$311,000	1170	6	1949	4	7501	N	N	13729 STONE AVE N
2	615020	0275	6/26/07	\$367,500	\$331,000	1270	6	1952	4	6800	N	N	13511 BURKE AVE N
2	641460	0034	5/2/07	\$332,000	\$296,000	720	7	1948	3	8682	N	N	13021 SUNNYSIDE AVE N
2	645030	4640	2/13/08	\$345,000	\$325,000	790	7	1945	4	5100	N	N	14050 LENORA PL N
2	645030	4710	6/28/07	\$305,000	\$275,000	840	7	1951	5	3289	N	N	14052 MIDVALE AVE N
2	645030	4610	6/4/07	\$347,450	\$312,000	850	7	1942	4	5100	N	N	14034 LENORA PL N
2	615020	0180	5/14/08	\$277,500	\$266,000	850	7	1948	3	6800	N	N	13549 WALLINGFORD AVE N
2	178760	0290	5/22/07	\$337,000	\$302,000	900	7	1918	4	7169	N	N	13008 1ST AVE NE
2	645030	4110	7/9/07	\$344,950	\$312,000	940	7	1935	3	5250	N	N	14027 ROSLYN PL N
2	178760	0277	2/28/07	\$302,000	\$266,000	1020	7	1942	3	8230	N	N	13044 1ST AVE NE
2	641510	0132	1/24/08	\$345,000	\$324,000	1030	7	1960	3	7147	N	N	13549 ROOSEVELT WAY N
2	645030	4620	3/29/07	\$390,000	\$346,000	1060	7	1979	3	5100	N	N	14038 LENORA PL N
2	615020	0529	9/2/08	\$365,000	\$357,000	1090	7	1975	4	3060	N	N	1900 N 135TH ST
2	641460	0240	3/23/07	\$365,650	\$324,000	1130	7	1950	3	8316	N	N	13401 CORLISS AVE N
2	641460	0033	7/25/07	\$321,450	\$292,000	1140	7	1948	3	10102	N	N	13013 SUNNYSIDE AVE N
2	615020	0330	3/20/07	\$350,000	\$310,000	1150	7	1955	3	4000	N	N	1811 N 137TH ST
2	641460	0006	8/13/08	\$332,150	\$324,000	1180	7	1950	5	8050	N	N	2334 N 130TH ST
2	614970	0190	5/17/07	\$309,950	\$277,000	1180	7	1999	3	1237	N	N	13716 MIDVALE AVE N
2	614970	0211	7/9/08	\$319,950	\$310,000	1220	7	2007	3	1460	N	N	13724 C MIDVALE AVE N
2	192604	9279	3/15/07	\$355,000	\$314,000	1250	7	1953	4	10200	N	N	13125 ASHWORTH AVE N
2	718080	0100	8/24/07	\$380,000	\$347,000	1280	7	1953	3	9310	N	N	1421 N 135TH PL
2	718080	0055	5/15/08	\$327,500	\$314,000	1280	7	1953	3	7000	N	N	1413 N 136TH ST
2	614970	0430	9/2/08	\$325,000	\$318,000	1280	7	1949	4	7560	N	N	13752 INTERLAKE AVE N



**Improved Sales Used in this Annual Update Analysis  
Area 6  
(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
2	641510	0162	11/24/08	\$340,000	\$338,000	1310	7	1952	3	6750	N	N	2110 N 135TH ST
2	718080	0045	6/4/07	\$416,000	\$374,000	1400	7	1953	3	10988	N	N	1401 N 136TH ST
2	192604	9240	5/15/07	\$399,000	\$357,000	1400	7	1950	4	6560	N	N	13019 MERIDIAN AVE N
2	178760	0276	12/5/08	\$350,000	\$348,000	1440	7	1942	4	8280	N	N	13040 1ST AVE NE
2	645030	3905	4/27/07	\$365,000	\$325,000	1450	7	1992	3	2625	N	N	14014 ROSLYN PL N
2	718080	0030	5/24/07	\$431,500	\$387,000	1460	7	1953	4	7000	N	N	1416 N 136TH ST
2	641460	0153	6/19/08	\$470,000	\$454,000	1540	7	1935	4	6127	N	N	2118 N 132ND ST
2	645030	4712	7/27/07	\$294,950	\$268,000	880	8	2007	3	715	N	N	14053 LENORA PL N
2	645030	4713	6/15/07	\$311,500	\$280,000	880	8	2007	3	944	N	N	14051 LENORA PL N
2	645030	4711	6/28/07	\$302,750	\$273,000	880	8	2007	3	949	N	N	14055 LENORA PL N
2	615070	0206	3/26/08	\$468,000	\$445,000	1170	8	2001	3	5000	N	N	13735 ROOSEVELT WAY N
2	615070	0005	7/9/08	\$480,000	\$465,000	1200	8	2008	3	5001	N	N	1908 N 137TH ST
2	178760	0209	11/11/08	\$395,000	\$391,000	1340	8	1984	3	8867	N	N	13029 C 3RD AVE NE
2	615020	0281	1/25/07	\$480,000	\$420,000	1730	8	2007	3	5105	N	N	13523 BURKE AVE N
2	178760	0208	1/17/07	\$474,950	\$415,000	1750	8	1984	3	7200	N	N	13029 B 3RD AVE NE
2	178760	0177	3/26/07	\$444,000	\$393,000	2210	8	1986	3	7500	N	N	13034 3RD AVE NE
3	645030	3835	4/21/08	\$320,000	\$306,000	1020	5	1941	4	7863	N	N	14202 ROSLYN PL N
3	645030	3360	3/21/07	\$332,000	\$294,000	670	6	1949	5	5250	N	N	14023 WALLINGFORD AVE N
3	645030	3330	5/21/08	\$319,500	\$307,000	730	6	1947	4	5040	N	N	14007 WALLINGFORD AVE N
3	645030	3202	10/7/08	\$259,900	\$256,000	750	6	1944	4	5355	N	N	14046 COURTLAND PL N
3	645030	2385	3/20/08	\$360,000	\$342,000	810	6	1951	4	5250	N	N	14324 WAYNE PL N
3	645030	3820	4/19/07	\$315,000	\$280,000	820	6	1945	3	7475	N	N	1505 N 143RD ST
3	645030	3200	5/17/07	\$350,000	\$313,000	900	6	1949	4	5130	N	N	14058 COURTLAND PL N
3	645030	1945	3/26/07	\$308,000	\$273,000	920	6	1940	3	5200	N	N	1809 NE 145TH ST
3	645030	1810	1/24/08	\$329,900	\$310,000	970	6	1949	4	5500	N	N	1756 N 143RD ST
3	645030	2135	9/26/08	\$317,500	\$312,000	1020	6	1947	4	5250	N	N	14333 BURKE AVE N
3	645030	0451	8/31/07	\$248,000	\$227,000	740	7	2002	3	1608	N	N	1259 N 145TH ST
3	645030	1395	5/29/07	\$370,000	\$332,000	800	7	1952	4	5250	N	N	14322 ASHWORTH AVE N
3	863210	0005	8/3/07	\$399,950	\$363,000	810	7	1947	3	8100	N	N	13733 1ST AVE NE
3	645030	3500	7/23/07	\$318,000	\$288,000	810	7	1952	4	5200	N	N	14011 COURTLAND PL N
3	645030	1740	4/19/07	\$329,950	\$294,000	840	7	1947	4	5250	N	N	14336 COURTLAND PL N

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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
3	645030	1645	5/12/08	\$300,000	\$288,000	840	7	1952	4	4725	N	N	14315 COURTLAND PL N
3	641510	0270	7/16/08	\$335,000	\$325,000	860	7	1948	4	7242	N	N	2109 N 140TH ST
3	645030	1405	6/3/08	\$296,400	\$285,000	860	7	1952	4	5250	N	N	14318 ASHWORTH AVE N
3	645030	3280	3/19/08	\$345,000	\$327,000	870	7	1952	4	5460	N	N	14014 COURTLAND PL N
3	283210	0260	2/8/08	\$300,000	\$283,000	940	7	1954	3	8000	N	N	13909 4TH AVE NE
3	645030	0710	1/24/07	\$280,000	\$245,000	950	7	2004	3	1363	N	N	14360 STONE AVE N
3	645030	3740	3/19/08	\$299,000	\$284,000	970	7	1952	4	5250	N	N	14027 DENSMORE AVE N
3	442560	0045	3/15/07	\$351,000	\$310,000	980	7	1951	4	6864	N	N	2118 N 143RD ST
3	283210	0215	4/14/08	\$375,000	\$358,000	980	7	1948	4	10170	N	N	13906 2ND AVE NE
3	645030	0711	9/12/07	\$285,000	\$261,000	1000	7	2003	3	941	N	N	14358 STONE AVE N
3	178760	0222	8/10/08	\$385,000	\$375,000	1060	7	1968	3	6954	N	N	156 NE 133RD ST
3	645030	1070	4/16/07	\$358,000	\$318,000	1110	7	1930	4	5720	N	N	1509 N 145TH ST
3	645030	0480	7/9/07	\$346,000	\$313,000	1140	7	2006	3	1218	N	N	14340 LENORA PL N
3	178760	0152	7/3/08	\$307,000	\$297,000	1160	7	1951	4	10500	N	N	13322 3RD AVE NE
3	020230	0005	4/19/07	\$426,750	\$380,000	1230	7	1955	3	6360	N	N	2203 N 143RD ST
3	863210	0010	11/19/07	\$441,500	\$410,000	1250	7	1947	4	8100	N	N	13727 1ST AVE NE
3	645030	2575	4/25/07	\$459,950	\$410,000	1270	7	1993	3	5030	N	N	14044 WAYNE PL N
3	641510	0153	7/3/07	\$435,500	\$393,000	1290	7	1956	4	7248	N	N	2145 N 137TH ST
3	641510	0349	7/16/08	\$425,000	\$412,000	1350	7	1978	4	9102	N	N	13732 CORLISS AVE N
3	026150	0025	9/18/07	\$410,000	\$376,000	1360	7	1956	4	6026	N	N	2327 N 136TH ST
3	026150	0010	12/13/07	\$390,000	\$363,000	1360	7	1957	4	6045	N	N	2322 N 136TH ST
3	645030	2620	10/1/07	\$433,000	\$398,000	1450	7	2002	3	3000	N	N	14030 WAYNE PL N
3	442610	0025	7/21/08	\$341,000	\$331,000	1600	7	1951	3	9720	N	N	14303 CORLISS AVE N
3	026150	0005	1/16/08	\$380,000	\$356,000	1730	7	1957	3	6045	N	N	2316 N 136TH ST
3	283210	0235	11/17/08	\$450,000	\$446,000	1230	8	1952	4	8700	N	N	13930 2ND AVE NE
3	283460	0085	3/20/07	\$358,000	\$317,000	1290	8	1950	4	6663	N	N	13610 4TH AVE NE
3	641510	0100	6/2/08	\$400,000	\$385,000	1700	8	1968	4	7535	N	N	2305 N 137TH ST
3	283210	0810	3/6/08	\$495,000	\$469,000	1800	8	1952	4	11994	Y	N	13621 4TH AVE NE
3	178760	0235	3/5/07	\$496,750	\$438,000	1880	8	1945	4	9442	N	N	13341 3RD AVE NE
5	932580	0075	5/21/07	\$331,200	\$297,000	700	6	1950	3	7070	N	N	12105 ASHWORTH AVE N
5	303420	0910	11/27/07	\$260,000	\$242,000	720	6	1942	3	9390	N	N	1512 N 128TH ST

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Area 6  
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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
5	932580	0110	10/1/07	\$325,000	\$299,000	760	6	1950	4	6000	N	N	1327 N 122ND ST
5	641210	0050	1/29/07	\$315,000	\$276,000	840	6	1947	4	6882	N	N	12032 3RD AVE NE
5	932580	0020	10/6/08	\$297,000	\$292,000	860	6	1950	4	6408	N	N	1322 N 122ND ST
5	932580	0085	2/22/07	\$325,000	\$286,000	990	6	1950	4	6000	N	N	1328 N 121ST ST
5	303420	0686	5/23/07	\$402,500	\$361,000	1020	6	1928	4	13644	N	N	1918 N 122ND ST
5	641210	0160	7/3/08	\$315,000	\$305,000	1110	6	1940	4	4793	N	N	12355 3RD AVE NE
5	932580	0060	4/3/07	\$385,500	\$342,000	1200	6	1950	4	6596	N	N	1331 N 121ST ST
5	641210	0202	10/29/07	\$315,000	\$291,000	1260	6	1949	4	6000	N	N	320 NE 123RD ST
5	932580	0045	11/6/07	\$374,999	\$347,000	1480	6	1950	4	6123	N	N	1319 N 121ST ST
5	641160	0225	5/15/07	\$345,000	\$309,000	820	7	1939	3	7600	N	N	11704 MERIDIAN AVE N
5	641160	0228	5/15/07	\$352,000	\$315,000	820	7	1941	4	7500	N	N	11710 MERIDIAN AVE N
5	641210	0051	2/22/08	\$327,000	\$309,000	830	7	1947	3	8820	N	N	12026 3RD AVE NE
5	224650	0025	9/11/08	\$310,000	\$304,000	850	7	1947	4	8160	N	N	218 NE 120TH ST
5	292604	9268	6/29/07	\$299,950	\$271,000	860	7	1987	3	5243	N	N	11338 SUNNYSIDE AVE N
5	863160	0005	9/19/08	\$401,500	\$394,000	940	7	1947	4	8169	N	N	12215 1ST AVE NE
5	303420	0708	11/27/07	\$356,000	\$331,000	950	7	1949	3	7735	N	N	1728 N 125TH ST
5	303420	0411	9/19/07	\$360,000	\$330,000	1000	7	1949	4	9046	N	N	2318 N 120TH ST
5	303420	0297	9/17/07	\$300,000	\$275,000	1030	7	1947	3	10300	N	N	2128 N 122ND ST
5	303420	0855	11/24/08	\$290,000	\$288,000	1050	7	1942	4	7500	N	N	1525 N 128TH ST
5	292604	9437	8/6/07	\$409,950	\$373,000	1080	7	1949	4	7200	N	N	2127 N 115TH ST
5	678120	0010	4/13/07	\$380,000	\$338,000	1100	7	2005	3	1465	N	N	2306 N 113TH PL
5	303420	0237	12/6/07	\$400,000	\$372,000	1110	7	1953	4	7068	N	N	12281 CORLISS AVE N
5	303420	0887	10/15/07	\$558,900	\$515,000	1120	7	1916	4	19240	N	N	12509 DENSMORE AVE N
5	207260	0045	2/8/08	\$400,000	\$377,000	1160	7	1952	4	7200	N	N	12015 BURKE AVE N
5	641260	0007	5/23/07	\$417,525	\$374,000	1300	7	1951	4	8262	N	N	102 NE 125TH ST
5	207260	0025	9/19/08	\$350,000	\$344,000	1340	7	1952	4	7200	N	N	12008 BURKE AVE N
5	303420	0585	6/26/07	\$380,000	\$343,000	1360	7	1955	3	9054	N	N	12246 DENSMORE AVE N
5	641160	0017	7/6/07	\$430,000	\$389,000	1410	7	1955	4	6750	N	N	2127 N 117TH ST
5	292604	9175	7/23/07	\$550,000	\$499,000	1410	7	1941	3	17196	N	N	11340 CORLISS AVE N
5	303420	0578	3/14/07	\$415,000	\$367,000	1420	7	1967	4	7337	N	N	12260 DENSMORE AVE N
5	303420	0201	2/22/07	\$390,000	\$343,000	1440	7	1962	3	7700	N	N	12563 CORLISS AVE N

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**Area 6**  
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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
5	192604	9186	2/25/08	\$439,000	\$415,000	1510	7	1948	4	9000	N	N	12833 ASHWORTH AVE N
5	303420	0068	5/10/07	\$449,950	\$402,000	1550	7	1922	4	8139	N	N	2306 N 128TH ST
5	303420	0645	12/3/08	\$910,000	\$905,000	1580	7	1935	3	38704	Y	Y	1700 G N 122ND ST
5	303420	0415	8/13/07	\$462,000	\$421,000	1661	7	1950	4	7812	N	N	2326 N 120TH ST
5	303420	0567	12/3/08	\$380,000	\$378,000	1840	7	1965	3	8000	N	N	1725 N 125TH ST
5	303420	0965	7/29/08	\$421,000	\$409,000	1870	7	1916	4	8840	N	N	1768 N 128TH ST
5	641160	0116	9/25/07	\$443,000	\$407,000	2010	7	2001	3	6130	N	N	2350 N 115TH ST
5	303420	0676	8/16/07	\$810,000	\$738,000	2700	7	1918	5	23387	N	N	1910 N 122ND ST
5	799670	0010	11/24/08	\$325,000	\$323,000	880	8	1980	3	3200	N	N	11912 STENDALL PL N
5	641160	0019	10/23/07	\$515,000	\$475,000	1330	8	1985	3	10966	N	N	11536 C MERIDIAN AVE N
5	613050	0110	3/20/08	\$351,000	\$333,000	1340	8	2007	3	1965	N	N	2134 B N 113TH ST
5	613050	0120	2/27/08	\$350,000	\$331,000	1350	8	2007	3	2201	N	N	2134 A N 113TH ST
5	303420	0611	7/1/08	\$895,000	\$866,000	1420	8	1951	4	20411	Y	Y	12212 DENSMORE AVE N
5	641160	0026	11/26/08	\$400,000	\$397,000	1500	8	1952	4	9416	N	N	11539 CORLISS AVE N
5	641160	0031	11/18/08	\$370,000	\$367,000	1550	8	1954	4	7881	N	N	11535 CORLISS AVE N
5	799671	0200	9/21/07	\$425,000	\$390,000	1640	8	1981	3	3200	N	N	11820 STENDALL PL N
5	799672	0050	4/23/07	\$500,000	\$445,000	1640	8	1982	4	3202	N	N	11819 STENDALL DR N
5	613050	0020	2/11/08	\$359,950	\$339,000	1650	8	2007	3	1567	N	N	2130 B N 113TH ST
5	613050	0070	12/28/07	\$364,950	\$341,000	1650	8	2007	3	2082	N	N	2138 B N 113TH ST
5	613050	0010	1/8/08	\$359,950	\$337,000	1650	8	2007	3	1863	N	N	2130 A N 113TH ST
5	613050	0040	12/27/07	\$355,448	\$332,000	1650	8	2007	3	1819	N	N	2132 B N 113TH ST
5	613050	0090	4/9/08	\$355,000	\$338,000	1650	8	2007	3	1790	N	N	2136 B N 113TH ST
5	613050	0030	1/17/08	\$351,000	\$329,000	1650	8	2007	3	1581	N	N	2132 A N 113TH ST
5	613050	0060	1/8/08	\$349,000	\$327,000	1650	8	2007	3	1793	N	N	2140 B N 113TH ST
5	613050	0050	1/18/08	\$345,950	\$325,000	1650	8	2007	3	1836	N	N	2140 A N 113TH ST
5	613050	0100	2/20/08	\$341,000	\$322,000	1650	8	2007	3	2021	N	N	2136 A N 113TH ST
5	613050	0080	3/28/08	\$337,500	\$321,000	1650	8	2007	3	1777	N	N	2138 A N 113TH ST
5	303420	0245	8/16/07	\$515,000	\$469,000	1720	8	1989	3	7372	N	N	12261 CORLISS AVE N
5	641160	0245	8/13/07	\$496,000	\$452,000	1750	8	1977	3	9649	N	N	11736 MERIDIAN AVE N
5	353190	0005	8/6/07	\$515,000	\$468,000	1770	8	1947	4	10768	N	N	11757 MERIDIAN AVE N
5	799671	0170	6/1/07	\$395,000	\$354,000	1780	8	1981	3	2240	N	N	11810 STENDALL PL N

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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
5	799672	0140	6/2/08	\$393,500	\$379,000	1780	8	1982	3	2240	N	N	11708 STENDALL DR N
5	799671	0160	1/25/08	\$390,000	\$366,000	1780	8	1981	3	2240	N	N	11806 STENDALL PL N
5	353190	0065	5/29/08	\$459,000	\$441,000	1780	8	1990	3	7201	N	N	11601 MERIDIAN AVE N
5	303420	0172	5/23/07	\$675,000	\$605,000	2120	8	1995	3	7720	N	N	2151 N 128TH ST
5	303420	0399	1/31/07	\$660,000	\$578,000	2720	9	2006	3	7991	N	N	2163 N 122ND ST
5	303420	0175	4/18/07	\$1,250,000	\$1,112,000	2820	9	1995	3	5250	Y	Y	2155 B N 128TH ST
7	630050	0795	8/7/07	\$355,000	\$323,000	700	6	1928	4	5182	N	N	10026 STONE AVE N
7	802170	0700	2/20/07	\$320,000	\$281,000	750	6	1952	3	6750	N	N	2145 N 88TH ST
7	630050	0640	10/11/07	\$375,000	\$345,000	760	6	1935	4	4980	N	N	10030 INTERLAKE AVE N
7	199720	0115	10/19/07	\$349,950	\$323,000	770	6	1942	3	5196	N	N	8828 DENSMORE AVE N
7	295790	0025	12/8/08	\$344,000	\$343,000	790	6	1941	3	5000	N	N	8803 BURKE AVE N
7	630050	0380	9/25/08	\$308,000	\$303,000	830	6	1943	3	7470	N	N	10305 INTERLAKE AVE N
7	802170	0585	6/19/07	\$320,000	\$288,000	840	6	1911	4	3600	N	N	2136 N 88TH ST
7	099300	0045	4/18/08	\$360,000	\$344,000	850	6	1921	4	4203	N	N	8855 ASHWORTH AVE N
7	435870	0036	8/23/07	\$343,000	\$313,000	890	6	1980	4	6298	N	N	1531 N 107TH ST
7	802170	0245	9/10/07	\$373,500	\$342,000	900	6	1910	3	3000	N	N	2105 N 90TH ST
7	431070	1806	4/24/07	\$323,000	\$288,000	950	6	1943	4	3000	N	N	1709 N 97TH ST
7	435870	0015	9/28/07	\$500,000	\$459,000	1140	6	1999	3	7834	N	N	10524 ASHWORTH AVE N
7	802170	0620	6/18/07	\$512,000	\$461,000	1370	6	1940	4	5000	N	N	8803 CORLISS AVE N
7	630050	0205	10/22/07	\$335,000	\$309,000	570	7	1927	4	5046	N	N	10331 STONE AVE N
7	431070	1404	5/25/07	\$276,000	\$247,000	650	7	2006	3	1382	N	N	9541 INTERLAKE AVE N
7	431070	1405	5/25/07	\$276,000	\$247,000	650	7	2006	3	1362	N	N	9543 INTERLAKE AVE N
7	431070	2777	1/10/07	\$312,000	\$272,000	760	7	2003	3	752	N	N	9242 C INTERLAKE AVE N
7	630000	0317	8/15/07	\$347,500	\$316,000	770	7	1939	4	5060	N	N	10538 INTERLAKE AVE N
7	802170	0315	3/7/07	\$349,950	\$309,000	780	7	1940	3	4500	N	N	2124 N 89TH ST
7	435870	0066	7/15/08	\$361,500	\$351,000	810	7	1946	3	6330	N	N	1508 N 107TH ST
7	435870	0068	10/10/07	\$359,000	\$331,000	810	7	1946	3	7500	N	N	1502 N 107TH ST
7	630000	0407	5/8/08	\$385,000	\$369,000	840	7	1942	3	5442	N	N	10559 INTERLAKE AVE N
7	802170	1310	1/28/08	\$460,000	\$432,000	850	7	1969	4	6300	Y	N	2111 N 86TH ST
7	199720	0245	7/23/07	\$388,800	\$353,000	850	7	1950	3	4800	N	N	8812 ASHWORTH AVE N
7	952410	0035	9/12/07	\$299,950	\$275,000	850	7	2007	3	905	N	N	1122 A N 92ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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
7	952410	0063	6/25/07	\$290,000	\$261,000	850	7	2002	3	1051	N	N	1140 A N 92ND ST
7	952410	0032	7/2/07	\$319,950	\$289,000	850	7	2007	3	1038	N	N	1120 C N 92ND ST
7	952410	0030	8/15/07	\$311,950	\$284,000	850	7	2007	3	1038	N	N	1120 A N 92ND ST
7	952410	0034	6/19/07	\$310,000	\$279,000	850	7	2007	3	1038	N	N	1122 B N 92ND ST
7	952410	0031	2/4/08	\$290,000	\$273,000	850	7	2007	3	1038	N	N	1120 B N 92ND ST
7	630000	0363	7/8/08	\$268,888	\$260,000	862	7	1999	3	1178	N	N	10544 A STONE AVE N
7	099300	1195	7/31/08	\$387,500	\$377,000	870	7	1987	3	2563	N	N	8827 ASHWORTH AVE N
7	952410	0033	10/29/07	\$299,950	\$277,000	870	7	2007	3	1094	N	N	1122 C N 92ND ST
7	630000	0232	8/6/07	\$348,000	\$316,000	880	7	1950	3	5060	N	N	10703 INTERLAKE AVE N
7	952410	0321	2/2/07	\$349,950	\$307,000	880	7	2007	3	940	N	N	1155 N 91ST ST
7	435870	0028	11/15/07	\$362,000	\$336,000	890	7	1949	3	6600	N	N	1511 N 107TH ST
7	435870	0026	1/8/08	\$350,000	\$328,000	890	7	1949	3	7700	N	N	1503 N 107TH ST
7	952410	0324	1/10/07	\$349,950	\$305,000	900	7	2007	3	940	N	N	9017 N 91ST ST
7	199720	0280	12/9/08	\$342,000	\$341,000	900	7	1947	4	7800	N	N	8844 ASHWORTH AVE N
7	926720	0271	7/25/07	\$314,950	\$286,000	910	7	1998	3	1150	N	N	1123 B N 93RD ST
7	952410	0319	1/10/07	\$392,617	\$343,000	920	7	2007	3	1592	N	N	9015 STONE AVE N
7	952410	0320	1/10/07	\$368,950	\$322,000	920	7	2007	3	1264	N	N	1151 N 91ST ST
7	952410	0322	2/1/07	\$373,500	\$327,000	920	7	2007	3	1557	N	N	1159 N 91ST ST
7	952410	0323	1/10/07	\$366,000	\$319,000	940	7	2007	3	1228	N	N	9019 N 91ST ST
7	630050	0465	11/1/07	\$425,000	\$393,000	950	7	1946	4	4500	N	N	1411 N NORTHGATE WAY
7	431070	2065	6/22/07	\$375,000	\$338,000	950	7	1924	4	6395	N	N	9548 WALLINGFORD AVE N
7	431070	2587	6/18/07	\$364,950	\$329,000	960	7	2007	3	1251	N	N	9239 WOODLAWN AVE N
7	431070	2585	7/11/07	\$359,950	\$326,000	960	7	2007	3	1032	N	N	9237 WOODLAWN AVE N
7	431070	2586	7/27/07	\$359,950	\$327,000	960	7	2007	3	1186	N	N	9237 WOODLAWN AVE N
7	431070	2588	6/25/07	\$359,950	\$325,000	960	7	2007	3	1244	N	N	9239 WOODLAWN AVE N
7	431070	2588	11/10/08	\$324,950	\$322,000	960	7	2007	3	1244	N	N	9239 WOODLAWN AVE N
7	630000	0355	12/11/07	\$330,000	\$307,000	970	7	1951	3	7464	N	N	10553 ASHWORTH AVE N
7	199720	0156	7/2/08	\$383,750	\$371,000	990	7	1946	3	6015	N	N	1623 N 90TH ST
7	099300	0905	5/31/07	\$369,500	\$332,000	1000	7	2004	3	1374	N	N	1214 N 88TH ST
7	099300	1493	6/25/07	\$369,900	\$334,000	1000	7	2005	3	1272	N	N	1219 N 88TH ST
7	099300	1492	2/28/07	\$362,000	\$319,000	1000	7	2005	3	1137	N	N	1221 N 88TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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
7	546430	0223	8/19/08	\$450,000	\$439,000	1000	7	1941	4	8431	N	N	1722 N 103RD ST
7	312604	9281	10/4/07	\$492,350	\$453,000	1010	7	1948	4	8104	N	N	8510 BURKE AVE N
7	099300	0250	6/8/07	\$345,000	\$310,000	1010	7	2003	3	1187	N	N	8835 A STONE AVE N
7	099300	0870	10/12/07	\$331,500	\$305,000	1010	7	2003	3	1214	N	N	8814 A MIDVALE AVE N
7	099300	1643	3/2/07	\$329,950	\$291,000	1010	7	2007	3	1274	N	N	8534 B NESBIT AVE N
7	099300	1642	3/5/07	\$329,950	\$291,000	1010	7	2007	3	1279	N	N	8534 NESBIT AVE N
7	099300	1927	6/12/07	\$365,000	\$328,000	1020	7	2007	3	1150	N	N	8508 A NESBIT AVE N
7	099300	1987	3/29/07	\$363,100	\$322,000	1020	7	2007	3	1158	N	N	8511 a MIDVALE AVE N
7	099300	1913	6/26/07	\$361,888	\$326,000	1020	7	2007	3	1255	N	N	1154 NESBIT AVE N
7	312604	9052	1/15/07	\$429,000	\$375,000	1020	7	1962	3	6348	N	N	9208 WALLINGFORD AVE N
7	099300	1986	4/2/07	\$350,888	\$311,000	1020	7	2007	3	879	N	N	8511 B MIDVALE AVE N
7	099300	1975	4/18/07	\$354,888	\$316,000	1020	7	2007	3	1128	N	N	8501 C MIDVALE AVE N
7	099300	1912	7/10/07	\$354,888	\$321,000	1020	7	2007	3	1131	N	N	8504 NESBIT AVE N
7	099300	1925	5/23/07	\$354,888	\$318,000	1020	7	2007	3	1144	N	N	8508 C NESBIT AVE N
7	099300	1985	3/28/07	\$354,888	\$314,000	1020	7	2007	3	1162	N	N	8511 C MIDVALE AVE N
7	099300	1990	4/26/07	\$354,888	\$316,000	1020	7	2007	3	1252	N	N	8509 A MIDVALE AVE N
7	099300	1978	4/30/07	\$354,888	\$316,000	1020	7	2007	3	1258	N	N	8505 C MIDVALE AVE N
7	099300	1988	4/5/07	\$354,888	\$315,000	1020	7	2007	3	1269	N	N	8509 C MIDVALE AVE N
7	099300	1928	6/14/07	\$354,888	\$319,000	1020	7	2007	3	1291	N	N	8506 C NESBIT AVE N
7	099300	1989	4/16/07	\$347,888	\$309,000	1020	7	2007	3	994	N	N	8509 B MIDVALE AVE N
7	431070	2918	2/22/07	\$356,950	\$314,000	1020	7	2006	3	1290	N	N	9227 B ASHWORTH AVE N
7	099300	1976	6/19/07	\$344,888	\$311,000	1020	7	2007	3	871	N	N	8501 B MIDVALE AVE N
7	099300	1929	6/25/07	\$344,888	\$311,000	1020	7	2007	3	1004	N	N	8506 B NESBIT AVE N
7	099300	1914	7/25/07	\$345,000	\$313,000	1020	7	2007	3	1033	N	N	1152 NESBIT AVE N
7	099300	1926	8/31/07	\$335,000	\$306,000	1020	7	2007	3	870	N	N	8508 B NESBIT AVE N
7	099300	1977	7/27/07	\$339,888	\$308,000	1020	7	2007	3	1171	N	N	8501 A MIDVALE AVE N
7	099300	1910	7/20/07	\$336,888	\$305,000	1020	7	2007	3	1135	N	N	8500 NESBIT AVE N
7	099300	1980	11/20/07	\$329,944	\$306,000	1020	7	2007	3	1266	N	N	8505 A MIDVALE AVE N
7	099300	1915	8/28/07	\$330,000	\$301,000	1020	7	2007	3	1301	N	N	1150 NESBIT AVE N
7	099300	1911	1/9/08	\$320,388	\$300,000	1020	7	2007	3	859	N	N	8502 NESBIT AVE N
7	099300	1962	7/18/07	\$319,888	\$290,000	1020	7	2007	3	1076	N	N	8548 B NESBIT AVE N

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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
7	099300	1964	7/17/07	\$315,000	\$285,000	1020	7	2007	3	1091	N	N	8518 A NESBIT AVE N
7	630000	0325	4/17/08	\$430,000	\$410,000	1020	7	1930	5	8855	N	N	10516 INTERLAKE AVE N
7	802170	1265	2/28/08	\$435,000	\$411,000	1030	7	1949	3	4500	Y	N	2131 N 86TH ST
7	435870	0100	10/25/07	\$420,000	\$388,000	1030	7	1995	3	5175	N	N	10745 DENSMORE AVE N
7	431070	1965	3/24/08	\$375,000	\$356,000	1030	7	1965	3	5000	N	N	9521 WALLINGFORD AVE N
7	099300	0901	6/4/07	\$399,950	\$359,000	1040	7	2004	3	1362	N	N	1222 N 88TH ST
7	099300	1490	7/26/07	\$389,950	\$354,000	1040	7	2005	3	1360	N	N	1225 N 88TH ST
7	926720	0197	4/13/07	\$310,000	\$276,000	1040	7	1999	3	1204	N	N	1140 B N 93RD ST
7	099300	0950	6/5/07	\$339,950	\$305,000	1040	7	2000	3	1200	N	N	8825 A STONE AVE N
7	099300	0952	11/5/08	\$280,000	\$277,000	1040	7	2000	3	1363	N	N	8825 B STONE AVE N
7	546430	0152	12/4/07	\$355,000	\$330,000	1050	7	1924	3	3905	N	N	1726 N 100TH ST
7	630000	0331	3/13/07	\$329,950	\$291,000	1050	7	2007	3	1193	N	N	1408 A N NORTHGATE WAY
7	630000	0307	3/14/07	\$327,950	\$290,000	1050	7	2007	3	1353	N	N	1400 N NORTHGATE WAY
7	630000	0332	3/14/07	\$327,450	\$289,000	1050	7	2007	3	1214	N	N	1402 N NORTHGATE WAY
7	630000	0333	3/14/07	\$322,500	\$285,000	1050	7	2007	3	1626	N	N	1408 B N NORTHGATE WAY
7	630000	0309	3/14/07	\$337,950	\$299,000	1050	7	2007	3	1365	N	N	1404 B N NORTHGATE WAY
7	630000	0334	3/13/07	\$334,950	\$296,000	1050	7	2007	3	1356	N	N	1406 A N NORTHGATE WAY
7	630000	0308	3/14/07	\$334,950	\$296,000	1050	7	2007	3	1605	N	N	1404 A N NORTHGATE WAY
7	435870	0120	5/22/08	\$337,500	\$324,000	1060	7	1940	4	6000	N	N	1522 N 107TH ST
7	926720	0317	3/30/07	\$359,950	\$319,000	1070	7	2000	3	1198	N	N	1143 B N 93RD ST
7	431070	3106	6/28/07	\$353,500	\$319,000	1080	7	1999	3	1251	N	N	9257 INTERLAKE AVE N
7	099300	2195	3/21/08	\$345,000	\$328,000	1080	7	1999	3	1291	N	N	8520 A STONE AVE N
7	431070	2845	4/23/07	\$364,950	\$325,000	1100	7	2007	3	1222	N	N	9206 C INTERLAKE AVE N
7	431070	2838	4/9/07	\$362,500	\$322,000	1100	7	2007	3	1213	N	N	9212 B INTERLAKE AVE N
7	099300	1952	3/12/08	\$319,950	\$303,000	1100	7	2007	3	1087	N	N	8516 C NESBIT AVE N
7	099300	1954	3/24/08	\$319,950	\$304,000	1100	7	2007	3	1102	N	N	8516 A NESBIT AVE N
7	431070	2848	4/26/07	\$360,000	\$321,000	1100	7	2007	3	1213	N	N	9206 D INTERLAKE AVE N
7	431070	2835	5/2/07	\$360,000	\$321,000	1100	7	2007	3	1222	N	N	9212 A INTERLAKE AVE N
7	099300	1963	6/13/07	\$348,000	\$313,000	1100	7	2007	3	997	N	N	8518 B NESBIT AVE N
7	431070	2877	12/4/07	\$338,000	\$314,000	1100	7	2005	3	1141	N	N	9209 A ASHWORTH AVE N
7	099300	2330	3/12/07	\$620,000	\$548,000	1110	7	1946	5	5625	N	N	8527 ASHWORTH AVE N



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**Area 6**  
**(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
7	099300	2098	7/26/07	\$372,000	\$337,000	1120	7	2003	3	1329	N	N	8524 B MIDVALE AVE N
7	099300	2060	3/5/08	\$354,950	\$336,000	1120	7	2003	3	1340	N	N	8518 A MIDVALE AVE N
7	099300	2085	9/24/08	\$348,000	\$342,000	1120	7	2003	3	1340	N	N	8522 A MIDVALE AVE N
7	630050	0091	3/25/08	\$319,900	\$304,000	1120	7	2002	3	1200	N	N	10309 B MIDVALE AVE N
7	431070	2955	5/29/08	\$375,000	\$361,000	1120	7	2008	3	1250	N	N	9243A ASHWORTH AVE N
7	431070	2948	8/5/08	\$374,950	\$365,000	1120	7	2008	3	1251	N	N	9249B ASHWORTH AVE N
7	431070	2958	6/12/08	\$375,000	\$362,000	1120	7	2008	3	1251	N	N	9247B ASHWORTH AVE N
7	431070	2956	5/19/08	\$372,850	\$358,000	1120	7	2008	3	1250	N	N	9243B ASHWORTH AVE N
7	431070	2946	6/26/08	\$370,000	\$358,000	1120	7	2008	3	1250	N	N	9241B ASHWORTH AVE N
7	431070	2947	5/19/08	\$370,000	\$355,000	1120	7	2008	3	1251	N	N	9249A ASHWORTH AVE N
7	630050	0090	8/27/08	\$290,000	\$283,000	1120	7	2002	3	1204	N	N	10309 A MIDVALE AVE N
7	431070	2957	10/15/08	\$344,242	\$339,000	1120	7	2008	3	1251	N	N	9247A ASHWORTH AVE N
7	099300	0020	3/23/07	\$448,000	\$397,000	1130	7	1948	4	4561	N	N	8839 ASHWORTH AVE N
7	099300	2193	4/5/07	\$389,000	\$345,000	1140	7	1999	3	1415	N	N	8518 A STONE AVE N
7	431070	2898	6/8/07	\$365,000	\$328,000	1140	7	2007	3	1288	N	N	9219 ASHWORTH AVE N
7	431070	2788	8/24/07	\$375,000	\$342,000	1140	7	2003	3	1257	N	N	9236 A INTERLAKE AVE N
7	431070	2786	6/22/07	\$360,000	\$324,000	1140	7	2003	3	1250	N	N	9238 B INTERLAKE AVE N
7	431070	2895	5/18/07	\$390,000	\$349,000	1140	7	2007	3	1219	N	N	9217 ASHWORTH AVE N
7	431070	2896	6/18/07	\$389,950	\$351,000	1140	7	2007	3	1227	N	N	9217 ASHWORTH AVE N
7	431070	2837	2/6/07	\$387,200	\$340,000	1140	7	2007	3	1227	N	N	9210 A INTERLAKE AVE N
7	431070	2847	2/12/07	\$385,000	\$338,000	1140	7	2007	3	1227	N	N	9206 B INTERLAKE AVE N
7	431070	2836	2/6/07	\$384,950	\$338,000	1140	7	2007	3	1236	N	N	9210 B INTERLAKE AVE N
7	431070	2846	2/15/07	\$384,950	\$338,000	1140	7	2007	3	1236	N	N	9206 A INTERLAKE AVE N
7	099300	1961	4/6/07	\$369,500	\$328,000	1140	7	2007	3	1484	N	N	8520 NESBIT AVE N
7	099300	1960	3/14/07	\$369,500	\$326,000	1140	7	2007	3	1502	N	N	8522 NESBIT AVE N
7	431070	2897	6/5/07	\$369,950	\$332,000	1140	7	2007	3	1164	N	N	9219 ASHWORTH AVE N
7	431070	2785	6/11/08	\$325,000	\$313,000	1140	7	2003	3	1242	N	N	9238 A INTERLAKE AVE N
7	802170	0805	6/13/07	\$425,000	\$382,000	1150	7	1952	4	4487	N	N	2108 N 87TH ST
7	099300	2067	6/23/08	\$353,000	\$341,000	1160	7	2003	3	1234	N	N	8512 B MIDVALE AVE N
7	099300	2097	2/22/08	\$347,500	\$328,000	1160	7	2003	3	1234	N	N	8526 B MIDVALE AVE N
7	312604	9266	6/20/08	\$473,000	\$457,000	1170	7	1905	5	8588	N	N	8523 WALLINGFORD AVE N

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**Area 6**  
**(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
7	099300	0806	8/10/07	\$391,000	\$356,000	1172	7	2007	3	1243	N	N	8813 A MIDVALE AVE N
7	099300	0808	10/3/07	\$374,888	\$345,000	1180	7	2007	3	1284	N	N	8811A MIDVALE AVE N
7	312604	9097	4/10/08	\$464,900	\$443,000	1200	7	1962	4	5164	N	N	8530 WALLINGFORD AVE N
7	926720	0313	3/18/08	\$320,000	\$304,000	1210	7	2000	3	1159	N	N	1143 N 93RD ST
7	614970	0202	8/15/08	\$317,500	\$310,000	1220	7	2007	3	1479	N	N	13720 C MIDVALE AVE N
7	435870	0007	8/20/08	\$430,000	\$420,000	1220	7	1988	3	7222	N	N	10506 ASHWORTH AVE N
7	630000	0337	8/31/07	\$499,950	\$457,000	1240	7	1955	3	9488	N	N	10515 ASHWORTH AVE N
7	431070	0431	9/29/08	\$345,500	\$340,000	1250	7	2003	3	1290	N	N	9726 A WOODLAWN AVE N
7	099300	2126	5/21/08	\$339,999	\$326,000	1260	7	2008	3	1276	N	N	8513 A STONE AVE N
7	630050	0870	12/16/08	\$425,000	\$424,000	1270	7	1930	4	4980	N	N	10033 INTERLAKE AVE N
7	435870	0090	9/20/07	\$367,240	\$337,000	1270	7	1963	3	7625	N	N	10758 ASHWORTH AVE N
7	431070	2195	7/31/07	\$394,000	\$358,000	1290	7	1961	3	6397	N	N	9515 COLLEGE WAY N
7	431070	2185	3/19/08	\$398,000	\$378,000	1290	7	1961	4	6397	N	N	9511 COLLEGE WAY N
7	802170	0815	8/7/07	\$459,500	\$418,000	1300	7	1927	4	3800	N	N	2114 N 87TH ST
7	099300	1953	6/16/08	\$315,000	\$304,000	1320	7	2007	3	991	N	N	8516 B NESBIT AVE N
7	312604	9205	7/12/07	\$516,000	\$467,000	1330	7	1944	3	9222	N	N	9205 WALLINGFORD AVE N
7	237670	0045	2/27/08	\$409,950	\$388,000	1330	7	1985	3	3199	N	N	9213 COLLEGE WAY N
7	435870	0009	9/8/08	\$460,000	\$451,000	1340	7	1988	3	10915	N	N	10512 ASHWORTH AVE N
7	431070	2885	12/17/07	\$366,000	\$341,000	1350	7	2005	3	1301	N	N	9213 B ASHWORTH AVE N
7	630000	0339	3/13/07	\$340,000	\$300,000	1350	7	2007	3	1442	N	N	1406 B N NORTHGATE WAY
7	435870	0122	8/15/08	\$422,500	\$412,000	1370	7	1942	3	6500	N	N	1530 N 107TH ST
7	191980	0305	8/20/07	\$449,950	\$410,000	1390	7	1987	3	3375	N	N	9028 BURKE AVE N
7	099300	2125	6/11/08	\$367,000	\$354,000	1400	7	2008	3	1093	N	N	8513 B STONE AVE N
7	099300	2345	12/9/08	\$427,000	\$425,000	1410	7	1916	4	5633	N	N	8501 ASHWORTH AVE N
7	099300	1950	2/19/08	\$366,000	\$345,000	1450	7	2007	3	1440	N	N	8514 NESBIT AVE N
7	099300	1951	1/29/08	\$361,220	\$340,000	1450	7	2007	3	1531	N	N	8512 NESBIT AVE N
7	312604	9377	6/22/07	\$530,000	\$478,000	1460	7	1977	3	8128	N	N	10019 DENSMORE AVE N
7	099300	2127	6/13/08	\$374,999	\$362,000	1480	7	2008	3	1384	N	N	8511 B STONE AVE N
7	099300	2128	5/7/08	\$370,000	\$354,000	1480	7	2008	3	1372	N	N	8511 A STONE AVE N
7	312604	9164	12/21/07	\$413,000	\$385,000	1480	7	1939	4	6609	N	N	1627 N 103RD ST
7	926720	0215	8/14/08	\$424,000	\$414,000	1530	7	2007	3	1296	N	N	1152B N 93RD ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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
7	926720	0216	5/9/08	\$420,000	\$402,000	1530	7	2007	3	1229	N	N	1152A N 93RD ST
7	304770	0085	7/21/08	\$500,000	\$486,000	1560	7	1916	4	6013	N	N	8551 DENSMORE AVE N
7	431070	2310	3/20/08	\$480,000	\$456,000	1590	7	1998	3	5000	N	N	9240 DENSMORE AVE N
7	926720	0225	7/17/08	\$440,000	\$427,000	1600	7	2007	3	1245	N	N	1156 N 93RD ST
7	926720	0226	5/15/08	\$425,000	\$408,000	1600	7	2007	3	1235	N	N	1154 N 93RD ST
7	926720	0228	8/15/08	\$395,000	\$385,000	1600	7	2007	3	1122	N	N	9307 STONE AVE N
7	191980	0260	8/6/07	\$474,000	\$431,000	1620	7	1914	5	6750	N	N	9052 BURKE AVE N
7	191980	0420	6/28/07	\$533,000	\$481,000	1630	7	1968	3	6770	N	N	9027 MERIDIAN AVE N
7	322604	9532	11/19/07	\$499,000	\$463,000	1640	7	1991	3	5000	N	N	2310 N 88TH ST
7	630000	0279	6/9/08	\$475,000	\$458,000	2010	7	1989	3	5384	N	N	10706 INTERLAKE AVE N
7	952410	0215	5/4/07	\$462,500	\$413,000	2050	7	1975	3	3760	N	N	1124 N 91ST ST
7	802170	1195	7/29/08	\$665,000	\$647,000	2300	7	2004	3	4500	N	N	8607 CORLISS AVE N
7	926720	0345	9/29/08	\$320,000	\$315,000	740	8	2005	3	1366	N	N	9219 STONE AVE N
7	312604	9383	2/26/08	\$299,000	\$283,000	770	8	2004	3	1253	N	N	9310 C STONE AVE N
7	312604	9440	6/24/08	\$297,000	\$287,000	800	8	2004	3	991	N	N	9310 A STONE AVE N
7	802170	0795	10/3/07	\$515,000	\$473,000	1050	8	1954	4	4500	N	N	2102 N 87TH ST
7	431070	2917	7/9/07	\$412,000	\$373,000	1060	8	2006	3	1211	N	N	9227 A ASHWORTH AVE N
7	431070	1420	7/31/08	\$320,000	\$311,000	1070	8	2005	3	1156	N	N	9553 INTERLAKE AVE N
7	099300	1465	5/1/07	\$387,500	\$346,000	1080	8	2004	3	1397	N	N	8543 STONE AVE N
7	099300	1466	6/11/07	\$385,000	\$346,000	1080	8	2004	3	1439	N	N	8547 STONE AVE N
7	312604	9125	6/19/08	\$385,000	\$372,000	1100	8	1952	4	9544	N	N	10347 DENSMORE AVE N
7	099300	2177	12/2/08	\$337,500	\$336,000	1100	8	2000	3	1547	N	N	1306 N 85TH ST
7	099300	1449	4/11/07	\$382,000	\$339,000	1120	8	2004	3	1337	N	N	8535 A STONE AVE N
7	099300	2101	3/10/08	\$348,075	\$330,000	1140	8	2006	3	1214	N	N	1214 A N 85TH ST
7	431070	1567	5/1/07	\$415,000	\$370,000	1160	8	2005	3	1253	N	N	9503 B ASHWORTH AVE N
7	431070	1568	5/30/07	\$409,000	\$367,000	1160	8	2005	3	1206	N	N	9503 A ASHWORTH AVE N
7	099300	1445	5/9/07	\$377,500	\$337,000	1180	8	2001	3	1527	N	N	8531 STONE AVE N
7	099300	1558	2/12/08	\$365,000	\$344,000	1180	8	2005	3	1219	N	N	1201 N 88TH ST
7	312604	9437	5/9/07	\$370,000	\$331,000	1180	8	2004	3	1282	N	N	9220 A STONE AVE N
7	312604	9438	3/13/07	\$360,000	\$318,000	1180	8	2004	3	1305	N	N	9220 B STONE AVE N
7	431070	1320	2/12/08	\$362,500	\$342,000	1180	8	2005	3	1268	N	N	1312 N 95TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 6**  
**(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
7	099300	1557	12/19/08	\$342,000	\$341,000	1180	8	2005	3	1344	N	N	1207 N 88TH ST
7	099300	0335	4/18/07	\$393,950	\$350,000	1220	8	2006	3	1282	N	N	8848 A MIDVALE AVE N
7	617800	0033	9/12/08	\$379,990	\$373,000	1220	8	2006	3	1425	N	N	9212 B DENSMORE AVE N
7	926720	0207	9/17/08	\$300,000	\$294,000	1240	8	2006	3	1163	N	N	1146 A N 93RD ST
7	322604	9458	2/14/07	\$525,000	\$461,000	1300	8	1961	3	8537	N	N	8820 CORLISS AVE N
7	435870	0053	7/3/07	\$555,000	\$501,000	1370	8	2007	3	8922	N	N	10527 DENSMORE AVE N
7	099300	1343	5/1/07	\$406,000	\$362,000	1430	8	2005	3	1332	N	N	8545 B INTERLAKE AVE N
7	099300	2225	4/17/07	\$399,950	\$356,000	1520	8	2004	3	1245	N	N	8501 B INTERLAKE AVE N
7	099300	2236	6/12/08	\$349,000	\$336,000	1520	8	2004	3	1480	N	N	8509 A INTERLAKE AVE N
7	312604	9432	5/29/07	\$400,000	\$359,000	1520	8	2004	3	1282	N	N	9216 B STONE AVE N
7	099300	2238	7/11/07	\$399,950	\$362,000	1550	8	2004	3	1459	N	N	8511 A INTERLAKE AVE N
7	099300	2248	5/31/07	\$385,000	\$345,000	1550	8	2004	3	1588	N	N	8517 A INTERLAKE AVE N
7	802170	1155	6/5/07	\$650,000	\$584,000	1560	8	1982	4	3375	N	N	2126 N 86TH ST
7	191980	0322	6/12/07	\$667,500	\$600,000	1570	8	2004	3	5063	N	N	9020 BURKE AVE N
7	546430	0242	12/21/07	\$536,000	\$500,000	1810	8	1967	4	8444	N	N	10319 WALLINGFORD AVE N
7	546430	0242	5/29/07	\$442,000	\$396,000	1810	8	1967	4	8444	N	N	10319 WALLINGFORD AVE N
7	431070	2305	3/14/07	\$516,000	\$456,000	2030	8	1999	3	5000	N	N	9246 DENSMORE AVE N
7	312604	9472	9/19/08	\$795,000	\$780,000	2920	10	2008	3	5010	N	N	8529 CAROLINE AVE N

**Improved Sales Removed from this Annual Update Analysis  
Area 6  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	192604	9241	8/8/08	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	614970	0195	4/29/08	\$319,950	DIAGNOSTIC OUTLIER
2	614970	0200	4/29/08	\$315,000	DIAGNOSTIC OUTLIER
2	614970	0207	5/15/08	\$309,000	DIAGNOSTIC OUTLIER
2	614970	0208	4/29/08	\$319,950	DIAGNOSTIC OUTLIER
2	614970	0209	3/25/08	\$325,000	DIAGNOSTIC OUTLIER
2	614970	0210	5/13/08	\$315,000	DIAGNOSTIC OUTLIER
2	615020	0020	7/10/07	\$50,000	QUIT CLAIM DEED
2	615070	0327	11/30/07	\$244,950	DIAGNOSTIC OUTLIER
2	615070	0327	11/30/07	\$95,000	DOR RATIO
2	615070	0349	5/30/08	\$389,950	DATA DOES NOT MATCH SALE
2	641460	0200	6/24/08	\$355,000	DIAGNOSTIC OUTLIER
2	645030	4595	2/23/07	\$329,950	DIAGNOSTIC OUTLIER
3	202604	9078	9/25/08	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	223900	0031	9/11/07	\$423,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	283210	0291	12/5/07	\$304,000	DIAGNOSTIC OUTLIER
3	283210	0865	7/26/07	\$360,000	TRADE
3	283460	0095	9/4/08	\$269,500	DIAGNOSTIC OUTLIER
3	283460	0095	9/4/08	\$110,500	DOR RATIO
3	442610	0015	11/1/07	\$232,884	NON-REPRESENTATIVE SALE
3	641510	0140	4/18/07	\$375,000	UNFINISHED AREA>0
3	645030	0795	4/29/08	\$333,000	DIAGNOSTIC OUTLIER
3	645030	0796	10/3/08	\$324,950	DIAGNOSTIC OUTLIER
3	645030	0797	5/19/08	\$339,950	DIAGNOSTIC OUTLIER
3	645030	0798	7/7/08	\$345,000	DIAGNOSTIC OUTLIER
3	645030	0960	2/26/08	\$269,900	DIAGNOSTIC OUTLIER
3	645030	0960	5/16/08	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	1050	4/23/07	\$68,425	QUIT CLAIM DEED
3	645030	1575	12/13/07	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	1820	3/12/08	\$127,297	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	2535	5/14/07	\$310,000	GOVERNMENT AGENCY
3	645030	2610	6/8/07	\$5,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	2740	10/4/07	\$177,882	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	2745	1/26/07	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0164	11/21/08	\$615,000	DIAGNOSTIC OUTLIER
5	303420	0501	8/16/07	\$555,000	DIAGNOSTIC OUTLIER
5	303420	0564	8/27/07	\$675,000	DIAGNOSTIC OUTLIER
5	303420	0944	12/12/07	\$525,000	DIAGNOSTIC OUTLIER
5	446840	0214	10/23/08	\$325,000	PERCENT COMPLETE<100
5	446840	0215	12/8/08	\$325,000	PERCENT COMPLETE<100
5	641160	0030	10/24/08	\$250,500	NON-REPRESENTATIVE SALE
5	641210	0166	7/9/08	\$220,000	DIAGNOSTIC OUTLIER
5	678120	0040	10/24/07	\$500,000	PREVIOUS IMP VALUE<=25,000
5	799672	0020	1/19/07	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	932580	0020	8/8/07	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis  
Area 6  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	099300	0308	2/2/07	\$182,531	QUIT CLAIM DEED
7	099300	0805	9/25/07	\$350,000	DIAGNOSTIC OUTLIER
7	099300	0807	10/23/07	\$369,888	DIAGNOSTIC OUTLIER
7	099300	0970	9/12/07	\$540,000	TEAR DOWN
7	099300	1404	10/3/07	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	099300	1492	2/28/07	\$362,000	RELOCATION - SALE TO SERVICE
7	099300	2101	3/10/08	\$348,075	RELOCATION - SALE TO SERVICE
7	099300	2125	7/12/07	\$550,000	SEGREGATION AND/OR MERGER SINCE SALE
7	099300	2286	12/9/08	\$350,000	DIAGNOSTIC OUTLIER
7	191980	0320	1/9/07	\$650,000	1031 TRADE
7	199720	0050	8/20/07	\$500,000	MORE THAN 1 IMP
7	295790	0005	11/5/07	\$266,000	DIAGNOSTIC OUTLIER
7	295790	0045	5/7/07	\$300,000	QUIT CLAIM DEED
7	295790	0095	4/17/08	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	295790	0095	2/12/08	\$537,931	EXEMPT FROM EXCISE TAX
7	304770	0225	8/19/08	\$365,900	BANKRUPTCY - RECEIVER OR TRUSTEE
7	304770	0225	6/20/08	\$400,464	FORCED SALE
7	304770	0230	3/13/07	\$825,000	DIAGNOSTIC OUTLIER
7	304770	0230	8/12/08	\$575,000	DIAGNOSTIC OUTLIER
7	304770	0230	3/7/08	\$513,001	IMP CHARACTERISTICS CHANGED SINCE SALE
7	312604	9052	5/14/07	\$570,000	ACTIVE PERMIT BEFORE SALE>25,000
7	312604	9061	11/27/07	\$16,044	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9126	8/12/08	\$380,000	DIAGNOSTIC OUTLIER
7	312604	9212	3/29/07	\$218,712	DOR RATIO
7	312604	9220	1/29/07	\$500,000	TEAR DOWN
7	312604	9310	7/28/08	\$380,000	DIAGNOSTIC OUTLIER
7	312604	9433	8/27/07	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	322604	9054	7/23/07	\$351,500	DIAGNOSTIC OUTLIER
7	322604	9305	5/23/08	\$347,332	UNFINISHED AREA>0
7	322604	9559	9/4/07	\$371,500	EXEMPT FROM EXCISE TAX
7	322604	9564	7/3/07	\$198,389	MULTI-PARCEL SALE
7	431070	0385	2/28/07	\$360,000	DIAGNOSTIC OUTLIER
7	431070	0800	1/8/07	\$449,950	DIAGNOSTIC OUTLIER
7	431070	0810	3/6/07	\$449,000	DIAGNOSTIC OUTLIER
7	431070	1422	12/1/08	\$301,900	BANKRUPTCY - RECEIVER OR TRUSTEE
7	431070	1588	6/18/08	\$132,175	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	2945	12/26/08	\$215,613	QUIT CLAIM DEED
7	435870	0115	5/4/07	\$120,477	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	435870	0145	5/30/07	\$389,000	DIAGNOSTIC OUTLIER
7	546430	0010	9/22/08	\$250,000	DIAGNOSTIC OUTLIER
7	546430	0220	4/1/08	\$370,000	DIAGNOSTIC OUTLIER
7	546430	0240	2/14/07	\$375,000	DIAGNOSTIC OUTLIER
7	546430	0275	6/5/08	\$350,000	NON-REPRESENTATIVE SALE
7	614970	0192	6/10/08	\$310,000	DIAGNOSTIC OUTLIER
7	614970	0194	5/13/08	\$319,950	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 6  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	614970	0196	3/24/08	\$325,000	DIAGNOSTIC OUTLIER
7	614970	0201	3/28/08	\$314,000	DIAGNOSTIC OUTLIER
7	617800	0033	9/3/08	\$379,990	RELOCATION - SALE TO SERVICE
7	630050	0265	11/8/07	\$162,792	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630050	0460	7/11/07	\$417,000	DIAGNOSTIC OUTLIER
7	630050	0715	1/24/07	\$325,000	DIAGNOSTIC OUTLIER
7	802170	0480	4/4/08	\$600,000	TEAR DOWN
7	912910	0040	5/18/07	\$123,980	CORPORATE AFFILIATES
7	952410	0155	9/5/08	\$612,000	DIAGNOSTIC OUTLIER
7	952410	0350	10/22/07	\$888,000	TEAR DOWN

***Vacant Sales Used in this Annual Update Analysis  
Area 6***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
7	312604	9458	3/12/08	\$201,000	6611	N	N
7	630050	0461	7/11/07	\$200,000	2022	N	N



***Vacant Sales Removed from this Annual Update Analysis  
Area 6***

No vacant sales were removed.

### **Client and Intended Use of the Appraisal:**

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

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

### **Definition and date of value estimate:**

#### **Market Value**

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

#### **Highest and Best Use**

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

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

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

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

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

## **Date of Value Estimate**

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

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

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

## **Property rights appraised:**

### **Fee Simple**

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

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

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

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

## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **CERTIFICATION:**

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

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



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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

**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**