

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: East Kirkland\Rose Hill / 93

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 414

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	\$212,700	\$445,200			
2010 Value	\$232,500	\$198,500	\$431,000	\$469,300	91.8%	9.94%
Change	\$0	-\$14,200	-\$14,200			
% Change	0.0%	-6.7%	-3.2%			

*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.

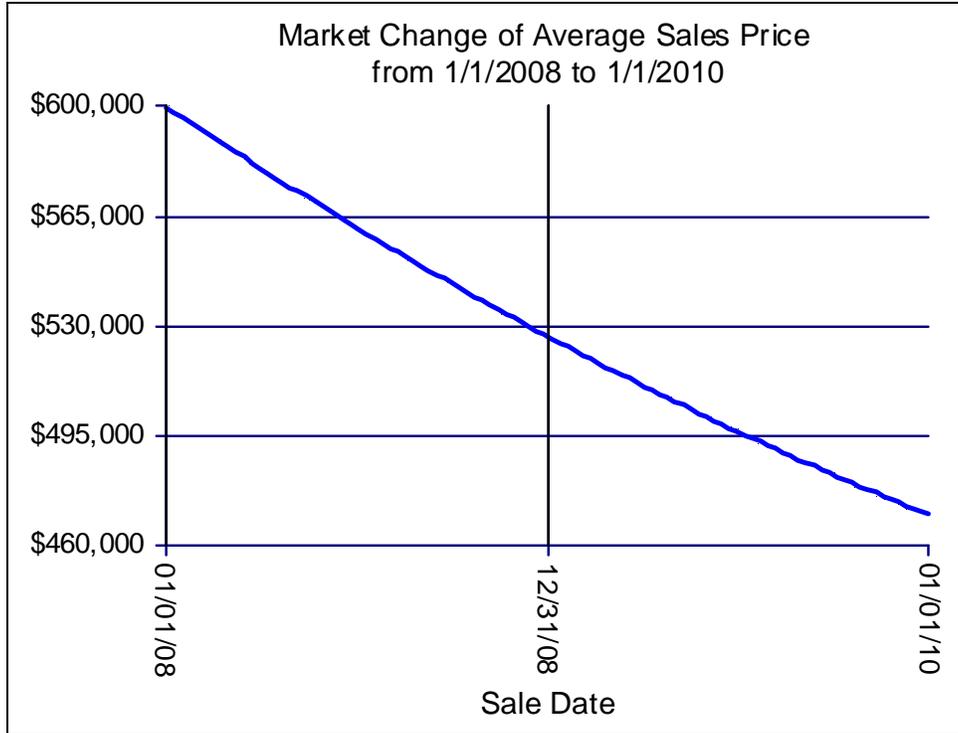
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$241,800	\$166,700	\$408,500
2010 Value	\$241,800	\$153,700	\$395,500
Percent Change	0.0%	-7.8%	-3.2%

Number of one to three unit residences in the Population: 6674

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 the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

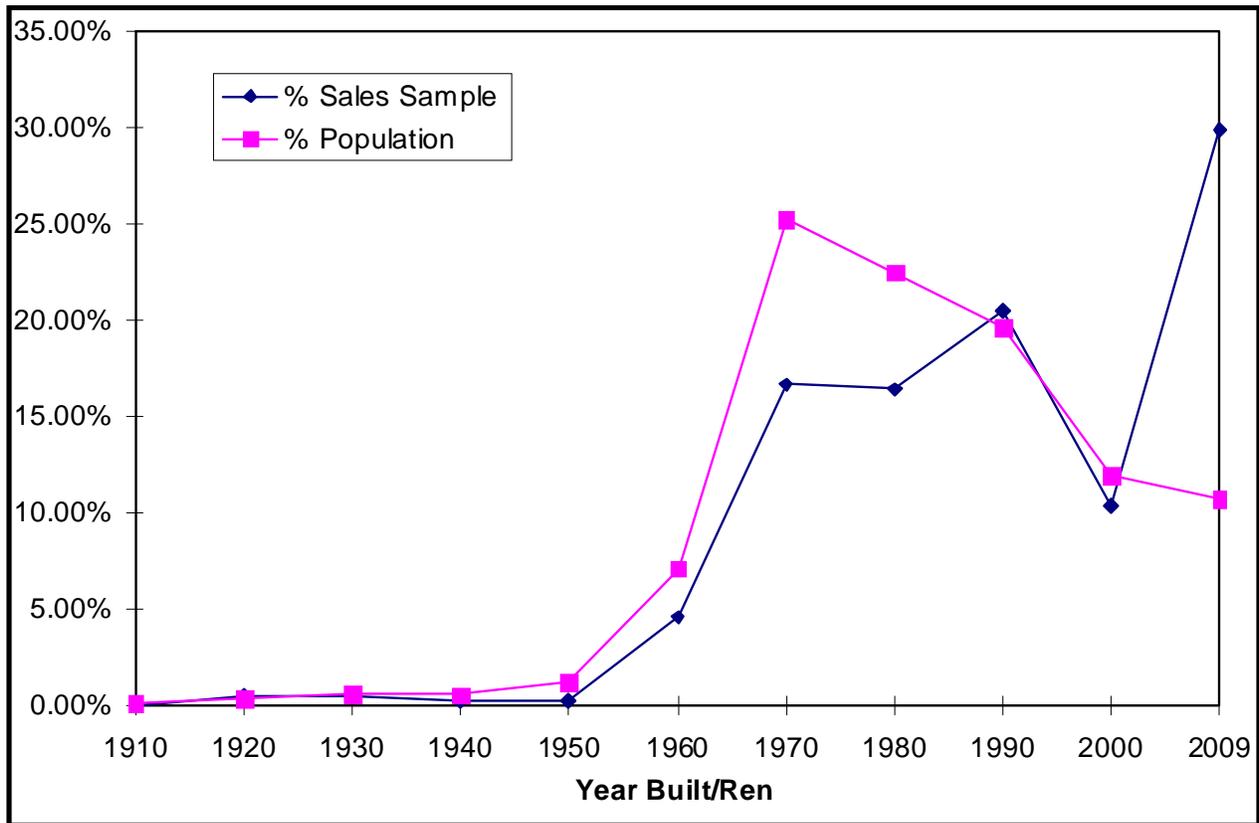
**Market Change of Average Sale Price in Area 93
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.48%
1930	2	0.48%
1940	1	0.24%
1950	1	0.24%
1960	19	4.59%
1970	69	16.67%
1980	68	16.43%
1990	85	20.53%
2000	43	10.39%
2009	124	29.95%
	414	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.12%
1920	21	0.31%
1930	38	0.57%
1940	37	0.55%
1950	81	1.21%
1960	474	7.10%
1970	1686	25.26%
1980	1502	22.51%
1990	1312	19.66%
2000	798	11.96%
2009	717	10.74%
	6674	

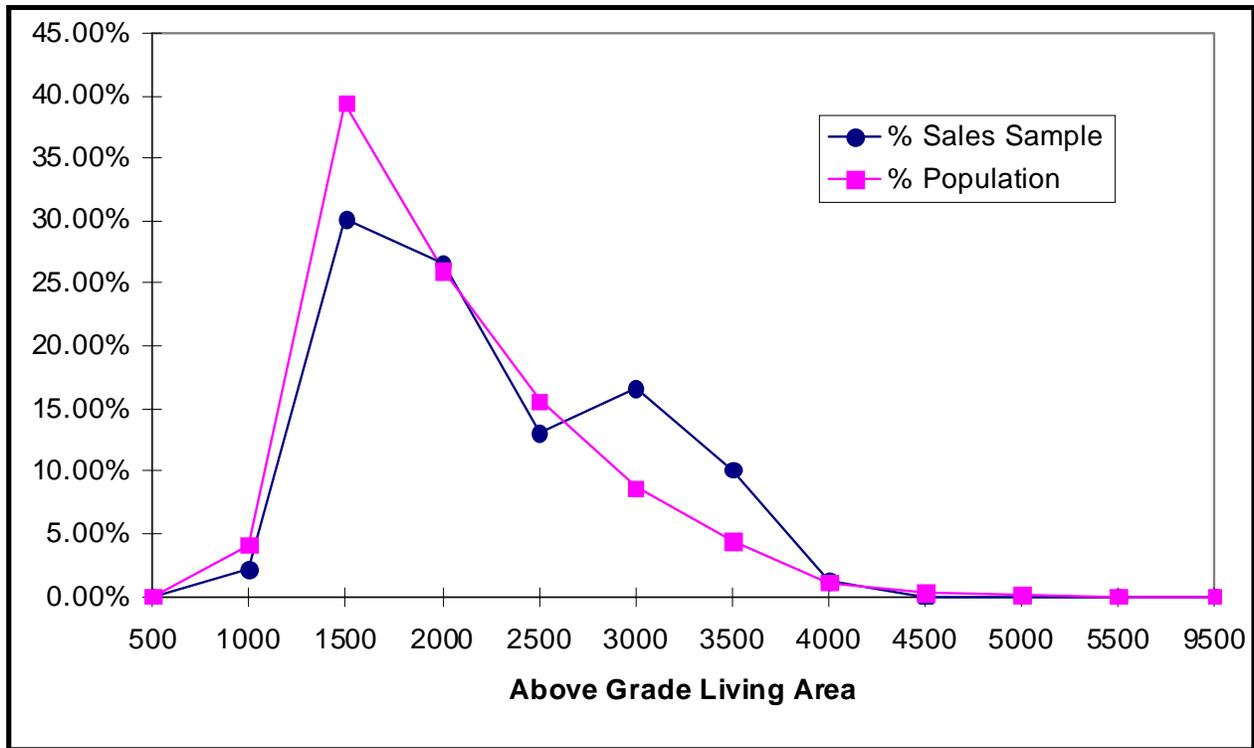


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	9	2.17%
1500	125	30.19%
2000	110	26.57%
2500	54	13.04%
3000	69	16.67%
3500	42	10.14%
4000	5	1.21%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
9500	0	0.00%
	414	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	278	4.17%
1500	2632	39.44%
2000	1736	26.01%
2500	1045	15.66%
3000	580	8.69%
3500	298	4.47%
4000	77	1.15%
4500	18	0.27%
5000	6	0.09%
5500	2	0.03%
9500	2	0.03%
	6674	

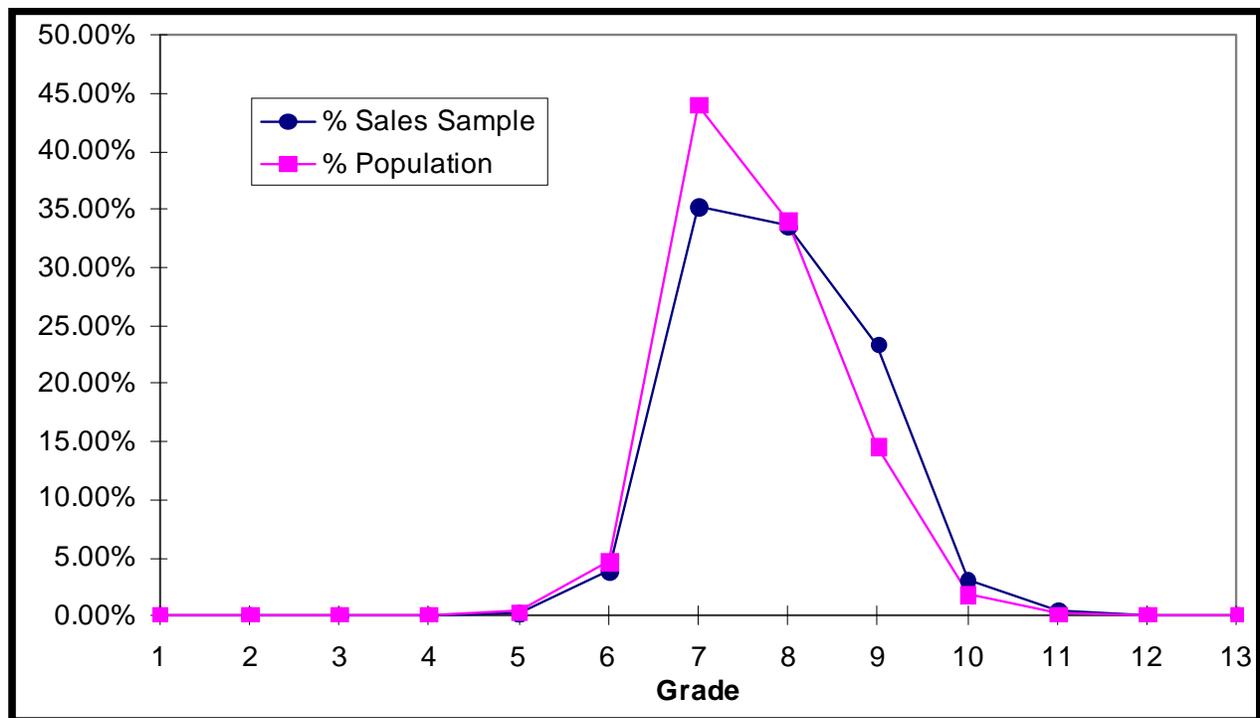


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	1	0.24%
6	16	3.86%
7	146	35.27%
8	139	33.57%
9	97	23.43%
10	13	3.14%
11	2	0.48%
12	0	0.00%
13	0	0.00%
	414	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	4	0.06%
5	26	0.39%
6	317	4.75%
7	2940	44.05%
8	2276	34.10%
9	973	14.58%
10	122	1.83%
11	11	0.16%
12	3	0.04%
13	1	0.01%
	6674	



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

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 19, 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 the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

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 414 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 / 0.954264 X .925*

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.

* See Assessor's instructions page 36

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) * .968.
- *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) * .968.
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)*.968

Model Validation

The resulting assessment level is 91.8%. 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) results in an average total change from the 2009 assessments of -3.2%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 93 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall or Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved.

Standard Area Adjustment

-3.07%

Comments

The percentages listed are total adjustments not additive adjustments.

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

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

Area 93 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	0.782	-21.8%
2/1/2008	0.791	-20.9%
3/1/2008	0.800	-20.0%
4/1/2008	0.809	-19.1%
5/1/2008	0.818	-18.2%
6/1/2008	0.827	-17.3%
7/1/2008	0.836	-16.4%
8/1/2008	0.846	-15.4%
9/1/2008	0.855	-14.5%
10/1/2008	0.864	-13.6%
11/1/2008	0.873	-12.7%
12/1/2008	0.882	-11.8%
1/1/2009	0.891	-10.9%
2/1/2009	0.900	-10.0%
3/1/2009	0.909	-9.1%
4/1/2009	0.918	-8.2%
5/1/2009	0.927	-7.3%
6/1/2009	0.936	-6.4%
7/1/2009	0.945	-5.5%
8/1/2009	0.954	-4.6%
9/1/2009	0.964	-3.6%
10/1/2009	0.973	-2.7%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
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	0.809	\$425,000
Sale 2	\$475,000	10/1/2009	0.973	\$462,000
Sale 3	\$515,000	7/1/2009	0.945	\$487,000

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

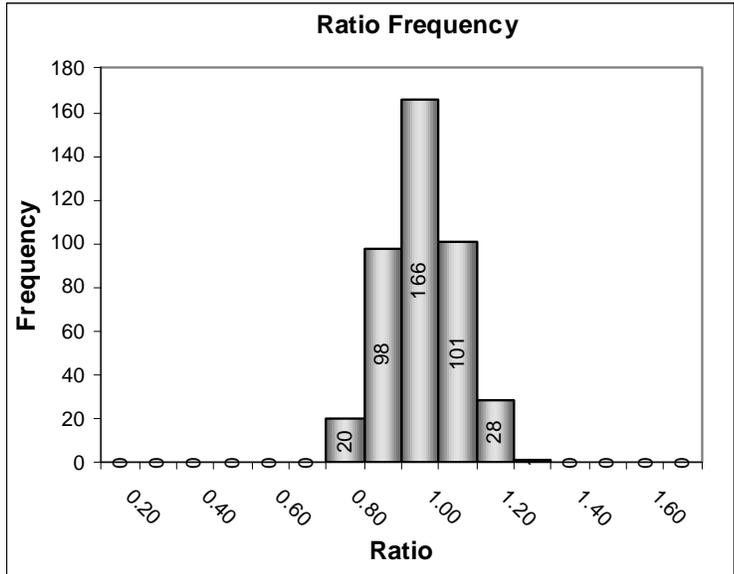
The time adjustment formula for Area 93 is $(0.9542643 + 0.000284325 * \text{SaleDay}) / 0.9542643$
 SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NE/Team 2	Appr. Date: 1/1/2009	Date of Report: 4/19/2010	Sales Dates: 1/2008 - 12/2009
Area 93	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	414
Mean Assessed Value	445,200
Mean Adj. Sales Price	469,300
Standard Deviation AV	127,693
Standard Deviation SP	134,987
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.954
Median Ratio	0.949
Weighted Mean Ratio	0.949
UNIFORMITY	
Lowest ratio	0.725
Highest ratio:	1.219
Coefficient of Dispersion	8.11%
Standard Deviation	0.095
Coefficient of Variation	9.94%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.936
Upper limit	0.965
95% Confidence: Mean	
Lower limit	0.945
Upper limit	0.963
SAMPLE SIZE EVALUATION	
N (population size)	6674
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	14
Actual sample size:	414
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	214
# ratios above mean:	200
z:	0.688
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 93

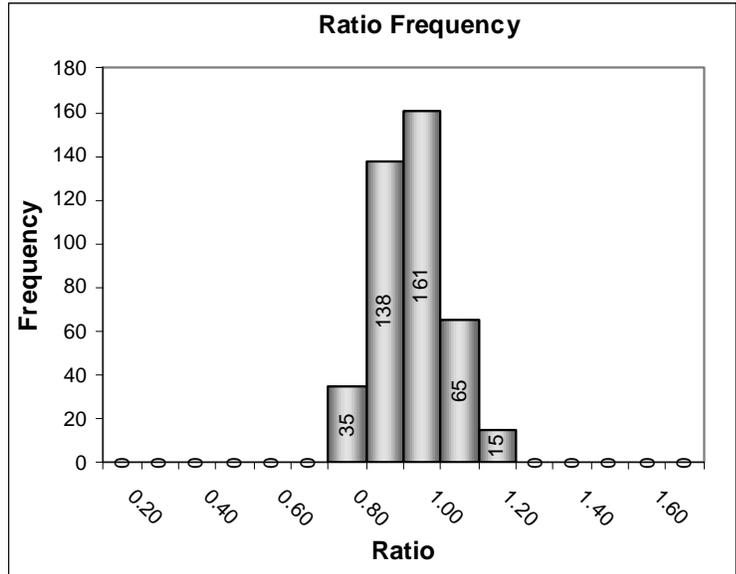
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NE/Team 2	Appr. Date: 1/1/2010	Date of Report: 5/4/2010	Sales Dates: 1/2008 - 12/2009
Area 93	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	414
Mean Assessed Value	431,000
Mean Sales Price	469,300
Standard Deviation AV	123,752
Standard Deviation SP	134,987
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.919
Weighted Mean Ratio	0.918
UNIFORMITY	
Lowest ratio	0.702
Highest ratio:	1.181
Coefficient of Dispersion	8.11%
Standard Deviation	0.092
Coefficient of Variation	9.94%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.908
Upper limit	0.933
95% Confidence: Mean	
Lower limit	0.915
Upper limit	0.933
SAMPLE SIZE EVALUATION	
N (population size)	6674
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	13
Actual sample size:	414
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	214
# ratios above mean:	200
z:	0.688
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 93

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 93
(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
007	332605	9075	2/25/08	\$470,000	\$375,000	1960	5	1934	5	9151	N	N	11053 132ND AVE NE
007	123310	0720	9/4/08	\$370,000	\$317,000	860	6	1990	3	9403	N	N	8728 126TH AVE NE
007	342605	9090	7/29/08	\$336,300	\$284,000	960	6	1959	3	19166	N	N	10838 132ND AVE NE
007	932930	0080	7/11/08	\$327,000	\$274,000	1030	6	1981	3	7307	N	N	13216 NE 129TH PL
007	932930	0180	11/4/09	\$289,950	\$285,000	1030	6	1980	4	6809	N	N	13233 NE 129TH PL
007	867940	0180	5/20/08	\$368,000	\$303,000	1100	6	1960	4	9600	N	N	12405 NE 111TH PL
007	867960	0210	10/20/08	\$290,000	\$252,000	1200	6	1960	3	9800	N	N	12618 NE 112TH PL
007	883520	0520	7/8/08	\$339,000	\$284,000	1300	6	1981	3	3236	N	N	13329 NE 137TH PL
007	867950	0110	9/28/09	\$300,000	\$292,000	1320	6	1960	3	9300	N	N	12411 NE 109TH PL
007	932930	0030	10/14/09	\$345,000	\$337,000	1400	6	1981	3	6736	N	N	13240 NE 129TH PL
007	674370	0336	11/30/09	\$315,100	\$312,000	1500	6	1957	4	9225	N	N	12626 NE 104TH ST
007	124670	0123	4/22/09	\$306,000	\$283,000	1520	6	1966	3	12960	N	N	10247 134TH AVE NE
007	123850	0955	1/15/08	\$359,950	\$283,000	910	7	1981	3	7676	N	N	12026 NE 99TH LN
007	883520	0500	3/18/08	\$324,500	\$261,000	930	7	1981	3	3276	N	N	13315 NE 137TH PL
007	173260	0120	3/26/08	\$350,000	\$283,000	1050	7	1994	3	7690	N	N	10815 132ND AVE NE
007	894431	0360	9/11/08	\$375,000	\$322,000	1080	7	1989	3	6549	N	N	13312 NE 135TH ST
007	419150	0150	11/5/09	\$390,000	\$383,000	1080	7	1963	3	10425	N	N	13039 NE 102ND PL
007	640270	0120	3/13/09	\$470,000	\$429,000	1090	7	1962	5	13361	N	N	12211 NE 106TH ST
007	883522	0130	12/22/09	\$245,000	\$244,000	1120	7	1982	3	3488	N	N	13230 NE 139TH PL
007	511605	0130	7/20/09	\$330,989	\$315,000	1140	7	1984	4	4429	N	N	8514 139TH AVE NE
007	388810	0084	10/22/09	\$313,500	\$307,000	1150	7	1975	3	13335	N	N	12915 NE 94TH ST
007	883522	0200	8/26/09	\$225,500	\$217,000	1160	7	1983	3	3838	N	N	13213 NE 139TH PL
007	883521	0470	9/23/09	\$259,950	\$252,000	1160	7	1981	3	3432	N	N	13223 NE 138TH PL
007	124670	0133	9/9/08	\$390,000	\$334,000	1160	7	1958	5	12300	N	N	10234 132ND AVE NE
007	548730	0060	8/3/09	\$324,555	\$310,000	1170	7	1963	3	10500	N	N	13017 NE 113TH ST
007	259240	0720	9/25/08	\$399,000	\$344,000	1170	7	1974	3	7200	N	N	12914 NE 128TH PL
007	388810	0207	12/15/09	\$263,400	\$262,000	1180	7	1966	3	10875	N	N	9701 132ND AVE NE
007	388810	0112	8/19/09	\$349,000	\$335,000	1190	7	1978	3	12828	N	N	8708 128TH AVE NE
007	388810	0115	5/12/08	\$634,900	\$522,000	1190	7	1989	3	19360	N	N	8700 128TH AVE NE
007	259240	0080	4/10/08	\$387,500	\$315,000	1200	7	1970	3	6175	N	N	13121 129TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 93
(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
007	256490	0530	2/7/08	\$540,000	\$428,000	1200	7	1982	4	9900	N	N	11418 124TH AVE NE
007	932930	0040	6/23/08	\$453,000	\$378,000	1210	7	1981	3	7820	N	N	13236 NE 129TH PL
007	357030	0200	2/24/09	\$409,995	\$372,000	1230	7	2009	3	2676	N	N	8328 137TH CT NE
007	683800	0400	1/21/08	\$426,000	\$336,000	1240	7	1986	3	2359	N	N	8804 133RD AVE NE
007	124670	0074	2/20/08	\$699,950	\$558,000	1240	7	2007	3	54450	N	N	10638 134TH AVE NE
007	866340	0200	11/19/08	\$399,000	\$350,000	1250	7	1978	4	7245	N	N	13232 NE 130TH PL
007	357030	0070	1/15/09	\$440,000	\$394,000	1250	7	2009	3	3903	N	N	8461 137TH PL NE
007	357030	0190	11/26/08	\$449,995	\$396,000	1250	7	2009	3	2631	N	N	8322 137TH CT NE
007	357030	0020	4/20/09	\$440,645	\$407,000	1250	7	2009	3	4439	N	N	8471 137TH PL NE
007	123310	0836	3/28/08	\$340,000	\$275,000	1280	7	1967	3	13200	N	N	12427 NE 87TH ST
007	259240	0780	6/3/09	\$305,000	\$286,000	1290	7	1971	3	6750	N	N	12911 NE 130TH ST
007	123850	0482	9/25/08	\$450,000	\$388,000	1290	7	1912	4	9100	N	N	9205 126TH AVE NE
007	683800	0520	4/10/08	\$490,000	\$398,000	1330	7	1985	3	4903	N	N	13518 NE 89TH CT
007	511606	0180	7/16/09	\$329,000	\$312,000	1340	7	1984	3	1895	N	N	8609 137TH AVE NE
007	511606	0010	8/7/08	\$370,000	\$314,000	1350	7	1984	3	3206	N	N	13724 NE 87TH ST
007	259240	0370	11/4/09	\$360,000	\$354,000	1360	7	1974	3	5775	N	N	13113 NE 129TH ST
007	883520	0740	8/18/09	\$299,888	\$288,000	1370	7	1981	4	2728	N	N	13704 134TH AVE NE
007	866340	0270	12/2/09	\$300,000	\$297,000	1370	7	1980	3	8250	N	N	13211 NE 131ST PL
007	445870	0110	12/29/09	\$335,000	\$335,000	1370	7	1967	3	12420	N	N	10416 128TH AVE NE
007	357030	0080	10/16/08	\$440,000	\$382,000	1380	7	2009	3	3015	N	N	8457 137TH PL NE
007	357030	0010	4/20/09	\$449,580	\$415,000	1380	7	2009	3	3557	N	N	8465 137TH PL NE
007	866340	0330	2/21/08	\$403,950	\$322,000	1390	7	1980	4	7245	N	N	13236 NE 131ST PL
007	173260	0040	11/18/09	\$398,000	\$393,000	1400	7	1994	3	7659	N	N	13020 NE 108TH ST
007	883521	0040	8/10/09	\$292,500	\$280,000	1410	7	1981	3	3496	N	N	13208 NE 138TH PL
007	259240	0970	9/24/09	\$365,000	\$354,000	1430	7	1970	3	6000	N	N	12939 NE 131ST ST
007	883521	0270	7/22/09	\$301,000	\$286,000	1450	7	1981	3	3400	N	N	13406 NE 138TH PL
007	883522	0240	7/20/09	\$285,000	\$271,000	1470	7	1982	3	3567	N	N	13229 NE 139TH PL
007	883520	0290	6/11/08	\$417,000	\$346,000	1510	7	1982	3	4817	N	N	13622 134TH CT NE
007	883520	0580	7/23/08	\$420,000	\$354,000	1540	7	1981	4	5882	N	N	13411 NE 137TH PL
007	883520	0720	10/29/09	\$293,000	\$287,000	1570	7	1983	3	5199	N	N	13412 NE 137TH PL
007	894431	0060	7/10/09	\$363,500	\$345,000	1570	7	1989	4	6681	N	N	13411 NE 135TH ST

**Improved Sales Used in this Annual Update Analysis
Area 93
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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
007	867960	0340	3/31/09	\$375,000	\$344,000	1610	7	1961	3	9600	N	N	10802 126TH AVE NE
007	863570	0035	9/2/09	\$404,000	\$389,000	1620	7	1957	4	12400	N	N	8527 131ST AVE NE
007	742022	0110	10/29/09	\$370,000	\$363,000	1640	7	1993	3	7203	N	N	13011 NE 98TH PL
007	683800	0080	10/8/08	\$420,000	\$364,000	1640	7	1986	3	3815	N	N	8518 134TH CT NE
007	388810	0077	12/10/08	\$395,000	\$349,000	1660	7	1964	3	12160	N	N	9224 128TH AVE NE
007	259240	1130	2/19/08	\$504,000	\$402,000	1720	7	1971	4	5175	N	N	12934 NE 131ST PL
007	173260	0010	4/27/09	\$460,900	\$427,000	1720	7	1994	3	7307	N	N	10814 130TH AVE NE
007	883520	0030	4/3/09	\$389,500	\$358,000	1730	7	1980	3	5704	N	N	13315 NE 136TH PL
007	683800	0280	7/1/08	\$435,000	\$364,000	1750	7	1985	3	2962	N	N	8612 133RD AVE NE
007	032505	9153	5/14/08	\$485,000	\$399,000	1780	7	1987	3	13373	N	N	8211 142ND AVE NE
007	866340	0160	3/5/09	\$389,000	\$354,000	1820	7	1978	3	9900	N	N	13204 NE 130TH PL
007	866340	0210	3/6/09	\$389,000	\$354,000	1820	7	1978	4	7875	N	N	13238 NE 130TH PL
007	866340	0180	12/9/09	\$375,000	\$372,000	1820	7	1978	3	7350	N	N	13220 NE 130TH PL
007	388810	0223	6/23/08	\$515,000	\$430,000	1820	7	1996	3	10761	N	N	13129 NE 100TH ST
007	640270	0010	5/4/09	\$326,000	\$302,000	1830	7	1960	3	12060	N	N	10654 SLATER AVE NE
007	683800	0630	6/2/08	\$487,500	\$404,000	1870	7	1986	3	3745	N	N	13304 NE 89TH ST
007	683800	0320	1/15/08	\$525,000	\$413,000	1870	7	1986	3	3139	N	N	8702 133RD AVE NE
007	660850	0330	7/3/08	\$515,000	\$431,000	1870	7	1930	5	20550	N	N	11227 132ND AVE NE
007	683800	0670	1/3/08	\$419,355	\$328,000	1880	7	1987	3	2742	N	N	13202 NE 89TH ST
007	388810	0228	10/20/09	\$505,000	\$494,000	1910	7	1996	3	10421	N	N	13121 NE 100TH ST
007	234000	0060	4/8/08	\$507,000	\$411,000	1920	7	1968	4	9375	N	N	12818 NE 91ST ST
007	357030	0230	10/13/08	\$536,950	\$466,000	1930	7	2009	3	4128	N	N	8450 137TH PL NE
007	357030	0220	2/12/09	\$517,000	\$467,000	1930	7	2009	3	3480	N	N	8340 137TH PL NE
007	357030	0210	2/19/09	\$529,950	\$480,000	1930	7	2009	3	3788	N	N	8334 137TH PL NE
007	357030	0240	1/27/09	\$536,995	\$483,000	1930	7	2009	3	3612	N	N	8456 137TH PL NE
007	389310	1043	2/9/09	\$275,000	\$248,000	1950	7	1980	4	11662	N	N	12106 NE 108TH PL
007	259240	0630	7/10/09	\$335,000	\$318,000	1990	7	1974	3	5220	N	N	12838 130TH AVE NE
007	222605	9024	2/13/08	\$630,000	\$501,000	2080	7	1979	3	35051	Y	N	13224 136TH AVE NE
007	032505	9150	9/25/09	\$565,000	\$549,000	2370	7	1987	3	12793	N	N	8313 142ND AVE NE
007	866340	0320	11/24/09	\$420,000	\$415,000	2660	7	1980	4	7245	N	N	13230 NE 131ST PL
007	242300	0470	7/7/08	\$405,000	\$339,000	1140	8	1976	3	7500	N	N	10711 126TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	332605	9232	3/10/09	\$391,000	\$356,000	1140	8	1992	3	7210	N	N	10025 131ST PL NE
007	256490	0370	6/10/09	\$360,000	\$338,000	1150	8	1982	3	8250	N	N	12710 NE 114TH ST
007	256490	0320	4/18/08	\$453,000	\$369,000	1160	8	1981	3	7350	N	N	12614 NE 114TH PL
007	242300	0270	9/23/09	\$404,500	\$392,000	1160	8	1975	3	7420	N	N	12642 NE 109TH ST
007	256490	0410	7/17/08	\$554,000	\$466,000	1200	8	1981	3	7600	N	N	12705 NE 114TH ST
007	674370	0348	3/21/08	\$495,000	\$399,000	1300	8	1968	3	12000	N	N	12711 NE 105TH CT
007	663990	0219	3/10/09	\$369,000	\$336,000	1320	8	1997	3	1755	N	N	12331 NE 101ST LN
007	123310	0925	12/10/09	\$475,000	\$472,000	1410	8	1986	3	15008	N	N	8741 126TH AVE NE
007	640331	0130	3/4/09	\$360,000	\$327,000	1460	8	1976	3	7000	N	N	12846 NE 107TH PL
007	018600	0050	8/13/09	\$425,000	\$407,000	1460	8	1976	5	7043	N	N	13061 134TH AVE NE
007	388600	0120	8/27/08	\$478,000	\$408,000	1470	8	2005	3	4099	N	N	13017 NE 97TH ST
007	388600	0030	8/17/09	\$450,000	\$432,000	1470	8	2005	3	3959	N	N	13125 NE 97TH ST
007	256490	0490	6/23/09	\$359,617	\$339,000	1480	8	1979	3	8393	N	N	11318 127TH PL NE
007	389310	1032	7/14/09	\$370,000	\$351,000	1530	8	2000	3	7202	N	N	12112 NE 108TH PL
007	256490	0330	3/5/08	\$480,000	\$385,000	1530	8	1981	3	7350	N	N	12620 NE 114TH PL
007	388600	0050	7/23/08	\$460,000	\$388,000	1550	8	2005	3	2793	N	N	13119 NE 97TH ST
007	342605	9080	9/8/08	\$550,000	\$471,000	1560	8	1973	4	21344	N	N	11220 132ND AVE NE
007	812630	0390	8/7/09	\$390,000	\$373,000	1570	8	1979	3	10878	N	N	11731 132ND PL NE
007	742020	0020	11/6/08	\$510,000	\$446,000	1610	8	1989	3	8489	N	N	12823 NE 101ST PL
007	742020	0160	10/23/09	\$452,500	\$443,000	1630	8	1989	3	7200	N	N	10033 131ST PL NE
007	812630	0520	8/28/08	\$499,950	\$427,000	1670	8	1981	3	11250	N	N	13315 NE 119TH WAY
007	742780	0160	4/9/09	\$470,000	\$433,000	1730	8	1989	3	7100	N	N	12711 NE 97TH PL
007	674370	0262	7/30/08	\$487,000	\$412,000	1800	8	1989	3	7291	N	N	12721 NE 101ST PL
007	173710	0310	6/25/08	\$522,000	\$436,000	1800	8	1981	3	8800	N	N	12806 NE 111TH PL
007	124190	0004	1/9/08	\$489,000	\$384,000	1820	8	1985	3	7912	N	N	12929 NE 87TH ST
007	404575	0090	9/22/08	\$498,000	\$429,000	1830	8	1994	4	4160	N	N	12223 NE 97TH ST
007	742020	0250	12/30/09	\$450,000	\$450,000	1840	8	1989	3	7210	N	N	12920 NE 101ST PL
007	812630	0150	7/25/08	\$528,000	\$445,000	1850	8	1988	3	12000	N	N	13315 NE 117TH WAY
007	794140	0120	3/14/08	\$563,000	\$453,000	1850	8	1989	3	7326	N	N	13010 NE 103RD PL
007	640331	0150	9/17/08	\$463,000	\$398,000	1920	8	1976	3	9100	N	N	12834 NE 107TH PL
007	272605	9137	4/16/09	\$441,450	\$407,000	1920	8	2000	3	5692	N	N	13429 NE 132ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	123850	0506	5/7/08	\$580,000	\$476,000	1920	8	1995	3	7225	N	N	12516 NE 94TH ST
007	674370	0273	11/3/08	\$500,000	\$437,000	1940	8	1990	3	7200	N	N	12703 NE 102ND PL
007	123850	0959	2/20/08	\$492,000	\$392,000	1970	8	1998	3	7201	N	N	12032 SLATER AVE NE
007	272605	9139	11/16/09	\$430,000	\$424,000	1990	8	2000	3	4687	N	N	13425 NE 132ND ST
007	123310	0796	2/27/08	\$560,000	\$448,000	2050	8	1993	3	9848	N	N	12712 NE 88TH LN
007	720247	0030	11/30/09	\$501,000	\$496,000	2070	8	1991	3	8508	N	N	14115 NE 86TH CT
007	812630	0630	4/17/08	\$540,000	\$440,000	2110	8	1979	3	12012	N	N	13312 NE 117TH WAY
007	812630	0040	7/1/08	\$509,000	\$426,000	2190	8	1979	3	19788	N	N	11663 132ND CT NE
007	123850	0377	11/11/08	\$541,313	\$474,000	2200	8	1998	3	8709	N	N	12716 NE 92ND PL
007	663990	0110	4/21/08	\$590,000	\$481,000	2230	8	1999	3	16697	N	N	12024 NE 100TH PL
007	720247	0120	9/18/09	\$510,000	\$494,000	2270	8	1992	3	8353	N	N	14103 NE 85TH CT
007	123850	0958	7/30/08	\$549,000	\$464,000	2300	8	1998	3	8533	N	N	9911 SLATER AVE NE
007	812630	0130	12/14/09	\$490,000	\$487,000	2300	8	1985	3	12000	N	N	11674 132ND CT NE
007	173710	0770	10/21/08	\$480,000	\$418,000	2360	8	1979	3	7420	N	N	12824 NE 109TH PL
007	173710	0280	6/16/09	\$562,000	\$529,000	2360	8	1980	3	7350	N	N	11027 128TH PL NE
007	812630	0430	4/27/09	\$565,000	\$523,000	2400	8	1984	4	13289	N	N	13309 NE 118TH CT
007	173710	0480	5/9/08	\$629,950	\$517,000	2420	8	1982	3	7350	N	N	11028 131ST AVE NE
007	173710	0590	2/8/08	\$627,500	\$498,000	2440	8	1982	3	7000	N	N	12903 NE 111TH PL
007	173710	0520	6/11/09	\$540,000	\$507,000	2500	8	1981	3	9900	N	N	12924 NE 110TH PL
007	173710	0510	3/3/08	\$627,000	\$502,000	2510	8	1982	3	8400	N	N	11017 131ST AVE NE
007	752440	0020	11/22/09	\$505,000	\$499,000	2520	8	1984	3	16060	N	N	13219 NE 114TH ST
007	928890	0150	12/8/09	\$520,000	\$516,000	2520	8	1982	3	7508	N	N	8705 141ST CT NE
007	928890	0210	12/10/08	\$420,000	\$372,000	2550	8	1983	3	8170	N	N	8719 140TH CT NE
007	928890	0020	8/14/09	\$557,000	\$534,000	2910	8	1983	5	8917	N	N	14020 NE 86TH ST
007	388810	0187	1/9/08	\$749,950	\$588,000	3010	8	2007	3	7201	N	N	9528 130TH AVE NE
007	189110	0140	3/17/08	\$607,500	\$489,000	1400	9	2005	3	2342	N	N	12822 NE 105TH PL
007	743630	0170	9/19/08	\$399,000	\$343,000	1590	9	1997	3	2088	N	N	12418 NE 100TH ST
007	189110	0050	11/12/09	\$515,000	\$507,000	1700	9	2005	3	2274	N	N	10502 128TH AVE NE
007	018600	0010	6/15/09	\$460,000	\$433,000	2040	9	1997	3	7511	N	N	13079 134TH AVE NE
007	674370	0209	11/9/09	\$546,000	\$537,000	2190	9	1998	3	8456	N	N	12620 NE 102ND PL
007	147159	0010	6/17/09	\$595,000	\$560,000	2354	9	1998	3	9325	N	N	14203 NE 86TH 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
007	131048	0100	5/1/09	\$477,000	\$442,000	2373	9	1999	3	6962	N	N	13349 NE 134TH PL
007	911320	0200	3/20/09	\$735,000	\$672,000	2458	9	2000	3	5233	N	N	9140 134TH CT NE
007	032505	9273	6/9/09	\$540,000	\$507,000	2480	9	2001	3	4367	N	N	14224 NE 81ST CT
007	674370	0302	6/30/09	\$626,000	\$591,000	2520	9	2009	3	8662	N	N	12608 NE 106TH PL
007	911320	0350	9/10/09	\$585,000	\$565,000	2530	9	2000	3	4700	N	N	13217 NE 92ND WAY
007	663990	0241	8/20/09	\$649,500	\$624,000	2540	9	2008	3	14955	N	N	12315 NE 102ND LN
007	123850	0848	3/24/08	\$640,000	\$516,000	2590	9	2003	3	12844	N	N	9702 SLATER AVE NE
007	241995	0030	9/23/08	\$730,000	\$629,000	2600	9	2003	3	7132	N	N	12720 NE 103RD PL
007	674370	0219	8/13/08	\$797,500	\$677,000	2690	9	2003	3	7500	N	N	10132 127TH AVE NE
007	123850	0310	7/15/08	\$735,000	\$618,000	2700	9	2000	3	30000	N	N	9206 126TH AVE NE
007	238740	0110	5/21/08	\$745,000	\$614,000	2730	9	2002	3	7200	N	N	10227 126TH AVE NE
007	123850	0880	2/12/09	\$650,000	\$587,000	2770	9	2008	3	8563	N	N	12316 NE 97TH ST
007	123310	0730	8/20/09	\$770,000	\$739,000	2780	9	2009	3	7565	N	N	8706 126TH AVE NE
007	123310	0732	9/16/09	\$799,000	\$774,000	2780	9	2009	3	7233	N	N	8716 126TH AVE NE
007	389510	0041	7/29/08	\$680,000	\$574,000	2800	9	2007	3	6593	N	N	8366 138TH CT NE
007	123850	0425	12/9/08	\$700,000	\$619,000	2800	9	2007	3	6846	N	N	9208 124TH AVE NE
007	123850	0428	6/16/09	\$592,500	\$557,000	2820	9	2007	3	10641	N	N	9217 125TH AVE NE
007	663990	0242	7/9/09	\$700,000	\$663,000	2850	9	2008	3	12429	N	N	12309 NE 102ND LN
007	032505	9280	12/3/09	\$750,000	\$744,000	2850	9	2008	3	5788	N	N	14006 NE 85TH CT
007	123850	0441	9/17/09	\$610,000	\$591,000	2870	9	2002	3	7806	N	N	9038 124TH AVE NE
007	032505	9279	7/16/08	\$939,000	\$790,000	2870	9	2008	3	7457	N	N	14005 NE 85TH CT
007	342605	9085	6/10/09	\$665,000	\$624,000	2880	9	1984	4	45738	N	N	13418 NE 108TH ST
007	131048	0330	10/16/09	\$565,000	\$552,000	2893	9	1999	3	6131	N	N	13392 NE 134TH PL
007	388810	0129	3/24/09	\$634,215	\$581,000	2900	9	2008	3	7464	N	N	12905 NE 88TH ST
007	241995	0060	12/1/09	\$680,000	\$674,000	2930	9	2004	3	7130	N	N	12709 NE 103RD PL
007	123850	0831	7/22/09	\$760,000	\$723,000	2960	9	1997	3	22900	N	N	9738 SLATER AVE NE
007	663990	0013	4/2/08	\$749,000	\$606,000	2970	9	2008	3	6706	N	N	12103 NE 108TH ST
007	663990	0018	5/14/08	\$765,500	\$629,000	2970	9	2008	3	8053	N	N	10723 121ST PL NE
007	123850	0426	6/8/09	\$598,000	\$561,000	2990	9	2007	3	7630	N	N	9204 124TH AVE NE
007	663990	0017	9/8/08	\$740,000	\$634,000	2990	9	2008	3	7316	N	N	10719 121ST PL NE
007	332605	9202	12/11/09	\$660,000	\$656,000	3030	9	2006	3	6850	N	N	13022 NE 104TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	663990	0016	10/22/08	\$769,030	\$669,000	3030	9	2008	3	7385	N	N	10715 121ST PL NE
007	674370	0230	8/13/08	\$812,000	\$690,000	3200	9	2005	3	7201	N	N	10032 126TH AVE NE
007	932930	0130	3/10/09	\$624,950	\$570,000	3250	9	2008	3	7207	N	N	13203 NE 129TH PL
007	674370	0229	11/18/08	\$765,000	\$672,000	3300	9	2005	3	6881	N	N	10034 127TH AVE NE
007	123850	0879	10/31/08	\$735,000	\$641,000	3330	9	2008	3	7143	N	N	12320 NE 97TH ST
007	123850	0881	8/26/08	\$860,000	\$734,000	3330	9	2008	3	14325	N	N	12302 NE 97TH ST
007	032505	9283	6/8/09	\$900,000	\$844,000	3400	9	2008	3	8371	N	N	14018 NE 85TH CT
007	032505	9278	12/29/08	\$917,000	\$816,000	3480	9	2008	3	10309	N	N	14007 NE 85TH CT
007	388810	0086	5/16/09	\$755,000	\$703,000	1940	10	2007	3	7397	N	N	9227 130TH AVE NE
007	388810	0099	2/1/08	\$950,000	\$752,000	1950	10	2007	3	8044	N	N	9303 130TH AVE NE
007	674370	0344	1/8/08	\$902,600	\$708,000	3070	10	2007	3	7247	N	N	12725 NE 105TH CT
007	388810	0091	4/30/09	\$845,000	\$783,000	3490	10	2008	3	10043	N	N	12843 NE 91ST ST
007	388810	0125	6/24/09	\$770,000	\$726,000	2570	11	2007	3	6638	N	N	12920 NE 87TH ST
007	388810	0124	10/14/09	\$802,500	\$784,000	2910	11	2006	3	8805	N	N	12916 NE 87TH ST
015	092505	9139	11/28/08	\$477,250	\$421,000	1020	6	1954	4	11250	N	N	6521 125TH AVE NE
015	642110	0582	9/4/09	\$380,000	\$367,000	1200	6	1970	3	9396	N	N	7410 151ST AVE NE
015	642110	0570	6/9/08	\$435,000	\$361,000	1580	6	1925	5	11243	N	N	7021 151ST AVE NE
015	642110	0092	12/23/08	\$360,000	\$320,000	1710	6	1950	4	13500	N	N	7905 151ST AVE NE
015	943530	0192	7/21/09	\$335,000	\$319,000	1810	6	1965	3	8400	N	N	6523 154TH AVE NE
015	548731	0080	2/12/08	\$492,000	\$391,000	820	7	1970	2	9678	N	N	7815 135TH AVE NE
015	856250	0300	3/27/08	\$350,000	\$283,000	960	7	1962	4	8538	N	N	13790 NE 78TH PL
015	742410	0170	10/21/09	\$293,000	\$287,000	960	7	1968	3	8260	N	N	12854 NE 83RD ST
015	856250	1040	4/25/08	\$380,200	\$310,000	960	7	1963	4	7350	N	N	7643 139TH PL NE
015	856250	0970	3/23/09	\$426,000	\$390,000	1000	7	1962	4	7350	N	N	7642 138TH PL NE
015	640070	0189	5/1/08	\$359,500	\$294,000	1040	7	1961	3	8075	N	N	12220 NE 73RD ST
015	856270	0300	7/1/09	\$374,500	\$354,000	1070	7	1966	3	8030	N	N	13810 NE 72ND PL
015	389710	0821	8/10/09	\$310,000	\$297,000	1080	7	1962	4	7840	Y	N	11826 NE 74TH ST
015	092505	9240	2/26/08	\$490,000	\$391,000	1080	7	1984	3	7616	N	N	12411 NE 80TH ST
015	123690	0009	2/28/08	\$375,000	\$300,000	1130	7	1964	3	9600	N	N	12827 NE 80TH ST
015	123750	0721	10/5/09	\$313,000	\$305,000	1140	7	1979	3	9625	N	N	13419 NE REDMOND WAY
015	131093	0040	3/20/08	\$445,000	\$359,000	1140	7	1981	3	8473	N	N	15227 NE 74TH WAY

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	804500	0540	4/30/08	\$497,310	\$407,000	1140	7	1966	4	10284	N	N	7612 135TH PL NE
015	951250	0760	8/13/09	\$400,000	\$383,000	1150	7	1969	4	8500	N	N	14028 NE 73RD ST
015	642110	0510	9/9/08	\$500,000	\$429,000	1160	7	1979	3	14450	N	N	7331 151ST AVE NE
015	620300	0140	1/17/08	\$485,000	\$382,000	1170	7	1963	3	9525	N	N	12105 NE 64TH ST
015	111580	0100	5/13/08	\$475,000	\$390,000	1170	7	1970	4	7150	N	N	6501 144TH AVE NE
015	022510	0120	9/16/08	\$390,000	\$335,000	1180	7	1963	3	10508	N	N	7517 123RD AVE NE
015	804420	0150	3/19/08	\$378,000	\$304,000	1190	7	1982	3	2625	N	N	14127 NE 78TH CT
015	022510	0089	9/1/09	\$385,000	\$371,000	1200	7	1953	4	10934	N	N	7839 123RD AVE NE
015	565720	0140	1/16/08	\$428,000	\$337,000	1210	7	1968	3	10088	N	N	7909 134TH AVE NE
015	951250	0650	3/31/09	\$461,000	\$423,000	1210	7	1968	4	8400	N	N	7609 141ST AVE NE
015	934890	0195	10/1/09	\$358,300	\$348,000	1220	7	1969	4	13140	N	N	6413 116TH AVE NE
015	951250	1500	11/20/09	\$395,000	\$390,000	1250	7	1969	3	9450	N	N	7430 141ST AVE NE
015	175970	2070	7/7/09	\$448,000	\$424,000	1250	7	1977	3	11880	N	N	6216 116TH AVE NE
015	108770	0140	9/15/09	\$278,000	\$269,000	1260	7	1956	3	11840	N	N	6442 123RD AVE NE
015	123310	0260	10/10/08	\$500,000	\$433,000	1260	7	1920	3	9638	N	N	8209 122ND AVE NE
015	951250	1400	12/23/08	\$331,200	\$294,000	1270	7	1968	3	8800	N	N	14220 NE 73RD ST
015	951250	0750	6/23/09	\$462,000	\$436,000	1270	7	1968	5	8400	N	N	7315 141ST AVE NE
015	856270	0290	9/10/08	\$440,000	\$377,000	1280	7	1966	3	8243	N	N	13820 NE 72ND PL
015	123750	0380	12/16/09	\$399,000	\$397,000	1300	7	1982	4	18150	N	N	8040 132ND AVE NE
015	081800	0210	7/2/09	\$470,000	\$444,000	1300	7	1969	3	9025	N	N	13509 NE 70TH ST
015	856250	0020	10/13/08	\$375,000	\$325,000	1310	7	1963	3	9386	N	N	7513 137TH AVE NE
015	092505	9197	4/1/08	\$468,000	\$379,000	1320	7	1967	4	12969	N	N	7809 126TH AVE NE
015	951250	0820	4/14/09	\$395,000	\$364,000	1330	7	1967	3	7935	N	N	7424 140TH PL NE
015	124150	0048	5/22/08	\$360,000	\$297,000	1340	7	1956	3	9083	N	N	12455 NE 75TH ST
015	565720	0020	6/27/08	\$386,500	\$323,000	1340	7	1963	3	10088	N	N	7842 132ND AVE NE
015	123750	0420	2/19/09	\$320,000	\$290,000	1350	7	1959	4	16485	N	N	8036 132ND AVE NE
015	804500	0090	4/10/08	\$408,600	\$332,000	1350	7	1966	3	7459	N	N	13317 NE 74TH ST
015	856285	0110	7/24/09	\$450,750	\$429,000	1360	7	1972	3	8800	N	N	6501 141ST PL NE
015	804420	0050	2/8/08	\$397,950	\$316,000	1390	7	1981	3	2625	N	N	7801 140TH PL NE
015	856250	0770	4/14/08	\$395,000	\$321,000	1400	7	1963	5	7474	N	N	7524 137TH AVE NE
015	856250	0860	2/5/09	\$460,000	\$415,000	1400	7	1963	4	7874	N	N	13774 NE 75TH PL

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Area 93
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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
015	108610	0360	8/15/08	\$490,000	\$416,000	1410	7	1972	4	9840	N	N	6004 120TH AVE NE
015	951250	1570	4/7/09	\$325,000	\$299,000	1430	7	1968	3	7665	N	N	7624 141ST AVE NE
015	123750	0820	6/19/08	\$430,000	\$358,000	1450	7	1963	4	9988	N	N	8347 133RD AVE NE
015	719733	0040	3/12/09	\$460,000	\$420,000	1490	7	1978	3	9443	N	N	15325 NE 64TH CT
015	856250	0380	11/17/08	\$390,000	\$342,000	1540	7	1969	3	8451	N	N	7720 139TH PL NE
015	548731	0140	2/18/09	\$362,500	\$328,000	1550	7	1971	3	7446	N	N	13533 NE 78TH ST
015	951250	1380	8/19/08	\$449,950	\$383,000	1560	7	1969	4	11025	N	N	7309 143RD AVE NE
015	951250	1460	11/11/09	\$415,000	\$409,000	1560	7	1968	3	8400	N	N	7324 141ST AVE NE
015	742400	0070	6/24/08	\$480,000	\$400,000	1610	7	1961	3	10200	N	N	7810 130TH AVE NE
015	108790	0010	9/17/09	\$387,000	\$375,000	1620	7	1959	3	9920	N	N	12212 NE 62ND ST
015	111580	0120	4/28/08	\$500,000	\$409,000	1620	7	1970	3	8140	N	N	14415 NE 65TH ST
015	184230	0120	10/20/09	\$375,000	\$367,000	1670	7	1967	3	8050	N	N	14215 NE 72ND ST
015	856260	0310	10/17/09	\$399,500	\$390,000	1750	7	1966	4	8354	N	N	13919 NE 70TH PL
015	741970	0016	12/16/09	\$365,000	\$363,000	1800	7	1973	3	10909	N	N	13219 NE 75TH ST
015	111580	0240	6/2/09	\$405,000	\$379,000	1840	7	1972	3	7700	N	N	6618 146TH AVE NE
015	742440	0120	4/10/08	\$425,000	\$345,000	1870	7	1954	3	12748	N	N	8202 126TH AVE NE
015	642110	0040	12/31/08	\$430,000	\$383,000	1920	7	1964	4	12098	Y	N	7660 151ST AVE NE
015	108790	0131	5/12/08	\$485,000	\$398,000	1960	7	1959	4	14400	N	N	12216 NE 61ST ST
015	290970	0020	6/20/08	\$517,000	\$431,000	1960	7	1973	4	9660	N	N	8010 138TH AVE NE
015	660030	0070	2/19/08	\$640,000	\$510,000	2050	7	1968	4	18376	N	N	12921 NE 78TH PL
015	856250	0740	7/21/08	\$458,000	\$386,000	2070	7	1963	3	7474	N	N	13760 NE 74TH ST
015	123690	0101	10/1/09	\$450,000	\$438,000	2210	7	1963	4	12028	N	N	7843 130TH AVE NE
015	390110	0035	7/16/08	\$635,000	\$534,000	2300	7	2004	3	8580	N	N	12449 NE 73RD ST
015	108580	0060	2/8/08	\$795,000	\$631,000	2690	7	1997	4	8867	N	N	12307 NE 68TH PL
015	856260	0220	6/4/09	\$351,000	\$329,000	1070	8	1964	3	7350	N	N	7201 139TH PL NE
015	719735	0050	3/4/08	\$510,000	\$408,000	1190	8	1977	3	9594	N	N	15317 NE 62ND CT
015	719735	0010	10/5/09	\$485,000	\$472,000	1190	8	1977	3	9020	N	N	6104 152ND AVE NE
015	743640	0150	7/23/08	\$499,000	\$421,000	1200	8	1974	4	8023	N	N	7720 131ST AVE NE
015	934890	0175	7/22/09	\$370,000	\$352,000	1300	8	1967	4	13140	N	N	6421 116TH AVE NE
015	804450	0110	2/9/09	\$470,000	\$424,000	1340	8	1977	3	7776	N	N	6836 140TH PL NE
015	289600	0700	5/15/08	\$449,900	\$370,000	1360	8	1978	3	9918	N	N	7916 147TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 93
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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
015	620265	0230	5/21/09	\$390,000	\$364,000	1380	8	1984	3	8698	N	N	13417 NE 69TH WAY
015	092505	9252	6/24/08	\$585,000	\$488,000	1380	8	1990	3	7612	N	N	7415 131ST PL NE
015	068653	0620	12/22/08	\$490,000	\$435,000	1400	8	1973	4	8292	N	N	6622 143RD AVE NE
015	812345	0180	9/8/08	\$450,000	\$386,000	1420	8	1978	3	9240	N	N	6027 150TH CT NE
015	111581	0070	2/26/08	\$495,000	\$395,000	1440	8	1975	3	11720	N	N	6513 140TH PL NE
015	111580	0590	11/13/08	\$490,000	\$430,000	1460	8	1972	3	8450	N	N	6714 144TH AVE NE
015	068653	0080	12/11/08	\$510,000	\$451,000	1460	8	1973	3	9018	N	N	6617 143RD AVE NE
015	020048	0020	4/28/09	\$580,000	\$537,000	1520	8	2007	3	7912	N	N	12412 NE 80TH WAY
015	108800	0110	8/19/08	\$440,000	\$374,000	1540	8	1972	3	8822	N	N	12009 NE 68TH PL
015	743650	0110	10/1/09	\$479,950	\$467,000	1540	8	1974	3	7480	N	N	12919 NE 76TH ST
015	108801	0080	1/15/09	\$403,800	\$362,000	1550	8	1973	4	7176	N	N	11712 NE 67TH PL
015	254721	0200	8/24/09	\$479,000	\$460,000	1570	8	1973	3	12496	N	N	7204 130TH AVE NE
015	743650	0030	5/19/08	\$568,000	\$468,000	1590	8	1974	3	7480	N	N	12902 NE 75TH ST
015	743650	0270	2/21/08	\$535,000	\$427,000	1600	8	1974	3	6936	N	N	7639 128TH PL NE
015	792272	0080	5/19/08	\$550,000	\$453,000	1620	8	1976	3	10920	N	N	6605 152ND AVE NE
015	792272	0110	8/28/08	\$565,000	\$482,000	1620	8	1976	3	8910	N	N	6503 152ND AVE NE
015	773230	0400	6/12/09	\$535,000	\$503,000	1630	8	1984	3	8417	N	N	6112 142ND CT NE
015	108801	0250	7/10/09	\$555,000	\$526,000	1670	8	1973	4	6825	N	N	11911 NE 67TH PL
015	792266	0020	12/2/08	\$490,000	\$432,000	1690	8	1981	3	7219	N	N	12934 NE 71ST ST
015	108801	0150	3/7/08	\$592,000	\$475,000	1700	8	1973	3	8400	N	N	11807 NE 67TH PL
015	769480	0210	3/3/08	\$620,000	\$496,000	1720	8	2007	3	3040	N	N	6889 156TH PL NE
015	142070	0030	4/23/09	\$420,000	\$388,000	1740	8	1960	3	10880	N	N	12844 NE 84TH ST
015	687031	0050	3/6/08	\$549,950	\$441,000	1760	8	2008	3	2241	N	N	7910 150TH CT NE
015	687031	0020	1/16/08	\$579,950	\$456,000	1760	8	2008	3	2141	N	N	7924 150TH CT NE
015	687031	0070	3/4/08	\$569,950	\$457,000	1760	8	2008	3	2245	N	N	7919 150TH CT NE
015	687031	0040	5/22/08	\$555,000	\$458,000	1760	8	2008	3	2250	N	N	7916 150TH CT NE
015	792270	0120	7/22/08	\$559,950	\$472,000	1780	8	1968	3	8730	N	N	15215 NE 68TH ST
015	792271	0620	4/21/08	\$579,000	\$472,000	1780	8	1972	4	12166	N	N	14823 NE 64TH ST
015	254720	0150	1/7/08	\$475,000	\$372,000	1800	8	1968	3	10133	N	N	7327 130TH AVE NE
015	687031	0010	6/3/08	\$585,000	\$484,000	1810	8	2008	3	3080	N	N	7928 150TH CT NE
015	092505	9254	5/16/08	\$624,000	\$513,000	1810	8	1990	3	7232	N	N	7405 131ST PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	792272	0120	6/5/09	\$504,000	\$472,000	1860	8	1977	3	8910	N	N	6425 152ND AVE NE
015	742440	0090	6/12/08	\$517,000	\$430,000	1890	8	1983	4	7885	N	N	8118 126TH PL NE
015	092505	9250	5/13/08	\$567,000	\$466,000	1910	8	1990	3	7627	N	N	7416 131ST PL NE
015	123750	0520	11/24/09	\$438,000	\$433,000	1990	8	1960	3	14475	N	N	8316 132ND AVE NE
015	123310	0267	9/3/09	\$490,000	\$472,000	2020	8	1991	3	8337	N	N	8217 122ND AVE NE
015	289600	0250	10/1/09	\$488,000	\$475,000	2030	8	1975	3	10400	N	N	7531 146TH AVE NE
015	769480	0260	9/2/09	\$540,000	\$521,000	2050	8	2007	3	2686	N	N	6860 156TH PL NE
015	926520	0010	3/26/08	\$455,000	\$367,000	2080	8	1978	3	7568	N	N	6006 153RD CT NE
015	068653	0330	10/2/09	\$400,000	\$389,000	2080	8	1969	3	8958	N	N	14209 NE 63RD CT
015	254720	0070	2/27/09	\$396,500	\$360,000	2090	8	1966	3	9936	N	N	7323 129TH AVE NE
015	108801	0140	8/15/08	\$640,000	\$544,000	2110	8	1973	3	7268	N	N	11803 NE 67TH PL
015	082505	9343	5/23/08	\$545,000	\$450,000	2120	8	2000	3	10187	N	N	6125 116TH AVE NE
015	769480	0010	1/10/08	\$590,000	\$463,000	2160	8	2007	3	6109	N	N	15551 NE 68TH CT
015	126240	0120	9/11/09	\$449,500	\$434,000	2170	8	1967	4	9729	N	N	12638 NE 70TH PL
015	792266	0050	11/19/09	\$495,000	\$489,000	2190	8	1983	4	9667	N	N	12916 NE 71ST ST
015	812345	0070	12/23/09	\$402,400	\$401,000	2240	8	1978	3	7006	N	N	6009 148TH CT NE
015	620265	0010	10/19/09	\$408,000	\$399,000	2300	8	1987	3	11254	N	N	13522 NE OLD REDMOND RD
015	123750	0140	3/17/09	\$506,500	\$463,000	2330	8	1959	4	19750	N	N	13430 NE 80TH ST
015	082505	9341	7/25/08	\$560,000	\$472,000	2330	8	2001	3	8950	N	N	6111 116TH AVE NE
015	792270	0480	4/20/09	\$470,000	\$434,000	2380	8	1968	3	11232	N	N	6730 150TH AVE NE
015	286910	0170	2/25/08	\$670,000	\$535,000	2390	8	1987	3	11916	N	N	6809 142ND CT NE
015	856270	0260	11/16/09	\$500,000	\$493,000	2410	8	1966	4	7350	N	N	7200 138TH PL NE
015	804470	0020	6/2/08	\$585,000	\$484,000	2460	8	1982	3	7002	N	N	14009 NE 63RD CT
015	640070	0051	11/10/08	\$822,500	\$720,000	2480	8	2003	3	7380	N	N	12131 NE 75TH ST
015	241970	0100	9/17/08	\$729,950	\$628,000	2500	8	2009	3	4173	N	N	7233 145TH CT NE
015	941351	0020	5/1/08	\$564,000	\$461,000	2510	8	1979	3	10400	N	N	14434 NE 64TH ST
015	020048	0070	7/24/09	\$585,000	\$557,000	2510	8	2008	3	8324	N	N	12407 NE 80TH LN
015	123310	0318	7/21/08	\$596,000	\$502,000	2520	8	1997	3	7348	N	N	8222 122ND AVE NE
015	667270	0090	9/20/08	\$629,000	\$541,000	2590	8	1978	3	8282	N	N	14721 NE 61ST CT
015	020048	0050	11/23/09	\$568,000	\$561,000	2630	8	2009	3	7504	N	N	8028 124TH CT NE
015	687031	0030	4/14/08	\$667,000	\$542,000	2650	8	2008	3	3295	N	N	7920 150TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	642110	0019	6/4/08	\$719,000	\$596,000	2650	8	1996	3	9419	N	N	7923 152ND AVE NE
015	687031	0090	2/27/08	\$756,392	\$604,000	2650	8	2008	3	4637	N	N	7927 150TH CT NE
015	241970	0230	5/1/09	\$625,000	\$579,000	2670	8	2009	3	3952	N	N	7258 147TH CT NE
015	123750	0080	8/12/08	\$599,500	\$509,000	2770	8	1998	4	10398	N	N	13334 NE 80TH ST
015	804470	0040	7/21/09	\$615,000	\$585,000	2880	8	1982	3	7440	N	N	14025 NE 63RD CT
015	241970	0160	5/1/09	\$729,950	\$677,000	2920	8	2009	3	4708	N	N	7240 145TH CT NE
015	241970	0040	2/24/09	\$670,000	\$608,000	2930	8	2008	3	3878	N	N	14720 NE 73RD WAY
015	241970	0010	8/5/08	\$739,950	\$627,000	3070	8	2009	3	4181	N	N	14750 NE 73RD WAY
015	241970	0210	8/26/08	\$725,000	\$619,000	3170	8	2008	3	5256	N	N	7246 147TH CT NE
015	241970	0030	6/26/08	\$759,950	\$635,000	3170	8	2008	3	3862	N	N	14732 NE 73RD WAY
015	792270	0170	6/27/08	\$639,000	\$534,000	3240	8	1968	3	14500	N	N	6815 153RD AVE NE
015	792270	0600	8/4/09	\$547,500	\$523,000	3470	8	1968	3	7500	N	N	6920 150TH AVE NE
015	241970	0120	10/16/08	\$790,000	\$686,000	3930	8	2009	3	5435	N	N	7221 145TH CT NE
015	943530	0112	6/16/09	\$435,000	\$409,000	1280	9	2004	3	6225	N	N	6218 154TH AVE NE
015	773230	0340	10/3/08	\$569,000	\$492,000	1710	9	1985	3	9278	N	N	14310 NE 61ST ST
015	112505	9088	12/10/09	\$565,000	\$561,000	1810	9	1990	3	9794	N	N	15318 NE 70TH ST
015	941350	0220	7/16/09	\$570,000	\$541,000	1870	9	1969	4	12323	N	N	6210 146TH AVE NE
015	409910	0230	6/25/09	\$460,000	\$434,000	1900	9	1996	3	4662	N	N	6910 117TH DR NE
015	773230	0290	1/13/09	\$610,000	\$546,000	1990	9	1984	3	8204	N	N	6028 143RD CT NE
015	124150	0142	6/23/09	\$490,000	\$462,000	2070	9	1998	3	3599	N	N	13101 NE 70TH ST
015	409910	0040	11/18/09	\$520,000	\$513,000	2170	9	1996	3	3987	N	N	6821 117TH AVE NE
015	773240	0490	6/26/08	\$700,000	\$584,000	2270	9	1986	3	7665	N	N	14401 NE 61ST ST
015	124150	0063	9/30/09	\$610,000	\$593,000	2440	9	2002	3	8076	N	N	7323 126TH AVE NE
015	409910	0170	3/25/08	\$625,000	\$505,000	2500	9	1996	3	4687	N	N	6922 117TH AVE NE
015	679210	0050	10/19/09	\$623,700	\$610,000	2500	9	1990	3	8467	N	N	7716 149TH AVE NE
015	409910	0060	7/20/09	\$543,000	\$516,000	2540	9	1996	3	5463	N	N	6825 117TH AVE NE
015	409910	0070	9/5/08	\$625,000	\$535,000	2540	9	1996	3	3871	N	N	6828 117TH AVE NE
015	092505	9307	3/3/08	\$655,000	\$524,000	2590	9	2005	3	10107	N	N	11716 NE 75TH PL
015	123310	0333	12/23/08	\$732,000	\$650,000	2620	9	2007	3	7498	N	N	8008 122ND AVE NE
015	773230	0130	7/11/08	\$776,000	\$651,000	2640	9	1984	4	8853	N	N	6029 142ND CT NE
015	123310	0490	3/5/08	\$926,000	\$742,000	2660	9	2007	3	7205	N	N	12515 NE 80TH PL

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	424900	0210	3/17/08	\$750,000	\$604,000	2670	9	1988	3	12602	Y	N	15203 NE 71ST CT
015	123310	0496	4/15/09	\$670,000	\$618,000	2800	9	2008	3	7227	N	N	12519 NE 81ST DR
015	123310	0487	4/10/09	\$687,500	\$633,000	2830	9	2008	3	7200	N	N	12526 NE 80TH PL
015	092505	9171	3/10/08	\$665,000	\$534,000	2840	9	2005	3	7322	N	N	6619 126TH AVE NE
015	640070	0011	6/16/08	\$1,015,000	\$844,000	2850	9	2003	3	18327	N	N	7336 120TH AVE NE
015	123310	0498	8/3/09	\$650,000	\$621,000	2870	9	2009	3	7564	N	N	12509 NE 81ST DR
015	123310	0497	4/30/09	\$685,000	\$635,000	2900	9	2009	3	7998	N	N	12515 NE 81ST DR
015	092505	9311	4/8/08	\$690,000	\$560,000	2910	9	2005	3	6555	N	N	6548 125TH AVE NE
015	020048	0080	5/13/09	\$620,000	\$577,000	2910	9	2008	3	6840	N	N	12403 NE 80TH LN
015	020048	0090	2/6/08	\$765,000	\$607,000	2910	9	2007	3	6841	N	N	12408 NE 80TH LN
015	424900	0300	9/1/09	\$630,000	\$607,000	2920	9	1990	3	8641	N	N	15231 NE 72ND ST
015	124150	0184	4/28/08	\$800,000	\$654,000	2990	9	2007	3	7565	N	N	7101 132ND AVE NE
015	092505	9310	2/25/08	\$685,000	\$547,000	3030	9	2005	3	7247	N	N	6544 125TH AVE NE
015	123310	0503	9/23/08	\$755,000	\$650,000	3030	9	2008	3	7207	N	N	8109 125TH PL NE
015	123310	0492	6/3/08	\$929,950	\$770,000	3030	9	2008	3	7314	N	N	12509 NE 80TH PL
015	123310	0484	8/11/08	\$921,626	\$782,000	3030	9	2008	3	7200	N	N	8021 126TH AVE NE
015	092505	9318	9/17/09	\$758,000	\$734,000	3040	9	2008	3	7480	N	N	6545 125TH AVE NE
015	123310	0499	8/4/08	\$750,000	\$635,000	3110	9	2008	3	8284	N	N	8103 125TH PL NE
015	123310	0499	8/7/09	\$708,000	\$677,000	3110	9	2008	3	8284	N	N	8103 125TH PL NE
015	123310	0488	1/10/08	\$860,000	\$675,000	3150	9	2007	3	7200	N	N	12522 NE 80TH PL
015	123310	0489	1/16/08	\$880,000	\$692,000	3150	9	2007	3	7203	N	N	12519 NE 80TH PL
015	241970	0090	12/12/08	\$806,950	\$714,000	3160	9	2009	3	5857	N	N	7239 145TH CT NE
015	241970	0170	11/10/08	\$789,950	\$692,000	3170	9	2008	3	4697	N	N	7263 147TH CT NE
015	241970	0110	10/26/09	\$725,000	\$711,000	3170	9	2008	3	3959	N	N	7227 145TH CT NE
015	742400	0160	2/16/08	\$899,000	\$716,000	3230	9	2007	3	10643	N	N	7929 131ST AVE NE
015	123310	0335	3/6/08	\$910,000	\$729,000	3230	9	2007	3	8056	N	N	8012 122ND AVE NE
015	126240	0100	12/8/08	\$727,000	\$643,000	3270	9	2006	3	7032	N	N	7010 126TH AVE NE
015	388910	0033	4/15/08	\$750,000	\$610,000	3310	9	2006	3	7677	N	N	12025 NE 70TH ST
015	388910	0016	9/18/09	\$669,950	\$649,000	3310	9	2007	3	8509	N	N	12023 NE 70TH ST
015	102505	9214	12/29/09	\$666,413	\$666,000	3310	9	2006	3	6422	N	N	14782 NE 60TH CT
015	022510	0110	6/8/09	\$687,500	\$645,000	3320	9	2004	3	7045	N	N	7553 123RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	092505	9244	5/26/09	\$800,000	\$748,000	3460	9	2005	3	7722	N	N	12514 NE 65TH ST
015	388910	0036	4/24/08	\$730,000	\$596,000	3470	9	2006	3	8510	N	N	12031 NE 70TH ST
015	241970	0140	11/6/08	\$770,000	\$673,000	3590	9	2008	3	5079	N	N	7228 145TH CT NE
015	092505	9303	5/6/08	\$750,000	\$615,000	2890	10	2004	3	8000	N	N	6421 125TH AVE NE
015	123310	0524	1/7/08	\$782,000	\$613,000	2910	10	2001	3	7797	N	N	8219 125TH PL NE
015	640070	0160	2/12/08	\$875,000	\$695,000	3050	10	2007	3	7423	N	N	12307 NE 73RD PL
015	640070	0161	6/17/08	\$915,000	\$762,000	3160	10	2007	3	7998	N	N	12311 NE 73RD PL
015	286920	0110	6/22/09	\$760,000	\$716,000	3290	10	2000	3	6830	N	N	14845 NE 73RD WAY
015	642110	0344	10/24/08	\$760,000	\$662,000	3300	10	2007	3	7829	N	N	7355 149TH AVE NE
015	092505	9316	6/10/08	\$969,000	\$804,000	3510	10	2008	3	8840	N	N	7834 126TH AVE NE
015	092505	9179	7/21/08	\$985,000	\$830,000	3620	10	2008	3	7475	N	N	7838 126TH AVE NE
015	642110	0346	8/8/08	\$812,500	\$689,000	3750	10	2005	3	7827	N	N	7343 149TH AVE NE

**Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	123850	0187	1/28/08	\$833,000	CHANGE OF USE;
007	123850	0396	6/20/09	\$300,000	PREVIMP<=25K
007	123850	0568	10/2/08	\$136,016	RELATED PARTY, FRIEND, OR NEIGHBOR
007	123850	0705	3/24/09	\$430,000	IMP COUNT
007	123850	0845	3/10/08	\$350,000	NO MARKET EXPOSURE
007	123850	0940	2/20/09	\$565,000	NON-REPRESENTATIVE SALE
007	124670	0330	10/29/09	\$220,000	DIAGNOSTIC OUTLIER
007	131048	0130	11/18/09	\$533,500	DIAGNOSTIC OUTLIER
007	173710	0030	12/31/08	\$358,048	QUIT CLAIM DEED
007	173710	0480	5/9/08	\$629,950	RELOCATION - SALE TO SERVICE
007	173710	0510	2/27/08	\$627,000	RELOCATION - SALE TO SERVICE
007	173710	0900	9/30/08	\$500,000	DIAGNOSTIC OUTLIER
007	242301	0070	6/30/09	\$314,000	DIAGNOSTIC OUTLIER
007	242301	0130	3/10/08	\$355,000	DIAGNOSTIC OUTLIER
007	259240	0230	4/23/08	\$243,052	RELATED PARTY, FRIEND, OR NEIGHBOR
007	262173	0060	8/25/08	\$556,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	272605	9060	3/5/08	\$290,000	QUIT CLAIM DEED
007	272605	9060	8/18/08	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	272605	9063	7/27/09	\$360,000	DIAGNOSTIC OUTLIER
007	272605	9138	1/23/08	\$212,079	RELATED PARTY, FRIEND, OR NEIGHBOR
007	332605	9202	6/19/09	\$685,000	RELOCATION - SALE TO SERVICE
007	332605	9255	1/27/09	\$567,000	DIAGNOSTIC OUTLIER
007	332605	9255	10/28/08	\$675,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	357030	0030	10/8/09	\$387,500	%COMPL
007	357030	0040	8/5/09	\$462,495	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	357030	0110	8/23/09	\$437,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	357030	0150	10/25/09	\$482,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	357030	0160	10/21/09	\$465,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	388810	0108	12/8/09	\$527,253	DIAGNOSTIC OUTLIER
007	640270	0080	2/17/09	\$368,910	BANKRUPTCY - RECEIVER OR TRUSTEE
007	640270	0120	1/26/08	\$365,000	DIAGNOSTIC OUTLIER
007	663990	0161	2/28/08	\$274,800	QUIT CLAIM DEED
007	674170	0183	10/27/08	\$290,000	DIAGNOSTIC OUTLIER
007	674170	0205	8/13/09	\$495,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	674370	0146	10/26/09	\$572,000	NON-REPRESENTATIVE SALE
007	674370	0190	5/20/08	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	674370	0308	9/4/09	\$627,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	867960	0340	6/26/08	\$127,195	DOR RATIO;QUIT CLAIM DEED
015	022510	0110	2/16/09	\$750,000	RELOCATION - SALE TO SERVICE
015	092505	9182	10/7/09	\$300,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
015	092505	9314	12/29/09	\$1,450,000	DIAGNOSTIC OUTLIER
015	108790	0020	3/25/09	\$550,000	DIAGNOSTIC OUTLIER
015	108790	0120	5/1/08	\$400,000	DIAGNOSTIC OUTLIER
015	111580	0240	4/28/09	\$295,000	RELOCATION - SALE TO SERVICE
015	123310	0267	9/3/09	\$490,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	123310	0346	10/6/09	\$593,900	NON-REPRESENTATIVE SALE
015	123310	0352	5/19/08	\$339,900	PREVIMP<=25K
015	123310	0524	1/7/08	\$782,000	RELOCATION - SALE TO SERVICE
015	123690	0091	7/9/08	\$549,900	DIAGNOSTIC OUTLIER
015	124150	0008	9/25/09	\$586,500	NON-REPRESENTATIVE SALE
015	124150	0032	9/19/08	\$350,000	DOR RATIO
015	124150	0032	8/21/09	\$720,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	124150	0038	12/22/09	\$465,000	DIAGNOSTIC OUTLIER
015	124150	0150	2/2/08	\$8,000	DOR RATIO;QUIT CLAIM DEED
015	124150	0151	1/5/08	\$7,000	DOR RATIO;QUIT CLAIM DEED
015	175970	0095	6/12/08	\$85,000	NO MARKET EXPOSURE
015	175970	2066	10/22/09	\$539,700	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	175970	2068	12/16/09	\$550,001	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	241970	0130	7/28/09	\$710,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	241970	0200	7/8/09	\$700,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	241970	0220	5/20/09	\$659,950	ACTIVE PERMIT BEFORE SALE>25K
015	241970	0240	1/22/09	\$625,000	DATA CORRECTION
015	289600	0610	3/11/09	\$440,000	NON-REPRESENTATIVE SALE
015	640070	0334	9/14/09	\$525,000	DIAGNOSTIC OUTLIER
015	642100	0070	8/26/09	\$639,000	DIAGNOSTIC OUTLIER
015	642100	0070	7/27/09	\$639,000	RELOCATION - SALE TO SERVICE
015	642110	0129	9/16/08	\$66,900	DOR RATIO;QUIT CLAIM DEED
015	642110	0129	5/22/08	\$66,900	DOR RATIO;QUIT CLAIM DEED
015	642110	0180	3/27/08	\$389,000	NO MARKET EXPOSURE
015	642110	0341	3/30/09	\$399,230	BANKRUPTCY - RECEIVER OR TRUSTEE
015	642110	0341	4/24/09	\$660,000	NON-REPRESENTATIVE SALE
015	642110	0513	7/14/08	\$32,000	DOR RATIO;QUIT CLAIM DEED
015	742040	0030	4/14/09	\$900,000	DIAGNOSTIC OUTLIER
015	742040	0050	2/10/09	\$257,000	DOR RATIO;SHORT SALE
015	773240	0420	7/9/09	\$595,000	DIAGNOSTIC OUTLIER
015	773240	0480	8/6/08	\$722,760	DIAGNOSTIC OUTLIER
015	792271	0570	12/9/09	\$54,321	DOR RATIO
015	804500	0310	4/25/08	\$374,700	DIAGNOSTIC OUTLIER
015	856260	0150	9/25/08	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	941350	0150	5/6/08	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	941350	0180	11/17/09	\$590,000	DIAGNOSTIC OUTLIER
015	943530	0102	3/7/08	\$150,428	RELATED PARTY, FRIEND, OR NEIGHBOR

**Vacant Sales Used in this Annual Update Analysis
Area 93**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	123850	0760	11/10/2009	137000	7931	Y	N
7	674370	0246	8/1/2008	340000	7241	N	N
15	640070	0090	9/23/2008	430000	18178	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 93**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	123850	0444	12/18/2009	\$589,000	IMPROVED SALE NO CHARACTERISTICS
7	123850	0495	8/4/2009	\$631,250	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	123850	0763	5/20/2009	\$63,500	LAND CHARACTERISTICS CHANGED
7	357030	0050	9/8/2009	\$500,000	IMPROVED SALE NO CHARACTERISTICS
7	357030	0060	9/22/2009	\$490,000	IMPROVED SALE NO CHARACTERISTICS
7	357030	0090	9/6/2009	\$499,995	IMPROVED SALE NO CHARACTERISTICS
7	357030	0100	11/4/2009	\$485,000	IMPROVED SALE NO CHARACTERISTICS
7	357030	0130	10/27/2009	\$479,995	IMPROVED SALE NO CHARACTERISTICS
7	357030	0140	9/18/2009	\$485,000	IMPROVED SALE NO CHARACTERISTICS
7	357030	0180	6/8/2009	\$122,990	NON-REPRESENTATIVE SALE;
15	123310	0355	12/16/2008	\$715,000	IMPROVED SALE NO CHARACTERISTICS
15	241970	0050	9/21/2009	\$650,000	IMPROVED SALE NO CHARACTERISTICS
15	241970	0150	10/19/2009	\$700,000	IMPROVED SALE NO CHARACTERISTICS
15	241970	0190	10/29/2009	\$669,800	IMPROVED SALE 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