

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: South Sammamish Plateau / 69

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 582

Range of Sale Dates: 1/1/2008 - 1/1/10

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$232,500	\$273,600	\$506,100			
2010 Value	\$232,500	\$273,600	\$506,100	\$556,600	90.9%	8.16%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

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

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. 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 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 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 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

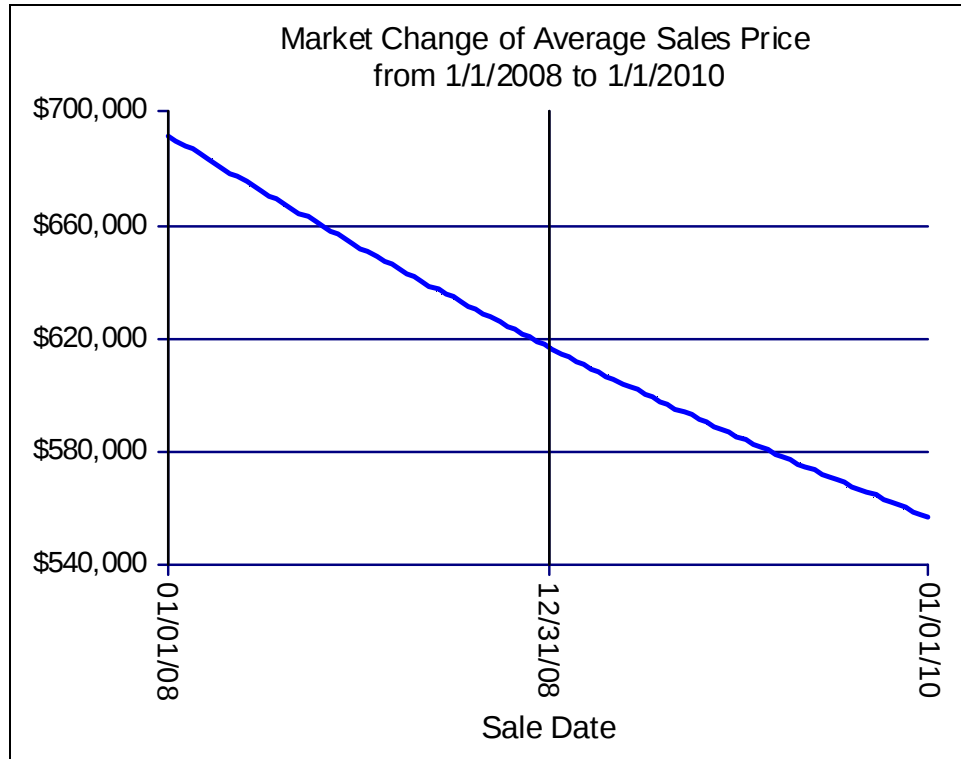
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$253,100	\$252,900	\$506,000
2010 Value	\$253,100	\$252,900	\$506,000
Percent Change	0.0%	0.0%	0.0%

Number of one to three unit residences in the Population: 8237

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2010 assessment roll.

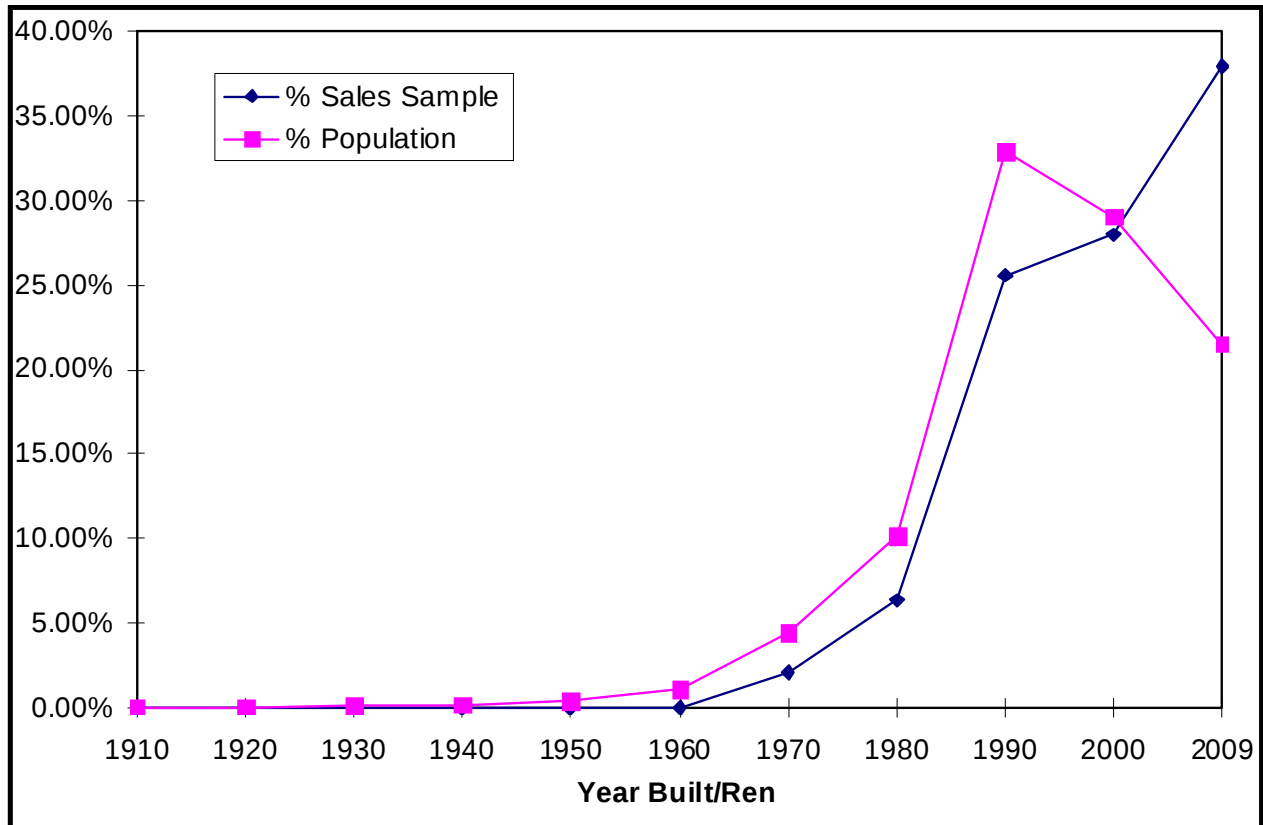
**Market Change of Average Sale Price in Area 69
From 1/1/08 to 1/1/10**



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	0	0.00%
1970	12	2.06%
1980	37	6.36%
1990	149	25.60%
2000	163	28.01%
2009	221	37.97%
	582	

Year Built/Ren	Frequency	% Population
1910	2	0.02%
1920	3	0.04%
1930	10	0.12%
1940	16	0.19%
1950	30	0.36%
1960	88	1.07%
1970	368	4.47%
1980	838	10.17%
1990	2712	32.92%
2000	2397	29.10%
2009	1773	21.52%
	8237	

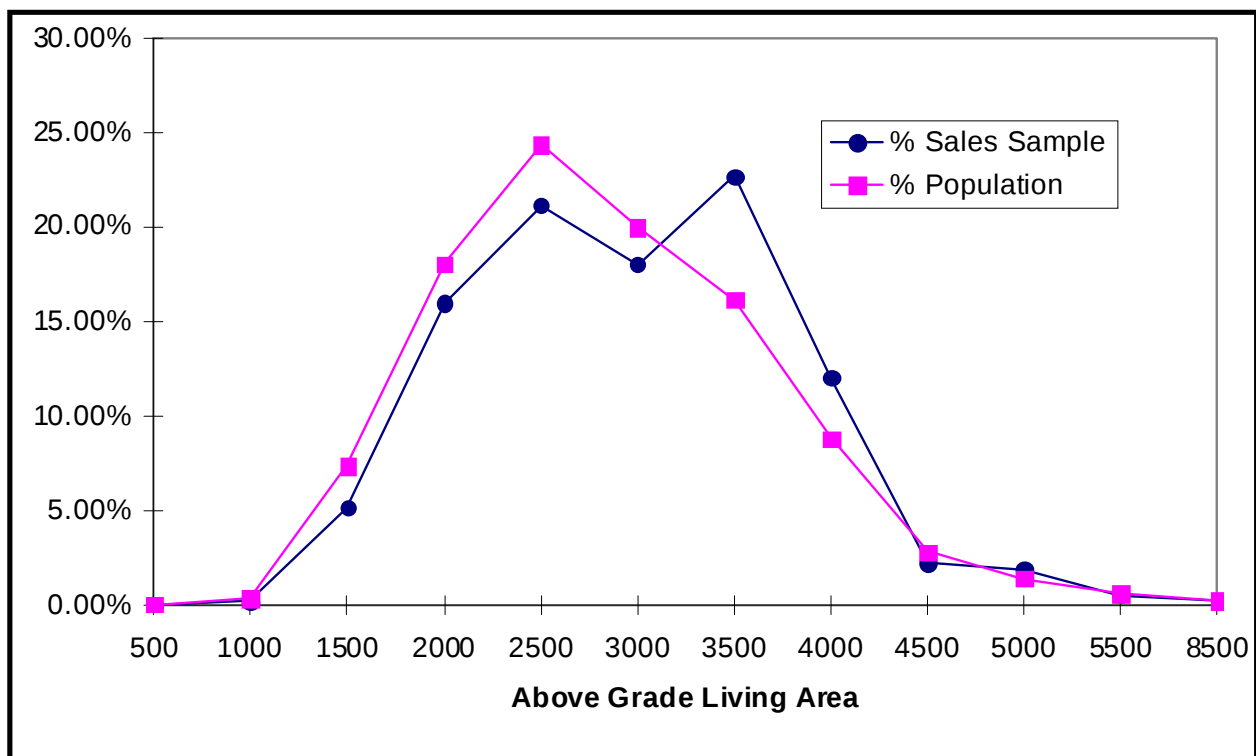


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	1	0.17%
1500	30	5.15%
2000	93	15.98%
2500	123	21.13%
3000	105	18.04%
3500	132	22.68%
4000	70	12.03%
4500	13	2.23%
5000	11	1.89%
5500	3	0.52%
8500	1	0.17%
	582	

Population		
AGLA	Frequency	% Population
500	1	0.01%
1000	26	0.32%
1500	603	7.32%
2000	1488	18.06%
2500	2007	24.37%
3000	1644	19.96%
3500	1331	16.16%
4000	725	8.80%
4500	230	2.79%
5000	116	1.41%
5500	48	0.58%
8500	18	0.22%
	8237	

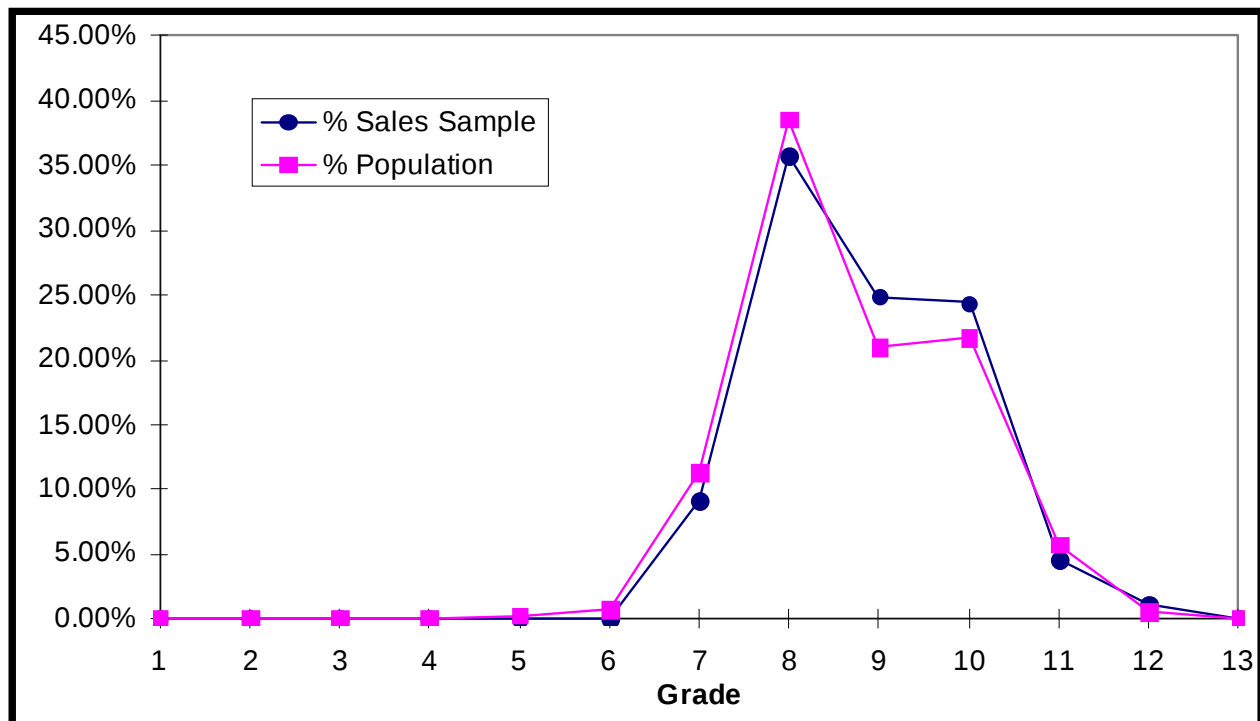


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

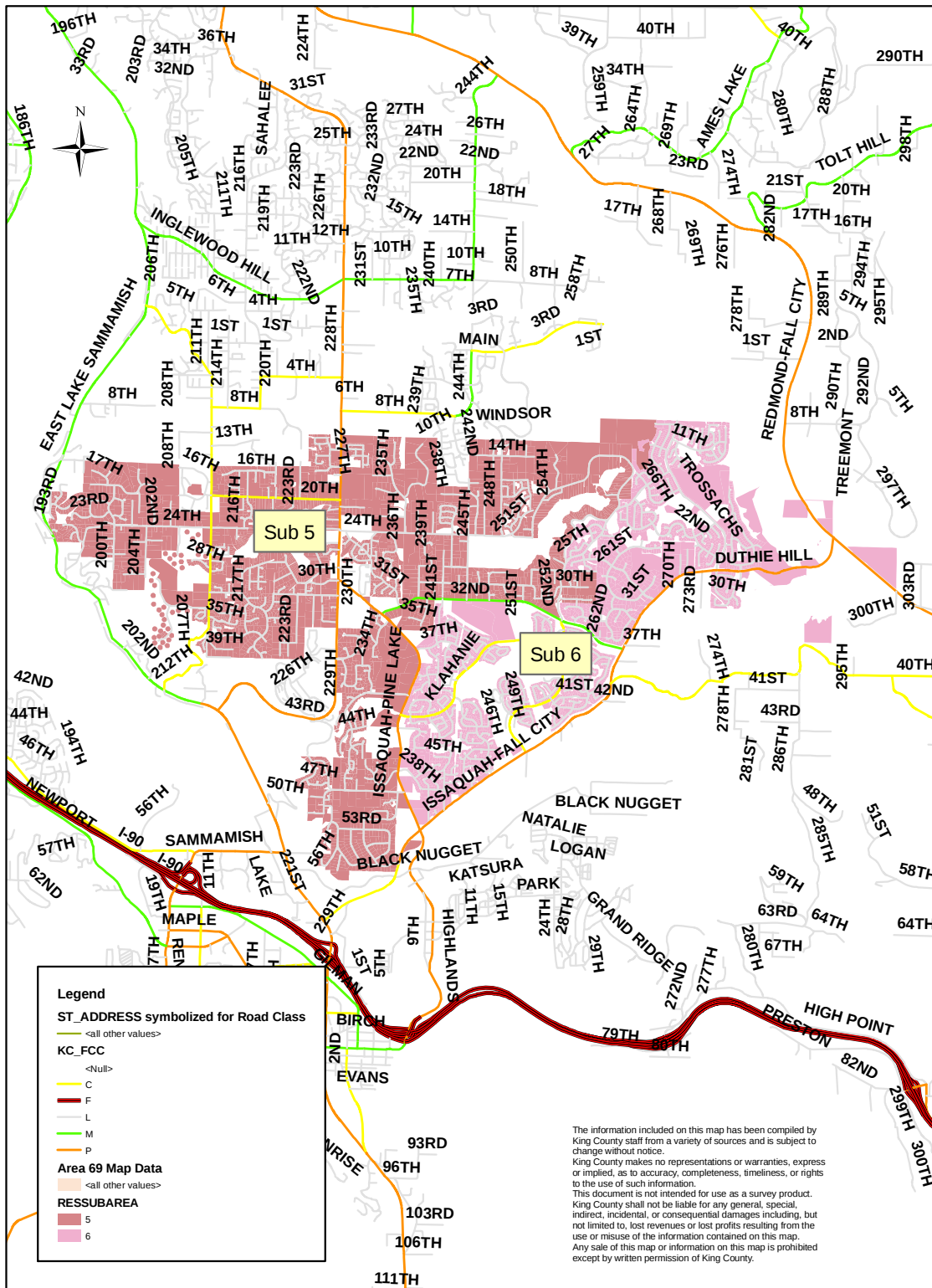
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	53	9.11%
8	208	35.74%
9	145	24.91%
10	142	24.40%
11	27	4.64%
12	7	1.20%
13	0	0.00%
582		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	1	0.01%
5	25	0.30%
6	60	0.73%
7	937	11.38%
8	3173	38.52%
9	1726	20.95%
10	1788	21.71%
11	475	5.77%
12	48	0.58%
13	3	0.04%
8237		



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 69



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 20, 2010

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 1/1/2008 through 1/1/10 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 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. 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 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 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 such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

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 582 usable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 1.00

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

2010 Improvements Value = 2010 Total Value minus 2010 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) * 1.00.
- *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) * 1.00.
- *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)*1.00

Model Validation

The resulting assessment level is 90.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) resulted in no change from the 2009 assessments.

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 69 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value

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.

Standard Area Adjustment

0.00%

Comments

No adjustment required

Area 69 Sale Price changes (Relative to 1/1/2010 valuation date.)

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

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.804	-19.6%
2/1/2008	0.813	-18.7%
3/1/2008	0.821	-17.9%
4/1/2008	0.829	-17.1%
5/1/2008	0.837	-16.3%
6/1/2008	0.845	-15.5%
7/1/2008	0.853	-14.7%
8/1/2008	0.861	-13.9%
9/1/2008	0.870	-13.0%
10/1/2008	0.878	-12.2%
11/1/2008	0.886	-11.4%
12/1/2008	0.894	-10.6%
1/1/2009	0.902	-9.8%
2/1/2009	0.911	-8.9%
3/1/2009	0.918	-8.2%
4/1/2009	0.926	-7.4%
5/1/2009	0.934	-6.6%
6/1/2009	0.943	-5.7%
7/1/2009	0.951	-4.9%
8/1/2009	0.959	-4.1%
9/1/2009	0.967	-3.3%
10/1/2009	0.975	-2.5%
11/1/2009	0.984	-1.6%
12/1/2009	0.992	-0.8%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.829	\$435,000
Sale 2	\$475,000	10/1/2009	0.975	\$463,000
Sale 3	\$515,000	7/1/2009	0.951	\$490,000

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

The time adjustment formula for Area 69 is $(0.9140875 + 0.0002444859 * \text{SaleDay}) / 0.9140875$

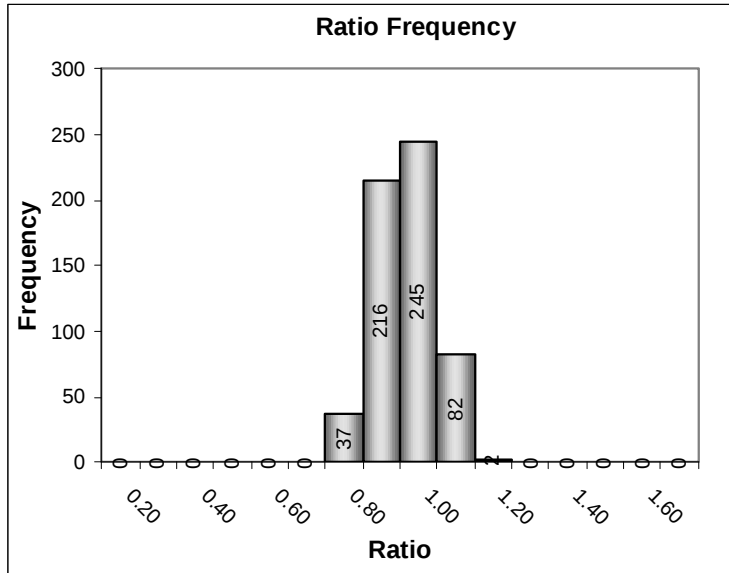
SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NE/ Team 2	Appr. Date: 1/1/2009	Date of Report: 4/14/2010	Sales Dates: 1/2008 - 12/2009
Area 69	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	582
Mean Assessed Value	506,100
Mean Adj. Sales Price	556,600
Standard Deviation AV	136,625
Standard Deviation SP	156,908
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.914
Median Ratio	0.912
Weighted Mean Ratio	0.909
UNIFORMITY	
Lowest ratio	0.728
Highest ratio:	1.119
Coefficient of Dispersion	6.58%
Standard Deviation	0.075
Coefficient of Variation	8.16%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.906
Upper limit	0.921
95% Confidence: Mean	
Lower limit	0.908
Upper limit	0.920
SAMPLE SIZE EVALUATION	
N (population size)	8237
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.075
Recommended minimum:	9
Actual sample size:	582
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	293
# ratios above mean:	289
z:	0.166
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 69

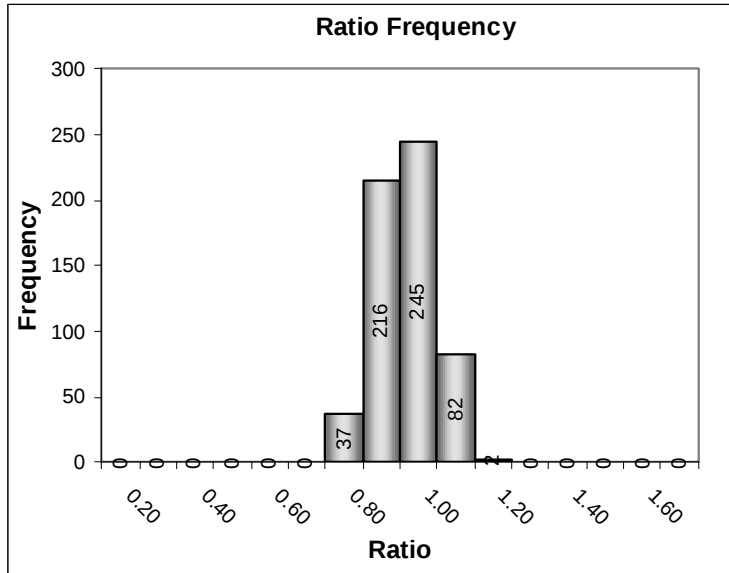
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NE/ Team 2	Appr. Date: 1/1/2010	Date of Report: 5/3/2010	Sales Dates: 1/2008 - 12/2009
Area 69	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	582
Mean Assessed Value	506,100
Mean Sales Price	556,600
Standard Deviation AV	136,625
Standard Deviation SP	156,908
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.914
Median Ratio	0.912
Weighted Mean Ratio	0.909
UNIFORMITY	
Lowest ratio	0.728
Highest ratio:	1.119
Coefficient of Dispersion	6.58%
Standard Deviation	0.075
Coefficient of Variation	8.16%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.906
Upper limit	0.921
95% Confidence: Mean	
Lower limit	0.908
Upper limit	0.920
SAMPLE SIZE EVALUATION	
N (population size)	8237
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.075
Recommended minimum:	9
Actual sample size:	582
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	293
# ratios above mean:	289
z:	0.166
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 69

Assessment level and uniformity have not changed from the previous year.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

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 69
(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
005	022406	9102	10/6/08	\$495,000	\$435,000	930	7	1983	4	42800	N	N	2131 W BEAVER LAKE DR SE
005	679110	0400	4/21/08	\$375,000	\$313,000	1020	7	1970	3	19180	N	N	21635 SE 32ND PL
005	679110	0340	12/21/09	\$445,000	\$444,000	1080	7	1970	5	11340	N	N	3315 217TH PL SE
005	082406	9108	11/11/09	\$460,000	\$454,000	1160	7	1964	3	44866	N	N	19741 SE 24TH WAY
005	042406	9141	9/4/08	\$385,000	\$335,000	1250	7	1978	3	9327	N	N	22732 SE 21ST PL
005	102406	9047	3/14/08	\$385,000	\$317,000	1270	7	1970	4	14645	N	N	24220 SE 30TH ST
005	102406	9159	2/9/09	\$425,000	\$388,000	1300	7	1977	3	37801	N	N	2607 244TH AVE SE
005	102406	9129	9/23/08	\$424,000	\$371,000	1330	7	1975	3	13846	N	N	3050 241ST AVE SE
005	679510	0330	9/25/08	\$999,000	\$875,000	1360	7	1979	4	18815	Y	Y	2942 222ND PL SE
005	679100	0310	5/13/08	\$510,000	\$428,000	1370	7	1977	3	12220	N	N	3424 221ST AVE SE
005	082406	9073	3/20/08	\$440,000	\$363,000	1440	7	1977	3	15246	N	N	2417 201ST AVE SE
005	809980	0590	6/9/08	\$440,000	\$373,000	1440	7	1975	4	28516	N	N	25102 SE 30TH ST
005	222406	9107	10/29/08	\$411,300	\$364,000	1450	7	1992	3	20393	N	N	5010 228TH AVE SE
005	809990	0010	9/15/09	\$424,950	\$413,000	1480	7	1974	4	11995	N	N	3011 252ND PL SE
005	644620	0355	6/11/09	\$460,000	\$435,000	1530	7	1963	3	29960	N	N	23253 SE 54TH PL
005	612700	1080	9/19/08	\$375,000	\$328,000	1550	7	2005	3	3854	N	N	1921 250TH PL SE
005	809980	0550	11/5/09	\$402,500	\$396,000	1570	7	1974	3	20000	N	N	25115 SE 30TH ST
005	092406	9137	2/6/08	\$535,000	\$436,000	1600	7	1965	5	43560	N	N	3318 226TH AVE SE
005	644580	0085	8/29/09	\$525,000	\$507,000	1600	7	1965	4	30000	N	N	5646 229TH AVE SE
005	572650	0170	9/15/08	\$473,000	\$413,000	1840	7	1972	4	14938	N	N	1639 215TH PL SE
005	612700	0960	9/14/09	\$364,000	\$353,000	1900	7	2005	3	3960	N	N	2104 249TH PL SE
005	612701	0320	10/27/09	\$385,000	\$378,000	1900	7	2005	3	6224	N	N	1706 251ST PL SE
005	612701	1020	10/30/08	\$433,500	\$384,000	1900	7	2005	3	5151	N	N	1829 251ST PL SE
005	809980	0900	7/28/09	\$430,000	\$412,000	1950	7	1974	4	31303	N	N	2819 245TH PL SE
005	612700	1200	11/20/09	\$393,000	\$389,000	1970	7	2003	3	4570	N	N	2117 250TH PL SE
005	612700	0150	10/23/08	\$450,000	\$398,000	1970	7	2003	3	5448	N	N	1905 249TH PL SE
005	809980	0680	5/1/08	\$540,000	\$452,000	1970	7	1968	4	27106	N	N	24900 SE 30TH ST
005	612701	0710	5/12/09	\$377,000	\$353,000	2100	7	2005	3	5286	N	N	1817 249TH PL SE
005	612701	0930	4/8/08	\$495,000	\$411,000	2100	7	2005	3	5913	N	N	25001 SE 18TH ST
005	612701	0680	1/23/08	\$475,000	\$385,000	2260	7	2005	3	4340	N	N	1805 249TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	612701	0260	7/9/09	\$418,000	\$398,000	2260	7	2004	3	5448	N	N	1808 251ST PL SE
005	612701	0090	12/29/08	\$460,000	\$415,000	2260	7	2004	3	4289	N	N	2014 251ST PL SE
005	102406	9039	8/27/08	\$635,000	\$551,000	2260	7	1985	4	49658	N	N	24208 SE 30TH ST
005	612700	0380	7/20/09	\$455,000	\$435,000	2480	7	2003	3	6240	N	N	2103 249TH PL SE
005	612701	0620	10/6/09	\$465,000	\$454,000	2480	7	2005	3	5425	N	N	1705 249TH PL SE
005	612701	0480	4/16/08	\$495,000	\$412,000	2550	7	2005	3	5444	N	N	1723 250TH CT SE
005	612701	0510	8/6/08	\$550,000	\$475,000	2750	7	2005	3	3996	N	N	24924 SE 18TH ST
005	809990	0060	2/26/08	\$494,500	\$405,000	2800	7	1974	4	9563	N	N	3053 252ND PL SE
005	612700	0360	6/17/08	\$555,000	\$471,000	2980	7	2003	3	7421	N	N	24919 SE 20TH CT
005	612701	0640	4/2/08	\$555,000	\$460,000	2990	7	2005	3	5425	N	N	1713 249TH PL SE
005	612700	0560	11/14/08	\$568,500	\$506,000	2990	7	2003	3	9194	N	N	2139 248TH PL SE
005	612700	0290	6/6/08	\$699,500	\$592,000	4070	7	2003	3	7557	N	N	24802 SE 20TH CT
005	300140	0070	5/1/08	\$424,950	\$356,000	1370	8	1975	4	15429	N	N	1768 W BEAVER LAKE DR SE
005	679100	0150	12/15/09	\$378,000	\$376,000	1430	8	1977	3	12000	N	N	3503 220TH PL SE
005	102406	9030	7/21/09	\$458,750	\$439,000	1480	8	1975	4	13804	N	N	24126 SE 32ND ST
005	752541	0170	12/22/08	\$455,000	\$409,000	1490	8	1979	3	39040	N	N	3911 229TH PL SE
005	752541	0060	6/26/09	\$468,500	\$445,000	1490	8	1980	3	35040	N	N	3839 231ST AVE SE
005	062960	0060	8/14/09	\$465,000	\$448,000	1490	8	1977	3	35013	N	N	2821 253RD PL SE
005	679100	0070	8/11/08	\$488,000	\$422,000	1500	8	1977	4	12800	N	N	3403 219TH PL SE
005	052406	9089	10/27/09	\$446,000	\$438,000	1560	8	1977	3	122403	N	N	2030 207TH AVE SE
005	644620	0130	11/25/09	\$462,000	\$457,000	1560	8	1972	4	24360	N	N	23254 SE 58TH ST
005	679100	0790	9/2/09	\$479,500	\$464,000	1560	8	1977	4	12705	N	N	3316 220TH AVE SE
005	684331	0040	6/26/09	\$495,000	\$470,000	1560	8	1977	4	33592	N	N	2213 245TH AVE SE
005	062960	0160	3/27/08	\$560,000	\$463,000	1590	8	1977	4	35847	N	N	2804 255TH AVE SE
005	752741	0140	8/4/09	\$545,000	\$523,000	1590	8	1977	4	35280	N	N	19619 SE 21ST ST
005	752742	0190	6/15/09	\$435,000	\$412,000	1660	8	1978	3	34385	N	N	2207 201ST AVE SE
005	752742	0160	11/5/09	\$550,000	\$542,000	1670	8	1978	3	35980	N	N	20009 SE 20TH PL
005	300140	0050	8/14/09	\$400,000	\$385,000	1680	8	1975	4	16500	N	N	1806 W BEAVER LAKE DR SE
005	679100	0560	7/10/09	\$423,000	\$403,000	1680	8	1977	3	12650	N	N	3313 220TH AVE SE
005	644620	0145	9/22/09	\$493,000	\$480,000	1740	8	1972	3	41925	N	N	5718 232ND AVE SE
005	422125	0110	4/24/08	\$495,000	\$413,000	1830	8	2003	3	4511	N	N	2219 240TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	644580	0075	5/27/08	\$910,000	\$768,000	1830	8	1997	4	31800	Y	N	5657 229TH AVE SE
005	644580	0110	2/11/08	\$675,000	\$550,000	1860	8	1963	4	29375	Y	N	5509 231ST AVE SE
005	644600	0035	5/27/08	\$539,000	\$455,000	1910	8	1967	4	31247	N	N	5419 231ST AVE SE
005	719780	0140	7/15/08	\$480,000	\$411,000	1980	8	2003	3	2940	N	N	23022 SE 13TH WAY
005	422125	0020	1/23/08	\$520,000	\$421,000	1990	8	2002	3	4041	N	N	24112 SE 23RD ST
005	422125	0190	6/20/08	\$525,000	\$446,000	2000	8	2003	3	4390	N	N	24011 SE 22ND ST
005	422125	0420	6/23/09	\$475,000	\$451,000	2000	8	2003	3	4809	N	N	24019 SE 21ST ST
005	357000	0120	6/24/09	\$420,000	\$399,000	2020	8	1976	3	28500	N	N	21420 SE 19TH ST
005	719780	0100	10/20/09	\$405,000	\$397,000	2070	8	2003	3	2966	N	N	23011 SE 13TH WAY
005	755960	0190	8/26/09	\$459,000	\$443,000	2080	8	2004	3	5305	N	N	23114 SE 14TH ST
005	679070	0290	12/31/08	\$496,000	\$447,000	2100	8	1986	3	9000	N	N	21221 SE 28TH ST
005	422125	0430	5/18/09	\$474,950	\$446,000	2110	8	2002	3	4529	N	N	24023 SE 21ST ST
005	679070	0270	4/30/09	\$460,000	\$430,000	2130	8	1986	3	10279	N	N	2805 213TH AVE SE
005	042406	9226	5/7/09	\$475,000	\$445,000	2130	8	1981	3	21094	N	N	1907 223RD AVE SE
005	719780	0070	7/20/09	\$435,000	\$416,000	2150	8	2003	3	3127	N	N	1331 230TH AVE SE
005	679070	0170	3/2/09	\$485,000	\$445,000	2170	8	1984	3	9037	N	N	21211 SE 29TH ST
005	042406	9225	7/23/09	\$485,000	\$464,000	2230	8	1981	3	21222	N	N	1925 223RD AVE SE
005	719780	0020	3/4/08	\$497,500	\$409,000	2250	8	2001	3	4119	N	N	22903 SE 13TH WAY
005	719780	0180	11/3/09	\$419,781	\$413,000	2250	8	2002	3	3000	N	N	22932 SE 13TH WAY
005	730020	0450	8/7/09	\$479,000	\$460,000	2320	8	1980	3	35283	N	N	21926 SE 37TH ST
005	052406	9120	10/27/09	\$550,000	\$540,000	2330	8	1988	3	35007	N	N	19713 SE 19TH ST
005	719780	0380	9/14/09	\$427,000	\$415,000	2340	8	2001	3	2947	N	N	22922 SE 13TH PL
005	422125	0530	4/7/08	\$559,000	\$464,000	2340	8	2002	3	4196	N	N	24212 SE 21ST ST
005	222406	9098	11/12/09	\$725,000	\$715,000	2380	8	1974	4	208216	Y	N	23023 SE 48TH ST
005	730020	0530	9/22/08	\$599,000	\$524,000	2400	8	1983	3	37728	N	N	21700 SE 37TH ST
005	769180	0100	8/14/09	\$517,500	\$498,000	2420	8	2002	3	5725	N	N	22530 SE 15TH PL
005	769180	0180	12/26/08	\$520,000	\$468,000	2450	8	2002	3	4656	N	N	22509 SE 15TH PL
005	679070	0120	11/23/09	\$580,000	\$574,000	2470	8	1984	3	20480	N	N	2836 213TH AVE SE
005	755960	0520	10/21/09	\$485,000	\$476,000	2480	8	2003	3	5382	N	N	23021 SE 14TH ST
005	540650	0310	9/21/09	\$505,000	\$491,000	2510	8	2001	3	5980	Y	N	1313 225TH PL SE
005	769180	0020	8/27/09	\$512,500	\$495,000	2510	8	2002	3	4543	N	N	1506 225TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	755960	0320	8/17/09	\$423,000	\$408,000	2550	8	2003	3	4376	N	N	1422 231ST AVE SE
005	769180	0200	6/19/09	\$531,000	\$503,000	2550	8	2002	3	5190	N	N	22501 SE 15TH PL
005	755960	0330	9/24/09	\$475,000	\$462,000	2570	8	2003	3	4384	N	N	1421 232ND AVE SE
005	422127	0140	3/10/09	\$504,000	\$464,000	2590	8	2004	3	3977	N	N	24112 SE 20TH ST
005	422125	0520	11/20/08	\$555,000	\$495,000	2590	8	2002	3	4898	N	N	24217 SE 21ST ST
005	184308	0150	8/7/09	\$582,000	\$559,000	2670	8	2009	3	17917	N	N	2950 224TH PL SE
005	092406	9170	7/28/08	\$690,000	\$594,000	2700	8	1977	4	52707	N	N	22215 SE 32ND ST
005	042406	9259	6/9/09	\$595,000	\$562,000	2710	8	1994	3	24263	N	N	22605 SE 16TH PL
005	769180	0130	2/25/08	\$610,000	\$500,000	2790	8	2002	3	6720	N	N	22529 SE 15TH PL
005	684330	0060	3/18/09	\$432,000	\$399,000	2830	8	1977	3	39363	N	N	2116 245TH AVE SE
005	947601	0110	3/27/09	\$565,000	\$523,000	2900	8	2008	3	5769	N	N	24801 SE 13TH PL
005	612700	0610	9/8/09	\$570,000	\$552,000	2920	8	2004	3	7583	N	N	2207 250TH PL SE
005	612700	0650	5/21/08	\$665,000	\$560,000	2920	8	2004	3	7219	N	N	2241 250TH PL SE
005	612700	0680	11/16/09	\$580,000	\$573,000	2920	8	2004	3	7556	N	N	24804 SE 22ND CT
005	062950	0390	3/12/09	\$555,000	\$511,000	3070	8	2003	3	5542	N	N	2921 256TH CT SE
005	679110	0480	3/5/08	\$525,000	\$431,000	3210	8	1969	3	17179	N	N	21606 SE 32ND PL
005	755960	0180	9/5/08	\$557,500	\$485,000	3220	8	2004	3	4700	N	N	23109 SE 14TH ST
005	755960	0430	9/25/09	\$508,000	\$495,000	3220	8	2003	3	4759	N	N	1505 231ST AVE SE
005	755960	0080	5/13/08	\$600,000	\$504,000	3220	8	2004	3	4922	N	N	23018 SE 14TH ST
005	670587	0100	11/24/08	\$574,200	\$512,000	3230	8	2004	3	5033	N	N	3614 212TH PL SE
005	947599	0050	4/14/08	\$725,000	\$603,000	3380	8	2008	3	6321	N	N	1311 247TH PL SE
005	947599	0030	2/25/09	\$668,000	\$613,000	3380	8	2008	3	6849	N	N	24718 SE 13TH PL
005	947599	0190	7/31/08	\$725,000	\$624,000	3380	8	2008	3	5400	N	N	24768 SE 13TH PL
005	947599	0160	4/23/08	\$750,000	\$626,000	3380	8	2008	3	6618	N	N	1352 247TH PL SE
005	947599	0100	7/28/09	\$679,950	\$651,000	3380	8	2009	3	8241	N	N	1361 247TH PL SE
005	947599	0120	12/9/08	\$730,000	\$654,000	3380	8	2008	3	8300	N	N	1381 247TH PL SE
005	947599	0130	8/24/09	\$650,000	\$627,000	3390	8	2008	3	8244	N	N	1382 247TH PL SE
005	947599	0080	3/27/08	\$760,000	\$629,000	3410	8	2008	3	6431	N	N	1341 247TH PL SE
005	947599	0040	9/8/09	\$653,000	\$633,000	3410	8	2009	3	7501	N	N	1301 247TH PL SE
005	947599	0170	4/2/08	\$790,000	\$655,000	3410	8	2008	3	6001	N	N	1342 247TH PL SE
005	947599	0020	2/27/08	\$766,000	\$628,000	3490	8	2008	3	5687	N	N	24728 SE 13TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	947599	0150	7/15/08	\$739,000	\$633,000	3490	8	2008	3	6599	N	N	1362 247TH PL SE
005	947599	0060	10/24/08	\$774,000	\$684,000	3490	8	2008	3	8643	N	N	1321 247TH PL SE
005	947599	0010	1/8/08	\$719,000	\$580,000	3530	8	2008	3	4500	N	N	24748 SE 13TH PL
005	947599	0140	3/9/08	\$740,000	\$609,000	3530	8	2008	3	5868	N	N	1372 247TH PL SE
005	947599	0180	2/26/09	\$689,000	\$632,000	3530	8	2008	3	6294	N	N	1332 247TH PL SE
005	947599	0090	3/4/08	\$793,061	\$651,000	3530	8	2008	3	5799	N	N	1351 247TH PL SE
005	755960	0150	10/13/08	\$581,000	\$512,000	3540	8	2003	3	4722	N	N	1310 231ST AVE SE
005	947599	0200	7/8/09	\$601,000	\$573,000	3540	8	2008	3	5074	N	N	24788 SE 13TH PL
005	947599	0110	8/21/08	\$740,000	\$641,000	3610	8	2008	3	7669	N	N	1371 247TH PL SE
005	947599	0070	6/20/08	\$842,000	\$716,000	3610	8	2008	3	8809	N	N	1331 247TH PL SE
005	212406	9082	3/19/08	\$850,000	\$702,000	2010	9	1963	4	73616	Y	N	22621 SE 56TH ST
005	030501	0030	4/10/08	\$560,000	\$465,000	2230	9	1998	3	6551	N	N	23121 SE 27TH WAY
005	290990	0040	12/4/08	\$660,000	\$591,000	2300	9	1978	4	41219	N	N	24219 SE 28TH ST
005	031850	0110	7/27/09	\$478,500	\$458,000	2330	9	2001	3	5659	N	N	3513 211TH PL SE
005	031850	0120	9/10/09	\$494,000	\$479,000	2330	9	2001	3	5262	N	N	21027 35TH PL SE
005	092406	9098	6/2/08	\$755,000	\$638,000	2340	9	1979	4	87991	N	N	21514 SE 39TH ST
005	030500	0140	10/25/08	\$545,000	\$482,000	2348	9	1996	3	5584	N	N	22929 SE 25TH PL
005	062950	0270	12/9/09	\$494,500	\$491,000	2450	9	2001	3	5842	N	N	25604 SE 30TH ST
005	062950	0320	3/28/08	\$625,000	\$517,000	2450	9	2002	3	5646	N	N	2904 256TH CT SE
005	030500	0430	5/14/09	\$543,000	\$509,000	2489	9	1996	3	5644	N	N	2613 231ST PL SE
005	030500	0010	9/9/09	\$525,000	\$509,000	2490	9	1996	3	8557	N	N	2419 AUDUBON PARK DR SE
005	679960	0210	2/3/09	\$619,500	\$564,000	2530	9	2008	3	6000	N	N	24809 SE 17TH PL
005	030500	0230	9/12/08	\$597,000	\$521,000	2540	9	1997	3	7749	N	N	2669 231ST AVE SE
005	679960	0060	7/13/09	\$588,000	\$561,000	2550	9	2008	3	5301	N	N	1828 248TH PL SE
005	030500	0400	10/13/08	\$544,500	\$480,000	2570	9	1997	3	5000	N	N	2622 231ST PL SE
005	113750	0050	8/22/08	\$610,000	\$529,000	2720	9	1989	3	11269	N	N	21116 SE 28TH PL
005	042406	9068	9/22/08	\$660,000	\$578,000	2730	9	1985	3	23522	N	N	21910 SE 20TH ST
005	030501	0310	7/30/09	\$560,000	\$537,000	2760	9	1998	3	5000	N	N	2659 230TH AVE SE
005	030501	0450	11/3/09	\$545,000	\$536,000	2770	9	1998	3	5252	N	N	23106 SE 27TH WAY
005	030501	0400	12/28/09	\$563,000	\$562,000	2780	9	1998	3	5572	N	N	2698 230TH AVE SE
005	030501	0380	11/10/09	\$580,350	\$572,000	2830	9	1998	3	7485	N	N	2684 230TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	278210	0070	9/8/09	\$545,000	\$528,000	2850	9	1999	3	6448	N	N	22554 SE 14TH PL
005	031850	0270	4/21/09	\$600,001	\$559,000	2850	9	2001	3	7853	N	N	21004 SE 35TH PL
005	042406	9248	6/19/09	\$775,000	\$734,000	2870	9	1986	4	48351	N	N	1635 218TH CT SE
005	812360	0080	7/21/09	\$650,000	\$621,000	2880	9	1985	3	53579	N	N	2115 205TH AVE SE
005	082406	9008	4/21/08	\$741,000	\$618,000	2900	9	1989	3	60984	Y	N	20105 SE 32ND ST
005	679330	0190	4/29/08	\$660,000	\$552,000	2930	9	2004	3	6399	N	N	23489 SE 49TH ST
005	042406	9264	6/13/08	\$704,000	\$597,000	2930	9	1998	3	18199	N	N	1645 219TH PL SE
005	679960	0050	6/4/09	\$619,000	\$584,000	2970	9	2008	3	5301	N	N	1842 248TH PL SE
005	329971	0070	3/16/09	\$650,000	\$599,000	3020	9	2008	3	6360	N	N	22727 SE 49TH PL
005	329971	0180	3/16/09	\$615,000	\$567,000	3040	9	2008	3	5812	N	N	22704 SE 51ST ST
005	957813	0120	2/21/08	\$742,500	\$607,000	3110	9	2005	3	5795	N	N	3125 222ND PL SE
005	329961	0020	7/17/09	\$799,000	\$763,000	3110	9	2002	3	6520	N	N	4409 230TH WAY SE
005	030501	0290	8/7/09	\$575,000	\$552,000	3130	9	1998	3	5106	N	N	2667 230TH AVE SE
005	679960	0160	12/3/08	\$669,990	\$599,000	3180	9	2008	3	5301	N	N	24821 SE 17TH ST
005	329971	0250	5/21/08	\$950,405	\$800,000	3300	9	2008	3	5866	N	N	22701 SE 51ST ST
005	697994	0010	11/18/08	\$810,000	\$721,000	3320	9	2000	3	9494	N	N	2627 212TH PL SE
005	679330	0180	4/22/09	\$588,000	\$548,000	3340	9	2003	3	6847	N	N	23449 SE 49TH ST
005	329971	0030	10/23/09	\$738,500	\$725,000	3360	9	2006	3	6000	Y	N	22707 SE 49TH PL
005	329971	0080	2/6/09	\$800,000	\$730,000	3360	9	2008	3	6000	N	N	22731 SE 49TH PL
005	329971	0240	1/16/09	\$685,000	\$621,000	3370	9	2008	3	6027	N	N	22705 SE 51ST ST
005	679330	0040	8/31/09	\$568,400	\$550,000	3390	9	2004	3	6071	N	N	23530 SE 49TH ST
005	329971	0230	12/11/08	\$710,000	\$637,000	3420	9	2008	3	5846	N	N	22711 SE 51ST ST
005	329971	0090	5/6/08	\$765,000	\$641,000	3420	9	2008	3	6058	N	N	22735 SE 49TH PL
005	329971	0100	5/28/08	\$765,000	\$646,000	3440	9	2007	3	6625	N	N	22739 SE 49TH PL
005	329961	0420	7/24/09	\$617,000	\$590,000	3460	9	2004	3	7460	N	N	4526 231ST PL SE
005	329961	0370	4/20/09	\$675,000	\$629,000	3460	9	2003	3	6000	Y	N	4511 231ST PL SE
005	329961	0530	1/8/08	\$900,000	\$726,000	3460	9	2003	3	6511	Y	N	23020 SE 45TH PL
005	679330	0240	9/10/09	\$650,000	\$630,000	3470	9	2001	3	8217	N	N	23589 SE 49TH ST
005	329961	0190	11/12/08	\$675,000	\$600,000	3510	9	2003	3	10588	N	N	4518 230TH WAY SE
005	329961	0180	7/3/08	\$805,000	\$687,000	3530	9	2003	3	10993	N	N	4522 230TH WAY SE
005	042406	9164	6/5/09	\$755,000	\$713,000	3580	9	1998	4	20908	N	N	1716 220TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	329971	0050	7/11/08	\$899,880	\$770,000	3600	9	2007	3	5808	Y	N	22717 SE 49TH PL
005	082406	9115	6/26/09	\$865,000	\$821,000	3920	9	2008	3	21000	N	N	20479 SE 26TH ST
005	670585	0250	6/11/08	\$625,000	\$530,000	2400	10	1992	3	10274	N	N	21452 SE 35TH WAY
005	160459	0370	3/26/08	\$687,500	\$569,000	2400	10	1989	3	17895	Y	N	23219 SE 15TH CT
005	679105	0370	6/13/08	\$675,000	\$573,000	2560	10	1997	3	9932	N	N	3375 213TH PL SE
005	864990	0630	2/13/08	\$695,000	\$567,000	2720	10	1992	3	8933	N	N	3106 235TH AVE SE
005	160459	0010	9/2/08	\$580,000	\$505,000	2740	10	1990	3	17072	N	N	1514 235TH AVE SE
005	670585	0080	9/23/08	\$600,000	\$525,000	2760	10	1992	3	8899	N	N	21235 SE 35TH WAY
005	812010	0010	2/25/09	\$637,000	\$584,000	2810	10	1989	3	38992	N	N	23904 SE 25TH CT
005	188810	0020	3/26/09	\$640,000	\$592,000	2840	10	1992	3	12690	N	N	25711 SE 31ST PL
005	670585	0030	1/16/08	\$610,000	\$493,000	2850	10	1992	3	9758	N	N	3515 212TH PL SE
005	752553	0780	8/21/09	\$570,000	\$550,000	2850	10	1990	3	9834	N	N	4642 225TH AVE SE
005	381450	0140	2/17/09	\$676,250	\$619,000	2890	10	1988	3	21132	N	N	23006 SE 40TH PL
005	670585	0380	11/4/08	\$600,000	\$532,000	2900	10	1992	3	10523	N	N	21308 SE 35TH WAY
005	255330	0050	10/1/09	\$565,000	\$551,000	2920	10	1992	3	10304	N	N	2912 233RD AVE SE
005	865390	0200	1/26/09	\$620,000	\$564,000	2950	10	1995	3	19820	N	N	22745 SE 27TH ST
005	679106	0060	12/11/09	\$610,000	\$607,000	2965	10	1996	3	8753	N	N	21432 SE 33RD PL
005	440360	0130	8/10/09	\$690,000	\$663,000	2970	10	1984	3	38080	N	N	1640 198TH PL SE
005	329561	0460	8/19/09	\$644,000	\$621,000	2990	10	1998	3	11374	N	N	4358 231ST CT SE
005	752553	0830	5/22/09	\$520,000	\$489,000	3000	10	1988	3	11415	N	N	4625 227TH PL SE
005	381450	0090	11/14/09	\$651,000	\$643,000	3030	10	1987	3	20386	N	N	23124 SE 40TH PL
005	042406	9249	10/9/09	\$635,000	\$621,000	3060	10	1990	3	29355	N	N	1718 223RD AVE SE
005	883570	0190	7/27/09	\$660,000	\$632,000	3070	10	1991	3	14131	N	N	4618 233RD AVE SE
005	670585	0210	8/24/09	\$570,000	\$550,000	3090	10	1992	3	9751	N	N	21445 SE 35TH WAY
005	679105	0090	10/9/08	\$620,000	\$546,000	3110	10	1996	3	8470	N	N	21323 SE 34TH PL
005	679105	0080	5/21/09	\$610,000	\$573,000	3140	10	1996	3	8484	N	N	21317 SE SE 34TH PL
005	255330	0410	9/8/09	\$577,000	\$559,000	3150	10	1993	3	9870	N	N	2701 233RD AVE SE
005	184308	0120	8/11/09	\$699,000	\$672,000	3180	10	2009	3	4749	N	N	22470 SE 31ST PL
005	160459	0210	5/18/09	\$728,500	\$684,000	3190	10	1989	4	32819	N	N	1223 233RD AVE SE
005	865390	0070	10/7/08	\$700,000	\$616,000	3250	10	1994	3	8970	N	N	22754 SE 27TH ST
005	752553	0890	2/19/08	\$724,500	\$592,000	3260	10	1988	3	10093	N	N	22626 SE 47TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	883570	0170	7/1/09	\$655,000	\$623,000	3270	10	1990	3	15449	Y	N	4632 233RD AVE SE
005	865390	0210	8/26/09	\$620,000	\$599,000	3280	10	1995	3	8449	N	N	22751 SE 27TH ST
005	131042	0070	6/5/08	\$755,000	\$639,000	3320	10	1990	3	17704	N	N	22946 SE 47TH CT
005	513770	0020	4/24/08	\$839,950	\$701,000	3320	10	2007	3	7333	N	N	3252 226TH AVE SE
005	865390	0110	6/5/08	\$818,000	\$692,000	3340	10	1994	3	9313	N	N	22702 SE 27TH ST
005	082406	9199	7/21/08	\$1,160,000	\$996,000	3340	10	1989	3	110206	N	N	20701 SE 24TH ST
005	144160	0050	7/31/09	\$720,000	\$690,000	3360	10	2005	3	19930	N	N	1406 235TH PL SE
005	184308	0020	7/7/09	\$745,000	\$710,000	3370	10	2009	3	7545	N	N	22405 SE 31ST PL
005	184308	0010	6/24/09	\$699,000	\$663,000	3410	10	2008	3	5781	N	N	22401 SE 31ST PL
005	513770	0030	5/19/08	\$885,000	\$745,000	3470	10	2007	3	9100	N	N	22609 SE 32ND ST
005	752553	0610	7/23/08	\$817,500	\$702,000	3480	10	1992	3	11486	N	N	22608 SE 47TH PL
005	022406	9155	9/18/09	\$800,000	\$778,000	3490	10	1998	3	54450	N	N	1430 248TH AVE SE
005	864990	0200	8/28/08	\$682,000	\$592,000	3530	10	1991	3	9536	N	N	23328 SE 31ST CT
005	381451	0130	7/6/09	\$820,000	\$781,000	3600	10	1988	3	18522	N	N	23031 SE 41ST PL
005	329561	0500	4/23/08	\$775,000	\$647,000	3680	10	1997	3	15703	N	N	4368 230TH WAY SE
005	513770	0050	12/9/09	\$710,000	\$706,000	3680	10	2007	3	7350	N	N	22611 SE 32ND ST
005	029376	0020	8/11/09	\$760,000	\$731,000	3700	10	2001	3	9349	Y	N	23550 SE 52ND ST
005	329561	0520	4/17/08	\$900,000	\$750,000	3790	10	1997	3	17056	N	N	4382 230TH WAY SE
005	421522	0020	1/20/09	\$749,990	\$681,000	3870	10	2007	3	4150	N	N	22443 SE 32ND ST
005	421522	0050	1/21/09	\$787,990	\$715,000	3870	10	2007	3	6581	N	N	3221 225TH AVE SE
005	032406	9094	11/19/09	\$900,000	\$890,000	3880	10	1988	4	217800	N	N	1515 238TH AVE SE
005	029376	0080	5/13/08	\$1,040,000	\$874,000	3890	10	2003	3	10000	Y	N	23460 SE 51ST PL
005	421522	0030	7/30/08	\$860,000	\$740,000	3920	10	2008	3	7150	N	N	22483 SE 32ND ST
005	421522	0060	2/19/08	\$949,990	\$777,000	3920	10	2008	3	7102	N	N	3241 225TH AVE SE
005	421522	0040	5/12/08	\$939,990	\$789,000	3950	10	2008	3	7043	N	N	3201 225TH AVE SE
005	329561	0390	7/9/09	\$626,000	\$597,000	4040	10	1998	3	13965	N	N	4379 232ND CT SE
005	421522	0070	6/11/08	\$1,131,811	\$960,000	4410	10	2008	3	9900	N	N	3261 225TH AVE SE
005	421522	0080	10/30/09	\$875,000	\$860,000	4620	10	2008	3	11680	N	N	3281 225TH AVE SE
005	329561	0150	11/13/08	\$765,000	\$680,000	4750	10	1997	3	12555	N	N	4535 229TH PL SE
005	022406	9175	12/2/09	\$1,350,000	\$1,339,000	6610	10	2001	3	163939	N	N	1925 248TH AVE SE
005	138510	0190	7/17/09	\$830,000	\$793,000	2200	11	1994	3	13330	Y	N	19530 SE 24TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	679095	0170	6/2/08	\$1,074,000	\$908,000	3330	11	1984	4	105765	N	N	23208 SE 16TH PL
005	138510	0230	12/16/09	\$890,000	\$886,000	3400	11	1994	3	18338	Y	N	19508 SE 24TH PL
005	664595	0020	8/8/08	\$1,060,000	\$915,000	3850	11	2002	3	11653	N	N	5310 228TH AVE SE
005	188812	0030	3/10/08	\$989,000	\$814,000	3960	11	2000	3	11783	N	N	25803 SE 31ST PL
005	188812	0110	11/11/09	\$910,000	\$898,000	4150	11	2000	3	14026	N	N	25810 SE 31ST PL
005	395680	0110	11/12/09	\$848,000	\$837,000	3630	12	1990	3	16273	N	N	3739 234TH AVE SE
005	395680	0080	8/25/08	\$1,275,000	\$1,107,000	4570	12	1991	3	20301	N	N	3709 234TH AVE SE
006	405730	0170	5/30/08	\$307,950	\$260,000	1140	7	1988	3	2980	N	N	4154 244TH PL SE
006	405730	0150	10/21/08	\$304,000	\$268,000	1150	7	1988	3	3495	N	N	4150 244TH PL SE
006	405730	0240	8/1/08	\$329,500	\$284,000	1150	7	1988	3	2848	N	N	4172 244TH PL SE
006	390490	1400	1/23/09	\$372,500	\$338,000	1470	7	1985	3	4324	N	N	4318 242ND PL SE
006	390490	1820	6/18/08	\$399,950	\$340,000	1470	7	1986	3	4520	N	N	4327 242ND PL SE
006	390490	1370	10/21/09	\$375,000	\$368,000	1470	7	1985	3	6079	N	N	24254 SE 43RD PL
006	390490	1480	11/23/09	\$365,000	\$361,000	1530	7	1985	3	4083	N	N	4368 242ND PL SE
006	390490	1870	2/12/08	\$415,000	\$339,000	1560	7	1985	3	4050	N	N	24221 SE 43RD PL
006	390490	1890	4/22/08	\$405,000	\$338,000	1570	7	1985	3	4050	N	N	24209 SE 43RD PL
006	390490	1800	4/14/08	\$382,000	\$318,000	1610	7	1985	3	3542	N	N	24244 SE 43RD CT
006	390510	0470	6/1/08	\$452,500	\$382,000	1740	7	1994	3	3837	N	N	4125 252ND AVE SE
006	390490	0790	10/23/09	\$399,950	\$392,000	1280	8	1986	3	7371	N	N	23974 SE 42ND PL
006	390491	0740	7/15/09	\$408,000	\$389,000	1360	8	1987	3	8730	N	N	24334 SE 43RD PL
006	390499	0540	3/31/08	\$400,000	\$331,000	1370	8	1989	3	5802	N	N	3512 253RD CT SE
006	390491	0050	9/11/08	\$420,000	\$366,000	1440	8	1987	3	4394	N	N	4217 243RD AVE SE
006	390496	0550	5/19/08	\$478,800	\$403,000	1520	8	1989	3	6905	N	N	3509 243RD AVE SE
006	390490	0410	12/30/09	\$470,000	\$470,000	1520	8	1985	3	7365	N	N	24213 SE 42ND PL
006	390490	0770	2/28/08	\$445,000	\$365,000	1580	8	1986	3	10240	N	N	23966 SE 42ND PL
006	894436	0490	9/16/09	\$381,000	\$370,000	1590	8	1992	3	3711	N	N	25715 SE 36TH PL
006	894436	0380	11/24/09	\$390,000	\$386,000	1590	8	1992	3	3134	N	N	25726 SE 37TH ST
006	894436	0540	9/1/09	\$399,000	\$386,000	1590	8	1992	3	3219	N	N	25736 SE 36TH PL
006	390510	0930	7/30/08	\$454,000	\$391,000	1590	8	1994	3	4711	N	N	25013 SE 42ND DR
006	390490	0480	6/24/09	\$425,000	\$403,000	1600	8	1985	3	6634	N	N	4237 242ND AVE SE
006	866505	0560	7/14/09	\$390,000	\$372,000	1610	8	1996	3	4563	N	N	25142 SE 43RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390490	0540	7/22/08	\$445,000	\$382,000	1610	8	1985	3	6056	N	N	24025 SE 42ND ST
006	866505	0020	11/6/09	\$391,000	\$385,000	1610	8	1996	3	4008	N	N	25022 SE 43RD WAY
006	866505	0770	8/6/08	\$450,000	\$388,000	1610	8	1996	3	4611	N	N	24938 SE 43RD ST
006	390510	0870	3/19/08	\$472,500	\$390,000	1610	8	1994	3	4874	N	N	25128 SE 42ND DR
006	390491	0280	10/7/09	\$430,000	\$420,000	1640	8	1987	3	5295	N	N	24335 SE 42ND PL
006	390498	0200	10/7/08	\$465,000	\$409,000	1690	8	1989	3	4334	N	N	3638 248TH PL SE
006	390505	0420	8/6/09	\$368,000	\$353,000	1700	8	1990	3	5535	N	N	3545 252ND PL SE
006	390510	0630	7/21/08	\$420,000	\$361,000	1710	8	1994	3	4561	N	N	25225 SE 42ND DR
006	390490	1170	4/15/09	\$425,000	\$395,000	1710	8	1985	3	8797	N	N	4349 239TH PL SE
006	390505	0190	10/23/09	\$405,000	\$397,000	1710	8	1989	3	7615	N	N	25211 SE 35TH ST
006	866505	0620	5/9/08	\$440,000	\$369,000	1730	8	1996	3	4055	N	N	24961 SE 43RD ST
006	866505	0860	10/1/08	\$430,000	\$377,000	1730	8	1996	3	4575	N	N	25205 SE 43RD WAY
006	866505	0750	9/24/09	\$392,000	\$382,000	1730	8	1996	3	4095	N	N	24926 SE 43RD ST
006	866505	0790	11/19/09	\$398,000	\$393,000	1730	8	1996	3	4280	N	N	24950 SE 43RD ST
006	866505	0780	11/12/09	\$415,000	\$409,000	1730	8	1996	3	4831	N	N	24944 SE 43RD ST
006	894436	0300	2/18/09	\$419,500	\$384,000	1740	8	1992	3	5021	N	N	3527 257TH AVE SE
006	390510	0060	2/12/09	\$440,000	\$402,000	1740	8	1995	3	4050	N	N	4233 249TH CT SE
006	390504	0810	8/23/09	\$499,000	\$482,000	1750	8	1991	3	5080	N	N	4232 255TH PL SE
006	894436	0510	10/16/08	\$395,000	\$348,000	1760	8	1992	3	3294	N	N	25718 SE 36TH PL
006	390495	0190	9/15/09	\$399,000	\$387,000	1760	8	1988	3	4539	N	N	3740 246TH AVE SE
006	390508	1300	8/22/08	\$475,000	\$412,000	1770	8	1992	3	4500	N	N	25615 SE 41ST ST
006	866505	0220	3/26/08	\$469,900	\$389,000	1780	8	1995	3	4000	N	N	4340 252ND PL SE
006	390510	0700	4/1/08	\$475,000	\$394,000	1780	8	1994	3	4083	N	N	25119 SE 42ND ST
006	390492	0030	2/21/08	\$577,500	\$472,000	1790	8	1987	3	9435	N	N	4267 244TH PL SE
006	390512	0950	5/11/09	\$410,000	\$384,000	1800	8	1995	3	5200	N	N	4036 252ND AVE SE
006	390498	0270	7/28/09	\$405,000	\$388,000	1800	8	1989	3	3933	N	N	3668 248TH PL SE
006	390512	1050	2/29/08	\$490,000	\$402,000	1800	8	1994	3	5027	N	N	25025 SE 41ST DR
006	894436	0060	6/17/08	\$430,000	\$365,000	1810	8	1993	3	5101	N	N	3626 258TH AVE SE
006	390508	1500	5/9/08	\$455,000	\$382,000	1820	8	1993	3	4910	N	N	25756 SE 41ST ST
006	390510	0960	7/30/08	\$465,000	\$400,000	1830	8	1994	3	4439	N	N	24955 SE 42ND DR
006	390490	0490	6/18/09	\$446,950	\$423,000	1840	8	1985	3	6346	N	N	4229 242ND AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390492	0590	3/13/09	\$423,000	\$390,000	1850	8	1987	3	7887	N	N	4263 245TH AVE SE
006	390504	0010	3/26/08	\$465,000	\$385,000	1870	8	1992	3	6549	N	N	4112 255TH PL SE
006	390510	0290	2/28/08	\$458,250	\$376,000	1880	8	1994	3	3925	N	N	4227 250TH PL SE
006	390493	0240	7/8/08	\$465,000	\$398,000	1880	8	1988	3	5502	N	N	3917 242ND AVE SE
006	390508	0280	12/15/08	\$460,000	\$413,000	1880	8	1993	3	4499	N	N	4286 258TH AVE SE
006	390490	2350	3/6/09	\$505,000	\$464,000	1900	8	1985	3	7759	N	N	4455 242ND AVE SE
006	390493	0730	10/20/09	\$416,000	\$408,000	1910	8	1988	3	5562	N	N	3916 242ND AVE SE
006	390490	2000	5/14/08	\$565,000	\$475,000	1920	8	1986	3	7031	N	N	24209 SE 44TH PL
006	390496	0330	8/12/09	\$380,000	\$366,000	1930	8	1989	3	6004	N	N	24307 SE 34TH PL
006	390493	0070	5/13/08	\$484,000	\$407,000	1950	8	1988	3	5175	N	N	24301 SE 40TH PL
006	390508	1230	8/19/08	\$505,000	\$437,000	1970	8	1993	3	5234	N	N	4119 257TH CT SE
006	390504	1050	3/7/08	\$539,950	\$444,000	1980	8	1990	3	5580	N	N	25435 SE 42ND ST
006	352895	0080	11/23/09	\$455,500	\$451,000	1990	8	2008	3	3389	N	N	24675 SE 46TH TER
006	390494	0540	6/17/09	\$482,000	\$456,000	1990	8	1988	3	9108	N	N	3613 241ST PL SE
006	352895	0020	2/24/09	\$516,000	\$473,000	1990	8	2008	3	5933	N	N	4674 246TH CT SE
006	390492	0500	3/18/08	\$505,000	\$417,000	2010	8	1989	3	6877	N	N	4252 245TH AVE SE
006	866505	0950	10/19/09	\$427,500	\$419,000	2010	8	1996	3	5162	N	N	25017 SE 43RD WAY
006	866505	0480	8/14/09	\$458,000	\$441,000	2010	8	1996	3	4083	N	N	4333 249TH AVE SE
006	390496	0340	8/5/08	\$517,000	\$446,000	2010	8	1989	3	6333	N	N	24301 SE 34TH PL
006	390512	0330	8/10/09	\$465,000	\$447,000	2040	8	1996	3	5508	N	N	25015 SE 40TH DR
006	390496	0580	6/1/09	\$493,000	\$465,000	2040	8	1989	3	7311	N	N	24207 SE 35TH PL
006	390508	1060	1/16/09	\$446,000	\$404,000	2050	8	1994	3	6156	N	N	25755 SE 41ST PL
006	390508	0140	9/25/09	\$420,000	\$409,000	2050	8	1994	3	4492	N	N	4243 257TH PL SE
006	390504	1060	2/7/08	\$552,000	\$450,000	2050	8	1991	3	5740	N	N	25437 SE 42ND ST
006	390503	0400	4/23/08	\$502,000	\$419,000	2080	8	1991	3	6307	N	N	4029 258TH WAY SE
006	390493	0200	11/13/09	\$427,500	\$422,000	2080	8	1988	3	4950	N	N	4013 242ND AVE SE
006	390512	0050	7/27/09	\$450,000	\$431,000	2080	8	1996	3	5019	N	N	4054 249TH AVE SE
006	352900	0460	4/16/09	\$427,888	\$398,000	2100	8	1988	3	7018	N	N	4555 245TH CT SE
006	352900	0680	4/11/08	\$558,000	\$464,000	2110	8	1988	3	7646	N	N	24509 SE 45TH WAY
006	390512	1100	3/4/08	\$515,000	\$423,000	2120	8	1994	3	5188	N	N	24919 SE 41ST DR
006	352895	0040	8/6/09	\$499,000	\$479,000	2120	8	2008	3	4606	N	N	4686 246TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390508	0980	8/24/09	\$442,000	\$427,000	2130	8	1994	3	5335	N	N	25740 SE 41ST PL
006	390512	0430	12/23/08	\$490,000	\$441,000	2130	8	1996	3	7402	N	N	4055 251ST PL SE
006	390495	0080	7/1/09	\$465,000	\$442,000	2130	8	1989	3	8836	N	N	3634 246TH AVE SE
006	352895	0060	9/2/09	\$480,000	\$464,000	2130	8	2008	3	3773	N	N	24684 SE 46TH TER
006	390490	1030	10/27/09	\$436,000	\$428,000	2140	8	1987	3	8475	N	N	4372 239TH PL SE
006	390492	1250	3/14/08	\$680,000	\$560,000	2140	8	1988	3	7313	N	N	24414 SE 46TH CT
006	390508	1470	6/22/09	\$425,000	\$403,000	2150	8	1993	3	5002	N	N	25738 SE 41ST ST
006	390508	0620	7/22/08	\$550,000	\$472,000	2150	8	1993	3	7202	N	N	25921 SE 41ST CT
006	390490	2380	11/11/09	\$470,000	\$464,000	2160	8	1986	3	7606	N	N	24223 SE 45TH ST
006	390494	0280	4/24/08	\$525,000	\$438,000	2170	8	1988	3	7810	N	N	3722 245TH AVE SE
006	390504	0570	10/5/09	\$440,000	\$430,000	2180	8	1991	3	6143	N	N	25410 SE 42ND ST
006	390490	2040	11/2/09	\$471,000	\$463,000	2190	8	1988	3	7974	N	N	24233 SE 44TH PL
006	390504	0670	7/21/09	\$470,000	\$449,000	2200	8	1992	3	4760	N	N	25421 SE 42ND PL
006	390504	0530	1/23/08	\$525,000	\$425,000	2220	8	1990	3	5058	N	N	25434 SE 42ND ST
006	390512	0620	8/11/09	\$481,000	\$463,000	2220	8	1994	3	5302	N	N	25018 SE 41ST DR
006	390504	0930	10/9/09	\$488,000	\$477,000	2220	8	1992	3	5488	N	N	25444 SE 42ND PL
006	352895	0030	11/2/09	\$485,000	\$477,000	2220	8	2009	3	5392	N	N	4680 249TH CT SE
006	390504	0910	1/2/09	\$450,000	\$406,000	2230	8	1991	3	5826	N	N	4253 255TH PL SE
006	390499	0720	2/11/08	\$485,000	\$395,000	2260	8	1990	3	5220	N	N	25322 SE 36TH CT
006	807835	0320	7/31/09	\$430,000	\$412,000	2260	8	1988	3	7018	N	N	23947 SE 40TH PL
006	390499	0110	4/10/08	\$520,000	\$432,000	2260	8	1989	3	5365	N	N	3606 254TH AVE SE
006	390512	1040	1/15/09	\$495,000	\$449,000	2260	8	1995	3	5028	N	N	25031 SE 41ST DR
006	390508	0030	6/11/09	\$445,000	\$421,000	2280	8	1994	3	5476	N	N	25617 SE 42ND WAY
006	390508	1290	9/17/08	\$490,000	\$428,000	2280	8	1992	3	4518	N	N	25621 SE 41ST ST
006	390503	0590	11/13/09	\$470,000	\$464,000	2290	8	1991	3	6695	N	N	4013 259TH AVE SE
006	390490	2220	4/23/09	\$455,950	\$425,000	2300	8	1986	3	7837	N	N	24114 SE 44TH CT
006	390496	0890	8/21/09	\$490,000	\$473,000	2300	8	1989	3	6825	N	N	24420 SE 34TH PL
006	390490	2150	2/4/08	\$525,000	\$427,000	2340	8	1986	3	7957	N	N	24218 SE 45TH ST
006	390512	0640	7/29/09	\$488,007	\$468,000	2340	8	1996	3	5540	N	N	4063 249TH AVE SE
006	390512	0650	6/24/08	\$560,000	\$477,000	2340	8	1996	3	5403	N	N	4057 249TH AVE SE
006	390490	2250	6/23/08	\$576,000	\$490,000	2360	8	1985	3	9446	N	N	24109 SE 44TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390492	0330	4/20/09	\$479,000	\$446,000	2380	8	1987	3	7138	N	N	24517 SE 43RD PL
006	390490	2090	1/27/09	\$438,000	\$398,000	2460	8	1986	3	8441	N	N	24263 SE 44TH PL
006	390508	1380	1/17/08	\$524,950	\$425,000	2460	8	1993	3	7122	N	N	25648 SE 41ST ST
006	390503	0840	8/18/08	\$552,000	\$478,000	2500	8	1990	3	9307	N	N	25936 SE 39TH PL
006	390490	0580	9/3/08	\$499,950	\$435,000	2510	8	1985	3	6230	N	N	23923 SE 42ND ST
006	807838	0050	5/22/08	\$610,000	\$514,000	2510	8	1988	3	9271	N	N	4092 240TH PL SE
006	807835	0370	9/15/09	\$522,500	\$507,000	2580	8	1989	4	7922	N	N	4026 239TH PL SE
006	807838	0270	3/13/08	\$600,000	\$494,000	2620	8	1988	3	8091	N	N	4063 240TH PL SE
006	390503	0770	9/14/09	\$559,000	\$543,000	2630	8	1990	3	7929	N	N	25939 SE 39TH PL
006	390503	0600	11/25/09	\$540,000	\$535,000	2670	8	1991	4	6695	N	N	4019 259TH AVE SE
006	222406	9100	12/3/09	\$775,000	\$769,000	3500	8	1996	3	55321	N	N	4830 240TH PL SE
006	327692	0550	7/16/09	\$546,500	\$522,000	1590	9	1987	3	35528	N	N	26017 SE 30TH ST
006	807910	0870	9/18/09	\$525,000	\$510,000	2030	9	1988	3	7779	N	N	4427 246TH AVE SE
006	807910	0330	10/22/09	\$515,000	\$505,000	2040	9	1988	3	8766	N	N	24535 SE 45TH ST
006	807910	0670	3/12/08	\$539,000	\$444,000	2060	9	1989	3	7210	N	N	24447 SE 44TH PL
006	807910	0850	12/12/08	\$550,000	\$493,000	2130	9	1988	3	8707	N	N	4439 246TH AVE SE
006	807910	0270	9/8/08	\$565,000	\$492,000	2150	9	1989	3	7844	N	N	24707 SE 45TH PL
006	807910	0230	11/13/09	\$520,600	\$514,000	2150	9	1988	3	9243	N	N	24712 SE 45TH PL
006	390492	1010	12/2/08	\$515,000	\$461,000	2180	9	1987	3	10072	N	N	4330 246TH PL SE
006	390492	0740	8/24/09	\$525,000	\$507,000	2230	9	1987	3	9650	N	N	24535 SE 42ND CT
006	390492	1150	5/2/08	\$580,000	\$486,000	2260	9	1988	3	10647	N	N	24522 SE 42ND PL
006	807839	0140	12/15/08	\$525,000	\$471,000	2270	9	1989	3	7545	N	N	24017 SE 39TH CT
006	807836	0170	12/2/08	\$498,000	\$445,000	2280	9	1990	3	7781	N	N	23813 SE 41ST ST
006	114990	0110	1/24/08	\$580,000	\$470,000	2350	9	1992	3	12100	N	N	4616 243RD CT SE
006	390500	0050	6/16/08	\$607,000	\$515,000	2390	9	1989	3	8778	N	N	26140 SE 39TH WAY
006	807910	0070	7/23/09	\$544,950	\$521,000	2390	9	1989	3	7044	N	N	24624 SE 44TH CT
006	390500	0690	5/13/08	\$629,950	\$529,000	2400	9	1990	3	10783	N	N	26125 SE 39TH CT
006	390500	0160	8/13/08	\$525,000	\$454,000	2430	9	1989	3	7577	N	N	26008 SE 38TH ST
006	031840	0290	3/26/08	\$649,000	\$537,000	2430	9	1991	3	7926	N	N	24426 SE 46TH PL
006	807836	0290	12/23/09	\$435,500	\$434,000	2460	9	1990	3	6888	N	N	23911 SE 41ST ST
006	031840	0160	10/2/09	\$455,000	\$444,000	2460	9	1993	3	9023	N	N	24448 SE 47TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	031840	0200	4/4/08	\$665,000	\$552,000	2460	9	1993	3	7942	N	N	24424 SE 47TH CT
006	390500	0310	8/23/08	\$560,000	\$486,000	2560	9	1989	3	8531	N	N	26005 SE 38TH CT
006	031840	0270	4/15/09	\$550,000	\$512,000	2580	9	1991	3	9720	N	N	24438 SE 46TH PL
006	327693	0330	5/5/09	\$572,500	\$536,000	2600	9	1988	3	35898	N	N	2611 260TH PL SE
006	390509	0050	1/16/08	\$595,000	\$481,000	2610	9	1992	3	8334	N	N	3956 262ND AVE SE
006	390492	0880	2/1/08	\$640,000	\$520,000	2630	9	1988	3	9707	N	N	24617 SE 44TH ST
006	114960	0130	8/14/08	\$580,000	\$502,000	2640	9	1990	3	8012	N	N	24220 SE 47TH ST
006	142406	9041	5/20/09	\$570,000	\$536,000	2660	9	2008	3	6429	N	N	4776 245TH LN SE
006	869137	0520	10/26/09	\$590,000	\$579,000	2660	9	2002	3	6861	N	N	27016 SE 9TH WAY
006	869137	0300	6/30/09	\$553,800	\$526,000	2670	9	2002	3	7066	N	N	27045 SE 9TH WAY
006	390500	0150	9/19/08	\$543,500	\$475,000	2690	9	1989	3	8745	N	N	26016 SE 38TH ST
006	869139	0260	6/12/08	\$695,000	\$589,000	2690	9	2003	3	7053	N	N	1009 275TH PL SE
006	390501	0100	8/6/08	\$550,000	\$475,000	2700	9	1990	3	9122	N	N	25952 SE 37TH WAY
006	031840	0070	7/29/09	\$529,000	\$507,000	2710	9	1991	3	6999	N	N	4663 244TH PL SE
006	869141	0200	7/3/08	\$637,500	\$544,000	2710	9	2004	3	6688	N	N	1220 269TH CT SE
006	062942	0210	9/23/08	\$600,000	\$525,000	2720	9	2005	3	6042	N	N	2021 263RD LN SE
006	327693	0300	10/30/08	\$625,000	\$553,000	2720	9	1988	3	42712	N	N	2614 260TH PL SE
006	869139	0750	4/23/09	\$557,500	\$520,000	2770	9	2004	3	5630	N	N	27306 SE 8TH PL
006	390509	0400	10/15/09	\$540,000	\$529,000	2780	9	1991	3	10124	N	N	4048 262ND AVE SE
006	390509	0070	7/1/09	\$560,000	\$532,000	2780	9	1992	3	10529	N	N	3964 262ND AVE SE
006	390500	0640	9/26/08	\$575,000	\$504,000	2800	9	1990	3	8412	N	N	26130 SE 39TH CT
006	869137	0460	10/15/09	\$548,000	\$537,000	2810	9	2001	3	7496	N	N	27048 SE 9TH WAY
006	390500	0600	4/21/08	\$633,000	\$528,000	2830	9	1989	3	8215	N	N	26135 SE 39TH WAY
006	869137	0500	9/2/08	\$625,000	\$544,000	2840	9	2002	3	6854	N	N	27028 SE 9TH WAY
006	142406	9117	6/25/09	\$610,000	\$579,000	2860	9	2009	3	6164	N	N	4724 245TH LN SE
006	869139	0880	1/27/09	\$570,000	\$518,000	2890	9	2003	3	5410	N	N	914 272ND PL SE
006	869139	1240	5/20/09	\$555,000	\$521,000	2890	9	2003	3	5169	N	N	908 273RD PL SE
006	869139	0660	7/31/08	\$705,000	\$607,000	2910	9	2004	3	5250	N	N	27418 SE 8TH PL
006	390500	0730	7/28/09	\$530,000	\$508,000	2930	9	1989	3	8590	N	N	3934 262ND AVE SE
006	327693	0020	4/14/09	\$805,000	\$749,000	2980	9	1987	4	31793	N	N	2640 262ND PL SE
006	869139	1280	12/15/09	\$547,866	\$545,000	3000	9	2003	3	5611	N	N	917 274TH ST SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869141	0220	5/26/09	\$530,000	\$499,000	3020	9	2005	3	5627	N	N	1233 270TH PL SE
006	390500	0190	12/18/09	\$548,000	\$546,000	3030	9	1989	3	9227	N	N	3803 260TH AVE SE
006	869141	0720	10/6/08	\$655,000	\$576,000	3080	9	2005	3	5600	N	N	27014 SE 13TH ST
006	869139	0770	10/29/09	\$605,000	\$595,000	3080	9	2003	3	5974	N	N	27303 SE 8TH PL
006	869141	0720	11/10/09	\$630,000	\$621,000	3080	9	2005	3	5600	N	N	27014 SE 13TH ST
006	062942	0350	10/22/08	\$710,000	\$627,000	3130	9	2006	3	7800	N	N	2104 263RD PL SE
006	062941	0140	6/10/08	\$679,000	\$575,000	3160	9	2004	3	5495	N	N	26050 SE 23RD PL
006	869139	0220	9/3/08	\$690,000	\$600,000	3170	9	2003	3	6955	N	N	909 275TH PL SE
006	062942	0450	10/28/08	\$700,000	\$619,000	3190	9	2005	3	8964	N	N	1914 263RD CT SE
006	869140	0310	9/30/09	\$577,500	\$563,000	3220	9	2005	3	7337	N	N	27202 SE 13TH PL
006	390509	0360	7/1/08	\$729,000	\$622,000	3230	9	1992	3	11171	N	N	4018 262ND AVE SE
006	869139	1330	4/21/09	\$563,000	\$525,000	3240	9	2004	3	6549	N	N	27324 SE 10TH CT
006	869139	0850	9/25/09	\$578,500	\$563,000	3240	9	2003	3	5570	N	N	913 273RD PL SE
006	869141	0770	5/27/09	\$620,000	\$584,000	3240	9	2004	3	5428	N	N	1220 270TH PL SE
006	390490	2550	10/7/08	\$589,000	\$518,000	3250	9	1987	3	14131	N	N	24102 SE 45TH PL
006	869140	0490	7/6/09	\$620,000	\$590,000	3260	9	2005	3	8039	N	N	1330 275TH PL SE
006	869140	0560	6/5/09	\$637,000	\$601,000	3260	9	2004	3	7345	N	N	1303 275TH PL SE
006	869139	1030	8/18/08	\$605,000	\$524,000	3290	9	2002	3	5647	N	N	1007 272ND PL SE
006	869141	0090	6/2/08	\$695,000	\$588,000	3290	9	2005	3	5119	N	N	1219 269TH CT SE
006	869140	0700	8/10/09	\$625,000	\$601,000	3290	9	2004	3	7536	N	N	1105 274TH PL SE
006	869139	0150	7/7/08	\$730,000	\$624,000	3290	9	2003	3	6825	N	N	805 275TH PL SE
006	869140	0450	6/5/08	\$751,000	\$636,000	3290	9	2004	3	7882	N	N	27307 SE 13TH PL
006	869139	0010	7/22/08	\$750,000	\$644,000	3290	9	2004	3	7475	N	N	1102 275TH PL SE
006	869140	0790	3/3/09	\$658,100	\$605,000	3320	9	2004	3	6858	N	N	1114 273RD PL SE
006	869141	0670	7/21/08	\$680,000	\$584,000	3330	9	2004	3	5800	N	N	27102 SE 13TH ST
006	869140	0070	11/7/08	\$630,000	\$559,000	3360	9	2003	3	7844	N	N	1107 272ND PL SE
006	869141	0100	5/18/09	\$605,000	\$568,000	3390	9	2004	3	5211	N	N	1225 269TH CT SE
006	352730	0030	8/27/09	\$627,000	\$606,000	3450	9	2001	3	8443	N	N	24458 SE 46TH PL
006	869139	0100	6/10/09	\$670,000	\$633,000	3490	9	2003	3	7436	N	N	816 275TH PL SE
006	869140	0040	10/10/08	\$720,000	\$634,000	3610	9	2004	3	6778	N	N	1116 272ND PL SE
006	869140	0140	12/23/08	\$720,000	\$648,000	3610	9	2004	3	10318	N	N	27212 SE 12TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869131	0710	7/31/08	\$745,000	\$642,000	3620	9	1998	3	11043	N	N	26525 SE 20TH PL
006	869131	0250	4/27/08	\$865,000	\$723,000	3730	9	1998	3	10375	N	N	2005 265TH AVE SE
006	327693	0070	5/7/08	\$799,000	\$670,000	3750	9	1988	4	35062	N	N	2635 262ND PL SE
006	869138	0100	7/7/08	\$750,000	\$641,000	3760	9	2002	3	8214	N	N	26803 SE 18TH ST
006	352730	0070	6/15/09	\$730,000	\$691,000	3770	9	2001	3	8632	N	N	24469 SE 46TH PL
006	869140	0510	7/11/08	\$785,000	\$672,000	3920	9	2004	3	8039	N	N	1322 275TH PL SE
006	869140	0610	6/13/08	\$820,000	\$696,000	3920	9	2004	3	7992	N	N	1210 274TH PL SE
006	869139	0120	9/26/08	\$710,000	\$622,000	4030	9	2003	3	8410	N	N	808 275TH PL SE
006	869139	0200	8/6/09	\$715,000	\$687,000	4030	9	2003	3	6914	N	N	821 275TH PL SE
006	115000	0500	7/8/08	\$600,000	\$513,000	2250	10	1988	3	9577	N	N	4721 240TH AVE SE
006	115000	0490	10/14/08	\$580,000	\$511,000	2320	10	1988	3	9979	N	N	4715 240TH AVE SE
006	115000	1220	8/20/08	\$590,000	\$511,000	2350	10	1988	3	8132	N	N	4624 239TH AVE SE
006	115000	0850	5/6/08	\$633,000	\$531,000	2390	10	1988	3	9156	N	N	24120 SE 47TH PL
006	115000	1170	8/27/09	\$521,500	\$504,000	2410	10	1988	3	8307	N	N	23924 SE 46TH PL
006	869131	0100	10/16/08	\$675,000	\$595,000	2450	10	1998	3	9651	N	N	26934 SE 22ND WAY
006	280600	0210	1/3/08	\$630,000	\$507,000	2460	10	1990	3	7017	N	N	24108 SE 37TH PL
006	869130	0820	3/27/08	\$689,950	\$571,000	2480	10	1996	3	9638	N	N	27211 SE 22ND WAY
006	115000	1330	9/26/08	\$550,000	\$482,000	2580	10	1987	3	8096	N	N	4649 239TH AVE SE
006	115000	1260	11/16/09	\$489,000	\$483,000	2650	10	1988	3	10236	N	N	4601 239TH AVE SE
006	869130	0400	4/25/08	\$670,000	\$560,000	2670	10	1997	3	11275	N	N	2220 274TH CT SE
006	869137	0280	9/26/08	\$645,000	\$565,000	2720	10	2001	3	7969	N	N	910 270TH CT SE
006	115000	0990	6/17/09	\$590,000	\$559,000	2730	10	1989	3	9442	N	N	4613 241ST AVE SE
006	869134	0050	10/26/09	\$595,000	\$584,000	2736	10	1999	3	9613	N	N	1933 264TH PL SE
006	869133	0530	7/29/08	\$650,000	\$559,000	2800	10	1997	3	12039	N	N	26606 SE 17TH PL
006	115000	1240	11/18/09	\$600,000	\$593,000	2860	10	1988	3	7560	N	N	4608 239TH AVE SE
006	869130	0880	12/15/09	\$630,000	\$627,000	2880	10	1996	3	11414	N	N	2231 273RD CT SE
006	009803	0080	4/7/08	\$829,950	\$689,000	2900	10	2006	3	9750	N	N	2857 275TH AVE SE
006	869132	0010	6/18/08	\$680,000	\$578,000	2910	10	1997	3	10335	N	N	2211 271ST CT SE
006	869136	0970	8/15/08	\$703,000	\$608,000	2990	10	1999	3	10889	N	N	1411 268TH WAY SE
006	280600	0540	6/14/08	\$725,000	\$615,000	3000	10	1990	3	10914	N	N	3423 241ST AVE SE
006	869137	0270	6/30/09	\$583,000	\$554,000	3010	10	2002	3	6498	N	N	916 270TH CT SE

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006	869137	0050	9/4/09	\$652,000	\$631,000	3050	10	2002	3	6712	N	N	1007 270TH PL SE
006	869130	0210	4/30/08	\$720,000	\$602,000	3090	10	1997	3	12821	N	N	27229 SE 26TH PL
006	869133	0460	4/24/09	\$621,000	\$579,000	3100	10	1997	3	10708	N	N	26629 SE 17TH PL
006	009803	0100	10/5/09	\$775,000	\$757,000	3100	10	2006	3	9924	N	N	2911 275TH AVE SE
006	869130	0240	1/26/09	\$600,000	\$545,000	3110	10	1996	3	10295	N	N	27216 SE 26TH PL
006	009803	0550	7/2/08	\$715,000	\$610,000	3140	10	2007	3	6657	N	N	27512 SE 28TH CT
006	009802	0080	5/29/08	\$693,000	\$585,000	3200	10	2005	3	7273	N	N	2828 277TH TER SE
006	009802	0220	12/4/08	\$669,000	\$599,000	3210	10	2005	3	8938	N	N	2941 277TH TER SE
006	009802	0310	6/20/08	\$709,950	\$604,000	3230	10	2004	3	7331	N	N	2913 278TH AVE SE
006	327694	0140	2/1/08	\$761,000	\$619,000	3230	10	1998	3	15086	N	N	26534 SE 25TH ST
006	869137	0070	10/23/08	\$710,000	\$627,000	3230	10	2002	3	7424	N	N	1019 270TH PL SE
006	864421	0450	4/20/09	\$672,000	\$626,000	3250	10	1993	3	19990	N	N	25706 SE 32ND PL
006	009802	0130	5/1/08	\$750,000	\$628,000	3280	10	2005	3	7518	N	N	2821 277TH TER SE
006	009803	0140	8/24/09	\$800,000	\$772,000	3280	10	2007	3	8448	N	N	2947 275TH AVE SE
006	869132	0030	8/27/09	\$636,025	\$614,000	3300	10	1997	3	11261	N	N	2219 271ST CT SE
006	869133	0370	4/15/09	\$624,000	\$580,000	3360	10	1997	3	10224	N	N	26654 SE 18TH ST
006	869130	0920	11/20/09	\$646,000	\$639,000	3360	10	1997	3	10084	N	N	27186 SE 25TH PL
006	869131	0040	1/30/08	\$756,000	\$614,000	3370	10	1999	3	9629	N	N	26982 SE 22ND WAY
006	280600	0600	6/13/08	\$737,500	\$626,000	3390	10	1990	3	10186	N	N	3617 241ST AVE SE
006	869137	0100	7/25/08	\$752,500	\$647,000	3390	10	2002	3	10149	N	N	1104 270TH PL SE
006	009802	0340	6/12/08	\$695,000	\$589,000	3400	10	2004	3	7106	N	N	2937 278TH AVE SE
006	869130	0220	2/20/08	\$785,000	\$642,000	3410	10	1996	3	9685	N	N	27228 SE 26TH PL
006	712200	0180	10/26/09	\$725,000	\$712,000	3450	10	1989	3	20629	N	N	23837 SE 45TH ST
006	009803	0290	2/24/09	\$840,250	\$770,000	3450	10	2007	3	6825	N	N	27561 SE 31ST PL
006	009802	0240	6/9/08	\$699,000	\$592,000	3470	10	2004	3	9482	N	N	2944 277TH TER SE
006	869133	0190	7/28/09	\$635,000	\$608,000	3470	10	1998	3	10096	N	N	1798 267TH CT SE
006	009803	0410	3/10/08	\$842,500	\$693,000	3480	10	2006	3	6695	N	N	27514 SE 29TH CT
006	009802	0170	1/2/09	\$636,500	\$575,000	3490	10	2006	3	7156	N	N	2907 277TH TER SE
006	009803	0160	10/23/08	\$875,000	\$773,000	3500	10	2008	3	9473	N	N	27564 SE 31ST PL
006	869130	0490	7/1/08	\$775,000	\$661,000	3510	10	1996	3	10641	N	N	2239 275TH CT SE
006	869131	1100	6/19/09	\$661,000	\$626,000	3540	10	1998	3	10471	N	N	2250 270TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	009803	0020	12/2/08	\$645,000	\$577,000	3550	10	2005	3	10368	N	N	2809 275TH AVE SE
006	009803	0610	3/5/08	\$740,000	\$608,000	3570	10	2006	3	7124	N	N	27535 SE 28TH PL
006	869131	0010	2/29/08	\$967,000	\$793,000	3570	10	1999	4	10050	N	N	27014 SE 22ND WAY
006	869130	0680	3/26/08	\$757,000	\$626,000	3600	10	1996	3	10048	N	N	2144 272ND WAY SE
006	009802	0730	4/15/08	\$925,000	\$770,000	3620	10	2005	3	9379	N	N	2832 278TH AVE SE
006	869131	0940	7/8/09	\$685,000	\$653,000	3658	10	1999	3	10788	N	N	2252 269TH AVE SE
006	869137	0250	6/17/08	\$785,000	\$667,000	3670	10	2003	3	9779	N	N	1006 270TH CT SE
006	009803	0670	6/8/09	\$649,000	\$613,000	3690	10	2006	3	7019	N	N	27614 SE 28TH PL
006	869133	0020	11/12/08	\$693,550	\$617,000	3690	10	1997	4	9604	N	N	1788 268TH PL SE
006	869133	0310	6/26/08	\$850,000	\$724,000	3690	10	1998	3	9892	N	N	1757 267TH CT SE
006	009802	0560	7/9/09	\$810,000	\$772,000	3690	10	2005	3	16092	N	N	3020 277TH PL SE
006	869137	0170	6/24/08	\$715,000	\$609,000	3700	10	2002	3	7980	N	N	906 270TH PL SE
006	712200	0200	12/3/09	\$600,000	\$595,000	3720	10	1988	3	17050	N	N	23821 SE 45TH ST
006	009802	0590	9/10/09	\$725,000	\$703,000	3720	10	2004	3	9539	N	N	27717 SE 30TH ST
006	009802	0290	12/1/08	\$659,000	\$589,000	3730	10	2004	3	7457	N	N	2908 277TH TER SE
006	009803	0120	6/23/08	\$959,000	\$816,000	3730	10	2006	3	12105	N	N	2927 275TH AVE SE
006	009803	0600	2/6/08	\$799,500	\$651,000	3760	10	2006	3	7290	N	N	27527 SE 28TH PL
006	869136	0340	6/10/08	\$990,000	\$839,000	3840	10	2000	3	15219	N	N	1020 269TH AVE SE
006	869134	0080	4/17/08	\$835,000	\$696,000	3848	10	1999	3	11210	N	N	1923 265TH AVE SE
006	009803	0660	2/8/08	\$742,000	\$604,000	3880	10	2006	3	7208	N	N	27622 SE 28TH PL
006	869134	0160	10/26/09	\$700,000	\$687,000	3890	10	1999	3	10898	N	N	26502 SE 19TH CT
006	869136	0510	3/12/08	\$907,500	\$747,000	3960	10	2000	3	10704	N	N	26729 SE 9TH WAY
006	869131	0590	11/30/09	\$750,000	\$744,000	3980	10	1999	3	9683	N	N	26511 SE 22ND ST
006	869131	0140	6/15/09	\$752,500	\$712,000	4019	10	1998	3	12463	N	N	26816 SE 22ND WAY
006	869131	0150	6/15/09	\$760,000	\$719,000	4064	10	1999	3	13309	N	N	26806 SE 22ND WAY
006	869131	0730	9/1/09	\$779,500	\$754,000	4250	10	1999	3	12041	N	N	2009 266TH PL SE
006	869136	0490	3/10/09	\$930,000	\$856,000	4610	10	2000	3	11676	N	N	26728 SE 9TH WAY
006	869136	0220	6/23/09	\$975,000	\$925,000	4820	10	1999	3	12588	N	N	1235 269TH AVE SE
006	864422	0105	11/26/08	\$900,000	\$803,000	4840	10	2006	3	16821	N	N	3530 264TH AVE SE
006	062941	0240	6/26/08	\$952,500	\$811,000	4850	10	2004	3	9057	N	N	25946 SE 22ND PL
006	864421	0250	8/13/08	\$735,000	\$636,000	3100	11	1990	3	18474	N	N	3321 259TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	864420	0480	2/25/08	\$765,000	\$627,000	3160	11	1990	3	22976	N	N	3316 264TH AVE SE
006	864422	0080	1/28/09	\$725,000	\$659,000	3180	11	1994	3	28670	N	N	3618 264TH AVE SE
006	062940	0500	11/19/09	\$665,000	\$657,000	3190	11	1996	3	11223	N	N	25890 SE 22ND PL
006	864420	0370	10/23/08	\$800,000	\$707,000	3200	11	1989	3	25728	N	N	3353 263RD AVE SE
006	062940	0410	12/1/09	\$648,000	\$643,000	3240	11	1995	3	11737	N	N	25908 SE 23RD CT
006	062940	0430	10/16/08	\$828,000	\$730,000	3330	11	1995	3	12236	N	N	25921 SE 22ND PL
006	062940	0470	12/8/09	\$750,000	\$745,000	3420	11	1997	3	17977	N	N	25922 SE 22ND PL
006	864420	0460	10/8/08	\$725,000	\$638,000	3560	11	1989	3	26197	N	N	3413 264TH AVE SE
006	062940	0070	7/11/08	\$859,000	\$735,000	3600	11	1996	3	15424	N	N	25726 SE 27TH ST
006	062940	0100	7/20/09	\$710,000	\$679,000	3660	11	1995	3	17126	N	N	25713 SE 27TH ST
006	864421	0260	2/16/08	\$860,000	\$702,000	3690	11	1990	3	17996	N	N	3325 259TH PL SE
006	062940	0160	6/19/09	\$725,000	\$687,000	3760	11	1996	3	12323	N	N	2707 258TH PL SE
006	864420	0270	6/26/08	\$885,000	\$754,000	3780	11	1989	3	27107	N	N	26111 SE 34TH ST
006	009800	1150	2/19/08	\$1,250,000	\$1,022,000	3950	11	2007	3	17187	N	N	2123 279TH DR SE
006	009800	1220	8/3/09	\$875,000	\$840,000	4160	11	2004	3	15644	N	N	2313 279TH DR SE
006	009800	0250	6/4/08	\$1,460,000	\$1,235,000	4330	11	2007	3	15953	N	N	2150 279TH DR SE
006	009800	1040	7/14/09	\$955,000	\$911,000	4420	11	2004	3	12787	Y	N	27748 SE 24TH WAY
006	009800	1090	1/30/08	\$1,310,000	\$1,064,000	4510	11	2003	3	15154	Y	N	27718 SE 24TH WAY
006	009800	0110	8/12/08	\$1,400,000	\$1,210,000	4630	11	2003	3	16940	Y	N	2440 279TH DR SE
006	009800	1010	2/25/08	\$1,250,000	\$1,024,000	4970	11	2003	3	17057	Y	N	2426 278TH CT SE
006	009800	0230	5/22/08	\$1,425,000	\$1,201,000	4080	12	2006	3	16782	N	N	2306 279TH DR SE
006	009800	0280	5/13/09	\$1,250,000	\$1,172,000	4580	12	2007	3	15558	N	N	2132 279TH DR SE
006	009800	0240	10/19/09	\$1,175,000	\$1,152,000	5170	12	2006	3	15039	N	N	2300 279TH DR SE
006	009800	0210	7/28/08	\$1,645,000	\$1,415,000	5240	12	2007	3	15400	N	N	2318 279TH DR SE
006	009800	0260	8/14/09	\$1,150,000	\$1,107,000	5250	12	2008	3	14190	N	N	2144 279TH DR SE

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	022406	9098	7/22/09	\$348,000	DIAGNOSTIC OUTLIER
005	029376	0020	5/15/09	\$760,000	RELOCATION - SALE TO SERVICE
005	030500	0400	10/15/08	\$438,000	NO MARKET EXPOSURE
005	030501	0310	8/3/09	\$40,000	NO MARKET EXPOSURE
005	042406	9106	3/5/08	\$325,000	NO MARKET EXPOSURE
005	042406	9114	10/13/08	\$1,572,120	HISTORIC PROPERTY
005	042406	9227	2/3/09	\$700,000	OBSOL
005	042406	9264	6/7/08	\$704,000	RELOCATION - SALE TO SERVICE
005	082406	9043	9/6/09	\$1,100,000	IMP COUNT
005	082406	9205	5/29/09	\$1,300,000	DIAGNOSTIC OUTLIER
005	092406	9042	1/25/08	\$800,000	PREVIMP<=25K
005	092406	9046	6/4/08	\$1,000,000	DIAGNOSTIC OUTLIER
005	092406	9091	9/4/08	\$850,000	IMP COUNT
005	092406	9214	12/11/08	\$1,100,000	DIAGNOSTIC OUTLIER
005	112406	9080	10/13/09	\$157,500	DOR RATIO;CORPORATE AFFILIATES
005	112406	9080	10/13/09	\$837,167	QUIT CLAIM DEED
005	144160	0280	6/23/09	\$728,000	DIAGNOSTIC OUTLIER
005	144160	0280	6/23/09	\$857,500	RELOCATION - SALE TO SERVICE
005	184308	0110	9/17/09	\$705,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	188810	0020	2/27/09	\$640,000	RELOCATION - SALE TO SERVICE
005	212406	9128	5/28/09	\$490,000	DIAGNOSTIC OUTLIER
005	212406	9141	2/5/09	\$999,500	DIAGNOSTIC OUTLIER
005	217750	0295	7/2/08	\$650,000	PREVIMP<=25K
005	253750	0150	6/13/08	\$666,000	NO MARKET EXPOSURE
005	255330	0050	9/30/09	\$565,000	RELOCATION - SALE TO SERVICE
005	278210	0200	10/8/08	\$204,805	QUIT CLAIM DEED
005	329560	0100	6/23/08	\$810,000	NO MARKET EXPOSURE
005	329961	0180	7/1/08	\$805,000	RELOCATION - SALE TO SERVICE
005	329971	0030	10/16/09	\$738,500	RELOCATION - SALE TO SERVICE
005	395680	0100	1/1/09	\$824,500	DIAGNOSTIC OUTLIER
005	422125	0110	4/24/08	\$495,000	RELOCATION - SALE TO SERVICE
005	440360	0020	7/2/09	\$950,000	DIAGNOSTIC OUTLIER
005	572650	0210	9/9/09	\$43,486	QUIT CLAIM DEED
005	612700	0890	6/13/08	\$468,500	DIAGNOSTIC OUTLIER
005	644580	0140	8/22/08	\$985,000	DIAGNOSTIC OUTLIER
005	644600	0170	8/21/08	\$610,000	OBSOL
005	644620	0015	8/15/08	\$64,550	QUIT CLAIM DEED
005	644620	0020	9/17/09	\$565,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	664595	0020	3/25/08	\$1,200,000	RELOCATION - SALE TO SERVICE
005	664595	0050	12/9/09	\$1,140,000	DIAGNOSTIC OUTLIER
005	679100	0720	9/25/09	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	679105	0090	1/28/08	\$715,000	RELOCATION - SALE TO SERVICE
005	679330	0180	4/22/09	\$588,000	RELOCATION - SALE TO SERVICE
005	679330	0190	4/29/08	\$660,000	NO MARKET EXPOSURE
005	679510	0260	8/28/08	\$1,290,000	PERMIT FOR NEW IMPROVEMENT

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	679510	0275	7/7/08	\$1,560,000	PERSONAL PROPERTY INCLUDED;
005	679510	0450	12/28/09	\$1,300,000	DIAGNOSTIC OUTLIER
005	679510	0681	6/23/08	\$413,600	PREVIMP<=25K
005	684330	0060	7/24/08	\$429,108	BANKRUPTCY - RECEIVER OR TRUSTEE
005	730020	0450	2/16/09	\$561,000	RELOCATION - SALE TO SERVICE
005	752542	0080	1/26/09	\$435,000	DIAGNOSTIC OUTLIER
005	752553	0370	6/10/09	\$925,000	DIAGNOSTIC OUTLIER
005	752553	0370	6/2/09	\$925,000	RELOCATION - SALE TO SERVICE
005	752553	0890	2/19/08	\$724,500	NO MARKET EXPOSURE
005	755960	0150	10/13/08	\$581,000	RELOCATION - SALE TO SERVICE
005	755960	0330	9/24/09	\$475,000	RELOCATION - SALE TO SERVICE
005	769180	0200	6/15/09	\$531,000	RELOCATION - SALE TO SERVICE
005	809980	0530	12/8/08	\$495,000	NO MARKET EXPOSURE
005	809980	0550	1/18/08	\$3,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
005	864990	0630	1/23/08	\$694,700	RELOCATION - SALE TO SERVICE
005	883570	0170	6/23/09	\$590,000	RELOCATION - SALE TO SERVICE
005	947601	0030	11/13/09	\$540,000	ACTIVE PERMIT BEFORE SALE>25K
005	947601	0100	12/15/09	\$545,000	%COMPL
006	009800	0310	11/11/09	\$840,000	DIAGNOSTIC OUTLIER
006	009800	0460	8/27/08	\$925,000	DIAGNOSTIC OUTLIER
006	009800	0470	9/1/09	\$735,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	009800	0810	11/10/09	\$860,000	DIAGNOSTIC OUTLIER
006	009800	1040	5/13/08	\$1,137,500	RELOCATION - SALE TO SERVICE
006	009800	1200	5/11/09	\$815,000	DIAGNOSTIC OUTLIER
006	009802	0170	1/2/09	\$636,500	RELOCATION - SALE TO SERVICE
006	009802	0240	6/9/08	\$699,000	RELOCATION - SALE TO SERVICE
006	009802	0340	6/12/08	\$811,250	RELOCATION - SALE TO SERVICE
006	009802	0560	12/3/08	\$870,000	RELOCATION - SALE TO SERVICE
006	009802	0560	5/29/09	\$810,000	RELOCATION - SALE TO SERVICE
006	009802	0730	4/15/08	\$925,000	RELOCATION - SALE TO SERVICE
006	009803	0020	11/13/08	\$735,000	RELOCATION - SALE TO SERVICE
006	009803	0060	10/1/08	\$325,143	NO MARKET EXPOSURE
006	009803	0280	6/4/08	\$1,065,000	DIAGNOSTIC OUTLIER
006	031840	0160	10/2/09	\$455,000	RELOCATION - SALE TO SERVICE
006	031840	0290	3/14/08	\$650,000	RELOCATION - SALE TO SERVICE
006	062940	0500	11/20/09	\$665,000	RELOCATION - SALE TO SERVICE
006	062942	0090	7/15/09	\$520,000	DIAGNOSTIC OUTLIER
006	062942	0210	9/23/08	\$600,000	RELOCATION - SALE TO SERVICE
006	062942	0350	3/5/08	\$597,309	NO MARKET EXPOSURE
006	115000	0850	4/29/08	\$633,000	RELOCATION - SALE TO SERVICE
006	222406	9100	12/31/08	\$960,000	RELOCATION - SALE TO SERVICE
006	327692	0220	8/19/09	\$650,000	QUESTIONABLE PER SALES IDENTIFICATION
006	327693	0020	2/28/09	\$805,000	RELOCATION - SALE TO SERVICE
006	390491	0470	12/30/09	\$310,500	DIAGNOSTIC OUTLIER
006	390492	0590	3/13/09	\$423,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	390492	0600	5/20/09	\$342,000	NON-REPRESENTATIVE SALE
006	390496	0890	6/26/08	\$126,582	QUIT CLAIM DEED
006	390500	0160	6/12/08	\$587,500	RELOCATION - SALE TO SERVICE
006	390500	0240	2/3/09	\$464,710	DIAGNOSTIC OUTLIER
006	390500	0690	2/23/08	\$629,950	RELOCATION - SALE TO SERVICE
006	390500	0730	12/12/08	\$585,000	RELOCATION - SALE TO SERVICE
006	390503	0400	1/21/08	\$502,000	RELOCATION - SALE TO SERVICE
006	390508	1860	2/4/09	\$385,000	DIAGNOSTIC OUTLIER
006	390510	0120	9/26/08	\$455,000	NO MARKET EXPOSURE
006	807835	0370	9/15/09	\$522,500	RELOCATION - SALE TO SERVICE
006	807836	0190	3/2/09	\$380,000	NON-REPRESENTATIVE SALE
006	807839	0070	8/12/09	\$410,000	DIAGNOSTIC OUTLIER
006	807839	0070	8/8/08	\$486,549	BANKRUPTCY - RECEIVER OR TRUSTEE
006	807910	0270	9/8/08	\$565,000	RELOCATION - SALE TO SERVICE
006	864420	0270	6/20/08	\$885,000	RELOCATION - SALE TO SERVICE
006	864421	0260	2/14/08	\$860,000	RELOCATION - SALE TO SERVICE
006	864422	0040	7/18/08	\$715,000	DIAGNOSTIC OUTLIER
006	869131	0040	1/18/08	\$847,500	RELOCATION - SALE TO SERVICE
006	869131	0590	11/30/09	\$750,000	RELOCATION - SALE TO SERVICE
006	869131	0710	2/9/08	\$797,500	RELOCATION - SALE TO SERVICE
006	869133	0460	4/10/09	\$622,500	RELOCATION - SALE TO SERVICE
006	869133	0880	4/28/08	\$1,000,000	NO MARKET EXPOSURE
006	869136	0490	5/30/08	\$930,000	RELOCATION - SALE TO SERVICE
006	869136	0970	8/15/08	\$703,000	RELOCATION - SALE TO SERVICE
006	869137	0100	7/25/08	\$752,500	RELOCATION - SALE TO SERVICE
006	869137	0170	6/21/08	\$737,500	RELOCATION - SALE TO SERVICE
006	869137	0270	1/20/09	\$645,000	RELOCATION - SALE TO SERVICE
006	869137	0300	6/29/09	\$553,800	RELOCATION - SALE TO SERVICE
006	869137	0520	10/26/09	\$590,000	RELOCATION - SALE TO SERVICE
006	869138	0100	6/13/08	\$750,000	RELOCATION - SALE TO SERVICE
006	869139	0660	4/25/08	\$705,000	RELOCATION - SALE TO SERVICE
006	869139	0880	1/27/09	\$570,000	RELOCATION - SALE TO SERVICE
006	869140	0510	5/24/08	\$785,000	RELOCATION - SALE TO SERVICE
006	869141	0220	5/26/09	\$530,000	RELOCATION - SALE TO SERVICE
006	869141	0670	2/15/08	\$787,500	RELOCATION - SALE TO SERVICE
006	869141	0770	5/21/09	\$615,000	RELOCATION - SALE TO SERVICE
006	894436	0210	5/14/08	\$370,000	NO MARKET EXPOSURE
006	894436	0510	3/4/08	\$117,000	QUIT CLAIM DEED; STATEMENT TO DOR
006	894436	0510	10/16/08	\$395,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 69***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	012406	9049	7/17/2008	\$125,000	49658	N	N
5	092406	9246	1/9/2008	\$425,000	48465	N	N
5	102406	9158	1/22/2008	\$266,750	50778	N	N
5	222406	9126	11/11/2009	\$249,950	56929	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 69***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	022406	9052	5/12/2008	\$50,000	QUIT CLAIM DEED
5	042406	9272	12/1/2009	\$749,000	MULIT-PARCEL SALE
5	082406	9115	1/18/2008	\$73,929	QUIT CLAIM DEED
5	092406	9092	8/29/2008	\$22,720,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
5	092406	9166	6/29/2009	\$129,795	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	184308	0030	11/17/2009	\$745,000	NEW CONSTRUCTION NO CHARACTERISTICS
5	184308	0040	12/10/2009	\$765,000	NEW CONSTRUCTION NO CHARACTERISTICS
5	184308	0130	12/28/2009	\$699,000	NEW CONSTRUCTION NO CHARACTERISTICS
5	329971	0010	11/25/2009	\$765,000	NEW CONSTRUCTION NO CHARACTERISTICS
5	421522	0010	9/20/2009	\$789,990	NEW CONSTRUCTION NO CHARACTERISTICS
5	679960	0020	12/9/2009	\$670,000	NEW CONSTRUCTION NO CHARACTERISTICS
5	679960	0070	9/21/2009	\$669,990	NEW CONSTRUCTION NO CHARACTERISTICS
5	679960	0110	11/6/2009	\$579,880	NEW CONSTRUCTION NO CHARACTERISTICS
5	679960	0120	11/19/2009	\$620,000	NEW CONSTRUCTION NO CHARACTERISTICS
5	679960	0190	9/4/2009	\$695,000	NEW CONSTRUCTION NO CHARACTERISTICS
5	679960	0250	11/30/2009	\$739,500	NEW CONSTRUCTION NO CHARACTERISTICS
5	679960	0260	9/1/2009	\$720,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	152406	9043	2/22/2008	\$5,000	QUIT CLAIM DEED;
6	152406	9043	1/14/2008	\$5,000	QUIT CLAIM DEED;
6	222406	9038	2/13/2009	\$1,300,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE
6	352895	0010	11/23/2009	\$481,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	352895	0070	11/23/2009	\$484,800	NEW CONSTRUCTION NO CHARACTERISTICS

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)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

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

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

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

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

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

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

Scope of Work Performed:

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



King County

Department of Assessments

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Lloyd Hara Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- 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 in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor