

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Kentridge/ 29

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 457

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$85,700	\$241,900	\$327,600			
2009 Value	\$85,700	\$166,700	\$252,400	\$298,500	84.6%	7.26%
Change	\$0	-\$75,200	-\$75,200			
% Change	0.0%	-31.1%	-23.0%			

*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.

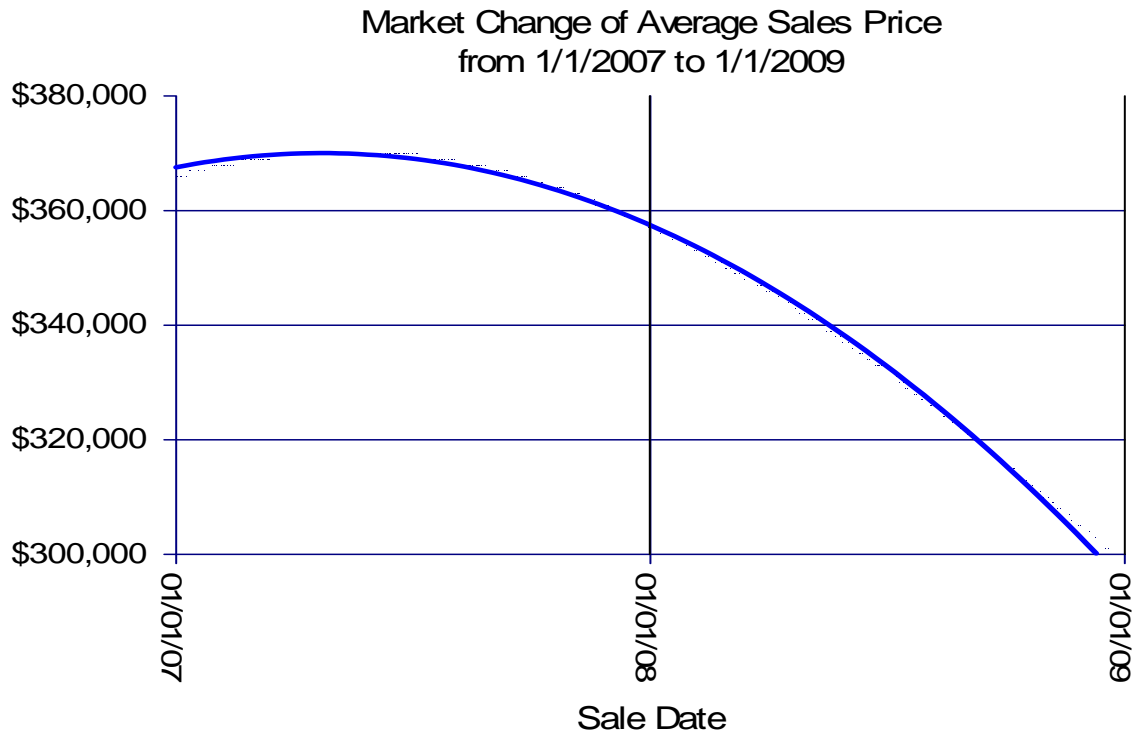
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$85,600	\$230,300	\$315,900
2009 Value	\$85,600	\$159,700	\$245,300
Percent Change	0.0%	-30.7%	-22.3%

Number of one to three unit residences in the Population: 5663

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 parcels in the plat Fern Crest which had higher average ratios (Assessed Value/Sales Price) and required a further downward adjustment and parcels in the plat Fern Crest West which had higher average ratios (Assessed Value/Sales Price) and required further downward adjustments.

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

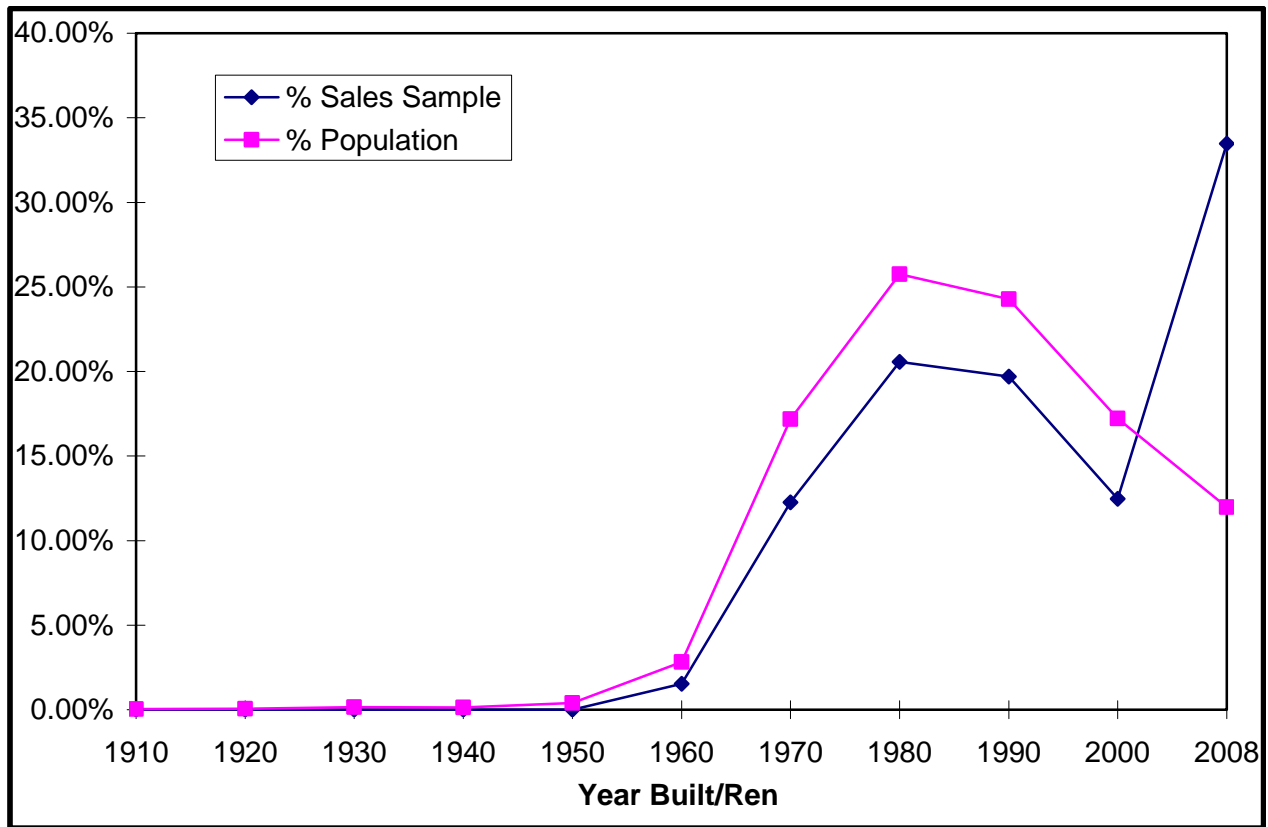
**Market Change of Average Sale Price in Area 29
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	7	1.53%
1970	56	12.25%
1980	94	20.57%
1990	90	19.69%
2000	57	12.47%
2008	153	33.48%
	457	

Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	3	0.05%
1930	9	0.16%
1940	8	0.14%
1950	22	0.39%
1960	160	2.83%
1970	973	17.18%
1980	1458	25.75%
1990	1375	24.28%
2000	975	17.22%
2008	678	11.97%
	5663	

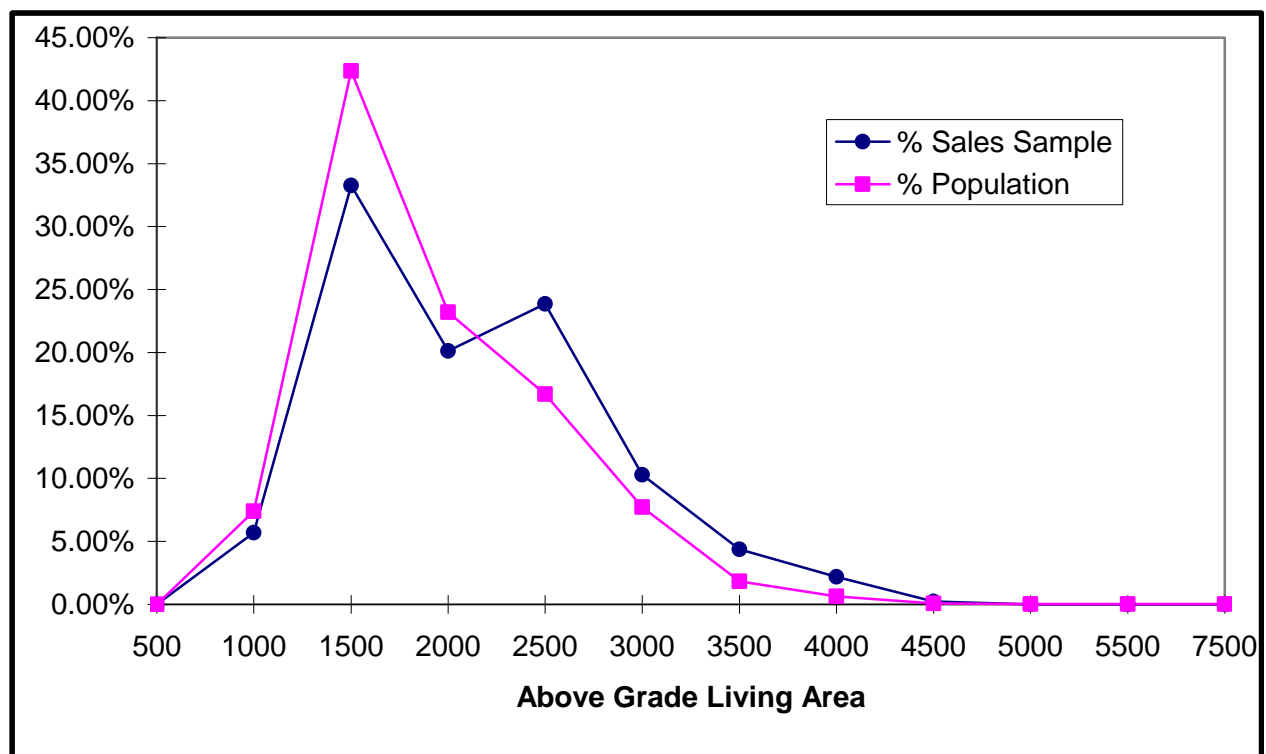


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	26	5.69%
1500	152	33.26%
2000	92	20.13%
2500	109	23.85%
3000	47	10.28%
3500	20	4.38%
4000	10	2.19%
4500	1	0.22%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	457	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	419	7.40%
1500	2398	42.35%
2000	1314	23.20%
2500	945	16.69%
3000	438	7.73%
3500	104	1.84%
4000	36	0.64%
4500	4	0.07%
5000	2	0.04%
5500	1	0.02%
10000	2	0.04%
	5663	

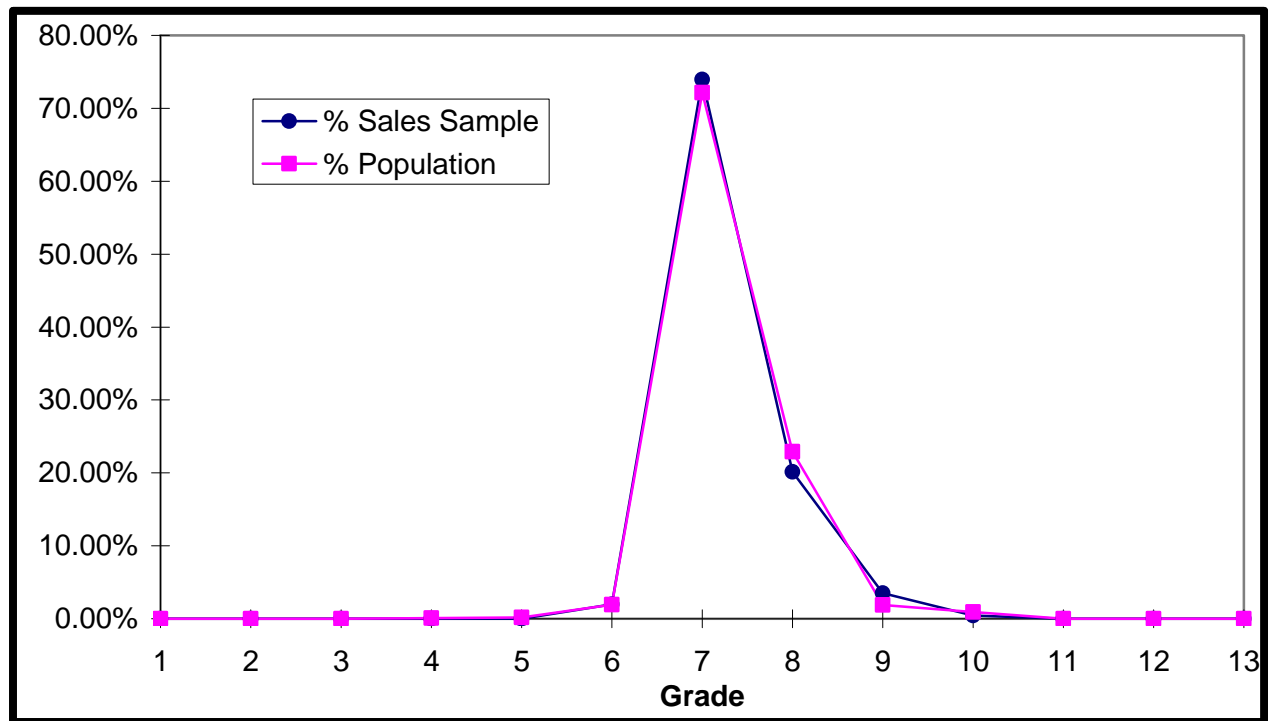


The sales sample frequency distribution follows the population distribution with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

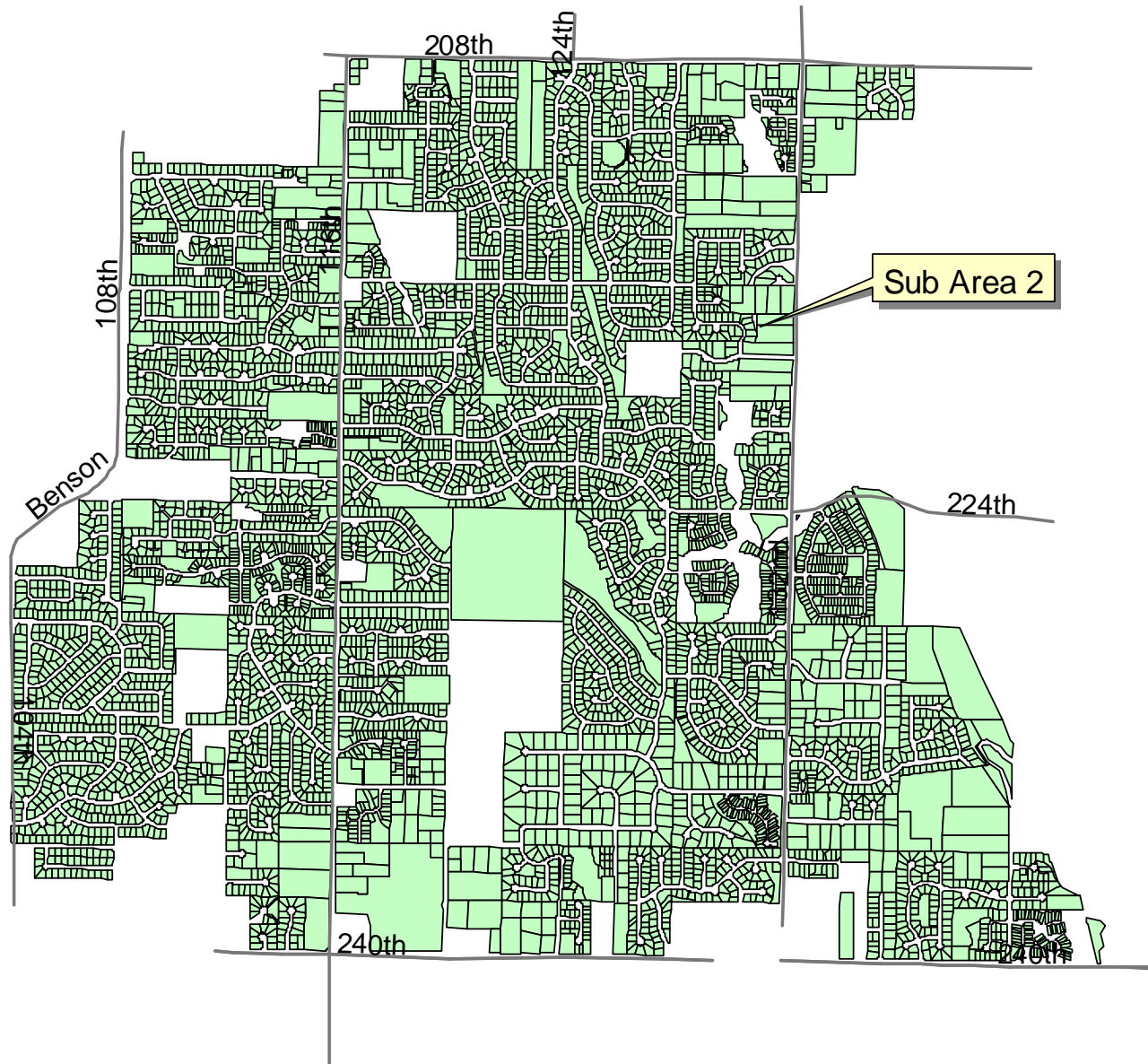
Sales Sample Representation of Population - Grade

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	9	1.97%
7	338	73.96%
8	92	20.13%
9	16	3.50%
10	2	0.44%
11	0	0.00%
12	0	0.00%
13	0	0.00%
457		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	9	0.16%
6	109	1.92%
7	4085	72.13%
8	1296	22.89%
9	107	1.89%
10	51	0.90%
11	0	0.00%
12	1	0.02%
13	1	0.02%
5663		



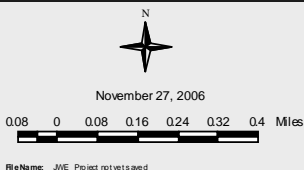
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 29

Kentridge

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 misuse 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.



Legend

Area 29 streets.shp
New Subs area 29.shp
002

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 24, 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

Analysis indicates land values are at or below current market levels as of 1/1/09. No additional adjustment to land value is required.

2009 Land Value = 2008 Land Value x 1.00, 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 457 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 / 1.091035 + 0.08367522*Fern_Crest + 0.05427867*Fern_Crest_West

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 $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .7700$.
- *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. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .7700$
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
 $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .7700$

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 -22.30%. 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 29 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

-22.09%

Fern Crest	Yes
% Adjustment	-27.64%
Fern Crest West	Yes
% Adjustment	-25.78%

I

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in the the plat of Fern Crest would *approximately* receive a -27.64% downward adjustment. 95 parcels in the improved population would receive this adjustment. There were 13 sales.

A parcel in the plat Fern Crest West would *approximately* receive a -25.78% downward adjustment. 129 parcels in the improved population would receive this adjustment. There were 58 sales.

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

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 29 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	0.816	-18.4%
2/1/2007	0.812	-18.8%
3/1/2007	0.809	-19.1%
4/1/2007	0.807	-19.3%
5/1/2007	0.806	-19.4%
6/1/2007	0.806	-19.4%
7/1/2007	0.807	-19.3%
8/1/2007	0.810	-19.0%
9/1/2007	0.813	-18.7%
10/1/2007	0.817	-18.3%
11/1/2007	0.822	-17.8%
12/1/2007	0.828	-17.2%
1/1/2008	0.835	-16.5%
2/1/2008	0.844	-15.6%
3/1/2008	0.852	-14.8%
4/1/2008	0.863	-13.7%
5/1/2008	0.874	-12.6%
6/1/2008	0.886	-11.4%
7/1/2008	0.899	-10.1%
8/1/2008	0.914	-8.6%
9/1/2008	0.929	-7.1%
10/1/2008	0.945	-5.5%
11/1/2008	0.962	-3.8%
12/1/2008	0.980	-2.0%
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.

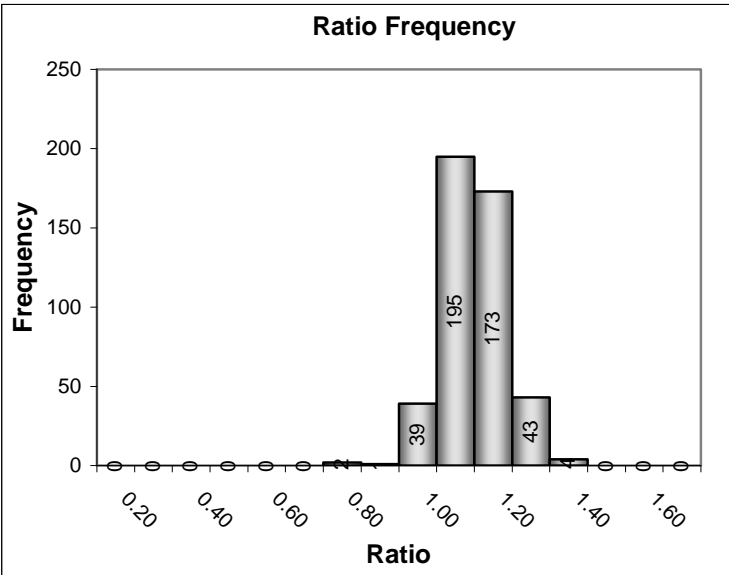
Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.807	\$423,000
Sale 2	\$475,000	10/1/2008	0.945	\$448,000
Sale 3	\$515,000	7/1/2008	0.899	\$463,000

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

The time adjustment formula for Area 29 is $(1.091035 + 0.000712959 * \text{SaleDay} + 0.0000005957256 * \text{SaleDaySq} + 0.08367522 * 0.02844639 + 0.05427867 * 0.1269147) / (1.091035 + 0.08367522 * 0.02844639 + 0.05427867 * 0.1269147) \text{SaleDay} = \text{SaleDate} - 39814$
 $\text{SaleDaySq} = (\text{SaleDate} - 39814)^2$

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: SW/TEAM 3	Appr. Date: 01/01/2008	Date of Report: 6/24/2009	Sales Dates: 1/2007 - 12/2008																		
Area KENTRIDGE	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																		
SAMPLE STATISTICS		 <p>Ratio Frequency</p> <p>The histogram shows the frequency distribution of ratios for 1 to 3 Unit Residences. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 250). The distribution is centered around 1.00, with the highest frequency of 195 occurring in the 1.00-1.10 bin. Other significant frequencies are 173 for the 1.10-1.20 bin, 43 for the 1.20-1.30 bin, and 39 for the 0.90-1.00 bin.</p> <table><caption>Histogram Data</caption><tr><th>Ratio Bin</th><th>Frequency</th></tr><tr><td>0.80-0.90</td><td>0</td></tr><tr><td>0.90-1.00</td><td>39</td></tr><tr><td>1.00-1.10</td><td>195</td></tr><tr><td>1.10-1.20</td><td>173</td></tr><tr><td>1.20-1.30</td><td>43</td></tr><tr><td>1.30-1.40</td><td>0</td></tr><tr><td>1.40-1.50</td><td>0</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></table>		Ratio Bin	Frequency	0.80-0.90	0	0.90-1.00	39	1.00-1.10	195	1.10-1.20	173	1.20-1.30	43	1.30-1.40	0	1.40-1.50	0	1.50-1.60	0
Ratio Bin	Frequency																				
0.80-0.90	0																				
0.90-1.00	39																				
1.00-1.10	195																				
1.10-1.20	173																				
1.20-1.30	43																				
1.30-1.40	0																				
1.40-1.50	0																				
1.50-1.60	0																				
Sample size (n)	457																				
Mean Assessed Value	327,600																				
Mean Adj. Sales Price	298,500																				
Standard Deviation AV	65,058																				
Standard Deviation SP	59,762																				
ASSESSMENT LEVEL																					
Arithmetic Mean Ratio	1.100																				
Median Ratio	1.096																				
Weighted Mean Ratio	1.097																				
UNIFORMITY																					
Lowest ratio	0.740																				
Highest ratio:	1.389																				
Coefficient of Dispersion	5.83%																				
Standard Deviation	0.083																				
Coefficient of Variation	7.57%																				
Price Related Differential (PRD)	1.003																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	1.089																				
Upper limit	1.105																				
95% Confidence: Mean																					
Lower limit	1.093																				
Upper limit	1.108																				
SAMPLE SIZE EVALUATION																					
N (population size)	5663																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.083																				
Recommended minimum:	11																				
Actual sample size:	457																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	237																				
# ratios above mean:	220																				
z:	0.795																				
Conclusion:	Normal*																				
*i.e. no evidence of non-normality																					

COMMENTS:

1 to 3 Unit Residences throughout area 29

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

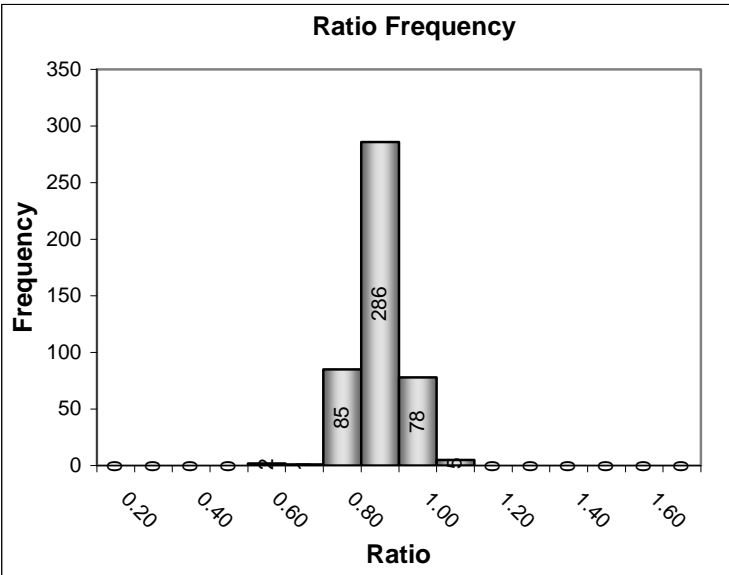
COMMENTS:

1 to 3 Unit Residences throughout area 29

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: SW/TEAM 3	Appr. Date: 01/01/2009	Date of Report: 6/24/2009	Sales Dates: 1/2007 - 12/2008
Area KENTRIDGE	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>The histogram shows the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 350. The distribution is unimodal and slightly right-skewed, with a peak frequency of 286 at a ratio of approximately 0.85. Other labeled frequencies include 85 at a ratio of 0.75 and 78 at a ratio of 0.95.</p>	
Sample size (n)	457		
Mean Assessed Value	252,400		
Mean Sales Price	298,500		
Standard Deviation AV	49,309		
Standard Deviation SP	59,762		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.846		
Weighted Mean Ratio	0.846		
UNIFORMITY			
Lowest ratio	0.574		
Highest ratio:	1.080		
Coefficient of Dispersion	5.43%		
Standard Deviation	0.062		
Coefficient of Variation	7.26%		
Price Related Differential (PRD)	1.003		
RELIABILITY		COMMENTS:	
95% Confidence: Median			
Lower limit	0.841		
Upper limit	0.853		
95% Confidence: Mean			
Lower limit	0.843		
Upper limit	0.854		
SAMPLE SIZE EVALUATION			
N (population size)	5663		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.062		
Recommended minimum:	6		
Actual sample size:	457		
Conclusion:	OK		
NORMALITY		1 to 3 Unit Residences throughout area 29 Assessment level reflects the downward trend of the market. Sales Prices are adjusted for time to the Assesment Date of 1/1/2009	
Binomial Test			
# ratios below mean:	232		
# ratios above mean:	225		
z:	0.327		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

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 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	873173	0070	10/24/07	\$220,000	\$181,000	770	6	1970	4	7475	N	N	23564 130TH CT SE
002	802570	0340	10/19/07	\$240,000	\$197,000	880	6	1976	3	10476	N	N	11113 SE 225TH CT
002	873173	0320	3/9/07	\$252,500	\$204,000	770	6	1970	3	6600	N	N	23608 128TH AVE SE
002	802570	0360	11/6/07	\$250,000	\$206,000	880	6	1976	3	6386	N	N	11104 SE 225TH CT
002	873173	0050	10/28/08	\$223,800	\$215,000	770	6	1970	4	9438	N	N	13016 SE 236TH PL
002	802570	0850	7/13/07	\$270,000	\$218,000	1210	6	1976	3	8528	N	N	22404 110TH AVE SE
002	802570	0830	2/1/08	\$265,000	\$224,000	1180	6	1976	3	6699	N	N	22330 110TH PL SE
002	102205	9047	7/30/07	\$295,000	\$239,000	1194	6	1956	4	16756	N	N	13415 SE 208TH ST
002	172205	9077	5/15/07	\$525,000	\$423,000	1420	6	1985	3	31843	N	N	23210 104TH AVE SE
002	809920	0030	9/19/07	\$215,000	\$175,000	1390	7	1963	3	11340	N	N	11622 SE 227TH PL
002	873173	0380	3/24/08	\$230,000	\$198,000	1180	7	1976	3	7280	N	N	23631 128TH AVE SE
002	873200	0200	3/2/07	\$245,000	\$198,000	1270	7	1964	3	12160	N	N	10823 SE 217TH ST
002	102205	9159	2/21/07	\$247,150	\$200,000	1150	7	1954	3	9583	N	N	13403 SE 208TH ST
002	082205	9069	11/19/07	\$245,000	\$202,000	1220	7	1976	3	7840	N	N	10816 SE 217TH ST
002	278746	0300	10/24/07	\$257,000	\$211,000	980	7	1983	3	7543	N	N	12317 SE 221ST ST
002	338800	0190	10/24/07	\$257,000	\$211,000	1350	7	1961	3	7630	N	N	23113 107TH PL SE
002	186290	0660	8/21/08	\$230,000	\$212,000	1140	7	1991	3	7078	N	N	11812 SE 219TH PL
002	889250	0030	10/18/07	\$262,500	\$215,000	970	7	1964	5	9975	N	N	22315 115TH PL SE
002	664870	1590	8/27/07	\$264,950	\$215,000	990	7	1964	3	7832	N	N	23504 109TH AVE SE
002	073810	0220	5/16/07	\$269,950	\$218,000	940	7	1968	3	7201	N	N	10709 SE 237TH ST
002	135500	0190	4/20/07	\$270,000	\$218,000	1190	7	1970	3	8800	N	N	21032 120TH PL SE
002	802570	0430	2/28/07	\$269,000	\$218,000	1290	7	1976	3	7275	N	N	11229 SE 225TH ST
002	073800	0060	7/28/08	\$240,000	\$219,000	1190	7	1966	3	7200	N	N	10512 SE 236TH PL
002	512695	0130	1/29/08	\$262,000	\$221,000	1100	7	1981	3	8400	N	N	11733 SE 225TH ST
002	541980	0460	2/4/08	\$261,950	\$221,000	1070	7	1981	3	7930	N	N	12217 SE 223RD DR
002	541980	0700	10/18/07	\$271,000	\$222,000	1070	7	1981	3	8640	N	N	12116 SE 223RD DR
002	664870	0570	7/15/08	\$245,000	\$222,000	1010	7	1962	3	8346	N	N	10415 SE 235TH ST
002	338800	0320	8/21/08	\$245,000	\$226,000	1090	7	1961	4	8500	N	N	22809 110TH AVE SE
002	278731	0100	7/23/07	\$280,000	\$226,000	1440	7	1970	3	8470	N	N	21213 122ND PL SE
002	802570	0880	6/27/08	\$252,000	\$226,000	1290	7	1976	3	7344	N	N	11027 SE 224TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	383120	0150	11/7/08	\$235,000	\$227,000	1100	7	1979	3	7344	N	N	11224 SE 235TH PL
002	541980	1340	10/9/07	\$279,500	\$229,000	1460	7	1982	3	6887	N	N	11704 SE 223RD DR
002	082205	9265	5/22/07	\$285,000	\$230,000	1050	7	1976	3	7840	N	N	10808 SE 217TH ST
002	278732	0220	10/26/07	\$280,000	\$230,000	1080	7	1981	3	7004	N	N	12623 SE 212TH PL
002	383120	0090	11/29/07	\$279,000	\$231,000	1180	7	1979	3	7455	N	N	11215 SE 235TH PL
002	221221	0550	2/1/07	\$285,000	\$231,000	980	7	1980	3	7200	N	N	22925 112TH PL SE
002	512695	0610	3/14/08	\$270,000	\$231,000	850	7	1981	4	9067	N	N	11704 SE 225TH ST
002	664870	0120	9/18/07	\$284,000	\$231,000	1180	7	1967	3	12534	N	N	23259 105TH AVE SE
002	221221	0710	10/23/07	\$283,250	\$232,000	1440	7	1980	3	7700	N	N	23009 114TH WAY SE
002	221221	0260	4/10/07	\$289,000	\$233,000	980	7	1979	3	7161	N	N	11415 SE 230TH PL
002	664870	1640	6/15/07	\$289,000	\$233,000	1250	7	1966	3	8938	N	N	10943 SE 235TH ST
002	221221	0010	1/24/08	\$277,000	\$233,000	1630	7	1979	3	7416	N	N	23001 116TH AVE SE
002	073960	0360	2/29/08	\$275,000	\$234,000	1270	7	1962	4	9000	N	N	11008 SE 213TH ST
002	338800	0500	3/13/07	\$289,950	\$234,000	1880	7	1961	3	9184	N	N	22846 110TH AVE SE
002	664870	1570	8/13/07	\$288,500	\$234,000	1410	7	1963	3	7770	N	N	10912 SE 235TH PL
002	809920	0100	5/16/08	\$265,900	\$234,000	1350	7	1963	4	11340	N	N	11623 SE 227TH PL
002	186290	0660	9/15/08	\$251,000	\$235,000	1140	7	1991	3	7078	N	N	11812 SE 219TH PL
002	278732	0740	6/25/07	\$292,000	\$236,000	1100	7	1980	3	7215	N	N	12628 SE 216TH ST
002	512695	0220	10/27/07	\$287,000	\$236,000	980	7	1981	3	9240	N	N	11711 SE 225TH CT
002	135500	0310	10/14/07	\$289,950	\$237,000	1200	7	1975	3	8250	N	N	21028 121ST PL SE
002	338790	0150	6/23/08	\$265,000	\$237,000	1210	7	1961	3	8239	N	N	22666 108TH AVE SE
002	645700	0180	2/9/07	\$291,950	\$237,000	1160	7	1966	3	13056	N	N	10702 SE 225TH PL
002	338800	0750	5/14/07	\$295,000	\$238,000	1560	7	1962	3	9009	N	N	10811 SE 231ST ST
002	664870	0200	9/19/07	\$292,000	\$238,000	1250	7	1967	3	8207	N	N	10530 SE 233RD PL
002	073960	0490	5/23/07	\$296,100	\$239,000	1270	7	1962	4	9600	N	N	11055 SE 212TH ST
002	221221	0890	2/21/07	\$295,000	\$239,000	980	7	1979	3	8400	N	N	23208 113TH PL SE
002	664870	1300	8/1/07	\$295,000	\$239,000	1430	7	1967	3	7725	N	N	10804 SE 232ND PL
002	666915	0990	6/24/08	\$267,000	\$239,000	1280	7	1978	3	6900	N	N	12526 SE 217TH ST
002	073960	0350	1/9/08	\$287,000	\$240,000	1500	7	1963	3	9424	N	N	11015 SE 213TH ST
002	278730	0510	3/14/07	\$297,000	\$240,000	1330	7	1969	3	7210	N	N	21125 125TH AVE SE
002	511500	0160	9/8/08	\$256,900	\$240,000	1280	7	1988	3	7524	N	N	22915 115TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	135460	0090	6/22/07	\$299,000	\$241,000	920	7	1984	3	8068	N	N	21422 114TH PL SE
002	541980	0520	8/17/07	\$297,000	\$241,000	1500	7	1981	3	7200	N	N	12324 SE 223RD DR
002	541980	0990	7/9/07	\$300,000	\$242,000	1050	7	1984	3	7200	N	N	11926 SE 222ND PL
002	664870	0010	4/2/07	\$299,900	\$242,000	1170	7	1964	3	9396	N	N	10404 SE 235TH ST
002	186290	0760	2/20/08	\$285,000	\$242,000	1360	7	1996	3	9327	N	N	11606 SE 219TH PL
002	279610	0050	9/12/07	\$298,000	\$243,000	1090	7	1978	3	7350	N	N	12221 SE 216TH ST
002	664870	0480	4/17/08	\$280,000	\$243,000	1110	7	1962	3	10051	N	N	23320 106TH AVE SE
002	894417	0350	8/17/07	\$300,000	\$243,000	1180	7	1978	3	6240	N	N	11704 SE 210TH PL
002	176130	0120	7/23/07	\$302,000	\$244,000	940	7	1970	3	10920	N	N	23115 125TH AVE SE
002	664825	0030	3/7/07	\$302,000	\$244,000	950	7	1979	4	7920	N	N	11305 SE 228TH PL
002	664825	0040	1/9/07	\$299,000	\$244,000	910	7	1979	3	6120	N	N	11309 SE 228TH PL
002	546635	0110	9/11/07	\$299,950	\$244,000	1290	7	1994	3	7589	N	N	13306 SE 236TH PL
002	367100	0230	6/18/08	\$273,000	\$244,000	980	7	1981	3	9600	N	N	21115 127TH PL SE
002	073950	0260	9/11/07	\$301,000	\$245,000	1210	7	1961	4	8760	N	N	21312 109TH AVE SE
002	664870	1010	8/4/08	\$267,450	\$245,000	1320	7	1963	3	7142	N	N	23314 108TH AVE SE
002	073960	0170	11/5/07	\$298,500	\$246,000	1350	7	1963	4	10625	N	N	21300 113TH AVE SE
002	338790	0220	6/25/07	\$306,250	\$247,000	1460	7	1960	3	11811	N	N	10823 SE 229TH ST
002	666915	0550	5/20/08	\$279,950	\$247,000	1480	7	1978	3	8500	N	N	21752 125TH PL SE
002	807855	0180	10/22/07	\$302,000	\$248,000	1350	7	1987	3	8559	N	N	22211 124TH PL SE
002	541220	0090	11/27/07	\$299,950	\$248,000	1070	7	1984	3	5888	N	N	11723 SE 221ST ST
002	073960	0330	4/4/08	\$288,500	\$249,000	1210	7	1962	3	9424	N	N	11033 SE 213TH ST
002	666915	1000	8/15/07	\$307,500	\$249,000	1100	7	1978	3	7000	N	N	12520 SE 217TH ST
002	278731	0500	10/17/07	\$304,000	\$249,000	1090	7	1974	3	8464	N	N	12360 SE 214TH ST
002	645700	0760	5/30/07	\$310,000	\$250,000	1450	7	1965	3	7210	N	N	22526 108TH AVE SE
002	541980	0400	5/9/07	\$309,950	\$250,000	1250	7	1981	3	7650	N	N	22332 122ND AVE SE
002	664825	0080	2/23/07	\$308,200	\$250,000	950	7	1979	3	7360	N	N	11318 SE 228TH PL
002	338800	0010	5/24/07	\$309,500	\$250,000	1860	7	1962	3	9030	N	N	10841 SE 232ND ST
002	278731	0420	7/23/07	\$309,000	\$250,000	1180	7	1975	3	6840	N	N	12354 SE 213TH ST
002	278750	0280	1/25/08	\$297,000	\$250,000	1120	7	1981	3	7216	N	N	12126 SE 217TH PL
002	092205	9147	2/18/08	\$294,000	\$250,000	1470	7	1988	3	14153	N	N	20805 119TH AVE SE
002	279610	0340	4/11/08	\$290,000	\$251,000	1250	7	1979	3	6825	N	N	12306 SE 217TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	135500	0040	8/30/07	\$309,000	\$251,000	1180	7	1973	3	7215	N	N	21033 120TH PL SE
002	186291	0390	7/25/07	\$310,000	\$251,000	1190	7	1993	3	6847	N	N	21621 118TH PL SE
002	743720	0030	10/5/07	\$310,000	\$253,000	1714	7	2003	3	3765	N	N	21409 113TH PL SE
002	278730	0680	8/15/08	\$275,000	\$253,000	1170	7	1969	3	9100	N	N	20809 125TH AVE SE
002	073981	0230	4/29/08	\$290,000	\$253,000	1760	7	1985	3	6030	N	N	22102 110TH AVE SE
002	873200	0400	4/19/07	\$315,000	\$254,000	1450	7	1976	3	9600	N	N	10830 SE 217TH ST
002	666915	0760	6/14/07	\$315,000	\$254,000	1100	7	1979	3	6930	N	N	21615 127TH PL SE
002	278730	0370	3/27/07	\$315,000	\$254,000	1180	7	1969	3	9375	N	N	20918 124TH AVE SE
002	278731	1000	2/15/08	\$299,950	\$254,000	1080	7	1974	3	8137	N	N	21207 125TH AVE SE
002	289300	0510	12/27/07	\$305,000	\$254,000	1320	7	1976	3	7200	N	N	21402 120TH AVE SE
002	073980	0130	11/28/07	\$308,000	\$255,000	1340	7	1984	3	7201	N	N	11113 SE 220TH PL
002	541220	0140	3/14/07	\$315,000	\$255,000	1350	7	1984	3	5942	N	N	11712 SE 221ST ST
002	666915	0340	10/1/08	\$270,000	\$255,000	1410	7	1978	3	9100	N	N	12409 SE 217TH CT
002	278730	0390	6/26/07	\$317,000	\$256,000	1270	7	1969	3	7220	N	N	12413 SE 209TH ST
002	670039	0020	2/15/08	\$301,950	\$256,000	1770	7	1992	3	4540	N	N	11536 SE 221ST PL
002	873173	0680	5/25/07	\$319,950	\$258,000	1360	7	1976	4	9202	N	N	23612 131ST AVE SE
002	541220	0200	7/5/07	\$320,000	\$258,000	1080	7	1984	3	6052	N	N	22002 117TH AVE SE
002	367100	0400	2/13/08	\$305,000	\$258,000	980	7	1981	3	9600	N	N	21002 127TH PL SE
002	338780	0660	8/27/08	\$278,000	\$258,000	1090	7	1959	4	9738	N	N	23035 105TH AVE SE
002	664870	1710	2/26/08	\$303,500	\$258,000	1560	7	1967	4	8640	N	N	23524 110TH PL SE
002	278731	1260	5/27/08	\$291,500	\$258,000	1750	7	1974	3	10692	N	N	12517 SE 214TH PL
002	338800	0600	6/19/07	\$321,000	\$259,000	2130	7	1961	3	9660	N	N	23106 107TH PL SE
002	941271	0380	7/19/07	\$319,900	\$259,000	1240	7	1977	3	7520	N	N	13614 SE 232ND ST
002	278731	1440	9/13/07	\$318,000	\$259,000	1140	7	1974	3	8160	N	N	21230 125TH AVE SE
002	278746	0490	8/15/08	\$281,000	\$259,000	940	7	1982	3	10414	N	N	22016 123RD AVE SE
002	289300	0220	4/24/07	\$322,900	\$260,000	1200	7	1975	3	6800	N	N	12046 SE 212TH CT
002	941271	0230	5/25/07	\$322,950	\$260,000	1170	7	1976	3	8000	N	N	23223 138TH AVE SE
002	743720	0100	8/12/08	\$283,000	\$260,000	1710	7	2004	3	3978	N	N	11421 SE 214TH ST
002	251710	0330	5/20/08	\$295,000	\$260,000	2197	7	2006	3	4154	N	N	12887 SE 225TH CT
002	664870	1770	4/22/08	\$300,000	\$261,000	1330	7	1966	3	8162	N	N	23228 110TH PL SE
002	367100	0090	11/10/08	\$270,000	\$261,000	980	7	1981	3	10922	N	N	12630 SE 210TH CT

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	073981	0110	9/9/08	\$280,000	\$261,000	1310	7	1984	4	6741	N	N	22130 111TH CT SE
002	338800	0550	6/19/07	\$325,000	\$262,000	1600	7	1961	4	7227	N	N	10827 SE 230TH ST
002	176130	0060	5/30/07	\$325,000	\$262,000	910	7	1975	3	7200	N	N	22913 125TH AVE SE
002	541290	0090	5/22/07	\$324,950	\$262,000	1390	7	1978	3	7583	N	N	10526 SE 232ND PL
002	645700	0200	12/27/07	\$314,950	\$263,000	1330	7	1966	3	10465	N	N	10705 SE 225TH PL
002	941270	0060	11/7/07	\$319,000	\$263,000	1550	7	1970	3	10980	N	N	13313 SE 233RD ST
002	278746	0670	5/20/08	\$299,000	\$263,000	1540	7	1983	3	10227	N	N	22014 120TH PL SE
002	541980	0860	5/19/08	\$298,900	\$263,000	1470	7	1984	3	6860	N	N	12007 SE 222ND PL
002	073950	0180	9/21/07	\$324,000	\$264,000	1240	7	1962	4	8760	N	N	21221 110TH AVE SE
002	556170	0210	6/14/07	\$327,000	\$264,000	1600	7	1978	3	7800	N	N	12816 SE 232ND ST
002	666915	0850	2/28/08	\$310,000	\$264,000	1330	7	1978	3	6929	N	N	12516 SE 217TH PL
002	176130	0620	9/25/07	\$325,000	\$265,000	1290	7	1977	3	7400	N	N	12555 SE 231ST ST
002	251700	0550	6/26/08	\$295,000	\$265,000	1680	7	2005	3	6006	N	N	22607 132ND PL SE
002	221222	0060	3/27/07	\$330,000	\$266,000	1680	7	1980	4	8580	N	N	11220 SE 233RD PL
002	338800	0380	7/24/08	\$292,784	\$266,000	1710	7	1961	3	7700	N	N	10818 SE 228TH ST
002	807855	0630	8/27/08	\$287,000	\$266,000	1310	7	1987	3	6882	N	N	21916 124TH AVE SE
002	172205	9003	12/17/08	\$269,000	\$266,000	1660	7	1999	3	5750	N	N	11020 SE 232ND ST
002	802570	0440	3/5/07	\$330,000	\$267,000	1090	7	1976	3	7275	N	N	11237 SE 225TH ST
002	807855	0520	7/24/07	\$329,950	\$267,000	1260	7	1987	3	6370	N	N	12401 SE 223RD DR
002	186291	0440	3/24/08	\$309,950	\$267,000	1310	7	1993	3	7511	N	N	21642 117TH PL SE
002	858190	0320	11/28/07	\$322,500	\$267,000	1650	7	1985	3	7212	N	N	11722 SE 231ST PL
002	251710	1100	11/6/08	\$276,900	\$267,000	1632	7	2007	3	3978	N	N	22760 129TH PL SE
002	221222	0090	6/6/07	\$332,100	\$268,000	980	7	1980	3	6150	N	N	11207 SE 233RD PL
002	743720	0060	11/8/07	\$325,000	\$268,000	1710	7	2004	3	3365	N	N	11367 SE 214TH ST
002	556171	0070	8/23/07	\$329,900	\$268,000	1790	7	1979	4	10317	N	N	23004 130TH PL SE
002	645700	0030	8/17/07	\$330,000	\$268,000	1450	7	1966	3	14060	N	N	10706 SE 224TH PL
002	278750	0340	8/24/07	\$330,000	\$268,000	1460	7	1981	3	6500	N	N	21614 121ST PL SE
002	073980	0140	5/14/08	\$305,000	\$268,000	1180	7	1983	3	7201	N	N	11121 SE 220TH PL
002	541221	0180	1/23/07	\$330,000	\$268,000	1320	7	1985	3	6251	N	N	21946 120TH AVE SE
002	541221	0140	1/16/08	\$320,000	\$269,000	1360	7	1985	3	6681	N	N	22018 120TH AVE SE
002	221222	0150	9/3/08	\$290,000	\$270,000	900	7	1980	3	7380	N	N	23312 113TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	278730	0010	6/14/07	\$335,000	\$270,000	1260	7	1968	3	7644	N	N	20803 124TH AVE SE
002	278731	0260	1/29/07	\$332,450	\$270,000	1180	7	1975	3	7215	N	N	21504 122ND PL SE
002	279610	0030	3/27/08	\$314,000	\$270,000	1160	7	1978	3	7875	N	N	12205 SE 216TH ST
002	807856	0360	6/21/07	\$335,000	\$270,000	1800	7	1988	3	5804	N	N	12408 SE 221ST PL
002	559170	0350	6/26/08	\$300,950	\$270,000	1730	7	1992	3	7407	N	N	11511 SE 219TH PL
002	541980	0390	5/23/08	\$307,000	\$271,000	1640	7	1981	3	9350	N	N	22336 122ND AVE SE
002	541220	0340	7/2/07	\$337,000	\$272,000	1260	7	1983	3	6173	N	N	22103 120TH AVE SE
002	087850	0010	6/21/07	\$337,500	\$272,000	1580	7	1992	3	6000	N	N	20930 119TH AVE SE
002	701690	0040	5/8/08	\$312,000	\$273,000	1240	7	1985	3	7435	N	N	13621 SE 231ST ST
002	556170	0120	7/23/08	\$300,000	\$273,000	1330	7	1978	3	7605	N	N	12809 SE 232ND ST
002	807855	0610	9/16/08	\$291,000	\$273,000	1330	7	1987	3	8475	N	N	22104 124TH AVE SE
002	172205	9314	8/17/07	\$338,000	\$274,000	1660	7	1995	3	9493	N	N	23909 113TH PL SE
002	186291	0140	2/5/07	\$338,000	\$274,000	1810	7	1993	3	6324	N	N	11723 SE 217TH PL
002	666915	0250	3/23/07	\$339,950	\$275,000	1290	7	1978	3	6900	N	N	12402 SE 218TH CT
002	278732	0040	7/13/07	\$340,000	\$275,000	1260	7	1980	3	6386	N	N	21500 127TH PL SE
002	228740	0040	10/22/08	\$287,750	\$275,000	1320	7	1984	3	7200	N	N	21125 119TH AVE SE
002	666915	0920	11/5/07	\$334,950	\$276,000	1310	7	1980	3	7280	N	N	12529 SE 217TH ST
002	186290	0090	8/13/07	\$340,800	\$276,000	1940	7	1991	3	6522	N	N	11911 SE 219TH PL
002	541980	0640	1/18/07	\$339,950	\$277,000	1080	7	1981	3	6820	N	N	22204 122ND AVE SE
002	289300	0480	11/27/07	\$335,000	\$277,000	1390	7	1976	3	8034	N	N	21426 120TH AVE SE
002	807855	0530	1/5/07	\$339,995	\$277,000	1370	7	1987	3	6370	N	N	12407 SE 223RD DR
002	666915	0420	7/23/08	\$304,500	\$277,000	1350	7	1980	3	6900	N	N	12429 SE 216TH ST
002	541980	0330	2/28/08	\$327,000	\$279,000	1500	7	1981	3	10652	N	N	22347 122ND AVE SE
002	073981	0400	2/7/07	\$344,000	\$279,000	1690	7	1985	3	8238	N	N	22133 109TH PL SE
002	251710	0470	7/9/08	\$310,000	\$280,000	2264	7	2006	3	8731	N	N	12805 SE 227TH ST
002	541220	0220	7/15/08	\$309,950	\$281,000	1080	7	1983	3	6125	N	N	22007 117TH AVE SE
002	338790	0190	6/2/08	\$317,500	\$281,000	1900	7	1960	3	9660	N	N	10812 SE 229TH ST
002	251710	0930	11/30/07	\$339,155	\$281,000	1978	7	2007	3	4000	N	N	22662 129TH PL SE
002	807857	0090	6/13/07	\$350,000	\$282,000	1270	7	1989	3	7507	N	N	22329 126TH PL SE
002	279610	0630	7/28/08	\$309,000	\$282,000	1390	7	1979	3	7725	N	N	12312 SE 219TH PL
002	251700	0570	3/12/08	\$328,900	\$282,000	1798	7	2007	3	4174	N	N	13217 SE 226TH ST

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	135460	0260	5/3/07	\$350,000	\$282,000	2490	7	1984	3	7104	N	N	11315 SE 215TH ST
002	073980	0220	6/7/07	\$350,600	\$283,000	1120	7	1983	3	9029	N	N	11026 SE 220TH PL
002	135460	0110	7/12/07	\$350,000	\$283,000	1420	7	1984	3	8054	N	N	21415 114TH PL SE
002	251710	1140	9/26/07	\$347,080	\$283,000	1580	7	2007	3	4431	N	N	22777 129TH PL SE
002	541221	0230	9/13/07	\$347,950	\$283,000	1360	7	1984	3	7048	N	N	11908 SE 220TH CT
002	858190	0350	8/1/08	\$310,000	\$283,000	1080	7	1985	3	8021	N	N	11710 SE 231ST PL
002	666915	0240	8/14/08	\$307,750	\$283,000	1420	7	1978	3	6300	N	N	12408 SE 218TH CT
002	251700	0780	5/31/07	\$352,000	\$284,000	2130	7	2005	3	4060	N	N	13275 SE 227TH ST
002	541290	0010	1/11/07	\$349,950	\$285,000	1530	7	1978	3	7657	N	N	10732 SE 232ND PL
002	807856	0110	6/21/07	\$353,950	\$286,000	1440	7	1988	3	6825	N	N	12703 SE 221ST PL
002	186290	0230	8/22/07	\$352,500	\$286,000	1830	7	1992	3	9027	N	N	12010 SE 219TH CT
002	618710	0070	4/5/07	\$355,000	\$286,000	1540	7	1980	3	8845	Y	N	13616 SE 239TH ST
002	278731	0290	2/6/07	\$354,000	\$287,000	1180	7	1975	3	7215	N	N	21414 122ND PL SE
002	073981	0180	10/22/07	\$349,900	\$287,000	1650	7	1984	3	6741	N	N	11014 SE 222ND ST
002	679930	0100	10/26/07	\$350,000	\$287,000	2095	7	2004	3	4500	N	N	23222 118TH PL SE
002	279610	0640	12/17/08	\$290,000	\$287,000	1250	7	1979	3	7000	N	N	12306 SE 219TH PL
002	176130	0650	4/25/08	\$330,000	\$288,000	1030	7	1975	3	8814	N	N	12571 SE 231ST ST
002	807855	0430	5/14/07	\$357,000	\$288,000	1350	7	1988	3	7417	N	N	22340 123RD PL SE
002	541980	0280	5/14/07	\$359,000	\$289,000	1500	7	1981	3	7578	N	N	22319 122ND AVE SE
002	894433	0100	1/12/07	\$354,900	\$289,000	1990	7	1993	3	3240	N	N	23821 141ST LN SE
002	664870	0830	5/5/08	\$330,000	\$289,000	1400	7	1965	3	9514	N	N	10841 SE 235TH ST
002	278731	0710	5/14/07	\$360,000	\$290,000	1110	7	1974	3	8800	N	N	21553 123RD AVE SE
002	666915	1020	5/25/07	\$359,500	\$290,000	1330	7	1978	3	7200	N	N	12508 SE 217TH ST
002	162205	9096	7/27/07	\$360,000	\$291,000	1908	7	1971	4	11325	N	N	23411 120TH AVE SE
002	154170	0040	6/27/07	\$360,000	\$291,000	2040	7	2003	3	3993	N	N	23427 117TH AVE SE
002	186291	0400	3/28/07	\$360,000	\$291,000	1880	7	1992	3	6344	N	N	21625 118TH PL SE
002	541221	0190	6/10/08	\$326,500	\$291,000	1450	7	1984	3	8816	N	N	11924 SE 220TH CT
002	679930	0020	1/18/08	\$347,000	\$291,000	2030	7	2004	3	4505	N	N	11815 SE 233RD PL
002	154170	0250	8/20/07	\$360,000	\$292,000	1980	7	2003	3	5000	N	N	23410 117TH AVE SE
002	251710	1240	8/10/07	\$360,548	\$292,000	2190	7	2007	3	5409	N	N	22717 129TH PL SE
002	251702	0090	12/31/07	\$350,450	\$293,000	1978	7	2007	3	4218	N	N	22725 135TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	251710	0240	10/5/07	\$358,728	\$293,000	2090	7	2007	3	4503	N	N	22410 129TH PL SE
002	675260	0250	9/3/08	\$315,000	\$293,000	1590	7	1994	4	8485	N	N	22614 127TH AVE SE
002	259715	0160	1/2/07	\$360,000	\$294,000	1160	7	1980	3	9928	N	N	11207 SE 218TH PL
002	172205	9191	9/5/07	\$362,000	\$294,000	2140	7	1977	3	22064	N	N	23820 114TH AVE SE
002	618710	0170	9/18/08	\$313,950	\$294,000	1860	7	1980	3	8930	N	N	23619 137TH AVE SE
002	251710	1180	4/18/08	\$337,900	\$294,000	2048	7	2007	3	6519	N	N	22753 129TH PL SE
002	251710	1170	8/5/08	\$320,900	\$294,000	2048	7	2007	3	5566	N	N	22759 129TH PL SE
002	073980	0280	10/18/07	\$359,950	\$295,000	1910	7	1984	3	9170	N	N	21935 110TH AVE SE
002	278731	1280	9/16/08	\$314,900	\$295,000	2250	7	1975	3	10350	N	N	12527 SE 214TH PL
002	541221	0220	3/26/08	\$343,500	\$296,000	2100	7	1984	3	6037	N	N	11912 SE 220TH CT
002	251710	1250	3/13/07	\$366,255	\$296,000	2090	7	2007	3	5504	N	N	22711 129TH PL SE
002	251710	1200	1/4/07	\$363,416	\$296,000	2090	7	2007	3	5195	N	N	22741 129TH PL SE
002	251710	1120	9/17/08	\$315,900	\$296,000	2340	7	2007	3	4006	N	N	22772 129TH PL SE
002	278730	0470	7/19/07	\$368,900	\$298,000	1260	7	1969	2	7210	N	N	21101 125TH AVE SE
002	176130	0640	6/1/07	\$369,950	\$298,000	1620	7	1975	3	7272	N	N	12567 SE 231ST ST
002	941270	0440	5/15/07	\$370,000	\$298,000	1510	7	1973	4	7524	N	N	23205 134TH AVE SE
002	251710	1220	7/23/07	\$368,045	\$298,000	2090	7	2007	3	4987	N	N	22729 129TH PL SE
002	251700	0520	12/17/07	\$357,887	\$298,000	2582	7	2005	3	4891	N	N	22703 132ND PL SE
002	251710	1260	9/25/07	\$366,710	\$299,000	2090	7	2007	3	5627	N	N	22711 129TH PL SE
002	675260	0760	7/16/08	\$330,000	\$299,000	1600	7	1994	3	8260	N	N	12545 SE 225TH PL
002	251710	1270	6/4/07	\$371,690	\$300,000	2090	7	2007	3	5884	N	N	22699 129TH PL SE
002	251710	0940	8/21/07	\$370,129	\$300,000	2480	7	2007	3	4005	N	N	22668 129TH PL SE
002	894432	0230	4/24/07	\$375,000	\$302,000	1990	7	1989	3	3056	N	N	14016 SE 238TH LN
002	251710	0130	8/29/07	\$372,000	\$302,000	2197	7	2006	3	4122	N	N	12862 SE 225TH CT
002	807855	0440	12/19/08	\$304,300	\$302,000	1510	7	1988	3	10609	N	N	22338 123RD PL SE
002	556170	0260	4/12/07	\$376,000	\$303,000	1330	7	1978	3	7130	N	N	23149 128TH PL SE
002	259715	0220	8/2/07	\$374,000	\$303,000	1290	7	1979	3	9240	N	N	11317 SE 218TH PL
002	073981	0130	9/6/07	\$373,100	\$303,000	2070	7	1985	3	7675	N	N	22112 111TH CT SE
002	251710	1110	3/12/08	\$354,378	\$303,000	2091	7	2007	3	4196	N	N	22766 129TH PL SE
002	251710	1210	9/5/07	\$373,913	\$304,000	2090	7	2007	3	4974	N	N	22735 129TH PL SE
002	251701	0670	5/23/08	\$345,000	\$304,000	2304	7	2006	3	4950	N	N	22441 133RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	251710	0490	6/18/08	\$339,950	\$304,000	2549	7	2006	3	4240	N	N	12817 SE 227TH ST
002	251710	0320	12/19/08	\$307,000	\$304,000	2549	7	2006	3	4159	N	N	12893 SE 225TH CT
002	541290	0020	9/19/07	\$375,000	\$306,000	1360	7	1978	3	7583	N	N	10726 SE 232ND PL
002	278731	1380	2/20/08	\$360,000	\$306,000	1620	7	1976	3	7210	N	N	12519 SE 213TH ST
002	073981	0020	10/7/08	\$322,500	\$306,000	1160	7	1984	3	7209	N	N	22122 111TH PL SE
002	251710	0210	3/7/08	\$357,920	\$306,000	2340	7	2007	3	4404	N	N	22409 129TH PL SE
002	278731	1270	7/23/07	\$379,000	\$307,000	1750	7	1974	3	10350	N	N	12523 SE 214TH PL
002	251702	0110	11/5/07	\$373,572	\$307,000	1978	7	2005	3	5297	N	N	22741 135TH AVE SE
002	675260	0820	4/5/07	\$380,000	\$307,000	2020	7	1994	3	6794	N	N	22541 126TH AVE SE
002	251702	0040	8/7/07	\$379,038	\$307,000	2268	7	2007	3	5272	N	N	22623 135TH AVE SE
002	679930	0030	3/29/07	\$380,950	\$308,000	1840	7	2004	3	5045	N	N	11821 SE 23RD PL
002	251710	0290	9/13/07	\$378,255	\$308,000	2090	7	2007	3	5826	N	N	22518 129TH PL SE
002	251710	0220	3/10/08	\$361,855	\$309,000	1830	7	2007	3	4981	N	N	22403 129TH PL SE
002	251710	1230	11/13/07	\$374,968	\$309,000	2090	7	2007	3	5236	N	N	22729 129TH PL SE
002	546670	0510	6/29/07	\$384,000	\$310,000	1280	7	1985	3	9702	N	N	12404 SE 227TH ST
002	087850	0110	1/29/08	\$367,950	\$310,000	1960	7	1992	3	6489	N	N	11900 SE 209TH PL
002	251702	0030	1/4/08	\$371,320	\$310,000	2172	7	2007	3	5058	N	N	22615 135TH AVE SE
002	251710	0820	2/20/07	\$382,900	\$310,000	2264	7	2006	3	7909	N	N	12840 SE 226TH PL
002	679930	0040	5/2/08	\$355,000	\$310,000	2030	7	2004	3	4801	N	N	11820 SE 233RD PL
002	251710	1090	4/6/07	\$384,138	\$310,000	2300	7	2007	3	4594	N	N	22754 129TH PL SE
002	251702	0150	11/20/07	\$375,000	\$310,000	2560	7	2007	3	5000	N	N	22726 135TH AVE SE
002	666915	0740	10/30/08	\$322,000	\$310,000	1370	7	1979	3	7125	N	N	12637 SE 216TH ST
002	251710	0970	9/12/07	\$382,473	\$311,000	2090	7	2007	3	4993	N	N	22686 129TH PL SE
002	675260	0200	2/20/08	\$366,900	\$312,000	2090	7	1996	3	8035	N	N	12718 SE 227TH CT
002	251710	0900	2/22/07	\$385,005	\$312,000	2480	7	2007	3	6994	N	N	22644 129TH PL SE
002	251710	1050	3/6/08	\$364,876	\$312,000	2330	7	2007	3	4840	N	N	22730 135TH PL SE
002	618710	0120	11/15/07	\$379,040	\$313,000	1870	7	1980	3	9600	N	N	23719 137TH AVE SE
002	894432	0200	8/30/07	\$385,000	\$313,000	2260	7	1989	3	2885	N	N	14026 SE 238TH LN
002	251710	0600	5/19/08	\$355,000	\$313,000	2452	7	2006	3	6472	N	N	22652 128TH PL SE
002	251710	1280	1/2/08	\$375,950	\$314,000	2091	7	2007	3	5870	N	N	22693 129TH PL SE
002	087850	0140	6/24/08	\$351,000	\$314,000	1820	7	1997	3	8523	N	N	20908 118TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	251710	0880	7/30/07	\$390,999	\$316,000	2190	7	2007	3	5730	N	N	22632 129TH PL SE
002	251702	0070	2/29/08	\$370,429	\$316,000	2568	7	2007	3	4218	N	N	22709 135TH AVE SE
002	541221	0330	11/19/08	\$325,000	\$316,000	2030	7	1985	3	7047	N	N	11836 SE 221ST ST
002	251710	1030	6/17/08	\$354,000	\$316,000	2820	7	2007	3	4840	N	N	22718 129TH PL SE
002	251710	0250	9/28/07	\$388,226	\$317,000	2550	7	2007	3	4545	N	N	22416 129TH PL SE
002	251701	0340	5/29/07	\$395,000	\$318,000	2580	7	2006	3	3960	N	N	22432 133RD AVE SE
002	894432	0180	3/26/07	\$395,500	\$319,000	2110	7	1989	3	4545	N	N	14130 SE 238TH LN
002	251710	0840	5/15/07	\$396,135	\$319,000	2260	7	2007	3	6410	N	N	22608 129TH PL SE
002	251710	0630	1/18/08	\$379,950	\$319,000	2612	7	2006	3	6515	N	N	22643 128TH PL SE
002	251700	0530	7/29/08	\$350,000	\$319,000	2304	7	2005	3	4891	N	N	22619 132ND PL SE
002	675260	0620	4/9/08	\$369,950	\$320,000	1610	7	1994	3	8591	N	N	22515 125TH PL SE
002	251710	0870	3/30/07	\$398,038	\$321,000	2450	7	2007	2	5302	N	N	22626 129TH PL SE
002	251710	0650	3/13/07	\$397,000	\$321,000	2549	7	2006	3	5500	N	N	12842 SE 227TH ST
002	251710	0960	10/25/07	\$391,318	\$321,000	2480	7	2007	3	4822	N	N	22680 129TH PL SE
002	251701	0370	4/23/07	\$398,000	\$321,000	2668	7	2006	3	3960	N	N	22452 133RD AVE SE
002	172205	9021	2/15/08	\$380,000	\$322,000	1830	7	1994	3	12891	N	N	23401 112TH AVE SE
002	251710	0280	10/15/07	\$393,687	\$322,000	2300	7	2007	3	4572	N	N	22512 129TH PL SE
002	679930	0170	5/23/07	\$399,990	\$322,000	2680	7	2004	3	5003	N	N	23207 118TH PL SE
002	251701	0690	9/18/07	\$395,000	\$322,000	2468	7	2006	3	4950	N	N	22457 133RD AVE SE
002	073960	0250	8/1/07	\$399,000	\$323,000	1630	7	1963	3	9344	N	N	11210 SE 214TH ST
002	666915	0160	7/6/07	\$399,900	\$323,000	1240	7	1978	3	7280	N	N	21910 124TH AVE SE
002	251700	0480	11/2/07	\$393,113	\$323,000	2468	7	2007	3	5684	N	N	13247 SE 227TH PL
002	251710	0750	8/18/08	\$350,000	\$323,000	2481	7	2006	3	5053	N	N	12746 SE 226TH PL
002	251710	1010	9/23/08	\$343,900	\$323,000	2480	7	2007	3	4840	N	N	22706 129TH PL SE
002	894432	0400	12/27/07	\$389,000	\$324,000	2110	7	1989	3	4188	N	N	23882 140TH LN SE
002	251700	0940	4/23/07	\$405,000	\$327,000	2706	7	2006	3	4975	N	N	13264 SE 227TH ST
002	251701	0240	2/14/07	\$409,900	\$332,000	2820	7	2006	3	3980	N	N	22467 134TH PL SE
002	251710	0260	1/23/08	\$395,223	\$332,000	2759	7	2007	3	4274	N	N	22422 129TH PL SE
002	251702	0080	2/6/08	\$393,543	\$333,000	2330	7	2007	3	4218	N	N	22717 135TH AVE SE
002	251710	0270	10/25/07	\$406,903	\$334,000	2340	7	2007	3	4249	N	N	22506 129TH PL SE
002	251702	0060	7/24/07	\$417,178	\$337,000	2446	7	2007	3	5272	N	N	22701 135TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	251700	0500	4/22/08	\$387,500	\$337,000	3276	7	2005	3	4916	N	N	22713 132ND PL SE
002	251702	0180	5/3/07	\$418,716	\$338,000	2446	7	2007	3	5000	N	N	22702 135TH AVE SE
002	251702	0120	8/24/07	\$416,249	\$338,000	2446	7	2007	3	5287	N	N	22749 135TH AVE SE
002	675260	0650	6/11/08	\$380,000	\$338,000	1350	7	1994	3	6663	N	N	22533 125TH PL SE
002	154170	0180	7/14/08	\$375,000	\$339,000	2550	7	2003	3	6155	N	N	11717 SE 234TH PL
002	251710	1000	9/2/08	\$365,000	\$339,000	2480	7	2007	3	4848	N	N	22700 129TH PL SE
002	251710	1040	3/13/08	\$397,571	\$340,000	2580	7	2007	3	4840	N	N	22724 129TH PL SE
002	251702	0050	6/13/07	\$423,506	\$342,000	2632	7	2007	3	5272	N	N	22631 135TH AVE SE
002	251710	0850	5/30/07	\$423,749	\$342,000	2570	7	2007	3	5587	N	N	22614 129TH PL SE
002	251710	0980	3/21/07	\$423,850	\$342,000	2760	7	2007	3	5482	N	N	22692 129TH PL SE
002	172205	9099	5/29/07	\$425,000	\$343,000	2320	7	1957	4	17983	N	N	23253 112TH AVE SE
002	679930	0110	3/13/07	\$425,000	\$343,000	2680	7	2004	3	4959	N	N	23218 118TH PL SE
002	251710	1060	3/3/08	\$401,941	\$343,000	2838	7	2007	3	4840	N	N	22736 129TH PL SE
002	251710	0890	3/14/07	\$426,550	\$345,000	2760	7	2007	3	7309	N	N	22638 129TH PL SE
002	251710	1290	6/11/07	\$431,755	\$348,000	2450	7	2007	3	9092	N	N	22687 129TH PL SE
002	251702	0100	1/17/08	\$416,715	\$350,000	2330	7	2007	3	6244	N	N	22733 135TH AVE SE
002	251702	0130	7/6/07	\$438,700	\$354,000	3150	7	2007	3	5500	N	N	22742 135TH AVE SE
002	251710	1020	3/31/08	\$413,050	\$356,000	2480	7	2007	3	4840	N	N	22712 129TH PL SE
002	251700	0510	6/25/08	\$399,000	\$358,000	3317	7	2005	3	4893	N	N	22707 132ND PL SE
002	251710	0910	3/8/07	\$444,000	\$359,000	2570	7	2007	3	9163	N	N	22650 129TH PL SE
002	251700	0490	4/22/08	\$415,000	\$361,000	3621	7	2005	3	5929	N	N	22719 132ND PL SE
002	251710	0230	2/11/08	\$428,251	\$363,000	2549	7	2007	3	4811	N	N	22404 127TH PL SE
002	251702	0190	4/12/07	\$452,855	\$365,000	3190	7	2007	3	6000	N	N	22632 135TH AVE SE
002	251700	0960	11/16/07	\$454,341	\$375,000	3154	7	2007	3	7276	N	N	13240 SE 227TH PL
002	251702	0140	7/2/07	\$467,585	\$378,000	3352	7	2007	3	5000	N	N	22734 135TH AVE SE
002	251700	0740	11/8/07	\$459,035	\$378,000	3296	7	2007	3	8498	N	N	13243 SE 227TH ST
002	251702	0160	7/18/07	\$470,053	\$380,000	3150	7	2007	3	5000	N	N	22718 135TH AVE SE
002	251710	0830	2/12/07	\$470,204	\$381,000	3600	7	2007	3	7845	N	N	22602 129TH PL SE
002	251702	0200	4/25/07	\$473,428	\$382,000	3505	7	2007	3	6000	N	N	22624 135TH AVE SE
002	251700	0560	2/25/08	\$453,641	\$386,000	3644	7	2007	3	6270	N	N	22601 132ND PL SE
002	251710	0860	5/15/07	\$482,949	\$389,000	3600	7	2007	3	5393	N	N	22620 129TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	251702	0020	5/4/07	\$484,678	\$391,000	3610	7	2007	3	8982	N	N	13428 226TH PL SE
002	251710	0300	4/23/07	\$488,000	\$394,000	3176	7	2006	3	8340	N	N	22519 129TH PL SE
002	251702	0010	5/4/07	\$491,498	\$396,000	3588	7	2007	3	7236	N	N	13420 SE 226TH PL
002	251702	0170	7/20/07	\$492,266	\$398,000	3590	7	2007	3	5000	N	N	22710 135TH AVE SE
002	087850	0150	7/9/08	\$443,655	\$401,000	2670	7	1993	3	11740	N	N	20904 118TH PL SE
002	082205	9112	9/18/07	\$549,000	\$447,000	1560	7	1957	3	170319	N	N	21307 116TH AVE SE
002	152205	9120	11/16/07	\$545,000	\$450,000	2480	7	1999	3	11340	N	N	14006 SE 236TH PL
002	894429	0200	12/26/07	\$262,000	\$218,000	1650	8	1985	3	3788	N	N	23467 130TH AVE SE
002	894429	0030	7/21/08	\$267,500	\$243,000	1510	8	1985	3	2967	N	N	23413 130TH AVE SE
002	186490	0230	8/28/07	\$309,500	\$251,000	1140	8	1977	3	10200	N	N	20804 135TH AVE SE
002	162205	9054	3/8/07	\$320,000	\$259,000	1730	8	1984	3	13503	N	N	13120 SE 231ST WAY
002	556172	0170	5/28/08	\$293,000	\$259,000	1330	8	1981	3	5103	N	N	13129 SE 228TH PL
002	942551	0040	6/6/07	\$329,950	\$266,000	1980	8	2001	3	4410	N	N	11248 SE 224TH PL
002	948530	0360	6/13/08	\$301,000	\$268,000	1910	8	1992	3	7199	N	N	23649 126TH PL SE
002	543760	0150	6/18/07	\$340,000	\$274,000	1672	8	2002	3	5009	N	N	13221 SE 234TH ST
002	267650	0040	10/28/08	\$287,500	\$276,000	2097	8	2006	3	4134	N	N	12518 SE 236TH CT
002	267650	0170	7/28/08	\$305,000	\$278,000	2097	8	2006	3	5041	N	N	23624 124TH AVE SE
002	770825	0050	6/1/07	\$346,450	\$279,000	1590	8	1995	3	7305	N	N	14030 SE 237TH PL
002	543760	0050	9/21/07	\$347,000	\$283,000	1672	8	2002	3	5602	N	N	13218 SE 234TH ST
002	352920	0440	12/26/07	\$339,000	\$283,000	1910	8	1990	3	7455	N	N	11604 SE 228TH PL
002	352920	0220	1/30/07	\$350,000	\$284,000	2090	8	1990	3	8400	N	N	22831 120TH AVE SE
002	546638	0160	10/17/08	\$297,500	\$284,000	1790	8	2001	3	5000	N	N	23824 125TH PL SE
002	082700	0190	6/18/07	\$358,000	\$289,000	2330	8	2005	3	4030	N	N	11712 SE 233RD PL
002	186490	0120	3/12/07	\$360,000	\$291,000	2400	8	1977	3	9450	N	N	13407 SE 209TH ST
002	546638	0020	2/20/07	\$360,000	\$292,000	2030	8	2001	3	5232	N	N	12421 SE 238TH PL
002	352920	0210	9/26/08	\$310,000	\$292,000	1980	8	1990	3	7264	N	N	11915 SE 228TH PL
002	366240	0130	11/10/08	\$305,000	\$295,000	1910	8	1990	3	9153	N	N	13827 SE 237TH PL
002	770194	0340	1/23/07	\$365,000	\$297,000	2160	8	1989	3	7377	N	N	20826 126TH AVE SE
002	421660	0300	4/16/07	\$370,000	\$298,000	2030	8	2004	3	4611	N	N	13107 SE 210TH PL
002	618710	0690	11/3/08	\$308,800	\$298,000	1870	8	1982	3	7200	N	N	23807 138TH AVE SE
002	352920	0050	11/28/08	\$305,000	\$298,000	2100	8	1989	3	7655	N	N	11627 SE 228TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	675260	0170	12/10/07	\$360,000	\$299,000	1940	8	1997	3	6259	N	N	12711 SE 227TH CT
002	421660	0270	2/20/07	\$370,000	\$300,000	1990	8	2004	3	4427	N	N	21014 131ST AVE SE
002	948530	0390	11/26/08	\$310,000	\$303,000	1910	8	1992	3	7388	N	N	23723 126TH PL SE
002	247440	0010	6/20/07	\$378,000	\$305,000	2210	8	1989	3	7291	N	N	21827 110TH AVE SE
002	948530	0170	8/30/07	\$374,900	\$305,000	1910	8	1992	3	6933	N	N	23639 127TH CT SE
002	948530	0120	4/10/07	\$380,000	\$307,000	2100	8	1992	3	8392	N	N	23613 127TH CT SE
002	152205	9075	1/18/07	\$380,000	\$309,000	1840	8	1994	3	12369	N	N	23824 135TH PL SE
002	352920	0260	2/19/08	\$370,000	\$314,000	1920	8	1989	3	7226	N	N	11828 SE 228TH PL
002	073998	0150	3/8/07	\$390,000	\$315,000	1840	8	1999	3	5540	N	N	10848 SE 214TH PL
002	948530	0260	8/21/07	\$387,950	\$315,000	2100	8	1992	3	7866	N	N	23604 126TH PL SE
002	675260	0220	7/20/07	\$390,000	\$315,000	2350	8	1997	3	7183	N	N	12706 SE 227TH CT
002	807810	0330	12/5/08	\$320,000	\$315,000	2000	8	1991	3	8304	N	N	22046 128TH PL SE
002	073998	0020	12/28/07	\$380,000	\$317,000	2017	8	2007	3	4805	N	N	21431 112TH AVE SE
002	556172	0500	2/12/07	\$394,950	\$320,000	2320	8	1979	4	9052	N	N	23027 128TH PL SE
002	247440	0220	5/8/07	\$398,950	\$322,000	2320	8	1990	3	7200	N	N	11023 SE 219TH PL
002	926585	0030	7/20/07	\$399,950	\$323,000	2326	8	2006	3	4911	N	N	11212 SE 216TH ST
002	796900	0100	4/4/07	\$400,000	\$323,000	1600	8	1969	3	30100	N	N	23030 132ND AVE SE
002	352930	0090	8/14/07	\$400,000	\$324,000	2420	8	1991	3	7267	N	N	11812 SE 229TH PL
002	177644	0010	2/27/07	\$400,000	\$324,000	2005	8	2006	3	5113	N	N	11320 SE 212TH ST
002	926585	0100	4/2/08	\$375,000	\$324,000	2212	8	2006	3	4420	N	N	11217 SE 216TH ST
002	073998	0010	9/18/07	\$400,000	\$326,000	1920	8	1999	3	4986	N	N	21425 112TH AVE SE
002	556172	0410	10/2/07	\$399,777	\$327,000	1900	8	1984	3	5712	N	N	23014 128TH PL SE
002	337450	0060	10/8/08	\$345,000	\$327,000	1460	8	1991	3	7993	N	N	21409 131ST CT SE
002	421660	0100	8/21/07	\$405,000	\$329,000	2320	8	2004	3	4547	N	N	12775 SE 211TH ST
002	073998	0170	10/2/07	\$403,000	\$329,000	2160	8	1999	3	5957	N	N	10841 SE 214TH PL
002	926585	0040	6/20/07	\$409,500	\$330,000	2212	8	2006	3	7106	N	N	21530 112TH AVE SE
002	352920	0160	12/9/08	\$335,000	\$330,000	2010	8	1990	3	7851	N	N	11817 SE 228TH PL
002	546970	0030	5/9/07	\$417,000	\$336,000	1610	8	1977	3	17700	N	N	13110 SE 234TH ST
002	337450	0650	10/10/07	\$410,450	\$336,000	2460	8	1991	3	11851	N	N	13117 SE 214TH WAY
002	010101	0090	11/19/08	\$345,450	\$336,000	2130	8	1990	3	7439	N	N	21806 110TH AVE SE
002	780080	0030	11/6/07	\$409,950	\$337,000	1230	8	1979	4	14875	N	N	23421 128TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	675260	1140	4/23/07	\$418,000	\$337,000	2050	8	1997	3	11863	N	N	22901 127TH AVE SE
002	546970	0440	8/16/07	\$422,500	\$343,000	1700	8	1969	3	24700	N	N	12320 SE 235TH ST
002	092205	9128	6/15/07	\$427,500	\$345,000	2190	8	1995	3	9520	N	N	12521 SE 211TH ST
002	926585	0020	11/27/07	\$416,950	\$345,000	2329	8	2006	3	5074	N	N	11216 SE 216TH ST
002	926585	0090	5/8/07	\$430,000	\$347,000	2306	8	2006	3	5460	N	N	11221 SE 216TH ST
002	946160	0230	4/1/07	\$434,000	\$350,000	2340	8	1992	3	9064	N	N	12923 SE 217TH PL
002	520180	0140	12/19/07	\$420,000	\$350,000	2200	8	1995	3	9135	N	N	12846 SE 223RD PL
002	770194	0090	4/27/07	\$439,850	\$355,000	2380	8	1989	3	9753	N	N	12537 SE 209TH CT
002	675260	0010	3/10/08	\$415,000	\$355,000	2380	8	1998	3	10861	N	N	12701 SE 231ST WAY
002	807810	0090	1/30/07	\$439,900	\$357,000	2250	8	1992	3	9988	N	N	13007 SE 221ST PL
002	081810	0080	6/5/08	\$401,950	\$357,000	2760	8	1995	3	8654	N	N	23437 134TH CT SE
002	926580	0060	11/27/07	\$432,500	\$358,000	2570	8	1992	3	6209	N	N	21718 113TH PL SE
002	926585	0070	6/23/08	\$399,950	\$358,000	2735	8	2007	3	5001	N	N	11225 SE 216TH ST
002	247440	0050	5/31/07	\$449,000	\$362,000	2330	8	1989	3	7400	N	N	10920 SE 219TH PL
002	948530	0490	5/23/08	\$410,000	\$362,000	1910	8	1992	3	7000	N	N	23722 126TH PL SE
002	177644	0020	3/20/07	\$449,950	\$363,000	2534	8	2006	3	5497	N	N	11324 SE 212TH ST
002	172205	9344	9/19/07	\$450,000	\$367,000	2510	8	2007	3	6878	N	N	23819 114TH AVE SE
002	267650	0140	2/27/07	\$455,000	\$368,000	2464	8	2006	3	9189	N	N	12406 SE 236TH ST
002	926580	0290	6/15/07	\$457,950	\$369,000	2510	8	1992	3	7380	N	N	21602 113TH PL SE
002	926585	0050	5/5/08	\$426,000	\$373,000	2319	8	2007	3	6497	N	N	11203 SE 216TH ST
002	796910	0080	8/23/07	\$460,000	\$373,000	2390	8	1976	4	22260	N	N	22834 134TH AVE SE
002	546970	0200	6/27/07	\$462,740	\$374,000	1670	8	1969	3	24700	N	N	12532 SE 233RD ST
002	926580	0420	7/11/08	\$415,000	\$375,000	2530	8	1992	3	7422	N	N	21630 112TH CT SE
002	807857	0580	11/12/08	\$388,950	\$377,000	1950	8	1990	3	7250	N	N	22237 126TH PL SE
002	172205	9339	9/5/07	\$464,950	\$378,000	3010	8	2007	3	8396	N	N	23814 114TH AVE SE
002	092205	9190	9/12/07	\$470,000	\$383,000	2820	8	2003	3	6959	N	N	11611 SE 219TH PL
002	172205	9343	9/24/07	\$470,000	\$383,000	2920	8	2007	3	7163	N	N	23815 114TH AVE SE
002	172205	9340	8/28/07	\$475,000	\$386,000	2920	8	2007	3	7372	N	N	23810 114TH AVE SE
002	546970	0680	8/21/08	\$425,000	\$392,000	2490	8	1974	3	24570	N	N	23400 124TH AVE SE
002	177644	0050	1/18/07	\$487,500	\$397,000	3018	8	2006	3	6023	N	N	11342 SE 212TH ST
002	770825	0120	6/14/07	\$494,000	\$398,000	2740	8	1995	3	8084	N	N	14017 SE 237TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	421660	0020	8/3/07	\$492,000	\$398,000	3160	8	2004	3	5530	N	N	12737 SE 211TH ST
002	926585	0110	7/17/08	\$439,950	\$399,000	2927	8	2007	3	7020	N	N	11213 SE 216TH ST
002	926585	0060	8/15/08	\$440,000	\$405,000	2927	8	2007	3	5399	N	N	
002	172205	9345	4/12/07	\$529,950	\$427,000	2920	8	2007	3	7155	N	N	23823 114TH AVE SE
002	546970	0320	10/8/08	\$460,000	\$436,000	2530	8	1973	4	24700	N	N	12243 SE 233RD ST
002	152205	9136	10/29/07	\$675,000	\$555,000	2560	8	1976	3	64468	N	N	13409 SE 237TH ST
002	807857	0680	3/5/07	\$379,950	\$307,000	2250	9	1990	3	7815	N	N	22233 125TH CT SE
002	352840	0100	12/12/07	\$425,000	\$353,000	3010	9	1998	3	7274	N	N	11616 SE 230TH PL
002	064250	0220	10/15/08	\$370,000	\$353,000	3060	9	2003	3	5531	N	N	21601 129TH AVE SE
002	745726	0040	1/16/08	\$425,000	\$357,000	3048	9	2006	3	5660	N	N	11674 SE 217TH PL
002	745726	0100	6/5/07	\$459,950	\$371,000	2837	9	2006	3	4767	N	N	11638 SE 217TH PL
002	745726	0080	7/13/07	\$475,000	\$384,000	2840	9	2006	3	6372	N	N	11646 SE 217TH PL
002	352840	0172	4/6/07	\$484,000	\$391,000	2530	9	2001	3	10542	N	N	11660 SE 230TH PL
002	745726	0090	12/20/07	\$475,000	\$395,000	2769	9	2006	3	5297	N	N	11642 SE 217TH PL
002	745726	0020	10/1/07	\$495,000	\$404,000	2837	9	2007	3	4400	N	N	11684 217TH PL SE
002	745726	0070	10/17/07	\$529,950	\$434,000	3048	9	2007	3	6477	N	N	11654 SE 217TH PL
002	064250	0210	8/13/07	\$584,000	\$473,000	3260	9	2003	3	5503	N	N	21607 129TH AVE SE
002	064250	0040	4/11/07	\$595,000	\$480,000	3280	9	2003	3	5271	N	N	12920 SE 216TH PL
002	152205	9138	4/18/07	\$605,000	\$488,000	2050	9	1975	4	49658	N	N	13404 SE 236TH PL
002	064250	0220	7/23/07	\$613,450	\$496,000	3060	9	2003	3	5531	N	N	21601 129TH AVE SE
002	630590	0070	9/24/08	\$552,500	\$520,000	3780	9	1975	4	25050	N	N	12221 SE 236TH CT
002	172205	9307	11/21/08	\$617,000	\$601,000	3280	9	1994	3	27124	N	N	23423 112TH AVE SE
002	745726	0060	5/4/07	\$679,500	\$548,000	3535	10	2007	3	11800	N	N	11662 217TH PL SE
002	809930	0030	7/27/07	\$790,000	\$639,000	4190	10	2007	3	11340	N	N	11821 SE 227TH PL

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	073810	0120	5/23/07	\$276,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
002	073810	0130	12/6/07	\$242,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	073980	0350	6/30/08	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	073985	0040	3/6/07	\$352,000	FORCED SALE; EXEMPT FROM EXCISE TAX
002	073998	0050	11/21/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	082205	9028	3/12/07	\$24,000	DOR RATIO
002	082205	9038	7/24/08	\$985,000	DIAGNOSTIC OUTLIER
002	082205	9038	3/9/07	\$266,300	DIAGNOSTIC OUTLIER
002	082205	9234	6/30/08	\$632,500	DIAGNOSTIC OUTLIER
002	092205	9020	1/5/07	\$470,000	DIAGNOSTIC OUTLIER
002	092205	9064	8/10/07	\$120,219	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM
002	135500	0070	5/23/08	\$212,720	EXEMPT FROM EXCISE TAX
002	135500	0340	11/16/07	\$40,260	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
002	152205	9054	8/15/08	\$342,000	DIAGNOSTIC OUTLIER
002	162205	9029	4/20/07	\$375,000	DIAGNOSTIC OUTLIER
002	162205	9073	6/27/08	\$310,000	DIAGNOSTIC OUTLIER
002	172205	9333	8/16/07	\$215,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
002	172205	9335	1/30/07	\$215,000	DOR RATIO
002	172205	9336	9/14/07	\$215,000	DOR RATIO
002	172205	9337	1/30/07	\$215,000	DOR RATIO
002	172205	9338	5/23/08	\$160,000	DOR RATIO;STATEMENT TO DOR
002	178663	0190	3/30/07	\$139,142	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	186290	0080	11/18/08	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	186290	0670	5/27/08	\$302,486	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	186300	0020	6/2/08	\$286,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	221220	0010	10/8/08	\$90,375	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
002	221221	0080	12/24/07	\$51,599	DOR RATIO;QUIT CLAIM DEED; ASSUMP OF MORT.
002	221221	0540	12/19/08	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	221221	0540	4/4/08	\$254,313	EXEMPT FROM EXCISE TAX
002	251700	0280	6/30/08	\$386,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	251701	0610	2/14/07	\$369,950	DIAGNOSTIC OUTLIER
002	251710	0340	12/1/08	\$297,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	267650	0040	10/28/08	\$287,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
002	267650	0060	12/11/08	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	278730	0230	4/1/08	\$271,762	EXEMPT FROM EXCISE TAX
002	278730	0510	3/14/07	\$246,650	DIAGNOSTIC OUTLIER
002	278731	0370	7/30/08	\$270,000	DIAGNOSTIC OUTLIER
002	278732	0370	7/30/08	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	278732	0730	12/4/08	\$249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	279610	0580	6/9/08	\$239,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	279610	0630	7/28/08	\$309,000	RELOCATION - SALE TO SERVICE
002	311080	0020	3/28/08	\$5,000	DOR RATIO;QUIT CLAIM DEED
002	337450	0520	3/27/08	\$43,761	DOR RATIO;QUIT CLAIM DEED
002	337450	0580	11/30/07	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	338780	0470	3/26/07	\$239,500	UNFIN AREA

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	338780	0500	10/9/07	\$83,040	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	338790	0470	8/22/07	\$278,950	RELATED PARTY, FRIEND, OR NEIGHBOR
002	383120	0270	3/25/08	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	520181	0180	8/19/08	\$144,421	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	541220	0260	12/5/08	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	541221	0130	7/9/07	\$90,300	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXC
002	541221	0180	1/9/07	\$330,000	RELOCATION - SALE TO SERVICE
002	541290	0130	8/21/07	\$349,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
002	541980	0280	5/14/07	\$359,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
002	541980	0380	11/12/08	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	546635	0060	1/9/08	\$140,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	546670	0090	6/20/07	\$150,772	QUIT CLAIM DEED; REL. FRIEND, OR NEIGHBOR; AND
002	556172	0300	8/5/08	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	556172	0480	9/10/08	\$301,000	DIAGNOSTIC OUTLIER
002	618710	0250	2/25/08	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
002	645700	0070	12/22/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
002	664825	0110	2/15/08	\$259,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	664825	0110	2/15/08	\$259,900	GOVERNMENT AGENCY; QUIT CLAIM DEED;
002	664870	0660	11/11/08	\$235,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
002	664870	0670	6/26/07	\$210,000	DIAGNOSTIC OUTLIER
002	664870	1630	11/21/07	\$295,000	DIAGNOSTIC OUTLIER
002	666915	0110	3/14/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	780080	0030	9/30/08	\$386,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	807857	0320	12/10/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	807857	0630	4/4/07	\$258,807	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
002	889260	0120	7/22/08	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	894417	0120	9/11/07	\$348,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	941270	0510	7/1/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis
Area 29***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
2	172205	9334	9/29/2008	\$215,000	7800	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 29***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	251700	0730	10/18/2007	\$410,738	BUILDER
2	092205	9073	5/17/2007	\$555,000	BUILDER
2	172205	9341	4/23/2008	\$429,000	BUILDER
2	172205	9342	1/16/2008	\$480,000	BUILDER
2	172205	9351	4/21/2008	\$40,000	DOR RATIO;PREVIMP<=25K
2	172205	9346	7/15/2008	\$409,950	BUILDER
2	172205	9350	5/15/2008	\$40,000	BUILDER

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

<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