

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** Kent/Renton / 59

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 367

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>	\$133,800	\$258,500	\$392,300			
<b>2009 Value</b>	\$133,800	\$163,700	\$297,500	\$351,900	84.5%	7.94%
<b>Change</b>	\$0	-\$94,800	-\$94,800			
<b>% Change</b>	0.0%	-36.7%	-24.2%			

\*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.

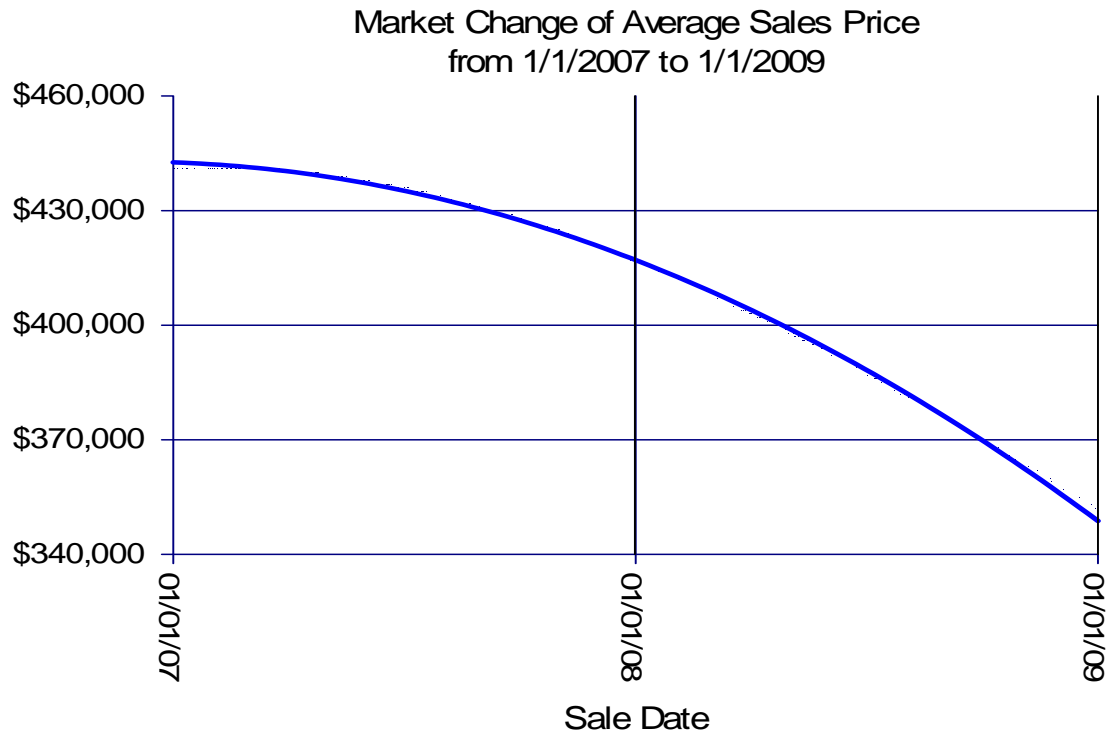
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$134,500	\$228,000	\$362,500
<b>2009 Value</b>	\$134,500	\$147,300	\$281,800
<b>Percent Change</b>	0.0%	-35.4%	-22.3%

Number of one to three unit residences in the Population: 4274

**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 properties with homes built after 2000 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.

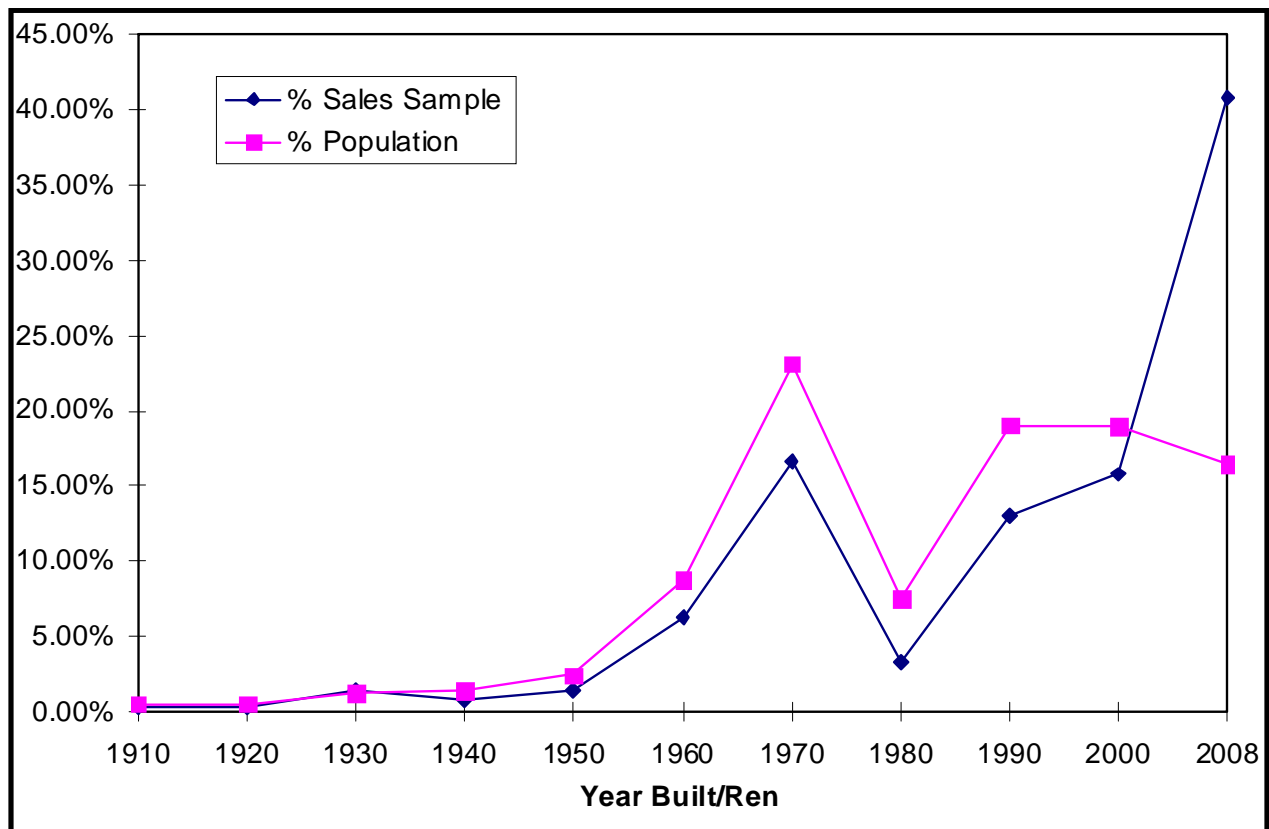
**Market Change of Average Sale Price in Area 59  
From 1/1/07 to 1/1/09**



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

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.27%
1920	1	0.27%
1930	5	1.36%
1940	3	0.82%
1950	5	1.36%
1960	23	6.27%
1970	61	16.62%
1980	12	3.27%
1990	48	13.08%
2000	58	15.80%
2008	150	40.87%
	367	

Year Built/Ren	Frequency	% Population
1910	23	0.54%
1920	22	0.51%
1930	52	1.22%
1940	60	1.40%
1950	104	2.43%
1960	374	8.75%
1970	989	23.14%
1980	321	7.51%
1990	813	19.02%
2000	812	19.00%
2008	704	16.47%
	4274	

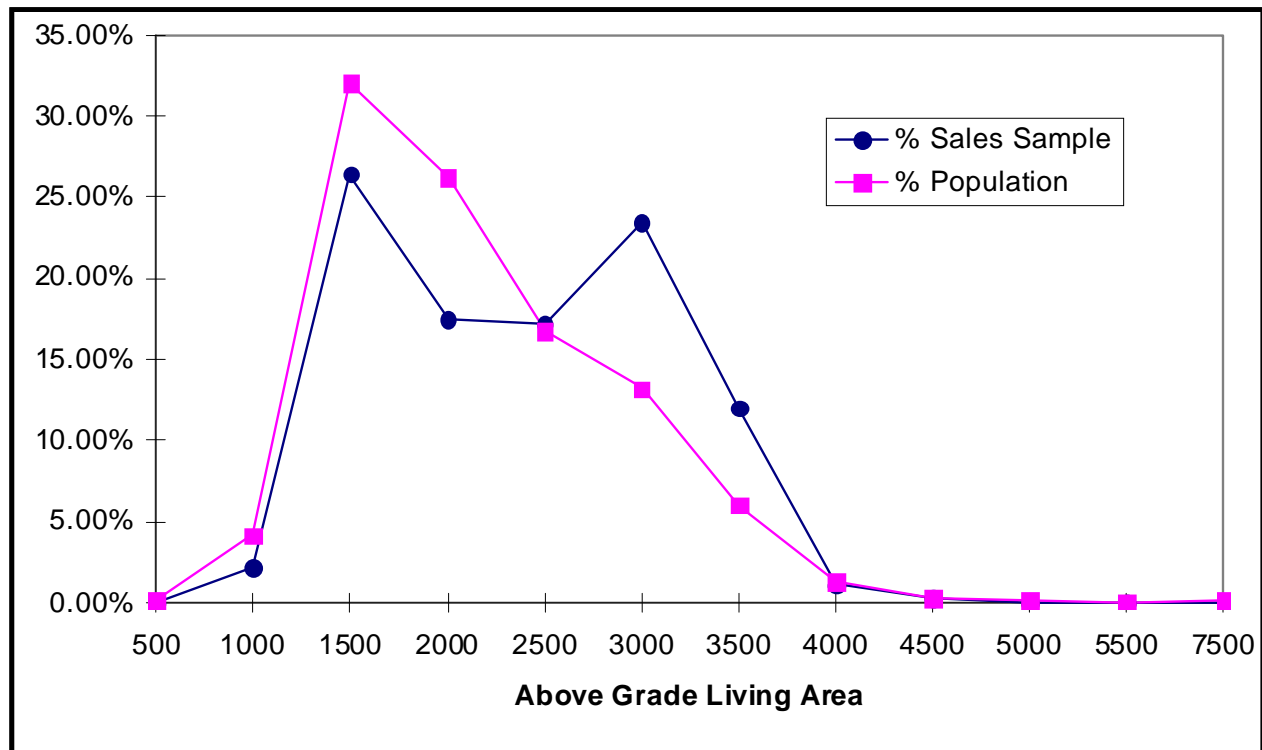


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	2.18%
1500	97	26.43%
2000	64	17.44%
2500	63	17.17%
3000	86	23.43%
3500	44	11.99%
4000	4	1.09%
4500	1	0.27%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	367	

<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.07%
1000	177	4.14%
1500	1368	32.01%
2000	1119	26.18%
2500	715	16.73%
3000	563	13.17%
3500	256	5.99%
4000	54	1.26%
4500	10	0.23%
5000	3	0.07%
5500	1	0.02%
10000	5	0.12%
	4274	

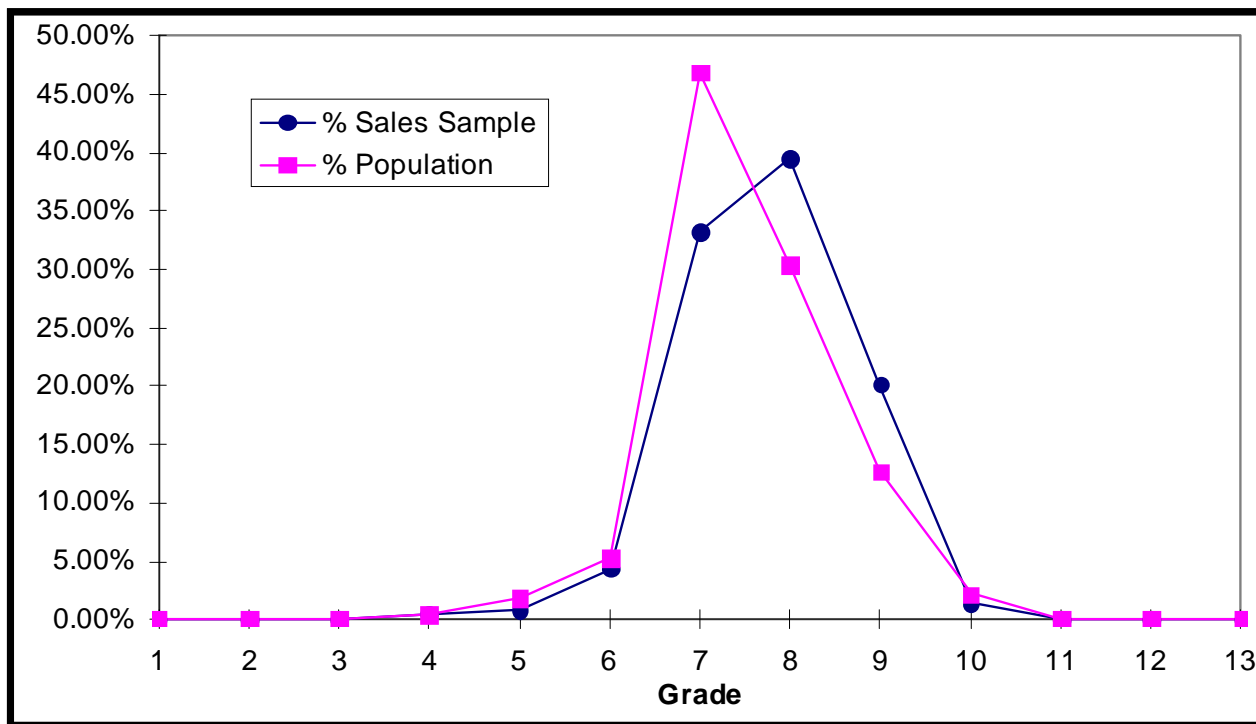


The sales sample frequency distribution follows the population distribution with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

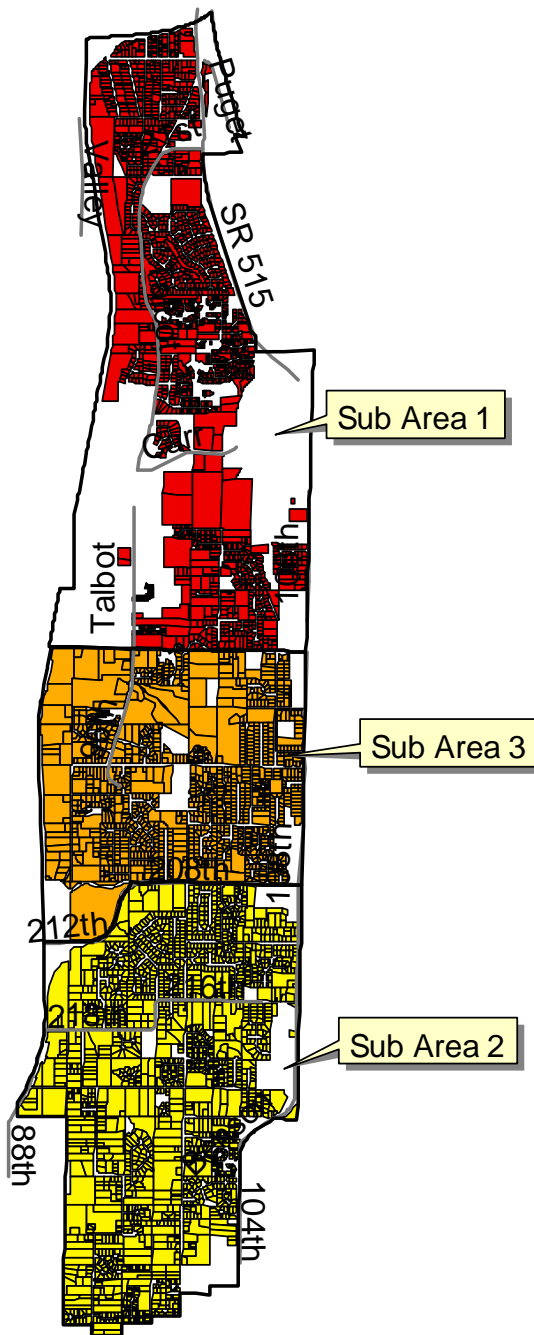
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.54%
5	3	0.82%
6	16	4.36%
7	122	33.24%
8	145	39.51%
9	74	20.16%
10	5	1.36%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		367

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	1	0.02%
4	18	0.42%
5	80	1.87%
6	225	5.26%
7	2003	46.86%
8	1299	30.39%
9	544	12.73%
10	94	2.20%
11	6	0.14%
12	2	0.05%
13	1	0.02%
		4274



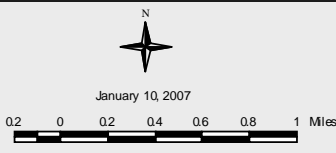
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



# Area 59

## Kent/Renton

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### Legend

- Area 59 outline.shp
- Area 59 streets.shp
- Area 59 Subs.shp
  - 001
  - 002
  - 003

# Annual Update Process

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

***Date of Appraisal Report: July 1, 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 367 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 / 1.073122+ 9.336983E-02\*NewYB

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 Land Value + Previous Improvement Value) \* .7580.
- \*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 Land Value + Previous Improvement Value) \* .7580
- \*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 Land Value+Previous Improvement Value)\*.7580

## ***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 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 59 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

-20.79%

New House 2000	>	Yes
% Adjustment		-27.13%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House parcel (Year Built > 2000) would approximately receive a -27.13% downward adjustment. 689 parcels in the improved population would receive this adjustment. There were 150 sales.

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

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

**Area 59 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	0.798	-20.2%
2/1/2007	0.798	-20.2%
3/1/2007	0.798	-20.2%
4/1/2007	0.799	-20.1%
5/1/2007	0.801	-19.9%
6/1/2007	0.804	-19.6%
7/1/2007	0.807	-19.3%
8/1/2007	0.811	-18.9%
9/1/2007	0.816	-18.4%
10/1/2007	0.822	-17.8%
11/1/2007	0.829	-17.1%
12/1/2007	0.836	-16.4%
1/1/2008	0.844	-15.6%
2/1/2008	0.853	-14.7%
3/1/2008	0.862	-13.8%
4/1/2008	0.872	-12.8%
5/1/2008	0.883	-11.7%
6/1/2008	0.895	-10.5%
7/1/2008	0.908	-9.2%
8/1/2008	0.921	-7.9%
9/1/2008	0.936	-6.4%
10/1/2008	0.950	-5.0%
11/1/2008	0.966	-3.4%
12/1/2008	0.983	-1.7%
1/1/2009	1.000	0.0%

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

<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	0.799	\$419,000
Sale 2	\$475,000	10/1/2008	0.950	\$451,000
Sale 3	\$515,000	7/1/2008	0.908	\$467,000

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

The time adjustment formula for Area 59 is  $(1.073122 + 0.0006410902 * \text{SaleDay} + 0.0000004567125 * \text{SaleDaySq} + 0.09336983 * 0.4087194) / (1.073122 + 0.09336983 * 0.4087194)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

District/Team: SW/Team 1	Appr. Date: 01/01/2008	Date of Report: 7/1/2009	Sales Dates: 1/2007 - 12/2008														
Area Kent/ Renton	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES														
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80 - 0.90</td><td>13</td></tr><tr><td>0.90 - 1.00</td><td>32</td></tr><tr><td>1.00 - 1.10</td><td>122</td></tr><tr><td>1.10 - 1.20</td><td>133</td></tr><tr><td>1.20 - 1.30</td><td>52</td></tr><tr><td>1.30 - 1.40</td><td>15</td></tr></tbody></table>		Ratio Range	Frequency	0.80 - 0.90	13	0.90 - 1.00	32	1.00 - 1.10	122	1.10 - 1.20	133	1.20 - 1.30	52	1.30 - 1.40	15
Ratio Range	Frequency																
0.80 - 0.90	13																
0.90 - 1.00	32																
1.00 - 1.10	122																
1.10 - 1.20	133																
1.20 - 1.30	52																
1.30 - 1.40	15																
Sample size (n)	367																
Mean Assessed Value	392,300																
Mean Adj. Sales Price	351,900																
Standard Deviation AV	107,441																
Standard Deviation SP	87,284																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	1.111																
Median Ratio	1.111																
Weighted Mean Ratio	1.115																
UNIFORMITY																	
Lowest ratio	0.809																
Highest ratio:	1.391																
Coefficient of Dispersion	7.18%																
Standard Deviation	0.103																
Coefficient of Variation	9.26%																
Price Related Differential (PRD)	0.997																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	1.099																
Upper limit	1.127																
95% Confidence: Mean																	
Lower limit	1.101																
Upper limit	1.122																
SAMPLE SIZE EVALUATION																	
N (population size)	4274																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.103																
Recommended minimum:	17																
Actual sample size:	367																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	184																
# ratios above mean:	183																
z:	0.052																
Conclusion:	Normal*																
*i.e. no evidence of non-normality																	

COMMENTS:

1 to 3 Unit Residences throughout area 59

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

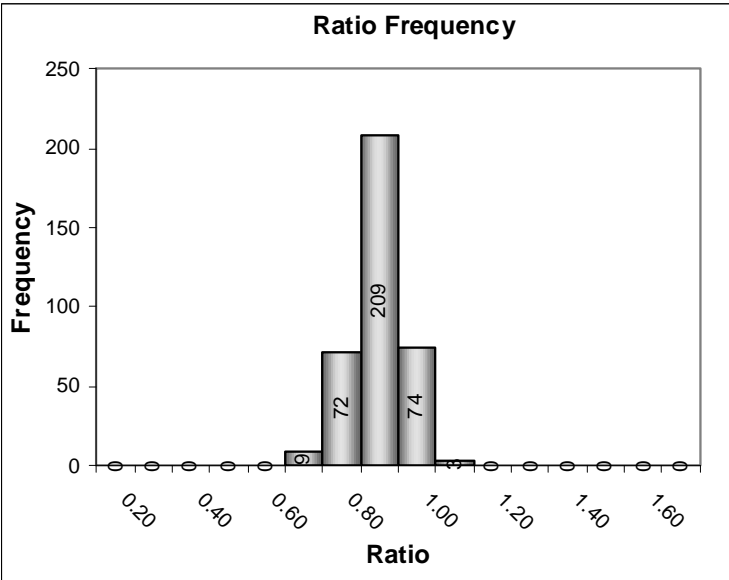
### COMMENTS:

1 to 3 Unit Residences throughout area 59

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 1	Appr. Date: 01/01/2009	Date of Report: 7/1/2009	Sales Dates: 1/2007 - 12/2008
Area Kent/ Renton	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	367		
Mean Assessed Value	297,500		
Mean Sales Price	351,900		
Standard Deviation AV	72,720		
Standard Deviation SP	87,284		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.848		
Weighted Mean Ratio	0.845		
UNIFORMITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 59</div> <div>Assessment level reflects the downward trend of the market.</div> <div>Sales Prices are adjusted for time to the Assesment Date of 1/1/2009</div>	
Lowest ratio	0.640		
Highest ratio:	1.048		
Coefficient of Dispersion	6.25%		
Standard Deviation	0.067		
Coefficient of Variation	7.94%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.838		
Upper limit	0.858		
95% Confidence: Mean			
Lower limit	0.841		
Upper limit	0.855		
SAMPLE SIZE EVALUATION			
N (population size)	4274		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.067		
Recommended minimum:	7		
Actual sample size:	367		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	184		
# ratios above mean:	183		
z:	0.052		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

### COMMENTS:

1 to 3 Unit Residences throughout area 59

Assessment level reflects the downward trend of the market.

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

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

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

### ***Residential Building Grades***

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

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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
001	722200	0090	11/25/08	\$140,000	\$137,000	1220	4	1940	4	8327	N	N	710 S 23RD ST
001	334040	1555	9/24/08	\$214,575	\$203,000	1690	4	1930	3	7915	N	N	222 S 15TH ST
001	322305	9221	5/14/07	\$209,500	\$168,000	720	6	1962	4	7410	N	N	18617 108TH AVE SE
001	723160	0125	4/24/07	\$279,950	\$224,000	1020	6	1946	4	6000	N	N	1401 WHITWORTH AVE S
001	334040	1115	10/24/07	\$282,500	\$234,000	1050	6	1926	4	15096	N	N	1805 LAKE AVE S
001	662340	0106	2/21/08	\$280,000	\$241,000	1250	6	1965	3	21940	N	N	10710 SE 192ND ST
001	723160	0060	9/11/07	\$325,000	\$266,000	1070	6	1942	5	8000	N	N	1414 SHATTUCK AVE S
001	322305	9215	12/14/07	\$400,000	\$336,000	1230	6	1927	5	14810	N	N	10450 SE 192ND ST
001	302305	9039	5/9/07	\$500,000	\$401,000	880	6	1933	4	43560	N	N	3300 TALBOT RD S
001	334040	1407	1/15/08	\$258,500	\$219,000	920	7	1921	5	4599	N	N	217 S 15TH ST
001	722200	0421	1/11/08	\$288,000	\$244,000	1140	7	1962	4	5198	N	N	2007 SHATTUCK AVE S
001	895030	0100	4/2/08	\$285,000	\$249,000	1170	7	1967	4	11514	N	N	10629 SE 187TH ST
001	895030	0130	7/12/07	\$310,000	\$251,000	1310	7	1961	4	9944	N	N	18622 107TH AVE SE
001	808335	0040	7/16/08	\$280,000	\$256,000	1660	7	1996	3	2700	N	N	421 S 51ST CT
001	722200	0168	5/16/08	\$289,950	\$258,000	950	7	1955	4	9750	N	N	2203 TALBOT RD S
001	889910	0220	10/28/08	\$270,000	\$260,000	1470	7	1969	4	8500	N	N	2526 SMITHERS AVE S
001	889900	0310	5/13/08	\$299,000	\$265,000	1300	7	1968	4	7313	N	N	610 S 26TH CT
001	889920	0620	6/20/08	\$295,000	\$266,000	1180	7	1974	4	7280	N	N	917 S 28TH CT
001	723160	0200	5/7/07	\$333,500	\$267,000	1510	7	1990	3	4000	N	N	1314 WHITWORTH AVE S
001	889921	0790	5/27/08	\$305,000	\$272,000	1060	7	1981	4	8160	N	N	500 S 27TH PL
001	889920	0450	8/6/08	\$297,000	\$274,000	1520	7	1970	4	7752	N	N	921 S 29TH CT
001	334040	1580	7/18/07	\$343,950	\$278,000	1240	7	1925	5	9963	Y	N	312 S 15TH ST
001	723160	0140	1/15/08	\$329,950	\$280,000	1320	7	2004	3	3764	Y	N	418 14TH AVE S
001	334040	1443	4/19/07	\$352,990	\$282,000	1280	7	1970	4	7875	N	N	1609 SHATTUCK AVE S
001	722200	0327	7/13/07	\$350,000	\$283,000	2080	7	1956	4	11880	N	N	1625 MORRIS AVE S
001	889920	0040	3/17/08	\$333,000	\$289,000	1390	7	1974	4	7600	N	N	2829 MORRIS AVE S
001	334040	1160	9/18/07	\$355,000	\$291,000	1210	7	1980	3	17082	N	N	1619 LAKE AVE S
001	889900	0180	2/13/08	\$344,000	\$295,000	1220	7	1968	4	7410	N	N	614 S 27TH CT
001	889910	0390	10/3/08	\$312,000	\$297,000	1430	7	1969	3	8320	N	N	2521 SMITHERS AVE S
001	889920	0720	3/23/07	\$372,500	\$298,000	1180	7	1973	5	7857	N	N	802 S 28TH CT
001	034800	0075	8/29/07	\$370,000	\$302,000	1090	7	1967	5	6900	N	N	619 S 17TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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
001	855860	0020	4/9/07	\$380,000	\$304,000	1320	7	1959	4	8325	N	N	3518 TALBOT RD S
001	889921	0310	8/1/08	\$329,500	\$304,000	1290	7	1983	4	8000	N	N	715 S 31ST ST
001	272850	0210	1/2/08	\$370,000	\$312,000	2080	7	2003	3	3645	N	N	508 S 53RD PL
001	723160	0066	2/21/07	\$400,000	\$319,000	1270	7	2003	3	4000	Y	N	1420 SHATTUCK AVE S
001	889921	0470	3/25/08	\$377,950	\$329,000	1320	7	1983	4	9230	N	N	3013 SMITHERS CT S
001	855860	0050	6/22/07	\$430,000	\$347,000	1320	7	1977	3	7875	N	N	3507 MORRIS AVE S
001	889910	0270	10/18/07	\$449,950	\$371,000	2280	7	1970	4	7600	N	N	2539 BURNETT CT S
001	334040	1550	4/10/07	\$466,000	\$373,000	1410	7	1962	3	9040	N	N	220 S 15TH ST
001	948576	0050	1/4/07	\$317,500	\$253,000	1390	8	1990	3	5127	N	N	901 SE 169TH PL
001	662430	0080	8/27/07	\$358,000	\$292,000	1780	8	1990	3	6407	N	N	19014 102ND AVE SE
001	948576	0010	4/18/07	\$380,000	\$304,000	1960	8	1990	3	5120	N	N	801 S 32ND ST
001	886050	0340	1/7/08	\$359,950	\$304,000	2150	8	2002	3	4457	N	N	327 S 20TH PL
001	948575	0370	7/9/08	\$339,000	\$309,000	2080	8	1989	3	4589	N	N	630 S 32ND PL
001	948576	0330	7/31/07	\$385,000	\$312,000	1740	8	1990	3	5366	N	N	930 S 32ND ST
001	948574	0430	11/7/07	\$378,000	\$314,000	2050	8	1999	3	6041	N	N	1209 S 35TH ST
001	322305	9311	6/22/07	\$395,000	\$318,000	1910	8	1991	3	7630	N	N	10133 SE 188TH ST
001	948575	0480	3/10/08	\$368,500	\$319,000	1690	8	1989	3	5288	N	N	631 S 32ND PL
001	322305	9325	5/21/07	\$405,500	\$325,000	2010	8	1997	3	13125	N	N	18717 102ND AVE SE
001	948575	0240	11/30/07	\$395,000	\$330,000	2310	8	1989	3	4930	N	N	715 S 32ND PL
001	177830	0070	1/15/08	\$390,000	\$331,000	1820	8	1993	3	7698	N	N	18805 104TH PL SE
001	177830	0140	9/27/07	\$404,500	\$332,000	2150	8	1994	3	7552	N	N	10419 SE 188TH CT
001	948576	0060	5/21/08	\$375,000	\$334,000	1950	8	1990	3	5015	N	N	907 S 32ND ST
001	761680	0070	6/19/07	\$417,000	\$336,000	1730	8	1966	3	14476	N	N	17710 TALBOT RD S
001	948576	0120	5/30/07	\$419,000	\$337,000	1820	8	1990	3	4500	N	N	3200 WELLS AVE S
001	948575	0420	3/22/07	\$425,000	\$339,000	2100	8	1989	3	4838	N	N	600 S 32ND PL
001	264140	0060	9/5/08	\$364,000	\$341,000	2260	8	1995	3	6719	N	N	10302 SE 186TH ST
001	948574	0310	4/2/07	\$428,000	\$342,000	2060	8	1998	3	6585	N	N	3315 MAIN AVE S
001	855700	0160	2/26/08	\$399,950	\$344,000	1380	8	1978	4	15640	N	N	2319 TALBOT CREST DR S
001	722200	0099	3/6/08	\$400,000	\$345,000	2780	8	2005	3	4581	N	N	2222 SMITHERS AVE S
001	264140	0350	8/19/08	\$378,000	\$351,000	1800	8	1995	3	8411	N	N	10405 SE 187TH PL
001	363950	0010	5/29/07	\$440,000	\$353,000	2020	8	1988	3	19788	N	N	10304 SE 192ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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
001	322305	9340	5/1/08	\$410,000	\$362,000	2260	8	1992	3	10402	N	N	10102 SE 188TH ST
001	947600	0200	8/6/07	\$454,000	\$369,000	2410	8	1996	3	745	N	N	10208 SE 185TH PL
001	034800	0120	3/27/08	\$425,950	\$371,000	2430	8	1951	4	12305	N	N	520 S 18TH ST
001	886050	0050	11/7/08	\$385,000	\$373,000	1860	8	2000	3	4528	Y	N	308 S 20TH PL
001	886050	0220	6/20/07	\$465,000	\$375,000	1860	8	2000	3	4500	Y	N	2133 DAVIS AVE S
001	292305	9182	6/18/07	\$480,000	\$387,000	2940	8	1999	3	5803	N	N	3308 WELLS AVE S
001	292305	9184	12/5/07	\$475,000	\$397,000	2940	8	1999	3	9512	N	N	1005 S 34TH ST
001	144100	0230	4/30/08	\$450,000	\$397,000	2600	8	2007	3	4151	N	N	1003 S 236TH
001	941600	0010	6/1/07	\$499,950	\$402,000	2100	8	2006	3	6750	N	N	300 S 22ND CT
001	144100	0180	7/23/07	\$499,950	\$405,000	2860	8	2006	3	3611	N	N	1117 S 36TH ST
001	886050	0130	7/17/08	\$445,000	\$407,000	2100	8	1999	3	6781	N	N	2023 DAVIS AVE S
001	322305	9151	2/26/07	\$515,000	\$411,000	1800	8	1942	5	23522	N	N	10204 SE 192ND ST
001	722200	0098	2/20/07	\$521,250	\$416,000	2600	8	2005	3	4612	N	N	632 S 23RD ST
001	144100	0150	1/12/07	\$524,950	\$419,000	2860	8	2006	3	6352	N	N	1135 S 36TH ST
001	855740	0015	9/27/07	\$520,000	\$427,000	3600	8	1952	3	12365	Y	N	2111 SHATTUCK PL S
001	941600	0020	1/12/07	\$540,000	\$431,000	2630	8	2006	3	8893	N	N	301 S 22ND CT
001	889921	0150	1/29/07	\$547,800	\$437,000	4420	8	2000	3	9100	N	N	606 S 31ST ST
001	177830	0270	3/15/07	\$550,000	\$439,000	2260	8	1997	3	11866	N	N	18923 106TH AVE SE
001	144100	0010	10/14/08	\$460,000	\$440,000	2464	8	2008	3	5330	N	N	1235 S 36TH ST
001	144100	0350	7/10/08	\$485,000	\$442,000	2364	8	2007	3	4869	N	N	3503 WELLS PL S
001	889921	0200	3/25/08	\$515,000	\$448,000	1610	8	1979	4	14784	N	N	511 S 31ST ST
001	144100	0340	8/13/08	\$485,000	\$450,000	2680	8	2007	3	4185	N	N	3509 WELLS PL S
001	144100	0330	11/9/07	\$550,000	\$457,000	2680	8	2007	3	4650	N	N	3515 WELLS PL S
001	144100	0430	7/12/07	\$590,000	\$477,000	2820	8	2007	3	5122	N	N	3510 MILL AVE S
001	144100	0400	6/4/07	\$600,000	\$482,000	2560	8	2006	3	5934	N	N	3511 MILL AVE S
001	144100	0450	12/19/07	\$575,000	\$483,000	2570	8	2007	3	5511	N	N	3501 MILL PL S
001	144100	0130	9/19/08	\$549,000	\$519,000	2591	8	2008	3	4500	N	N	3607 MILL AVE S
001	144100	0200	1/10/08	\$620,000	\$525,000	2860	8	2006	3	3600	N	N	1105 S 36TH ST
001	723800	0250	3/7/07	\$442,400	\$353,000	2580	9	2007	3	5308	N	N	880 S 48TH ST
001	723800	0210	3/7/07	\$449,275	\$359,000	2580	9	2007	3	5324	N	N	914 S 48TH ST
001	723800	0110	11/5/07	\$438,880	\$364,000	2580	9	2007	3	4565	N	N	901 S 48TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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
001	723800	0260	1/11/07	\$460,500	\$367,000	2580	9	2006	3	5267	N	N	866 S 48TH ST
001	723800	0100	4/3/07	\$459,266	\$367,000	2580	9	2007	3	4566	N	N	867 S 48TH ST
001	723800	0170	4/3/07	\$464,900	\$372,000	2580	9	2007	3	5768	N	N	920 S 48TH ST
001	723800	0220	6/13/07	\$464,900	\$374,000	2580	9	2007	3	5316	N	N	902 S 48TH ST
001	723800	0190	4/25/07	\$470,405	\$377,000	2580	9	2007	3	6342	N	N	932 S 48TH ST
001	723800	0120	11/5/07	\$470,000	\$390,000	3010	9	2007	3	4565	N	N	907 S 48TH ST
001	154300	0010	2/15/07	\$510,000	\$407,000	2650	9	2006	3	5152	N	N	1001 S 35TH ST
001	723800	0130	9/10/07	\$505,000	\$413,000	3010	9	2007	3	4565	N	N	913 S 48TH ST
001	154300	0100	2/19/07	\$520,000	\$415,000	2910	9	2006	3	5784	N	N	3450 WELLS AVE S
001	723800	0180	8/28/07	\$509,950	\$416,000	3190	9	2007	3	6658	N	N	926 S 48TH ST
001	723800	0340	3/15/07	\$522,000	\$417,000	3190	9	2006	3	4502	N	N	4712 BURNETT CT S
001	723800	0090	3/15/07	\$523,950	\$418,000	3010	9	2006	3	4506	N	N	861 S 48TH ST
001	723800	0150	8/31/07	\$512,950	\$419,000	3190	9	2007	3	4631	N	N	1005 S 48TH ST
001	723800	0020	5/18/07	\$525,000	\$421,000	3190	9	2006	3	4502	N	N	4709 BURNETT CT S
001	723800	0350	7/11/07	\$521,241	\$421,000	3170	9	2006	3	4502	N	N	4706 BURNETT CT S
001	723800	0140	5/29/07	\$528,500	\$425,000	3010	9	2007	3	4568	N	N	919 S 48TH ST
001	154300	0050	2/26/07	\$541,344	\$432,000	2750	9	2006	3	5983	N	N	3480 WELLS AVE S
001	723800	0160	5/29/07	\$539,950	\$434,000	3190	9	2007	3	6117	N	N	1011 S 48TH ST
001	723800	0280	7/11/07	\$549,950	\$445,000	2982	9	2007	3	5215	N	N	1003 S 47TH ST
001	154300	0150	5/24/07	\$555,000	\$446,000	3000	9	2007	3	4500	N	N	811 S 34TH PL
001	154300	0020	2/9/07	\$560,000	\$447,000	2880	9	2007	3	4500	N	N	1007 S 35TH ST
001	154300	0160	2/16/07	\$570,000	\$455,000	2650	9	2007	3	5437	N	N	805 S 34TH PL
001	723800	0310	3/7/07	\$569,900	\$455,000	3080	9	2007	3	5303	N	N	873 S 47TH ST
001	723800	0300	3/7/07	\$572,900	\$457,000	3250	9	2007	3	5303	N	N	903 S 47TH ST
001	154300	0140	4/5/07	\$580,000	\$464,000	3150	9	2007	3	5998	N	N	817 S 34TH PL
001	723800	0290	4/3/07	\$582,900	\$466,000	3080	9	2007	3	5303	N	N	911 S 47TH ST
001	154300	0060	2/16/07	\$585,888	\$467,000	3070	9	2006	3	6432	N	N	3474 WELLS AVE S
001	154300	0080	2/16/07	\$595,000	\$475,000	3020	9	2007	3	5126	N	N	3462 WELLS AVE S
001	154300	0070	2/16/07	\$600,000	\$479,000	3020	9	2007	3	3468	N	N	3468 WELLS AVE S
001	154300	0130	5/15/07	\$605,000	\$485,000	3150	9	2007	3	5500	N	N	903 S 34TH PL
001	810630	0320	7/24/08	\$530,000	\$486,000	2960	9	2006	3	5777	N	N	816 S 38TH CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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
001	723800	0330	6/26/07	\$609,950	\$492,000	2980	9	2006	3	7338	N	N	4726 BURNETT CT S
001	810630	0920	10/24/07	\$619,950	\$513,000	2510	9	2007	3	4967	N	N	1014 S 36TH PL
001	810630	0890	11/16/07	\$619,950	\$516,000	2780	9	2007	3	5370	N	N	3602 WELLS AVE S
001	810630	0940	6/26/07	\$649,950	\$524,000	2920	9	2006	3	4708	N	N	1026 S 36TH PL
001	810630	0550	5/14/07	\$655,000	\$525,000	2960	9	2005	3	8560	N	N	3664 SMITHERS AVE S
001	810630	0550	5/8/07	\$655,000	\$525,000	2960	9	2005	3	8560	N	N	3664 SMITHERS AVE S
001	810630	0900	5/5/08	\$599,950	\$531,000	2760	9	2007	3	5280	N	N	3608 WELLS AVE S
001	810630	0910	7/16/08	\$599,950	\$549,000	2520	9	2007	3	5755	N	N	1008 S 36TH PL
001	810630	0760	7/3/07	\$681,950	\$551,000	2510	9	2006	3	5029	N	N	1101 S 36TH PL
001	810630	0770	3/17/07	\$695,000	\$555,000	2990	9	2006	3	5256	N	N	1107 S 36TH PL
001	810630	0730	12/11/07	\$664,900	\$557,000	2850	9	2006	3	6655	N	N	1015 S 36TH PL
001	810630	0710	8/19/08	\$599,732	\$558,000	2660	9	2007	3	4855	N	N	1003 S 36TH PL
001	810630	0510	8/23/07	\$690,000	\$562,000	3270	9	2004	3	6129	N	N	3718 SMITHERS AVE S
001	810630	1161	7/12/07	\$699,000	\$565,000	3280	9	2007	3	7449	N	N	1212 S 36TH PL
001	810630	0780	4/23/07	\$715,000	\$572,000	2660	9	2006	3	5273	N	N	1113 S 36TH PL
001	810630	0750	3/21/07	\$735,000	\$587,000	2520	9	2006	3	4852	N	N	1027 S 36TH PL
001	810630	0360	11/14/07	\$722,200	\$601,000	3250	9	2006	3	4977	N	N	720 S 38TH CT
001	810630	0720	3/2/07	\$802,556	\$640,000	3280	9	2007	3	5126	N	N	1009 S 36TH PL
002	182205	9161	9/17/07	\$274,900	\$225,000	1300	5	1942	5	12884	N	N	9445 S 232ND ST
002	082205	9261	8/18/08	\$243,000	\$226,000	860	5	1945	4	17005	N	N	10503 SE 211TH ST
002	182205	9035	6/19/07	\$389,850	\$314,000	1820	5	1910	4	15625	N	N	23313 100TH AVE SE
002	182205	9340	3/19/08	\$230,000	\$200,000	1010	6	1960	3	8506	N	N	9816 SE 236TH ST
002	182205	9321	7/10/08	\$230,000	\$210,000	1020	6	1968	4	7225	N	N	23303 100TH AVE SE
002	082205	9218	10/9/07	\$259,000	\$213,000	1090	6	1968	3	8148	N	N	21333 108TH AVE SE
002	182205	9242	4/26/07	\$307,000	\$246,000	1170	6	1934	4	10920	N	N	23015 100TH AVE SE
002	932070	0590	8/4/08	\$212,000	\$196,000	1060	7	1966	4	9964	N	N	9622 S 214TH ST
002	082205	9168	1/2/07	\$270,000	\$215,000	1380	7	1966	3	11200	N	N	10327 SE 216TH ST
002	072205	9073	2/22/07	\$280,000	\$223,000	1440	7	1957	3	10890	N	N	9731 S 208TH ST
002	932060	0060	5/15/07	\$293,000	\$235,000	1310	7	1961	4	8400	N	N	21045 99TH AVE S
002	082205	9142	5/7/08	\$265,074	\$235,000	1180	7	1959	3	11690	N	N	10605 SE 212TH ST
002	880240	0416	11/15/07	\$284,000	\$236,000	1530	7	1959	3	8498	N	N	22115 103RD PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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	295300	0230	7/24/08	\$257,500	\$236,000	980	7	1968	4	9757	N	N	10028 SE 212TH ST
002	109150	0310	5/20/08	\$265,000	\$236,000	1040	7	1985	3	7350	N	N	10106 SE 228TH ST
002	082205	9138	6/1/07	\$295,000	\$237,000	1520	7	1958	4	14800	N	N	10428 SE 211TH ST
002	570220	0210	11/24/08	\$243,500	\$238,000	1100	7	1961	4	10688	N	N	21625 104TH PL SE
002	880240	0411	8/24/07	\$295,000	\$240,000	1050	7	1959	4	8498	N	N	22028 103RD PL SE
002	889500	0180	4/29/08	\$273,800	\$242,000	1350	7	1968	3	9760	N	N	9815 S 216TH ST
002	526700	0090	4/10/07	\$307,450	\$246,000	1260	7	1964	3	10119	N	N	21457 99TH AVE S
002	295300	0170	2/8/08	\$288,000	\$246,000	1240	7	1967	4	9682	N	N	21007 101ST AVE SE
002	082205	9084	10/8/07	\$304,000	\$250,000	1870	7	1956	4	12300	N	N	10427 SE 211TH ST
002	932070	0050	4/24/07	\$314,950	\$252,000	1550	7	1965	4	9600	N	N	9636 S 213TH ST
002	182205	9192	4/4/07	\$317,000	\$253,000	1400	7	1965	3	10843	N	N	9821 S 235TH PL
002	932070	0320	3/5/07	\$318,000	\$254,000	1000	7	1968	3	9858	Y	N	21433 96TH AVE S
002	109150	0180	9/15/08	\$269,950	\$254,000	1260	7	1984	4	7392	N	N	10219 SE 228TH ST
002	564140	0240	1/8/07	\$318,000	\$254,000	1330	7	2006	3	6952	N	N	9608 S 236TH PL
002	570220	0220	7/25/07	\$315,000	\$255,000	1620	7	1962	3	10688	N	N	21629 104TH PL SE
002	082205	9125	1/10/08	\$305,000	\$258,000	1620	7	1958	4	13775	N	N	21205 106TH AVE SE
002	072205	9055	6/20/07	\$321,000	\$259,000	1320	7	1961	4	15300	N	N	21636 98TH AVE S
002	209560	0250	6/18/07	\$322,000	\$259,000	2200	7	1992	3	5192	N	N	22624 102ND PL SE
002	209560	0220	4/4/07	\$325,000	\$260,000	1790	7	1993	3	4305	N	N	22618 102ND PL SE
002	209560	0300	8/28/07	\$322,143	\$263,000	1790	7	1991	3	4295	N	N	10306 SE 227TH ST
002	209560	0280	12/28/07	\$315,000	\$265,000	1370	7	1991	3	4342	N	N	22644 102ND PL SE
002	570220	0180	3/26/07	\$337,900	\$270,000	1510	7	1961	4	11223	N	N	21604 104TH PL SE
002	109150	0220	5/4/07	\$340,000	\$272,000	1470	7	1984	4	8630	N	N	10320 SE 228TH ST
002	943000	0070	5/11/07	\$339,000	\$272,000	1640	7	1995	3	5707	N	N	22251 98TH PL S
002	570230	0180	5/11/07	\$340,000	\$273,000	1650	7	1965	3	12065	N	N	21904 105TH AVE SE
002	172205	9236	11/28/07	\$328,000	\$274,000	1610	7	1969	4	11325	N	N	23030 100TH AVE SE
002	880240	0897	7/11/07	\$340,000	\$275,000	1200	7	1959	3	8185	N	N	22220 104TH PL SE
002	803565	0220	1/23/08	\$331,500	\$282,000	2120	7	1994	3	6770	N	N	10623 SE 213TH CT
002	570220	0090	8/13/08	\$309,000	\$286,000	1460	7	1962	4	11223	N	N	21605 105TH PL SE
002	082205	9250	11/13/07	\$348,000	\$289,000	1220	7	1963	3	14592	N	N	10030 SE 216TH ST
002	932080	0030	2/12/07	\$363,200	\$290,000	1200	7	1967	4	9600	N	N	9635 S 213TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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	638650	0260	2/13/07	\$365,000	\$291,000	1690	7	1999	3	9546	N	N	10007 SE 212TH ST
002	082205	9094	3/3/08	\$340,000	\$293,000	1630	7	1957	3	26562	N	N	10522 SE 211TH ST
002	327698	0030	3/18/08	\$337,500	\$293,000	1550	7	1987	4	10006	N	N	22823 103RD AVE SE
002	109150	0030	4/24/08	\$335,000	\$295,000	1410	7	1986	3	7070	N	N	10015 SE 229TH PL
002	182205	9271	7/3/08	\$327,826	\$298,000	1040	7	1967	4	9500	N	N	9824 S 236TH ST
002	943000	0040	6/27/07	\$369,000	\$298,000	1910	7	1996	3	5593	N	N	22233 98TH PL S
002	270850	0170	11/5/07	\$359,000	\$298,000	1500	7	2001	3	12024	N	N	9505 S 214TH PL
002	109150	0440	7/6/07	\$372,000	\$300,000	1260	7	1986	3	7200	N	N	10010 SE 228TH CT
002	182205	9262	6/5/07	\$380,000	\$306,000	1340	7	1958	3	15868	N	N	9905 S 230TH PL
002	880240	0887	12/18/07	\$365,000	\$307,000	1540	7	1956	4	15468	N	N	22224 104TH PL SE
002	270850	0080	6/14/07	\$383,515	\$309,000	1460	7	1996	3	13216	N	N	21426 95TH PL S
002	327698	0040	11/5/07	\$375,000	\$311,000	1510	7	1987	3	14608	N	N	22829 103RD AVE SE
002	880240	0370	10/23/08	\$329,950	\$317,000	1750	7	1988	3	30094	N	N	10440 SE 222ND ST
002	109150	0100	9/24/08	\$335,000	\$317,000	1490	7	1988	3	19550	N	N	22916 101ST PL SE
002	943000	0120	6/25/07	\$394,950	\$318,000	2430	7	1996	3	5273	N	N	22230 98TH PL S
002	932060	0150	2/19/08	\$374,950	\$322,000	1250	7	1964	3	10215	N	N	21036 98TH AVE S
002	270850	0110	7/16/07	\$400,000	\$324,000	1450	7	1997	3	12680	N	N	21516 95TH PL S
002	932060	0460	6/22/07	\$409,950	\$330,000	1460	7	1962	5	9574	N	N	21202 97TH PL S
002	270850	0050	5/9/08	\$383,000	\$339,000	2070	7	1999	3	12003	N	N	9516 S 214TH PL
002	270850	0020	10/15/08	\$359,950	\$345,000	2090	7	1996	3	12012	N	N	9418 S 214TH PL
002	133220	0070	2/20/08	\$435,000	\$374,000	3330	7	1998	3	10010	N	N	9622 S 221ST PL
002	775780	0300	11/23/07	\$480,000	\$400,000	1500	7	1979	3	46609	Y	N	22023 92ND AVE S
002	082205	9123	5/25/07	\$660,000	\$530,000	1780	7	1954	4	55321	N	N	21131 104TH AVE SE
002	638650	0210	3/11/08	\$332,000	\$287,000	1820	8	1967	4	9975	N	N	21221 100TH PL SE
002	082205	9320	11/27/07	\$360,000	\$301,000	2380	8	1994	3	6878	N	N	20831 103RD CT SE
002	072205	9233	2/12/07	\$389,950	\$311,000	2090	8	1991	3	12027	N	N	21610 95TH PL S
002	178960	0100	5/8/07	\$399,950	\$321,000	2110	8	1994	3	9506	N	N	10103 SE 225TH PL
002	182205	9470	6/18/07	\$399,950	\$322,000	2250	8	2007	3	6462	N	N	9904 SE 237TH ST
002	729780	0190	12/5/07	\$389,262	\$326,000	2223	8	2008	3	6452	N	N	9917 SE 228TH ST
002	803560	0170	3/21/07	\$409,250	\$327,000	2360	8	1990	3	9068	N	N	21049 103RD AVE SE
002	729780	0080	7/10/08	\$359,600	\$328,000	2118	8	2008	3	6022	N	N	9828 228TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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	803560	0540	9/10/08	\$350,000	\$329,000	2400	8	1990	3	6945	N	N	10330 SE 210TH PL
002	880240	0654	2/8/07	\$420,000	\$335,000	1800	8	2007	3	6925	N	N	22228 93RD AVE S
002	182205	9391	4/10/07	\$420,000	\$336,000	2180	8	1998	3	16140	N	N	9321 S 225TH PL
002	729780	0200	12/4/07	\$404,011	\$338,000	2422	8	2008	3	6557	N	N	9921 228TH PL SE
002	178961	0040	9/26/07	\$415,000	\$341,000	2370	8	1998	3	10096	N	N	10110 SE 226TH PL
002	729780	0170	2/5/08	\$399,950	\$342,000	2422	8	2008	3	6518	N	N	9907 SE 228TH ST
002	775780	0182	3/23/07	\$430,000	\$343,000	1530	8	1980	3	23394	N	N	9014 S 218TH ST
002	729780	0030	6/9/08	\$381,305	\$343,000	2230	8	2008	3	6030	N	N	9922 SE 228TH PL
002	182205	9459	11/24/08	\$350,000	\$343,000	2540	8	2006	3	7620	N	N	9620 S 234TH ST
002	024190	0030	12/27/08	\$345,000	\$344,000	2580	8	2005	3	5400	N	N	22109 102ND PL SE
002	182205	9466	8/9/07	\$425,000	\$345,000	2590	8	2007	3	7363	N	N	9828 SE 235TH PL
002	803560	0760	7/1/08	\$385,000	\$349,000	1450	8	2000	3	9159	N	N	10320 SE 209TH PL
002	729780	0110	2/12/08	\$407,321	\$349,000	2422	8	2008	3	6569	N	N	9818 SE 228TH PL
002	379138	0180	7/10/07	\$441,000	\$356,000	1410	8	2004	3	7598	N	N	10113 SE 220TH PL
002	729780	0140	2/8/08	\$416,675	\$356,000	2422	8	2008	3	5839	N	N	22827 98TH AVE S
002	379138	0020	5/29/07	\$444,000	\$357,000	1410	8	2004	3	6029	N	N	22011 100TH CT SE
002	729780	0160	2/12/08	\$416,950	\$357,000	2599	8	2008	3	6526	N	N	9903 SE 228TH ST
002	729780	0100	6/4/08	\$399,000	\$358,000	2118	8	2008	3	6444	N	N	9820 SE 228TH PL
002	803560	0270	5/25/07	\$450,000	\$361,000	2360	8	1990	3	8538	N	N	21232 103RD CT SE
002	182205	9469	6/11/07	\$450,000	\$362,000	3080	8	2007	3	6092	N	N	23619 100TH AVE SE
002	174880	0050	7/7/08	\$400,000	\$364,000	2700	8	2007	3	4576	N	N	10327 SE 225TH PL
002	174880	0080	11/14/08	\$375,000	\$365,000	2510	8	2007	3	4511	N	N	10340 SE 225TH PL
002	378285	0010	7/14/08	\$401,500	\$367,000	2690	8	2008	3	8922	N	N	10044 SE 227TH ST
002	182205	9468	6/21/07	\$458,000	\$369,000	2640	8	2007	3	5994	N	N	9808 S 235TH PL
002	182205	9467	8/17/07	\$455,000	\$370,000	2640	8	2007	3	5994	N	N	9818 S 235TH PL
002	729780	0210	11/7/07	\$449,221	\$373,000	2599	8	2008	3	7485	N	N	9925 SE 228TH PL
002	729780	0120	5/6/08	\$420,935	\$373,000	2599	8	2008	3	6122	N	N	22819 98TH PL SE
002	174880	0040	3/24/08	\$430,000	\$374,000	2980	8	2007	3	4958	N	N	10309 SE 225TH PL
002	182205	9464	6/25/07	\$464,500	\$375,000	2640	8	2007	3	6390	N	N	9803 S 235TH PL
002	729780	0050	2/5/08	\$438,494	\$375,000	2422	8	2008	3	6000	N	N	9912 SE 228TH ST
002	729780	0070	4/1/08	\$429,635	\$375,000	2441	8	2008	3	6000	N	N	9902 SE 228TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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	182205	9465	4/20/07	\$472,000	\$378,000	2640	8	2007	3	6146	N	N	9815 S 235TH PL
002	729780	0010	3/31/08	\$434,082	\$379,000	2496	8	2008	3	5709	N	N	9930 SE 228TH PL
002	182205	9464	4/5/07	\$479,000	\$383,000	2640	8	2007	3	6390	N	N	9803 S 235TH PL
002	178961	0020	10/30/07	\$464,950	\$385,000	2490	8	1998	3	10500	N	N	10030 SE 226TH PL
002	378285	0150	11/14/08	\$397,000	\$386,000	2680	8	2008	3	6503	N	N	10103 SE 227TH ST
002	729780	0020	3/28/08	\$445,802	\$388,000	2422	8	2008	3	5797	N	N	9928 228TH PL SE
002	729780	0130	5/14/08	\$436,940	\$388,000	2599	8	2008	3	5810	N	N	22823 228TH PL SE
002	729780	0220	2/4/08	\$456,910	\$390,000	2836	8	2008	3	9203	N	N	9929 SE 228TH PL
002	729780	0090	5/12/08	\$439,276	\$390,000	2599	8	2008	3	5822	N	N	9824 SE 228TH PL
002	729780	0040	1/10/08	\$463,991	\$393,000	2599	8	2008	3	6000	N	N	9916 SE 228TH ST
002	174880	0170	1/8/08	\$465,000	\$393,000	2960	8	2007	3	5813	N	N	10218 SE 225TH PL
002	174880	0100	5/25/07	\$492,000	\$395,000	2750	8	2007	3	4650	N	N	10328 SE 225TH PL
002	174880	0150	2/26/08	\$460,000	\$396,000	3250	8	2008	3	4695	N	N	10230 SE 225TH PL
002	174880	0070	3/29/07	\$500,000	\$399,000	2960	8	2007	3	4795	N	N	10339 SE 225TH PL
002	174880	0060	5/25/07	\$498,450	\$400,000	2750	8	2007	3	4794	N	N	10333 SE 225TH PL
002	174880	0020	3/2/07	\$501,000	\$400,000	2960	8	2007	3	5254	N	N	10231 SE 225TH PL
002	174880	0110	2/2/07	\$503,000	\$401,000	2960	8	2007	3	4650	N	N	10322 SE 225TH PL
002	174880	0090	3/22/07	\$505,000	\$403,000	3250	8	2007	3	4650	N	N	10334 SE 225TH PL
002	174880	0190	12/17/07	\$480,000	\$403,000	3250	8	2008	3	7240	N	N	10206 SE 225TH PL
002	174880	0010	5/21/07	\$503,000	\$404,000	2960	8	2007	3	4924	N	N	10225 SE 225TH PL
002	174880	0130	6/1/07	\$505,000	\$406,000	2960	8	2007	3	4650	N	N	10310 SE 225TH PL
002	729780	0150	4/1/08	\$465,696	\$406,000	3254	8	2008	3	7551	N	N	9831 S 228TH PL
002	379138	0090	2/22/07	\$510,000	\$407,000	3260	8	2004	3	5721	N	N	10021 SE 220TH ST
002	378285	0140	11/20/07	\$490,000	\$408,000	3040	8	2008	3	7997	N	N	10105 SE 227TH ST
002	174880	0030	4/13/07	\$511,000	\$409,000	3250	8	2007	3	5273	N	N	10303 SE 225TH PL
002	174880	0120	3/23/07	\$514,000	\$411,000	3250	8	2007	3	4650	N	N	10316 SE 225TH PL
002	729780	0180	12/18/07	\$491,688	\$413,000	2599	8	2008	3	6502	N	N	9911 SE 228TH ST
002	072205	9223	8/20/07	\$522,500	\$425,000	2130	8	1987	3	22272	N	N	21647 98TH AVE S
002	880240	0655	10/10/08	\$449,000	\$429,000	3100	8	2007	3	8671	N	N	22220 93RD AVE S
002	174880	0140	10/13/08	\$449,000	\$429,000	3250	8	2008	3	4650	N	N	10236 SE 225TH PL
002	174880	0180	9/19/07	\$525,000	\$430,000	3250	8	2007	3	7413	N	N	10212 SE 225TH PL



**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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	379138	0010	11/7/08	\$450,000	\$436,000	3260	8	2004	3	8306	N	N	10003 SE 220TH ST
002	379138	0040	2/19/07	\$553,000	\$441,000	2900	8	2005	3	6066	N	N	22025 100TH CT SE
002	379138	0050	2/1/07	\$599,950	\$478,000	3090	8	2006	3	7678	N	N	22031 100TH CT SE
002	379140	0210	12/13/07	\$399,950	\$335,000	2340	9	1999	3	6263	N	N	22116 99TH PL S
002	379140	0090	4/25/07	\$454,000	\$363,000	2300	9	1998	3	5881	N	N	9831 S 220TH ST
002	940640	0030	6/5/07	\$485,000	\$390,000	2130	9	1990	3	9177	N	N	9427 S 233RD PL
002	379140	0290	10/31/07	\$475,000	\$393,000	3270	9	1998	3	6180	N	N	9914 S 220TH PL
002	182205	9426	1/29/07	\$498,500	\$398,000	3050	9	2001	3	8885	N	N	22710 95TH AVE S
002	379140	0140	6/28/07	\$495,000	\$399,000	2520	9	1999	3	6957	N	N	22109 99TH PL S
002	182205	9424	4/7/08	\$460,000	\$402,000	3050	9	2001	3	9592	N	N	22726 95TH AVE S
002	802990	0130	12/30/08	\$407,000	\$407,000	2950	9	2000	3	7610	N	N	9628 S 230TH PL
002	742900	0070	1/29/07	\$525,000	\$419,000	2990	9	1992	3	13907	N	N	22631 96TH PL S
002	182205	9367	1/19/08	\$499,000	\$424,000	1650	9	1994	3	34891	N	N	22427 100TH AVE SE
002	182205	9276	8/17/07	\$525,000	\$427,000	2090	9	1997	3	13511	N	N	22818 94TH AVE S
002	940640	0020	8/31/07	\$529,500	\$432,000	2990	9	1990	3	8899	N	N	9419 S 233RD PL
002	742900	0210	7/16/07	\$545,950	\$442,000	3070	9	1993	3	10167	N	N	22728 97TH AVE S
002	880240	0652	9/13/07	\$589,000	\$482,000	3000	9	2007	3	6063	N	N	9215 S 222ND ST
002	880240	0665	1/29/07	\$610,000	\$487,000	3510	9	2006	3	7026	N	N	9324 S 223RD PL
002	880240	0649	4/15/08	\$615,000	\$540,000	3510	9	2007	3	6191	N	N	9229 S 222ND ST
002	379141	0250	3/23/07	\$590,000	\$471,000	3210	10	2002	3	6257	N	N	10018 SE 219TH PL
002	379141	0400	2/20/07	\$599,980	\$479,000	3360	10	2002	3	6077	N	N	10052 SE 218TH PL
002	379141	0230	1/18/07	\$600,000	\$479,000	3020	10	2002	3	6000	N	N	21818 100TH PL SE
002	379141	0270	4/5/07	\$619,000	\$495,000	3680	10	2002	3	6000	N	N	10030 SE 219TH PL
002	379141	0480	10/8/08	\$535,000	\$510,000	3000	10	2002	3	7275	N	N	10004 SE 218TH PL
003	155700	0320	6/19/07	\$280,000	\$226,000	1460	6	1981	3	9819	N	N	20253 103RD PL SE
003	025590	0080	5/22/07	\$288,500	\$232,000	1070	6	1979	3	7800	N	N	10707 SE 201ST ST
003	062205	9068	10/2/07	\$285,000	\$234,000	1150	6	1954	3	23522	N	N	20742 92ND AVE S
003	155700	0310	11/1/07	\$295,000	\$244,000	1150	6	1980	4	9477	N	N	20245 103RD PL SE
003	025590	0130	8/7/07	\$310,000	\$252,000	1140	6	1986	3	7078	N	N	10731 SE 201ST ST
003	052205	9048	5/6/08	\$230,000	\$204,000	1590	7	1914	4	10024	N	N	20230 104TH PL SE
003	052205	9298	1/18/07	\$299,000	\$238,000	1230	7	1956	3	12370	N	N	19605 108TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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
003	388310	0010	2/5/08	\$281,500	\$240,000	1180	7	1983	3	7245	N	N	20630 105TH PL SE
003	052205	9270	12/5/08	\$245,000	\$241,000	1040	7	1954	4	11200	N	N	10701 SE 196TH ST
003	178910	0040	8/19/08	\$262,000	\$244,000	1080	7	1959	4	10413	N	N	19235 107TH AVE SE
003	178910	0025	12/13/07	\$292,000	\$245,000	1560	7	1958	4	10350	N	N	19222 106TH AVE SE
003	155700	0150	3/17/08	\$284,000	\$246,000	1490	7	1963	4	9477	N	N	20220 103RD PL SE
003	388310	0150	3/2/07	\$320,000	\$255,000	1170	7	1984	3	7612	N	N	10436 SE 206TH PL
003	388310	0050	2/9/07	\$320,000	\$255,000	1050	7	1983	3	7275	N	N	10525 SE 206TH PL
003	142040	0130	2/23/07	\$324,000	\$258,000	1900	7	1967	4	9600	N	N	20219 106TH AVE SE
003	796850	0080	7/14/08	\$284,900	\$260,000	1140	7	1968	4	9546	N	N	20606 96TH AVE S
003	052205	9265	1/30/07	\$326,000	\$260,000	1690	7	1969	4	14850	N	N	20029 104TH PL SE
003	011070	0020	7/17/07	\$325,000	\$263,000	1150	7	1983	4	9912	N	N	10011 SE 203RD ST
003	572700	0170	12/17/08	\$265,000	\$263,000	1870	7	2003	3	5346	N	N	20032 104TH PL SE
003	011070	0120	5/31/07	\$330,000	\$265,000	980	7	1983	3	9617	N	N	20106 100TH AVE SE
003	918060	0065	7/14/08	\$295,000	\$269,000	1660	7	1968	5	11610	N	N	9647 S 206TH PL
003	388310	0240	12/6/07	\$323,000	\$270,000	1090	7	1984	3	7538	N	N	10413 SE 206TH PL
003	937850	0110	11/29/07	\$325,000	\$271,000	1420	7	1993	3	7966	N	N	9302 S 203RD PL
003	567200	0040	4/16/07	\$339,990	\$272,000	1650	7	1962	4	11760	N	N	19660 104TH AVE SE
003	388310	0280	7/8/08	\$310,000	\$282,000	1860	7	1984	3	7714	N	N	10437 SE 206TH PL
003	071300	0050	7/23/07	\$355,000	\$288,000	1870	7	1962	4	11430	N	N	20623 98TH PL S
003	813800	0010	3/28/07	\$365,000	\$292,000	1310	7	1967	4	9642	N	N	10227 SE 204TH ST
003	379771	0040	3/26/07	\$365,000	\$292,000	1770	7	1998	3	7591	N	N	20425 105TH AVE SE
003	071300	0130	4/23/08	\$338,450	\$298,000	1020	7	1962	4	11340	Y	N	20415 98TH PL S
003	525200	0150	4/16/08	\$340,000	\$298,000	1320	7	1963	4	10800	N	N	20601 101ST AVE SE
003	155700	0270	9/25/07	\$370,000	\$304,000	1320	7	1966	4	9477	N	N	20213 103RD PL SE
003	505480	0100	3/19/08	\$350,000	\$304,000	1870	7	1985	3	10823	N	N	19810 97TH AVE S
003	572700	0020	6/25/07	\$391,000	\$315,000	1870	7	2003	3	6451	N	N	20149 105TH AVE SE
003	937850	0230	3/18/08	\$383,000	\$332,000	2400	7	1993	3	9857	Y	N	9421 S 202ND ST
003	919770	0040	11/2/07	\$435,000	\$361,000	2330	7	2004	3	5820	N	N	19926 101ST AVE SE
003	062205	9143	2/16/07	\$509,950	\$407,000	1830	7	1997	3	79180	N	N	9533 S 192ND ST
003	937850	0160	6/4/07	\$525,000	\$422,000	3000	7	1994	3	21986	Y	N	9411 S 203RD PL
003	885840	0100	7/5/07	\$310,000	\$250,000	1790	8	1980	3	9628	N	N	20628 95TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 59**  
**(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
003	525210	0090	1/17/08	\$300,000	\$255,000	1540	8	1966	4	10000	N	N	10116 SE 207TH ST
003	505480	0010	4/9/08	\$321,000	\$281,000	1400	8	1963	4	9600	Y	N	9710 S 200TH ST
003	526600	0110	7/18/07	\$359,950	\$291,000	1660	8	1999	3	3710	N	N	20105 102ND AVE SE
003	638512	0160	4/8/08	\$335,000	\$293,000	2000	8	2006	3	4472	N	N	9409 S 196TH PL
003	794100	0020	8/28/07	\$360,000	\$294,000	1500	8	1966	4	12525	N	N	9220 S 198TH ST
003	885830	0020	6/24/08	\$336,500	\$304,000	1460	8	1968	3	9956	N	N	9519 S 207TH PL
003	107947	0080	10/3/07	\$375,000	\$308,000	1990	8	1999	3	8107	N	N	20012 95TH PL S
003	640220	0020	9/21/07	\$379,500	\$311,000	1340	8	1966	4	16200	N	N	19825 98TH AVE S
003	666686	0320	3/7/07	\$394,000	\$314,000	2060	8	1987	3	9633	N	N	20026 102ND PL SE
003	525200	0140	11/14/07	\$380,000	\$316,000	1500	8	1965	4	10800	N	N	20607 101ST AVE SE
003	071300	0160	12/19/07	\$397,000	\$334,000	1500	8	1961	4	14868	Y	N	20434 98TH PL S
003	638512	0050	2/5/07	\$419,950	\$335,000	2080	8	2006	3	3886	N	N	9473 S 196TH PL
003	885830	0060	7/28/08	\$366,000	\$337,000	1520	8	1964	3	11000	N	N	9443 S 207TH PL
003	107947	0010	6/4/08	\$380,000	\$341,000	1990	8	1999	3	8951	Y	N	20027 95TH PL S
003	638512	0040	3/5/08	\$422,750	\$365,000	2430	8	2005	3	5791	N	N	9479 S 196TH PL
003	855720	0080	4/12/07	\$460,000	\$368,000	2290	8	1999	3	7131	N	N	9657 S 194TH ST
003	794120	0080	3/19/07	\$479,900	\$383,000	2370	8	1988	3	9353	N	N	19255 98TH AVE S
003	885840	0030	12/1/07	\$497,000	\$415,000	2170	8	1966	4	9600	Y	N	20605 95TH AVE S
003	793100	0064	10/11/07	\$549,000	\$452,000	2540	8	1988	3	32799	N	N	9615 S 198TH PL
003	885840	0010	6/12/07	\$639,500	\$515,000	2040	8	1995	3	11200	Y	N	20609 95TH AVE S
003	338820	0040	3/16/07	\$405,000	\$323,000	1230	9	1968	4	10170	Y	N	19240 99TH PL S
003	156190	0290	7/31/07	\$448,888	\$364,000	2200	9	1989	3	10550	N	N	9718 S 205TH CT
003	794120	0060	6/14/07	\$465,000	\$374,000	2610	9	1990	3	7427	Y	N	19245 98TH AVE S
003	156191	0190	7/20/07	\$469,000	\$380,000	2570	9	1989	3	10431	N	N	9523 S 204TH PL
003	156190	0090	7/29/08	\$450,000	\$414,000	2740	9	1989	3	9600	N	N	9612 S 203RD ST
003	156191	0180	5/28/08	\$465,000	\$416,000	1730	9	1989	3	10803	N	N	9517 S 204TH PL

**Improved Sales Removed from this Annual Update Analysis**  
**Area 59**  
**(1 to 3 Unit Residences)**

Major	Minor	Sale Date	Sale Price	Comments
144100	0190	2/6/07	\$519,000	DIAGNOSTIC OUTLIER
144100	0220	4/30/08	\$450,000	DIAGNOSTIC OUTLIER
144100	0360	4/17/07	\$507,300	DIAGNOSTIC OUTLIER
144100	0370	8/9/07	\$486,950	DIAGNOSTIC OUTLIER
154300	0090	2/16/07	\$540,000	DIAGNOSTIC OUTLIER
292305	9188	1/14/08	\$673,657	DIAGNOSTIC OUTLIER
292305	9193	7/24/08	\$613,025	DIAGNOSTIC OUTLIER
292305	9195	11/4/08	\$615,888	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
302305	9032	5/8/07	\$500,000	UNFIN AREA
312305	9049	11/20/08	\$509,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE
312305	9096	1/14/08	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
322305	9086	4/4/07	\$850,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIG
322305	9088	10/14/08	\$178,000	DIAGNOSTIC OUTLIER
322305	9163	9/4/07	\$648,600	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
322305	9286	8/6/07	\$1,140,000	DIAGNOSTIC OUTLIER
322305	9298	8/6/07	\$860,000	DIAGNOSTIC OUTLIER
334040	1120	6/20/08	\$293,000	DIAGNOSTIC OUTLIER
334040	1180	1/23/07	\$389,000	DIAGNOSTIC OUTLIER
334040	1300	9/21/07	\$85,036	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
334040	1300	9/24/07	\$7,604	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
334040	1500	2/15/07	\$537,750	DIAGNOSTIC OUTLIER
334040	1595	7/16/07	\$370,000	DIAGNOSTIC OUTLIER
662340	0098	3/16/07	\$150,000	DIAGNOSTIC OUTLIER
662340	0101	8/29/07	\$370,000	DIAGNOSTIC OUTLIER
722200	0168	4/2/07	\$160,000	DIAGNOSTIC OUTLIER
722200	0244	9/24/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
722200	0260	6/29/07	\$425,000	PREVIMP<=25K
722200	0393	7/25/08	\$288,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
723160	0100	2/21/07	\$164,950	DOR RATIO
723160	0425	9/25/08	\$234,000	RELATED PARTY, FRIEND, OR NEIGHBOR
723160	0505	12/11/07	\$540,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
723800	0270	8/26/08	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
761680	0190	10/2/08	\$303,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
761680	0330	9/5/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
810630	0100	1/17/08	\$50,000	DOR RATIO
810630	0280	7/29/08	\$587,500	RELOCATION - SALE TO SERVICE
810630	0620	5/14/07	\$659,000	DIAGNOSTIC OUTLIER
810630	0670	12/8/08	\$650,000	DIAGNOSTIC OUTLIER
810630	0680	10/3/08	\$600,000	DIAGNOSTIC OUTLIER
810630	0880	12/18/07	\$769,000	DIAGNOSTIC OUTLIER
855860	0025	4/25/07	\$204,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
855860	0075	12/12/08	\$280,398	BANKRUPTCY - RECEIVER OR TRUSTEE
889920	0570	9/5/08	\$344,000	RELATED PARTY, FRIEND, OR NEIGHBOR
948574	0240	6/17/08	\$410,000	DIAGNOSTIC OUTLIER
948576	0130	1/25/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 59**  
**(1 to 3 Unit Residences)**

Major	Minor	Sale Date	Sale Price	Comments
988820	0010	5/23/08	\$359,950	ACTIVE PERMIT BEFORE SALE>25K
988820	0020	6/12/08	\$379,950	ACTIVE PERMIT BEFORE SALE>25K
988820	0030	5/28/08	\$379,950	ACTIVE PERMIT BEFORE SALE>25K
988820	0040	6/18/08	\$369,950	ACTIVE PERMIT BEFORE SALE>25K
988820	0050	7/24/08	\$370,000	ACTIVE PERMIT BEFORE SALE>25K
988820	0060	6/5/08	\$374,950	ACTIVE PERMIT BEFORE SALE>25K
988820	0070	7/2/08	\$349,950	ACTIVE PERMIT BEFORE SALE>25K
988820	0080	6/24/08	\$359,950	ACTIVE PERMIT BEFORE SALE>25K
988820	0090	7/1/08	\$350,000	ACTIVE PERMIT BEFORE SALE>25K
072205	9106	10/22/08	\$446,000	EXEMPT FROM EXCISE TAX
072205	9107	10/22/08	\$592,810	EXEMPT FROM EXCISE TAX
082205	9119	3/9/07	\$720,000	DIAGNOSTIC OUTLIER
082205	9209	3/4/08	\$110,000	DOR RATIO
109150	0120	3/5/07	\$349,950	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
172205	9326	10/30/07	\$220,050	DIAGNOSTIC OUTLIER
182205	9045	5/22/08	\$720,000	DIAGNOSTIC OUTLIER
182205	9162	12/18/07	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
182205	9197	1/22/07	\$27,000	DOR RATIO;QUIT CLAIM DEED
182205	9369	9/15/07	\$346,900	RELOCATION - SALE TO SERVICE
182205	9404	2/27/08	\$72,026	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
295290	0060	5/10/07	\$198,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
327697	0080	3/28/08	\$246,500	EXEMPT FROM EXCISE TAX
378285	0120	7/31/07	\$226,200	%COMPL
378285	0130	4/9/07	\$230,000	DOR RATIO
379140	0140	8/11/08	\$393,754	EXEMPT FROM EXCISE TAX
379140	0210	11/13/07	\$399,950	RELOCATION - SALE TO SERVICE
379140	0290	3/13/07	\$475,000	RELOCATION - SALE TO SERVICE
379140	0300	12/15/08	\$320,000	DIAGNOSTIC OUTLIER
379141	0250	3/6/07	\$590,000	RELOCATION - SALE TO SERVICE
379141	0400	3/5/07	\$599,980	RELOCATION - SALE TO SERVICE
570220	0010	4/17/08	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
570220	0170	5/29/07	\$304,000	DIAGNOSTIC OUTLIER
570220	0190	8/18/08	\$315,900	BANKRUPTCY - RECEIVER OR TRUSTEE
729780	0060	9/9/08	\$412,985	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
742900	0070	1/29/07	\$525,000	RELOCATION - SALE TO SERVICE
742900	0260	2/14/07	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECU
880240	0071	10/20/08	\$519,834	EXEMPT FROM EXCISE TAX
880240	0525	10/9/07	\$850,000	DIAGNOSTIC OUTLIER
880240	0688	9/26/08	\$360,000	DIAGNOSTIC OUTLIER
880240	0785	1/19/07	\$600,000	DIAGNOSTIC OUTLIER
932050	0040	9/24/07	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
932070	0220	8/4/08	\$293,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
932070	0320	11/14/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
943000	0060	11/12/08	\$262,000	DIAGNOSTIC OUTLIER
052205	9048	1/4/07	\$1,020,000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis**  
**Area 59**  
**(1 to 3 Unit Residences)**

Major	Minor	Sale Date	Sale Price	Comments
052205	9134	7/30/08	\$450,000	DIAGNOSTIC OUTLIER
052205	9270	6/25/07	\$235,000	EXEMPT FROM EXCISE TAX
062205	9001	4/1/08	\$230,000	PREVIMP<=25K
062205	9094	5/27/08	\$92,239	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
062205	9124	6/13/08	\$191,587	EXEMPT FROM EXCISE TAX
062205	9158	12/3/07	\$1,800,000	%COMPL
155700	0020	5/29/07	\$125,000	DOR RATIO
155700	0280	7/23/07	\$157,500	RELATED PARTY, FRIEND, OR NEIGHBOR
156190	0290	7/31/07	\$448,888	RELOCATION - SALE TO SERVICE
206850	0180	4/16/07	\$281,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUT
338820	0040	8/22/07	\$7,500	DOR RATIO;STATEMENT TO DOR
374950	0180	7/15/08	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE
374950	0180	4/22/08	\$210,375	EXEMPT FROM EXCISE TAX
510465	0100	5/9/08	\$428,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
525200	0070	10/18/08	\$150,000	DOR RATIO
542200	0010	4/23/08	\$72,112	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
572700	0010	5/20/08	\$72,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
638800	0100	2/12/08	\$327,250	EXEMPT FROM EXCISE TAX
638800	0240	2/4/08	\$273,990	DIAGNOSTIC OUTLIER
638800	0240	4/4/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
666686	0130	2/22/08	\$305,000	DIAGNOSTIC OUTLIER
794120	0160	1/12/07	\$27,927	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
885840	0050	1/24/07	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
918060	0023	4/21/08	\$700,000	OBSOL
918060	0071	4/2/07	\$745,000	BANKRUPTCY - RECEIVER OR TRUSTEE
919770	0210	10/26/07	\$305,500	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis  
Area 59***

<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>
1	948574	0480	3/4/2007	\$235,000	14242	N	N
3	155700	0010	9/4/2007	\$215,000	9418	N	N
3	155700	0010	6/20/2007	\$170,000	9418	N	N
3	525210	0010	2/25/2008	\$154,000	9986	N	N
3	525210	0010	9/20/2007	\$100,000	9986	N	N
3	918060	0077	8/20/2008	\$150,000	7050	N	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 59***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	312305	9119	3/24/2008	\$80,000	DOR RATIO;PREVIMP<=25K
1	322305	9062	6/12/2007	\$120,000	DOR RATIO;PREVIMP<=25K
1	334040	1110	9/2/2008	\$18,000	DOR RATIO;PREVIMP<=25K
1	334040	1426	3/27/2007	\$382,000	PREVIMP<=25K
1	722200	0422	9/6/2007	\$295,000	BUILDER SALE
1	948574	0451	11/4/2008	\$2,000	PREVLAND<=25K;PREVIMP<=25K;QUIT CLAIM
2	082205	9267	2/13/2008	\$100,000	BUILDER SALE
2	182205	9132	3/7/2007	\$160,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
2	378285	0110	7/31/2007	\$226,200	BUILDER SALE
3	052205	9045	3/22/2007	\$2,210,000	BUILDER SALE



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

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

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

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

#### **Market Value**

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

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

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

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

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

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

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

## **Date of Value Estimate**

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

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

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

## **Property rights appraised:**

### **Fee Simple**

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

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

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

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

## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **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**