

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Woodinville\Cottage Lake\Hollywood Hill / 36

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 229

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	\$192,900	\$288,200	\$481,100			
2010 Value	\$192,900	\$259,600	\$452,500	\$494,800	91.5%	10.31%
Change	\$0	-\$28,600	-\$28,600			
% Change	0.0%	-9.9%	-5.9%			

*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	\$207,100	\$289,000	\$496,100
2010 Value	\$207,100	\$259,500	\$466,600
Percent Change	0.0%	-10.2%	-5.9%

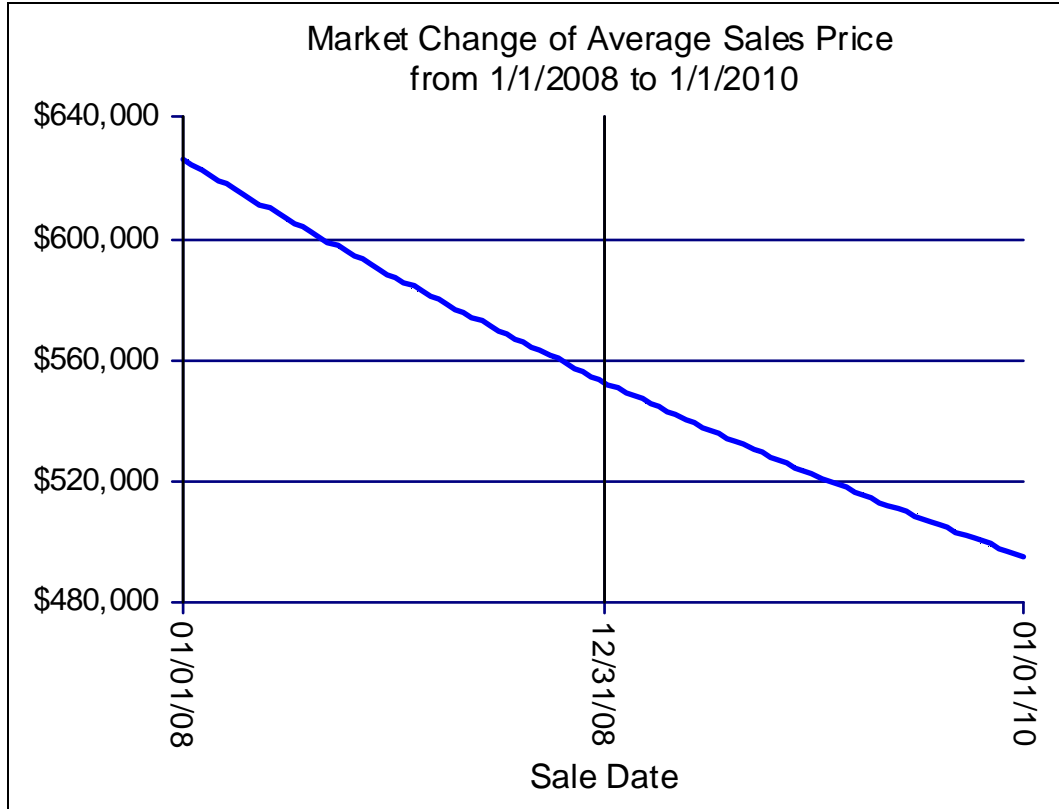
Number of one to three unit residences in the Population: 4800

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.

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

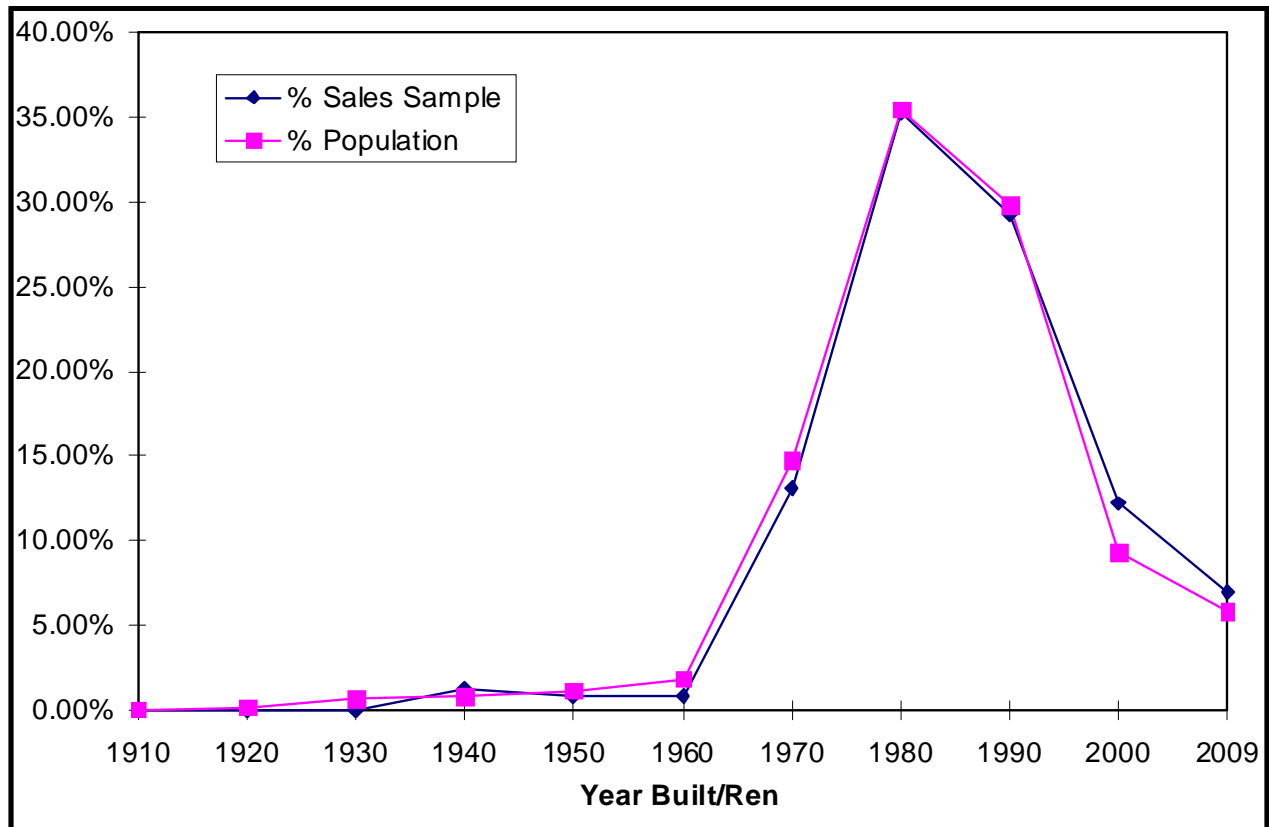
**Market Change of Average Sale Price in Area 36
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	3	1.31%
1950	2	0.87%
1960	2	0.87%
1970	30	13.10%
1980	81	35.37%
1990	67	29.26%
2000	28	12.23%
2009	16	6.99%
	229	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	8	0.17%
1930	32	0.67%
1940	39	0.81%
1950	55	1.15%
1960	89	1.85%
1970	710	14.79%
1980	1704	35.50%
1990	1432	29.83%
2000	449	9.35%
2009	279	5.81%
	4800	

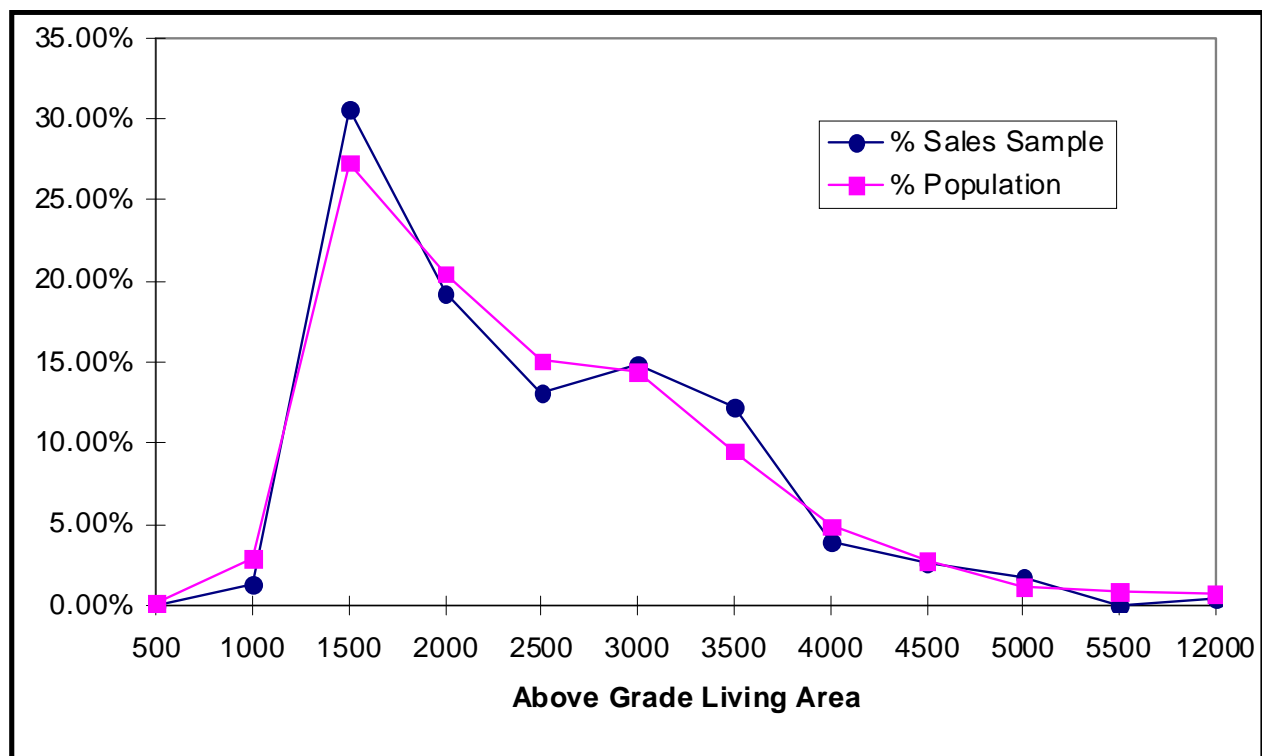


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	1.31%
1500	70	30.57%
2000	44	19.21%
2500	30	13.10%
3000	34	14.85%
3500	28	12.23%
4000	9	3.93%
4500	6	2.62%
5000	4	1.75%
5500	0	0.00%
12000	1	0.44%
	229	

Population		
AGLA	Frequency	% Population
500	4	0.08%
1000	138	2.88%
1500	1311	27.31%
2000	981	20.44%
2500	724	15.08%
3000	691	14.40%
3500	457	9.52%
4000	234	4.88%
4500	133	2.77%
5000	55	1.15%
5500	39	0.81%
12000	33	0.69%
	4800	

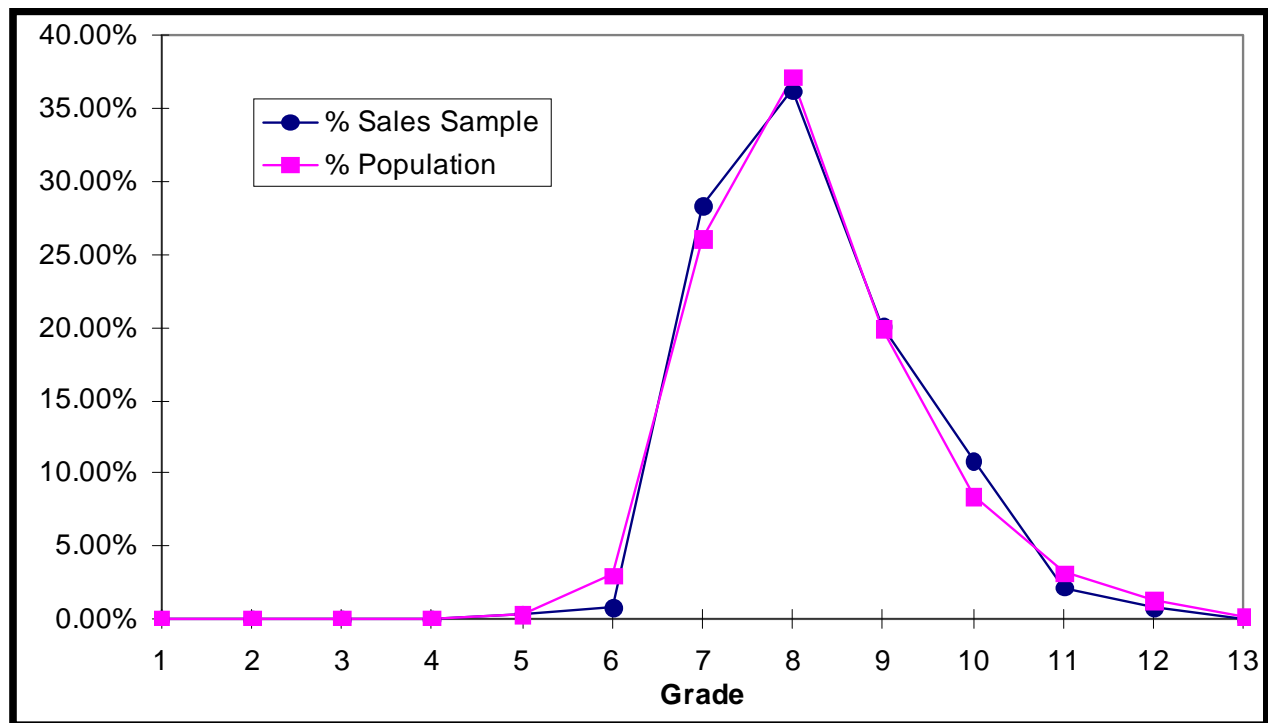


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

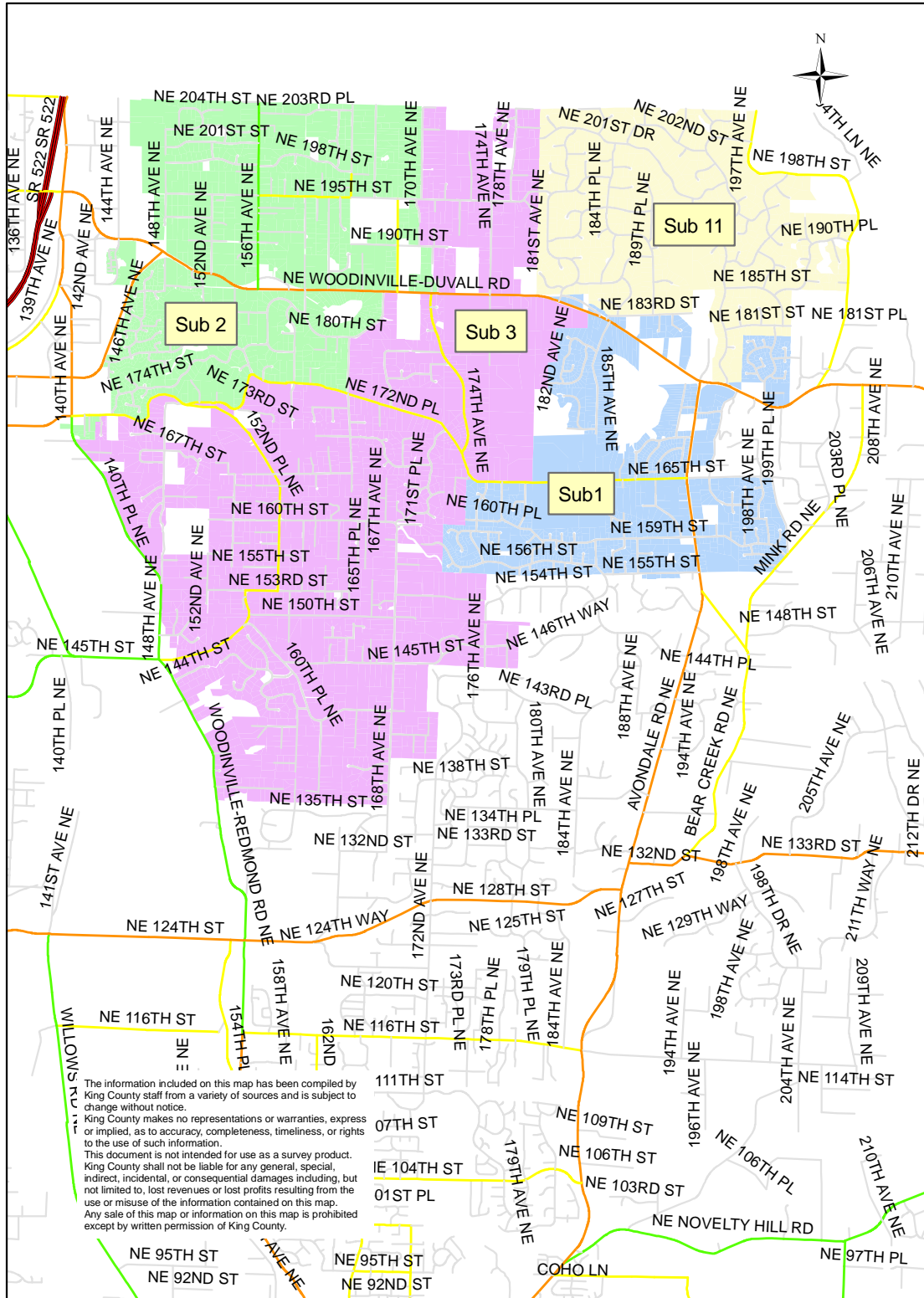
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.44%
6	2	0.87%
7	65	28.38%
8	83	36.24%
9	46	20.09%
10	25	10.92%
11	5	2.18%
12	2	0.87%
13	0	0.00%
229		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	5	0.10%
5	18	0.38%
6	146	3.04%
7	1252	26.08%
8	1784	37.17%
9	960	20.00%
10	406	8.46%
11	155	3.23%
12	65	1.35%
13	7	0.15%
4800		



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 36



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 12, 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 229 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 / 0.982473 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 30

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) * .941.
- *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) * .941
- *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)*.941

Model Validation

The resulting assessment level is 91.5%. 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 -5.9%. 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 36 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

-5.85%

Comments

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

Area 36 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	0.790	-21.0%
2/1/2008	0.799	-20.1%
3/1/2008	0.807	-19.3%
4/1/2008	0.816	-18.4%
5/1/2008	0.825	-17.5%
6/1/2008	0.834	-16.6%
7/1/2008	0.842	-15.8%
8/1/2008	0.851	-14.9%
9/1/2008	0.860	-14.0%
10/1/2008	0.869	-13.1%
11/1/2008	0.878	-12.2%
12/1/2008	0.886	-11.4%
1/1/2009	0.895	-10.5%
2/1/2009	0.904	-9.6%
3/1/2009	0.912	-8.8%
4/1/2009	0.921	-7.9%
5/1/2009	0.930	-7.0%
6/1/2009	0.939	-6.1%
7/1/2009	0.947	-5.3%
8/1/2009	0.956	-4.4%
9/1/2009	0.965	-3.5%
10/1/2009	0.974	-2.6%
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	0.816	\$429,000
Sale 2	\$475,000	10/1/2009	0.974	\$462,000
Sale 3	\$515,000	7/1/2009	0.947	\$488,000

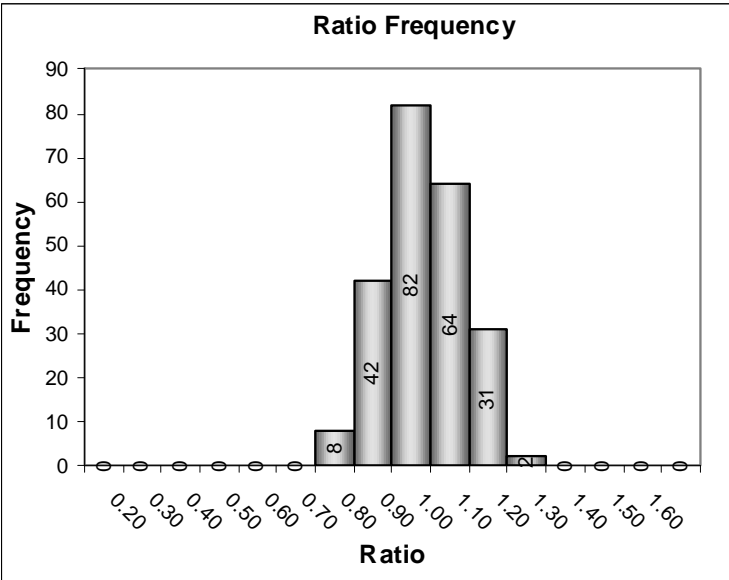
* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 36 is $(0.9824733 + 0.0002821374 * \text{SaleDay}) / 0.9824733$

SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NE/Team 2	Appr. Date: 1/1/2009	Date of Report: 4/12/2010	Sales Dates: 1/2008 - 12/2009
Area 36	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 36. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.10. The y-axis is labeled 'Frequency' and ranges from 0 to 90 in increments of 10. The histogram has several bars with their frequencies labeled on top: 8 (ratio 0.70-0.80), 42 (ratio 0.80-0.90), 82 (ratio 0.90-1.00), 64 (ratio 1.00-1.10), 31 (ratio 1.10-1.20), and 5 (ratio 1.20-1.30). All other bars have a frequency of 0.</p>	
Sample size (n)	229		
Mean Assessed Value	481,100		
Mean Adj. Sales Price	494,800		
Standard Deviation AV	187,306		
Standard Deviation SP	207,889		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.983		
Median Ratio	0.976		
Weighted Mean Ratio	0.972		
UNIFORMITY			
Lowest ratio	0.730		
Highest ratio:	1.205		
Coefficient of Dispersion	8.40%		
Standard Deviation	0.101		
Coefficient of Variation	10.30%		
Price Related Differential (PRD)	1.010		
RELIABILITY		COMMENTS:	
95% Confidence: Median		<div>1 to 3 Unit Residences throughout area 36</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2010</div>	
Lower limit	0.960		
Upper limit	0.997		
95% Confidence: Mean			
Lower limit	0.969		
Upper limit	0.996		
SAMPLE SIZE EVALUATION			
N (population size)	4800		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	229		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	122		
# ratios above mean:	107		
z:	0.991		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

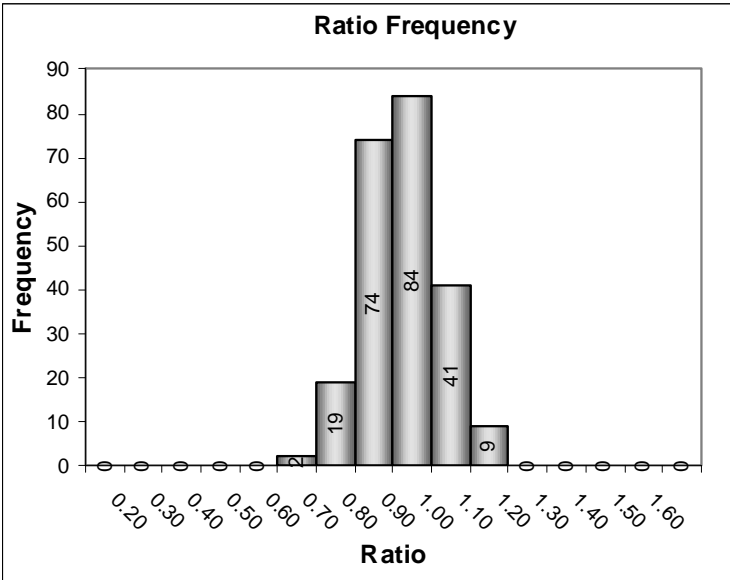
COMMENTS:

1 to 3 Unit Residences throughout area 36

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 36	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 36. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.10. The y-axis is labeled 'Frequency' and ranges from 0 to 90 in increments of 10. The histogram has several bars with their frequencies labeled on top: 0.60-0.70 has a frequency of 19, 0.70-0.80 has 74, 0.80-0.90 has 84, 0.90-1.00 has 41, and 1.00-1.10 has 9. There are also very small bars at 0.50-0.60 and 1.10-1.20.</p> <table border="1"><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50-0.60</td><td>1</td></tr><tr><td>0.60-0.70</td><td>19</td></tr><tr><td>0.70-0.80</td><td>74</td></tr><tr><td>0.80-0.90</td><td>84</td></tr><tr><td>0.90-1.00</td><td>41</td></tr><tr><td>1.00-1.10</td><td>9</td></tr><tr><td>1.10-1.20</td><td>1</td></tr></tbody></table>		Ratio Range	Frequency	0.50-0.60	1	0.60-0.70	19	0.70-0.80	74	0.80-0.90	84	0.90-1.00	41	1.00-1.10	9	1.10-1.20	1
Ratio Range	Frequency																		
0.50-0.60	1																		
0.60-0.70	19																		
0.70-0.80	74																		
0.80-0.90	84																		
0.90-1.00	41																		
1.00-1.10	9																		
1.10-1.20	1																		
Sample size (n)	229																		
Mean Assessed Value	452,500																		
Mean Sales Price	494,800																		
Standard Deviation A V	176,383																		
Standard Deviation SP	207,889																		
ASSESSMENT LEVEL																			
Arithmetic Mean Ratio	0.924																		
Median Ratio	0.918																		
Weighted Mean Ratio	0.915																		
UNIFORMITY																			
Lowest ratio	0.687																		
Highest ratio:	1.134																		
Coefficient of Dispersion	8.41%																		
Standard Deviation	0.095																		
Coefficient of Variation	10.31%																		
Price Related Differential (PRD)	1.010																		
RELIABILITY																			
95% Confidence: Median																			
Lower limit	0.903																		
Upper limit	0.937																		
95% Confidence: Mean																			
Lower limit	0.912																		
Upper limit	0.936																		
SAMPLE SIZE EVALUATION																			
N (population size)	4800																		
B (acceptable error - in decimal)	0.05																		
S (estimated from this sample)	0.095																		
Recommended minimum:	15																		
Actual sample size:	229																		
Conclusion:	OK																		
NORMALITY																			
Binomial Test																			
# ratios below mean:	122																		
# ratios above mean:	107																		
z:	0.991																		
Conclusion:	Normal*																		
*i.e. no evidence of non-normality																			

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	073750	0070	7/14/09	\$265,000	\$252,000	840	6	1970	4	11850	N	N	19319 NE 172ND ST
001	177111	0120	3/5/09	\$324,500	\$296,000	940	7	1969	3	9420	N	N	17619 197TH PL NE
001	177100	0330	3/13/08	\$355,000	\$288,000	1030	7	1983	3	8240	N	N	15846 199TH AVE NE
001	177110	0340	10/12/09	\$320,000	\$313,000	1030	7	1977	4	7236	N	N	17731 199TH PL NE
001	163070	0352	7/25/09	\$322,500	\$308,000	1080	7	1987	3	15267	N	N	18601 NE 183RD ST
001	177592	0170	5/27/08	\$395,000	\$329,000	1090	7	1976	3	12916	N	N	17314 NE 156TH ST
001	182606	9042	2/6/09	\$290,000	\$263,000	1120	7	1967	3	16552	N	N	18717 NE 165TH ST
001	177111	0610	7/20/09	\$329,000	\$313,000	1120	7	1969	4	8475	N	N	17639 197TH AVE NE
001	177100	0710	11/17/09	\$210,000	\$207,000	1150	7	1968	3	10500	N	N	15812 196TH PL NE
001	177580	1220	7/8/09	\$270,000	\$256,000	1150	7	1970	5	11660	N	N	18029 NE 155TH PL
001	177100	0430	8/22/08	\$260,000	\$223,000	1160	7	1968	3	9180	N	N	15804 198TH PL NE
001	177100	0640	5/5/09	\$291,000	\$271,000	1160	7	1968	3	9856	N	N	15835 197TH PL NE
001	177100	0250	7/17/08	\$366,000	\$310,000	1160	7	1968	3	12750	N	N	19920 NE 157TH ST
001	177110	0130	8/7/09	\$315,000	\$302,000	1190	7	1969	4	6160	N	N	17525 199TH PL NE
001	177110	0300	8/11/08	\$330,500	\$282,000	1200	7	1968	4	9744	N	N	17712 199TH PL NE
001	177580	0790	7/21/09	\$317,500	\$303,000	1230	7	1967	3	11550	N	N	17912 NE 157TH ST
001	132605	9120	10/27/08	\$359,000	\$315,000	1230	7	1978	4	46720	N	N	17705 NE 156TH ST
001	177111	0560	5/19/08	\$318,000	\$264,000	1250	7	1971	3	9435	N	N	17805 197TH AVE NE
001	177593	0100	8/16/09	\$400,000	\$384,000	1260	7	1977	4	7475	N	N	17360 NE 160TH ST
001	177400	0720	6/9/08	\$425,000	\$355,000	1290	7	1967	3	10209	N	N	16544 189TH AVE NE
001	177594	0020	9/29/09	\$370,000	\$360,000	1290	7	1987	3	37715	N	N	17454 NE 163RD PL
001	177580	1130	7/28/08	\$387,000	\$329,000	1330	7	1975	4	12180	N	N	18221 NE 159TH ST
001	177000	0160	10/21/08	\$385,000	\$337,000	1330	7	1978	3	18000	N	N	15565 186TH AVE NE
001	177591	0150	10/22/09	\$455,000	\$446,000	1330	7	1976	3	32507	N	N	16307 179TH PL NE
001	177001	0080	6/8/09	\$260,000	\$245,000	1340	7	1977	3	14800	N	N	15967 186TH AVE NE
001	177593	0510	7/7/08	\$410,000	\$346,000	1340	7	1981	3	10824	N	N	15982 176TH AVE NE
001	177400	0540	6/2/09	\$345,000	\$324,000	1350	7	1967	3	9424	N	N	19026 NE 167TH ST
001	177580	1370	8/19/08	\$370,000	\$317,000	1360	7	1976	3	13800	N	N	17915 NE 156TH ST
001	177595	0050	7/15/08	\$415,000	\$351,000	1400	7	1975	4	8700	N	N	17825 184TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177580	1050	7/22/08	\$385,000	\$327,000	1470	7	1977	4	15903	N	N	15817 182ND AVE NE
001	177570	0005	8/22/08	\$440,000	\$377,000	1510	7	1945	4	67082	N	N	19430 NE 159TH ST
001	177100	0680	3/25/08	\$387,000	\$315,000	1530	7	1967	4	9100	N	N	15803 197TH PL NE
001	073750	0140	9/23/09	\$299,950	\$291,000	1570	7	1970	4	10125	N	N	19228 NE 172ND ST
001	177580	0370	7/8/08	\$382,500	\$323,000	1670	7	1975	4	12600	N	N	18351 NE 159TH ST
001	177111	0110	7/1/09	\$380,000	\$360,000	1850	7	1969	4	12090	N	N	17618 197TH PL NE
001	072606	9071	7/9/08	\$400,000	\$338,000	930	8	1976	3	16117	N	N	18107 NE 175TH PL
001	952241	0070	9/25/09	\$425,000	\$413,000	1170	8	1977	3	35739	N	N	18141 NE 179TH ST
001	177593	0410	7/22/08	\$418,000	\$355,000	1180	8	1978	3	9800	N	N	15975 176TH AVE NE
001	177593	0290	1/31/08	\$396,000	\$316,000	1240	8	1976	3	11160	N	N	15912 174TH AVE NE
001	177593	0280	10/16/08	\$400,000	\$349,000	1240	8	1976	3	10925	N	N	15902 174TH AVE NE
001	177593	0360	3/17/08	\$420,000	\$341,000	1270	8	1978	3	11880	N	N	17501 NE 160TH ST
001	952241	0120	5/26/09	\$395,000	\$370,000	1280	8	1976	3	34657	N	N	17810 182ND AVE NE
001	177000	0360	6/3/08	\$364,000	\$304,000	1290	8	1976	4	15000	N	N	15705 188TH AVE NE
001	952240	0010	9/15/09	\$333,000	\$323,000	1300	8	1969	3	10800	N	N	17517 184TH AVE NE
001	177000	0010	3/16/09	\$390,000	\$357,000	1310	8	1976	4	16500	N	N	18726 NE 159TH ST
001	613980	0320	11/17/08	\$391,800	\$346,000	1370	8	1978	4	10120	N	N	16208 197TH AVE NE
001	177591	0350	5/7/08	\$515,000	\$426,000	1380	8	1976	3	20250	N	N	16004 177TH PL NE
001	952241	0140	9/3/08	\$400,000	\$344,000	1400	8	1977	3	37800	N	N	17824 182ND AVE NE
001	177435	0010	9/24/09	\$330,000	\$321,000	1410	8	1977	4	30607	N	N	19209 NE 165TH ST
001	177580	0610	3/10/08	\$415,000	\$336,000	1420	8	1968	4	20340	N	N	17940 NE 159TH ST
001	952240	0190	4/21/08	\$409,950	\$337,000	1420	8	1972	4	10350	N	N	18218 NE 176TH ST
001	613980	0340	6/2/08	\$485,000	\$404,000	1460	8	1978	3	9975	N	N	16216 197TH AVE NE
001	613980	0030	8/4/08	\$485,000	\$413,000	1490	8	1979	4	9600	N	N	19617 NE 165TH ST
001	177580	0440	11/4/09	\$341,000	\$335,000	1540	8	1976	3	15080	N	N	15911 183RD PL NE
001	177580	0080	8/25/09	\$405,000	\$390,000	1690	8	1995	3	20100	N	N	15620 185TH AVE NE
001	952240	0380	8/12/09	\$415,000	\$398,000	1700	8	1974	4	16500	Y	N	17516 184TH AVE NE
001	177595	0150	8/10/09	\$410,000	\$393,000	1840	8	1971	4	14359	N	N	17808 184TH AVE NE
001	177550	0131	2/23/09	\$400,000	\$364,000	1950	8	1977	3	41200	N	N	16246 190TH AVE NE
001	613980	0120	10/9/09	\$364,000	\$355,000	2110	8	1978	3	10976	N	N	19700 NE 164TH ST
001	177580	1405	6/1/09	\$625,000	\$587,000	2390	8	2001	3	38258	N	N	18348 NE 159TH 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
001	177400	1140	12/11/08	\$530,000	\$471,000	3090	8	1976	3	16830	N	N	18904 NE 168TH ST
001	675255	0080	12/19/09	\$511,000	\$509,000	2360	9	1994	3	32641	N	N	17013 183RD PL NE
001	177550	0362	12/2/09	\$570,000	\$565,000	2460	9	1995	3	34335	N	N	18806 NE 157TH ST
001	177550	0370	10/28/09	\$558,000	\$548,000	2730	9	1991	3	92890	N	N	18829 NE 157TH ST
001	675255	0170	2/22/08	\$680,000	\$547,000	3230	9	1998	3	24363	N	N	17054 183RD PL NE
001	172606	9293	6/22/09	\$665,000	\$628,000	2950	10	2001	3	38379	N	N	19818 NE 160TH PL
001	177550	0371	3/6/08	\$740,000	\$598,000	3140	10	1995	3	32336	N	N	18805 NE 157TH ST
002	721482	0250	11/22/09	\$329,950	\$326,000	1080	7	1981	3	7548	N	N	14628 NE 179TH ST
002	721481	0400	9/19/08	\$365,000	\$316,000	1170	7	1979	3	9604	N	N	14726 NE 178TH ST
002	951720	0170	3/3/09	\$445,000	\$406,000	1180	7	1983	3	19335	N	N	14620 NE 181ST ST
002	721482	0450	1/21/10	\$406,000	\$408,000	1230	7	1979	4	10960	N	N	14514 NE 180TH ST
002	951720	0360	1/2/09	\$361,000	\$323,000	1250	7	1984	3	15077	N	N	18326 147TH CT NE
002	951720	0140	6/9/08	\$485,000	\$405,000	1280	7	1984	4	13473	N	N	14646 NE 181ST ST
002	951720	0610	5/18/09	\$318,000	\$297,000	1290	7	1984	3	10117	N	N	18216 145TH CT NE
002	923850	0310	10/29/09	\$380,000	\$373,000	1300	7	1968	4	19985	N	N	14821 NE 202ND ST
002	951720	0490	5/13/08	\$425,000	\$352,000	1340	7	1983	3	16495	N	N	14500 NE 184TH PL
002	721482	0070	4/21/09	\$450,000	\$417,000	1360	7	1981	4	15886	N	N	14621 NE 179TH ST
002	289640	0470	4/24/09	\$338,000	\$314,000	1390	7	2003	3	2504	N	N	18828 144TH AVE NE
002	289640	0490	5/29/09	\$350,000	\$328,000	1390	7	2002	3	2596	N	N	18824 144TH AVE NE
002	721482	0300	12/14/09	\$359,000	\$357,000	1390	7	1979	3	7676	N	N	17910 146TH AVE NE
002	721482	0590	1/24/08	\$475,000	\$378,000	1390	7	1979	4	7575	N	N	17829 146TH AVE NE
002	721481	0530	8/21/08	\$445,000	\$381,000	1500	7	1979	3	7410	N	N	14326 NE 178TH ST
002	162280	0080	3/19/08	\$370,000	\$301,000	1540	7	1966	3	14020	N	N	15703 NE 195TH ST
002	721482	0640	11/6/08	\$557,000	\$490,000	1550	7	1979	4	21164	N	N	14516 A NE 178TH PL
002	022605	9072	10/21/08	\$460,000	\$402,000	1560	7	1964	4	35000	N	N	18850 156TH AVE NE
002	923850	0090	12/7/09	\$352,000	\$349,000	1630	7	1967	3	23427	N	N	15338 NE 202ND ST
002	289640	0170	8/13/09	\$340,000	\$326,000	1800	7	2003	3	3074	N	N	14224 NE 187TH CT
002	289640	0160	11/2/09	\$337,000	\$331,000	1800	7	2003	3	3461	N	N	14223 NE 187TH CT
002	721482	0160	8/21/09	\$425,000	\$409,000	1810	7	1981	4	8647	N	N	14651 NE 179TH ST
002	102605	9125	12/3/08	\$500,000	\$443,000	1840	7	1932	5	13939	N	N	14121 NE 171ST ST
002	404590	0042	1/29/09	\$490,000	\$443,000	2770	7	1996	3	16800	N	N	16502 NE 180TH 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
002	012605	9242	12/26/08	\$485,000	\$433,000	1410	8	1980	4	45738	N	N	19115 170TH AVE NE
002	721481	0020	7/16/08	\$444,000	\$376,000	1550	8	1979	4	11700	N	N	14309 NE 177TH CT
002	112605	9141	3/31/08	\$590,000	\$481,000	1800	8	1977	3	55756	N	N	17420 151ST AVE NE
002	721481	0190	3/24/08	\$415,000	\$338,000	1910	8	1980	3	10000	N	N	14639 NE 178TH ST
002	956080	0090	2/24/08	\$439,900	\$354,000	1940	8	1988	3	8721	N	N	14806 NE 177TH ST
002	022605	9087	4/10/08	\$500,000	\$409,000	2020	8	1976	4	40510	N	N	15418 NE 195TH ST
002	022605	9142	10/14/08	\$650,000	\$567,000	2030	8	1982	3	35002	N	N	19541 159TH PL NE
002	012605	9210	10/29/09	\$546,500	\$536,000	2080	8	2008	3	35098	N	N	16628 NE 195TH ST
002	022605	9160	6/11/09	\$525,000	\$494,000	2110	8	1996	3	26491	N	N	16224 NE 187TH ST
002	956080	0230	10/5/09	\$414,000	\$404,000	2130	8	1985	3	15498	N	N	17941 151ST WAY NE
002	956080	0400	8/14/09	\$474,000	\$455,000	2230	8	1984	3	7502	N	N	17849 149TH AVE NE
002	324450	0022	7/30/09	\$550,000	\$526,000	2230	8	1977	3	98445	N	N	19009 156TH AVE NE
002	856470	0070	10/28/09	\$474,950	\$466,000	2310	8	2004	3	8078	N	N	18625 151ST AVE NE
002	324450	0038	8/22/08	\$650,000	\$557,000	2370	8	1984	4	44866	N	N	19208 152ND AVE NE
002	923843	0120	8/14/08	\$550,000	\$470,000	2450	8	1984	3	34999	N	N	16325 NE 203RD PL
002	923843	0670	5/29/09	\$540,000	\$506,000	2510	8	1985	4	53536	N	N	16109 NE 203RD PL
002	923843	0480	11/24/09	\$510,000	\$504,000	2577	8	1983	4	33951	N	N	15636 NE 198TH ST
002	856470	0170	1/28/08	\$470,000	\$375,000	2640	8	2004	3	6496	N	N	14865 NE 185TH ST
002	923849	0050	6/27/09	\$559,000	\$529,000	2640	8	1979	3	34000	N	N	15410 NE 198TH ST
002	012605	9142	7/27/09	\$585,000	\$558,000	2640	8	1996	3	48481	N	N	20318 166TH AVE NE
002	856470	0060	9/3/09	\$500,000	\$483,000	2680	8	2004	3	8067	N	N	18645 151ST AVE NE
002	923843	0090	6/2/09	\$515,000	\$483,000	2780	8	1988	3	35017	N	N	16116 NE 203RD PL
002	324450	0026	8/6/08	\$620,000	\$529,000	3130	8	1967	4	49222	N	N	19006 152ND AVE NE
002	022605	9095	4/16/08	\$790,000	\$648,000	3140	8	1977	3	74052	N	N	15822 NE 191ST ST
002	721480	0580	2/13/09	\$585,000	\$531,000	1780	9	1978	3	11000	N	N	17417 145TH PL NE
002	951730	0050	6/17/08	\$682,500	\$572,000	2050	9	1988	3	16500	Y	N	18527 148TH AVE NE
002	923843	0570	10/20/08	\$529,000	\$462,000	2100	9	1984	3	43825	N	N	19909 163RD AVE NE
002	022605	9138	9/4/08	\$781,785	\$673,000	2330	9	1997	3	53384	N	N	18795 162ND AVE NE
002	721480	0560	8/18/09	\$470,000	\$452,000	2340	9	1978	4	12000	N	N	14519 NE 174TH ST
002	022605	9047	10/15/09	\$570,000	\$557,000	2450	9	1988	5	38500	N	N	16327 NE 196TH ST
002	324450	0071	5/22/08	\$695,000	\$577,000	2630	9	1969	4	43995	N	N	19007 152ND 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
002	923843	0230	6/22/09	\$618,000	\$584,000	2660	9	1988	3	28190	N	N	19914 163RD AVE NE
002	022605	9052	7/23/08	\$580,000	\$492,000	2740	9	1965	3	32604	N	N	20102 156TH AVE NE
002	923843	0320	10/16/09	\$546,675	\$535,000	2950	9	1984	3	51519	N	N	16109 NE 198TH ST
002	421525	0490	8/4/09	\$675,000	\$646,000	3230	9	1984	3	28089	N	N	17720 159TH AVE NE
002	560630	0060	12/29/09	\$699,000	\$698,000	3660	9	2008	3	5719	N	N	17060 140TH CT NE
002	560630	0070	11/20/09	\$680,000	\$672,000	3740	9	2008	3	5876	N	N	17064 140TH CT NE
002	112605	9046	6/4/08	\$740,000	\$618,000	3050	10	1985	3	58370	N	N	17702 159TH PL NE
002	956220	0400	3/25/08	\$810,000	\$660,000	3160	10	1987	3	66135	N	N	15402 NE 176TH PL
002	421525	0130	10/5/09	\$695,000	\$677,000	3400	10	1983	3	35000	N	N	18017 157TH AVE NE
002	421525	0240	12/9/08	\$809,000	\$719,000	3520	10	1984	3	28048	N	N	15829 NE 178TH PL
002	956220	0010	11/7/08	\$755,000	\$664,000	3930	10	1985	3	55025	N	N	17524 155TH PL NE
002	079280	0090	2/25/08	\$1,350,000	\$1,088,000	4060	10	2000	3	41177	N	N	19020 160TH AVE NE
002	421525	0170	7/16/08	\$839,950	\$711,000	4120	10	1984	3	35492	N	N	15541 NE 179TH ST
002	421525	0180	8/19/08	\$939,700	\$805,000	4400	10	1984	3	40332	N	N	15711 NE 178TH PL
002	022605	9040	2/27/09	\$805,000	\$734,000	4660	10	2006	3	47178	N	N	16040 NE WOODINVILLE-DUVALL RD
002	112605	9230	7/17/08	\$899,990	\$762,000	3850	11	1994	3	35540	N	N	18146 154TH AVE NE
002	956220	0200	11/10/08	\$1,100,000	\$968,000	4150	11	1983	3	28020	N	N	15004 NE 177TH DR
002	112605	9146	11/18/09	\$1,160,000	\$1,145,000	4570	11	1989	3	81364	N	N	18123 155TH AVE NE
003	012605	9267	6/25/09	\$339,900	\$321,000	1380	5	1949	4	42872	N	N	20322 170TH AVE NE
003	340170	0245	3/26/08	\$450,000	\$367,000	1470	6	1931	3	47480	N	N	16015 NE 143RD ST
003	340170	0200	9/29/09	\$640,000	\$623,000	1180	7	1966	3	202118	Y	N	16217 NE 145TH ST
003	012605	9065	2/19/08	\$425,000	\$342,000	1460	7	1982	3	35002	N	N	17022 NE 195TH ST
003	113610	0061	4/2/08	\$495,000	\$404,000	1560	7	1974	4	28137	N	N	15624 NE 159TH ST
003	132605	9010	7/7/08	\$695,000	\$587,000	1700	7	1935	4	103672	N	N	15405 168TH AVE NE
003	142605	9059	3/14/08	\$536,000	\$435,000	1780	7	1967	4	35283	N	N	16206 NE 145TH ST
003	340770	0040	11/6/09	\$461,000	\$454,000	2260	7	1954	3	32525	N	N	15914 148TH AVE NE
003	012605	9155	2/12/08	\$575,000	\$461,000	2320	7	1984	3	35978	N	N	17822 NE 203RD ST
003	340470	0087	7/22/08	\$525,000	\$445,000	1160	8	1957	4	38700	Y	N	15346 NE 140TH ST
003	232605	9046	8/13/09	\$500,000	\$480,000	1440	8	1973	3	71874	Y	N	13656 WOODINVILLE-REDMOND RD NE
003	012605	9268	2/26/08	\$458,000	\$369,000	1510	8	1988	3	50965	N	N	20218 170TH AVE NE
003	132605	9095	6/23/09	\$650,000	\$614,000	1510	8	1984	3	207345	N	N	14600 176TH 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
003	340470	0088	6/10/09	\$725,000	\$682,000	1590	8	1978	4	43995	Y	N	15332 NE 140TH ST
003	281726	0180	6/17/08	\$595,000	\$499,000	1610	8	1975	3	24000	N	N	14715 NE 169TH ST
003	739980	0150	10/22/09	\$435,000	\$426,000	1730	8	1983	4	40250	N	N	16726 171ST PL NE
003	340470	0096	5/8/08	\$621,000	\$513,000	1790	8	1962	4	73616	N	N	15800 NE 141ST PL
003	340170	0100	11/26/08	\$591,085	\$523,000	1860	8	1972	3	47916	N	N	15025 159TH AVE NE
003	012605	9282	6/23/09	\$490,000	\$463,000	1970	8	1999	3	52648	N	N	17900 NE 196TH ST
003	122605	9096	12/11/08	\$515,000	\$458,000	2020	8	1968	3	87120	N	N	16817 NE 172ND PL
003	113610	0035	6/16/09	\$615,000	\$580,000	2660	8	1984	3	45302	N	N	15620 158TH AVE NE
003	340620	0220	12/10/09	\$615,000	\$611,000	1750	9	1979	4	39900	N	N	14910 NE 147TH PL
003	122605	9180	9/8/08	\$570,000	\$491,000	2310	9	1995	3	55573	N	N	17532 164TH AVE NE
003	232605	9013	10/27/08	\$1,025,000	\$898,000	2410	9	1977	4	113691	N	N	13818 162ND AVE NE
003	281730	0090	9/14/09	\$600,000	\$581,000	2510	9	1974	3	35840	N	N	15920 147TH PL NE
003	122605	9156	9/2/09	\$650,000	\$627,000	2820	9	2000	3	38032	N	N	17020 166TH PL NE
003	340170	0127	8/7/08	\$756,500	\$645,000	2870	9	1981	3	52300	N	N	15220 163RD PL NE
003	340170	0055	11/24/08	\$825,000	\$730,000	2950	9	1982	4	55847	N	N	15440 NE 153RD ST
003	427750	0040	4/29/08	\$715,000	\$589,000	2970	9	1998	3	37349	N	N	17018 NE 179TH ST
003	940830	0180	2/1/08	\$630,000	\$503,000	3030	9	1981	4	30000	N	N	16405 171ST PL NE
003	366300	0080	8/31/09	\$825,000	\$796,000	3050	9	2000	3	47044	N	N	17325 167TH AVE NE
003	232605	9036	3/27/08	\$965,000	\$786,000	3220	9	1978	4	90169	N	N	15913 NE 139TH PL
003	940830	0270	9/30/09	\$607,000	\$591,000	3340	9	1981	4	43995	N	N	16319 170TH AVE NE
003	232605	9093	9/8/09	\$725,000	\$701,000	3350	9	1996	3	40866	N	N	15719 NE 136TH PL
003	856500	0030	5/28/09	\$635,000	\$595,000	3457	9	1997	3	33460	N	N	19405 179TH CT NE
003	317540	0170	1/4/08	\$925,000	\$732,000	3740	9	1998	3	44210	N	N	17110 NE 183RD PL
003	142605	9045	11/30/09	\$625,000	\$619,000	2830	10	1989	3	43560	N	N	14837 164TH PL NE
003	133190	0330	4/16/08	\$796,000	\$653,000	3220	10	1987	4	37103	N	N	16635 168TH PL NE
003	133190	0050	6/17/08	\$820,000	\$687,000	3240	10	1986	4	35018	N	N	16817 167TH AVE NE
003	068770	0080	5/14/09	\$765,000	\$714,000	3240	10	1988	3	35001	N	N	15020 NE 167TH ST
003	248161	0050	4/29/08	\$800,000	\$659,000	3370	10	1981	4	56192	N	N	14424 156TH AVE NE
003	133190	0040	8/20/09	\$630,000	\$606,000	3540	10	1986	3	35256	N	N	16535 NE 169TH PL
003	361200	0070	11/24/09	\$987,500	\$977,000	3660	10	1998	3	31967	Y	N	16719 NE 151ST PL
003	242605	9100	7/15/09	\$890,000	\$847,000	4120	10	1984	4	106722	N	N	16848 NE 143RD ST

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003	132605	9183	1/9/08	\$1,550,000	\$1,228,000	4208	10	1999	3	115434	N	N	14722 178TH AVE NE
003	242605	9123	3/14/08	\$975,000	\$791,000	3380	11	1991	5	56628	N	N	14118 168TH AVE NE
003	112605	9027	6/17/08	\$1,860,000	\$1,559,000	4880	11	2007	3	72309	N	N	15620 NE 167TH PL
003	340170	0094	10/15/08	\$2,080,000	\$1,815,000	4840	12	2007	3	69342	N	N	15617 NE 153RD ST
003	122605	9183	8/19/09	\$1,400,000	\$1,346,000	5920	12	2008	3	104108	N	N	17455 NE 166TH PL
011	163070	0366	10/22/09	\$399,950	\$392,000	1180	8	1978	3	54014	N	N	18408 189TH AVE NE
011	721470	0740	9/18/09	\$424,950	\$412,000	1280	8	1976	3	36708	N	N	18310 194TH AVE NE
011	721470	0510	9/22/09	\$427,000	\$415,000	1490	8	1977	3	36846	N	N	19724 NE 181ST ST
011	721471	1050	5/14/09	\$475,000	\$443,000	1610	8	1977	4	43119	N	N	19305 196TH AVE NE
011	721471	0370	10/5/09	\$410,000	\$400,000	1620	8	1978	3	55576	N	N	19222 200TH AVE NE
011	721470	0550	10/9/09	\$420,000	\$410,000	1690	8	1976	3	50965	N	N	18140 197TH PL NE
011	177421	0380	8/19/09	\$410,000	\$394,000	1880	8	1976	3	35250	N	N	19404 181ST AVE NE
011	177422	0380	5/14/08	\$550,000	\$456,000	1930	8	1978	3	33449	N	N	18139 NE 197TH PL
011	721472	0070	9/9/09	\$491,500	\$475,000	2040	8	1983	3	161607	N	N	20018 194TH AVE NE
011	177422	0150	7/7/08	\$588,000	\$496,000	2220	8	1978	4	39322	N	N	19837 183RD PL NE
011	177422	0270	8/10/09	\$460,000	\$441,000	2480	8	1978	4	32790	N	N	19903 182ND AVE NE
011	177421	0280	7/9/08	\$492,000	\$416,000	2500	8	1977	3	32505	N	N	19119 183RD AVE NE
011	177422	0260	8/26/08	\$475,000	\$408,000	2590	8	1978	3	34498	N	N	19915 182ND AVE NE
011	177421	0250	2/11/08	\$630,000	\$505,000	2700	8	1976	4	33807	N	N	18229 NE 194TH ST
011	177423	0040	10/23/08	\$615,000	\$538,000	2820	8	1978	4	48351	N	N	18529 186TH PL NE
011	177423	0120	5/14/08	\$630,000	\$522,000	2880	8	1979	4	42435	N	N	18629 NE 189TH ST
011	177422	0310	5/8/09	\$438,900	\$409,000	2900	8	1978	3	35809	N	N	18104 NE 197TH PL
011	721471	0760	4/16/08	\$544,500	\$447,000	3010	8	1977	3	37644	N	N	19421 194TH AVE NE
011	177422	0440	1/7/10	\$488,500	\$489,000	3100	8	1977	3	35424	N	N	18008 NE 196TH ST
011	721471	0870	9/29/09	\$582,500	\$567,000	3270	8	1978	4	96754	N	N	19311 NE 190TH ST
011	721471	0880	4/24/08	\$560,000	\$461,000	3340	8	1978	3	58948	N	N	19321 NE 190TH ST
011	721472	0020	2/12/08	\$535,000	\$429,000	1580	9	1987	3	43560	N	N	19716 194TH AVE NE
011	721479	0020	5/21/09	\$485,000	\$454,000	1660	9	1990	3	35290	N	N	19413 NE 203RD PL
011	721471	0040	6/16/08	\$595,000	\$499,000	1720	9	1977	4	38676	N	N	19415 NE 188TH ST
011	935930	0370	7/15/09	\$567,000	\$539,000	1920	9	1990	3	45330	N	N	18311 NE 204TH CT
011	769547	0410	9/18/09	\$475,000	\$461,000	2290	9	1987	3	33265	N	N	18470 NE 191ST ST

Improved Sales Used in this Annual Update Analysis
Area 36
(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
011	721472	0380	8/20/08	\$575,000	\$493,000	2500	9	1988	3	39138	N	N	20002 190TH AVE NE
011	935930	0310	8/31/09	\$462,500	\$446,000	2540	9	1989	3	32065	N	N	18342 NE 201ST DR
011	721479	0210	6/19/08	\$605,000	\$508,000	2540	9	1989	3	34238	N	N	20330 191ST AVE NE
011	721472	0570	12/10/08	\$550,000	\$489,000	2640	9	1987	3	35336	N	N	19718 192ND AVE NE
011	769547	0040	5/21/08	\$525,000	\$436,000	2650	9	1986	3	37333	N	N	18941 NE 186TH PL
011	769547	0020	4/8/08	\$635,000	\$520,000	2660	9	1987	3	36234	N	N	18909 NE 186TH PL
011	935930	0140	2/22/08	\$670,000	\$539,000	2700	9	1990	3	39737	N	N	18411 NE 201ST DR
011	721472	0390	9/11/08	\$515,000	\$444,000	2850	9	1988	3	40455	N	N	20014 190TH AVE NE
011	353021	0230	3/10/09	\$595,000	\$544,000	3240	9	1987	3	47385	N	N	18440 NE 199TH ST
011	662610	0110	10/17/08	\$620,000	\$541,000	2920	10	1994	3	30856	N	N	18815 201ST AVE NE
011	662610	0070	5/19/09	\$570,000	\$533,000	3060	10	1992	3	26199	Y	N	20023 NE 190TH CT
011	193908	0040	1/17/08	\$1,249,000	\$993,000	3080	10	1997	3	51836	N	N	20121 NE 186TH CT
011	662610	0060	9/22/09	\$537,500	\$522,000	3120	10	1993	3	31933	N	N	20026 NE 190TH CT
011	193908	0110	10/19/09	\$702,500	\$688,000	3550	10	1996	3	35942	N	N	18517 201ST PL NE

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132605	9120	3/28/08	\$392,502	BANKRUPTCY - RECEIVER OR TRUSTEE
001	163070	0080	7/9/09	\$710,000	WFT
001	163070	0190	10/5/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	163070	0320	7/28/08	\$135,000	DIAGNOSTIC OUTLIER
001	177100	0190	10/29/08	\$267,000	QUIT CLAIM DEED
001	177100	0290	12/11/09	\$122,500	DOR RATIO
001	177100	0430	4/18/08	\$287,384	SHORT SALE
001	177100	0790	5/1/08	\$240,000	DIAGNOSTIC OUTLIER
001	177110	0120	10/21/09	\$205,500	DIAGNOSTIC OUTLIER
001	177110	0120	11/18/09	\$205,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177111	0440	12/31/08	\$92,575	DOR RATIO
001	177111	0600	4/1/08	\$433,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177550	0016	12/11/09	\$455,000	DIAGNOSTIC OUTLIER
001	177550	0090	2/19/09	\$366,742	DIAGNOSTIC OUTLIER
001	177550	0090	2/19/09	\$340,000	RELOCATION - SALE TO SERVICE
001	177550	0362	11/27/09	\$570,000	RELOCATION - SALE TO SERVICE;
001	177592	0360	2/19/09	\$265,000	NON-REPRESENTATIVE SALE
001	613980	0490	3/9/09	\$195,600	QUIT CLAIM DEED
001	952240	0190	4/14/09	\$217,099	QUIT CLAIM DEED
002	012605	9071	10/14/09	\$530,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	012605	9082	2/29/08	\$143,000	QUIT CLAIM DEED;
002	012605	9088	1/20/10	\$141,000	DOR RATIO
002	012605	9098	12/3/09	\$178,500	DOR RATIO
002	012605	9101	8/14/09	\$710,000	IMP COUNT
002	012605	9210	8/20/08	\$331,944	QUIT CLAIM DEED;
002	022605	9180	11/25/09	\$650,000	DIAGNOSTIC OUTLIER
002	093730	0010	2/4/08	\$939,950	DIAGNOSTIC OUTLIER
002	102605	9109	7/15/08	\$1,500,000	DOR RATIO
002	289640	0340	10/15/09	\$237,322	AFFORDABLE HOUSING SALES
002	289640	0600	2/3/09	\$160,118	AFFORDABLE HOUSING SALES
002	289640	0610	8/15/09	\$181,334	AFFORDABLE HOUSING SALES
002	289640	0630	5/7/09	\$164,000	AFFORDABLE HOUSING SALES
002	289640	0640	3/2/09	\$175,900	AFFORDABLE HOUSING SALES
002	289640	0660	4/22/08	\$165,937	AFFORDABLE HOUSING SALES
002	289640	0690	7/22/09	\$163,000	AFFORDABLE HOUSING SALES
002	404590	0042	7/29/08	\$547,500	RELOCATION - SALE TO SERVICE
002	421525	0380	11/11/09	\$715,000	DIAGNOSTIC OUTLIER
002	721480	0560	7/22/09	\$470,000	RELOCATION - SALE TO SERVICE
002	951720	0170	5/20/08	\$325,000	DIAGNOSTIC OUTLIER
003	012605	9282	12/16/08	\$560,000	RELOCATION - SALE TO SERVICE
003	112605	9110	3/28/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	122605	9118	9/23/08	\$810,000	DIAGNOSTIC OUTLIER
003	122605	9180	9/3/08	\$570,000	RELOCATION - SALE TO SERVICE
003	132605	9144	7/31/08	\$595,000	QUIT CLAIM DEED
003	132605	9194	5/5/08	\$2,765,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	133190	0040	12/15/08	\$840,000	RELOCATION - SALE TO SERVICE
003	133190	0050	6/17/08	\$880,975	RELOCATION - SALE TO SERVICE
003	232605	9020	2/26/08	\$3,995,000	OBSOL
003	232605	9104	1/11/10	\$649,900	DIAGNOSTIC OUTLIER
003	242605	9029	9/22/09	\$399,000	DIAGNOSTIC OUTLIER
003	242605	9046	2/21/08	\$1,050,000	UNFIN AREA
003	248162	0070	1/12/10	\$475,000	DIAGNOSTIC OUTLIER
003	248163	0215	12/28/09	\$925,000	DIAGNOSTIC OUTLIER
003	340170	0094	8/12/09	\$46,580	DOR RATIO;NO MARKET EXPOSURE
003	340170	0132	3/31/09	\$450,000	NON-REPRESENTATIVE SALE
003	340470	0093	11/6/09	\$635,000	ACTIVE PERMIT BEFORE SALE>25K
003	795502	0020	2/26/09	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	940830	0410	10/24/09	\$655,000	DIAGNOSTIC OUTLIER
011	193908	0110	10/9/09	\$707,500	RELOCATION - SALE TO SERVICE
011	353021	0230	12/9/08	\$664,000	RELOCATION - SALE TO SERVICE
011	662610	0300	8/24/09	\$525,000	QUIT CLAIM DEED
011	721472	0020	2/8/08	\$535,000	RELOCATION - SALE TO SERVICE
011	721478	0050	10/1/08	\$440,000	DIAGNOSTIC OUTLIER
011	721478	0080	9/16/09	\$395,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 36***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
001	182606	9061	6/13/2008	\$395,000	168577	N	N
002	012605	9314	1/14/2010	\$175,000	35098	N	N
003	340470	0094	1/6/2010	\$215,000	26922	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 36***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	177000	0280	10/3/2009	\$3,750	QUIT CLAIM DEED
1	177000	0280	10/3/2009	\$1,250	QUIT CLAIM DEED
1	177590	0272	2/23/2009	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	560630	0050	1/29/2008	\$285,000	BUILDER OR DEVELOPER SALES;
3	112605	9080	11/24/2009	\$13,580	QUESTIONABLE PER APPRAISAL

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