

Residential Revalue

2011 Assessment Roll

Kentridge

AREA 29

**King County Department of Assessments
Seattle, Washington**



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Characteristics-Based Market Adjustment for 2011 Assessment Roll

Area Name / Number: Kentridge / 29

Previous Physical Inspection: 2010

Improved Sales:

Number of Sales: 441

Range of Sale Dates: 1/1/2008 - 1/1/2011

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2010 Value	\$90,000	\$142,700	\$232,700			
2011 Value	\$86,200	\$136,500	\$222,700	\$243,500	91.5%	9.04%
Change	-\$3,800	-\$6,200	-\$10,000			
% Change	-4.2%	-4.3%	-4.3%			

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

** Sales time adjusted to 1/1/2011.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011. 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 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 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 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2010 Value	\$91,200	\$141,100	\$232,300
2011 Value	\$87,400	\$135,300	\$222,700
Percent Change	-4.2%	-4.1%	-4.1%

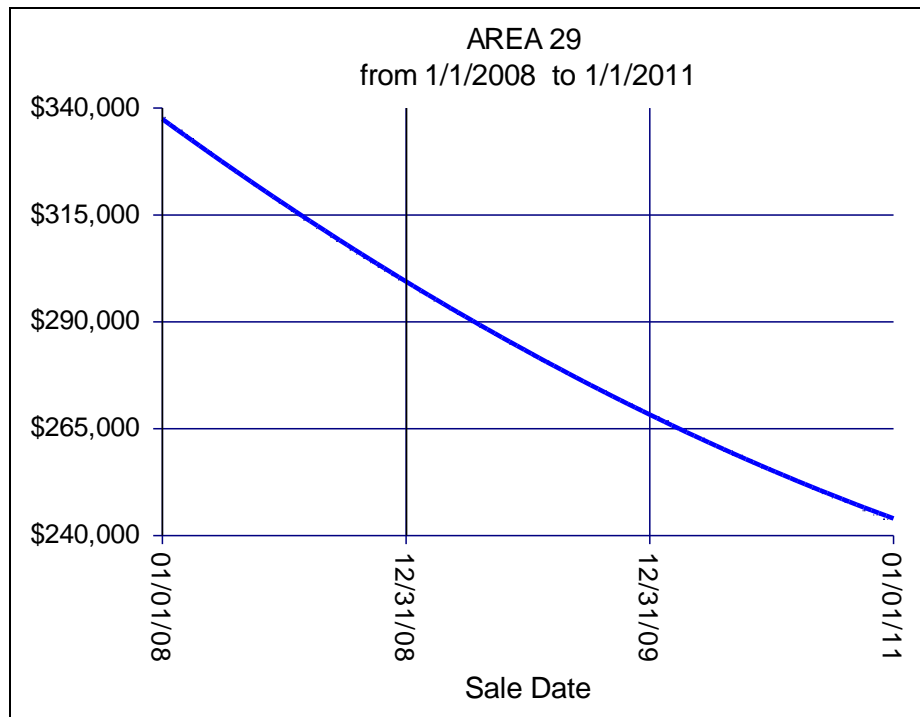
Number of one to three unit residences in the Population: 5685

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 several that two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a parcel located in the plat “Stockton” (Major 802570) and the plat “Woodford Pl.” (Major 951310) had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required greater downward adjustments.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2011 Assessment Roll.

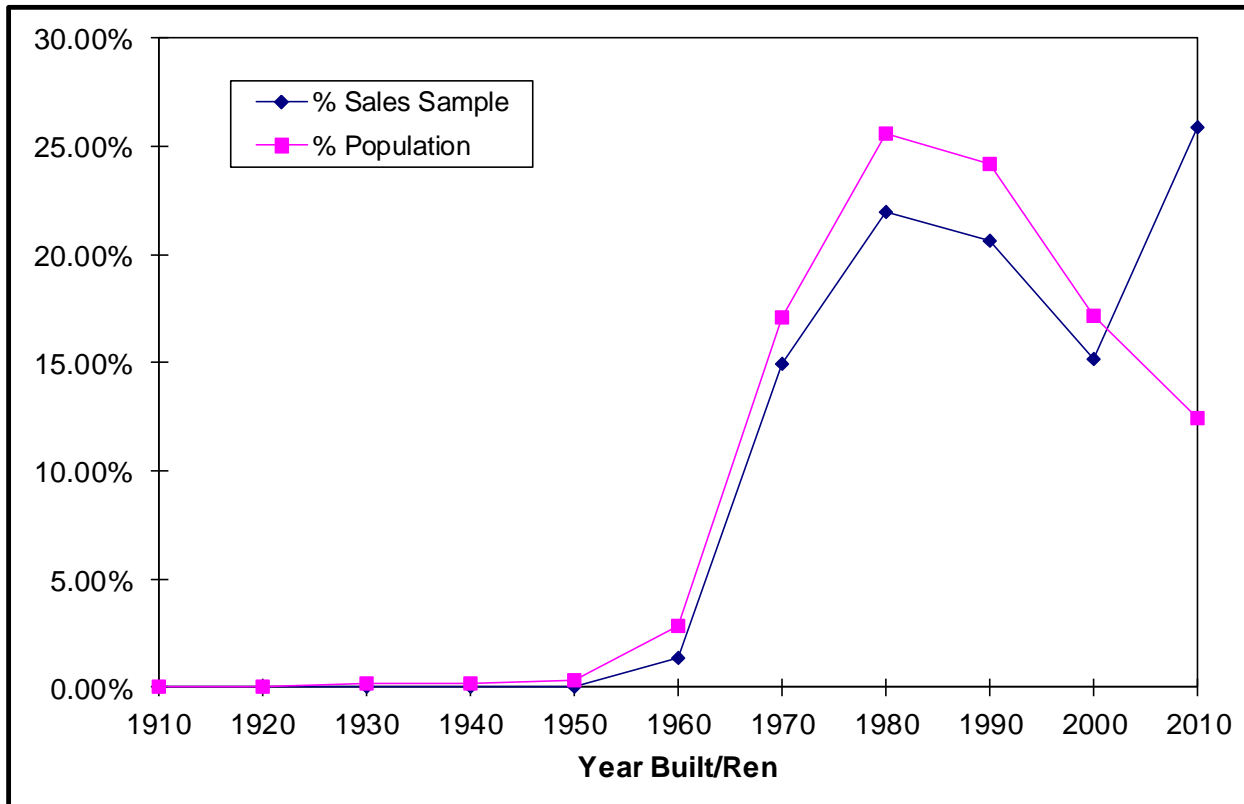
Market Change of Average Sale Price in Area 29
From 1/1/2008 to 1/1/2011



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	0	0.00%
1950	0	0.00%
1960	6	1.36%
1970	66	14.97%
1980	97	22.00%
1990	91	20.63%
2000	67	15.19%
2010	114	25.85%
	441	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	3	0.05%
1930	9	0.16%
1940	8	0.14%
1950	20	0.35%
1960	159	2.80%
1970	972	17.10%
1980	1455	25.59%
1990	1375	24.19%
2000	975	17.15%
2010	707	12.44%
	5685	

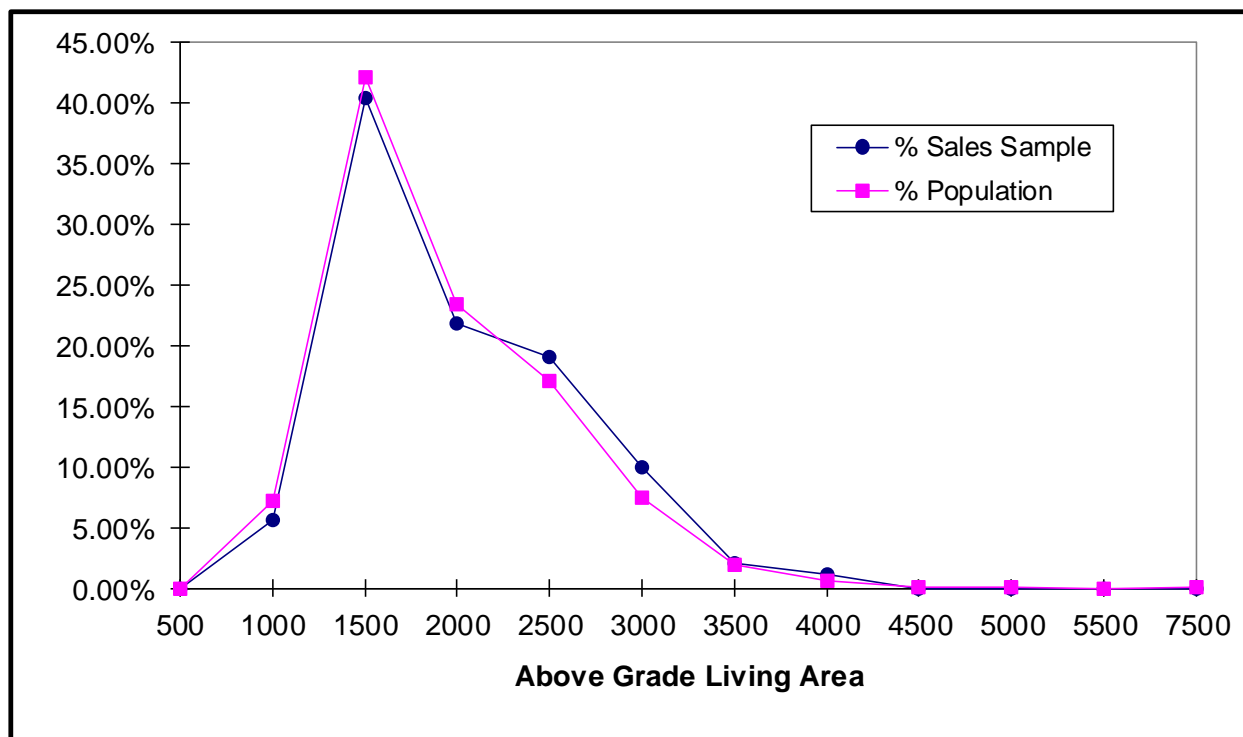


Sales of new homes built over the last few years are over represented in the sample. This is a common occurrence due to the fact that most new houses will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	5.67%
1500	178	40.36%
2000	96	21.77%
2500	84	19.05%
3000	44	9.98%
3500	9	2.04%
4000	5	1.13%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	441	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	413	7.26%
1500	2391	42.06%
2000	1327	23.34%
2500	973	17.12%
3000	427	7.51%
3500	108	1.90%
4000	36	0.63%
4500	5	0.09%
5000	2	0.04%
5500	1	0.02%
10000	2	0.04%
	5685	

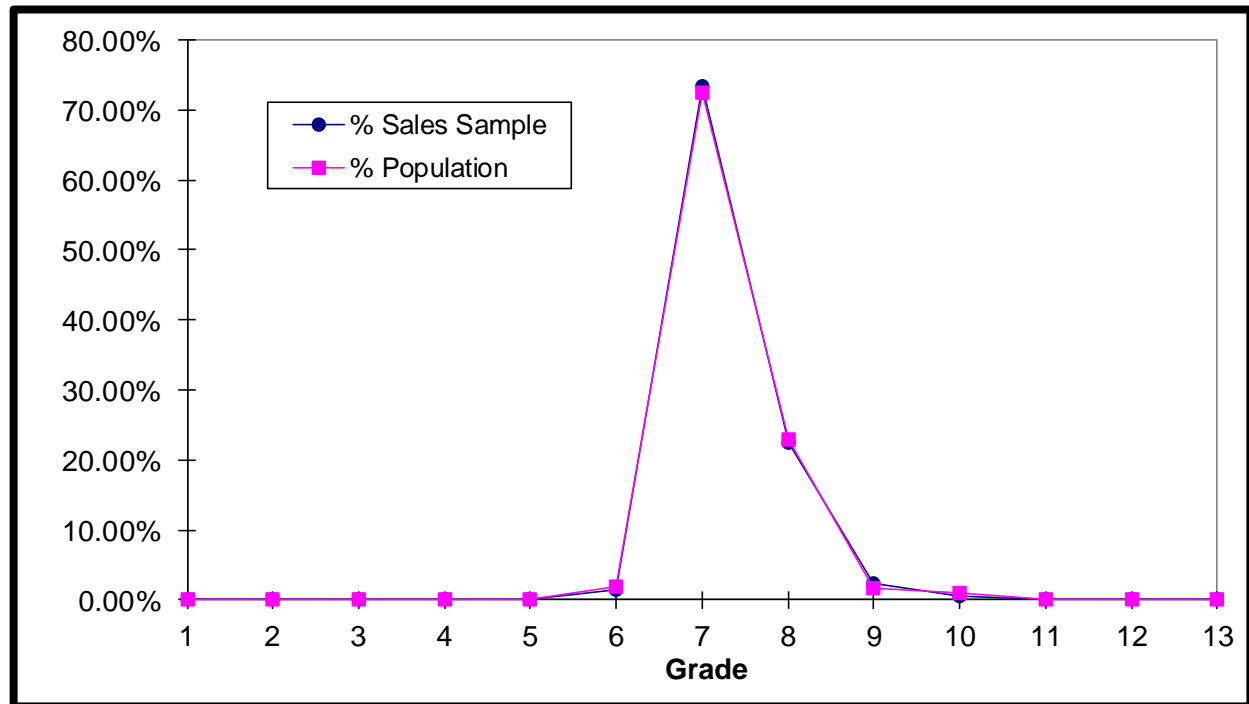


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

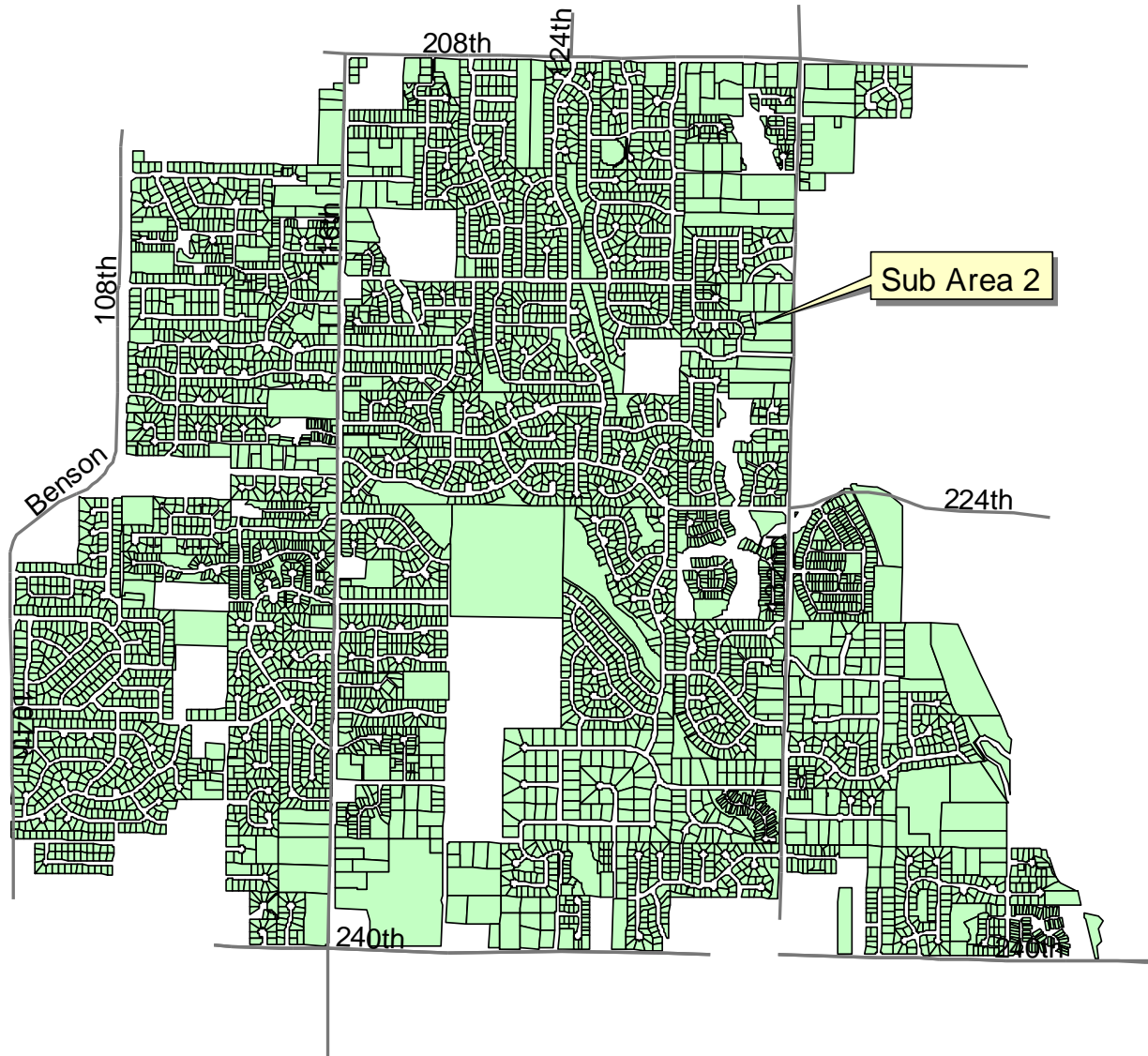
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	1.36%
7	324	73.47%
8	99	22.45%
9	10	2.27%
10	2	0.45%
11	0	0.00%
12	0	0.00%
13	0	0.00%
441		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	7	0.12%
6	109	1.92%
7	4118	72.44%
8	1302	22.90%
9	90	1.58%
10	53	0.93%
11	1	0.02%
12	1	0.02%
13	0	0.00%
5685		



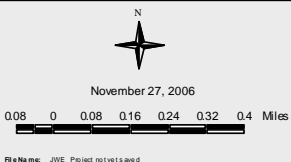
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 29

Kentridge

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Legend

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

Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: June 6, 2011

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.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2011 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 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. There were no usable land sales available in the area. The value decrease in sales of improved parcels, a 4.3% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is: 2011 Land Value = 2010 Land Value x .957, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis results showed that two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a parcel located in the plat “Stockton” (Major 802570) and the plat “Woodford Pl.” (Major 951310) had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required greater downward adjustments.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 441 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

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 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -4.1%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

Area 29 Annual Update Model Adjustments

2011 Total Value = 2010 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Standard Area Adjustment

-3.70%

Major 802570 STOCKTON	Yes
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% Adjustment	-19.10%
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Major 951310 Woodford Pl.	Yes
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% Adjustment	-13.14%
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Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in the plat "Stockton" (Major 802570) would *approximately* receive a -19.10% downward adjustment. 96 parcels in the improved population would receive this adjustment. There were 10 sales.

Parcels located in the plat "Woodford Pl." (Major 951310) would approximately receive a -13.14% downward adjustment. 17 parcels in the improved population would receive this adjustment. There were 10 sales.

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

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

Area 29 Sale Price changes (Relative to 1/1/2011 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 1/1/2011		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.720	-28.0%
2/1/2008	0.728	-27.2%
3/1/2008	0.736	-26.4%
4/1/2008	0.744	-25.6%
5/1/2008	0.751	-24.9%
6/1/2008	0.759	-24.1%
7/1/2008	0.767	-23.3%
8/1/2008	0.775	-22.5%
9/1/2008	0.783	-21.7%
10/1/2008	0.790	-21.0%
11/1/2008	0.798	-20.2%
12/1/2008	0.806	-19.4%
1/1/2009	0.814	-18.6%
2/1/2009	0.822	-17.8%
3/1/2009	0.829	-17.1%
4/1/2009	0.837	-16.3%
5/1/2009	0.844	-15.6%
6/1/2009	0.852	-14.8%
7/1/2009	0.860	-14.0%
8/1/2009	0.868	-13.2%
9/1/2009	0.876	-12.4%
10/1/2009	0.883	-11.7%
11/1/2009	0.891	-10.9%
12/1/2009	0.899	-10.1%
1/1/2010	0.907	-9.3%
2/1/2010	0.915	-8.5%
3/1/2010	0.922	-7.8%
4/1/2010	0.930	-7.0%
5/1/2010	0.938	-6.2%
6/1/2010	0.945	-5.5%
7/1/2010	0.953	-4.7%
8/1/2010	0.961	-3.9%
9/1/2010	0.969	-3.1%
10/1/2010	0.977	-2.3%
11/1/2010	0.984	-1.6%
12/1/2010	0.992	-0.8%
1/1/2011	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.744	\$390,000
Sale 2	\$475,000	10/1/2009	0.883	\$419,000
Sale 3	\$515,000	7/1/2010	0.953	\$491,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team: SW TEAM 3	Appr. Date: 1/1/2010	Date of Report: 6/7/2011	Sales Dates: 1/2008 - 12/2010														
Area 29 KENTRIDGE	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES														
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>11</td></tr><tr><td>0.80-0.90</td><td>100</td></tr><tr><td>0.90-1.00</td><td>187</td></tr><tr><td>1.00-1.10</td><td>110</td></tr><tr><td>1.10-1.20</td><td>31</td></tr><tr><td>1.20-1.30</td><td>3</td></tr></tbody></table>		Ratio Range	Frequency	0.70-0.80	11	0.80-0.90	100	0.90-1.00	187	1.00-1.10	110	1.10-1.20	31	1.20-1.30	3
Ratio Range	Frequency																
0.70-0.80	11																
0.80-0.90	100																
0.90-1.00	187																
1.00-1.10	110																
1.10-1.20	31																
1.20-1.30	3																
Sample size (n)	441																
Mean Assessed Value	232,700																
Mean Adj. Sales Price	243,500																
Standard Deviation AV	38,984																
Standard Deviation SP	47,611																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	0.964																
Median Ratio	0.953																
Weighted Mean Ratio	0.956																
UNIFORMITY																	
Lowest ratio	0.753																
Highest ratio:	1.268																
Coefficient of Dispersion	7.67%																
Standard Deviation	0.091																
Coefficient of Variation	9.44%																
Price Related Differential (PRD)	1.009																
RELIABILITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 29</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2011</div>															
95% Confidence: Median																	
Lower limit	0.941																
Upper limit	0.964																
95% Confidence: Mean																	
Lower limit	0.956																
Upper limit	0.973																
SAMPLE SIZE EVALUATION																	
N (population size)	5685																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.091																
Recommended minimum:	13																
Actual sample size:	441																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	244																
# ratios above mean:	197																
z:	2.238																
Conclusion:	Non-normal																

COMMENTS:

1 to 3 Unit Residences throughout area 29

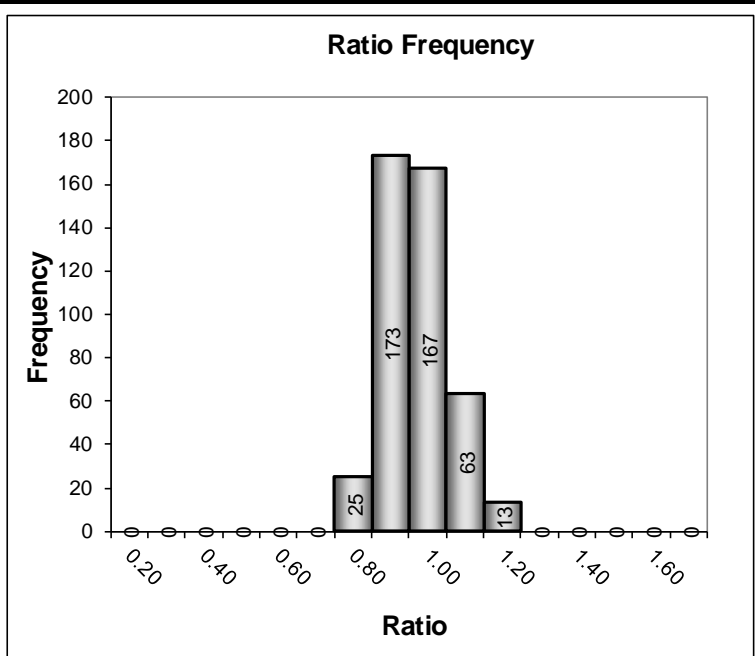
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team: TEAM 3	Appr. Date: 1/1/2011	Date of Report: 6/8/2011	Sales Dates: 1/2008 - 12/2010
Area KENTRIDGE	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	441
Mean Assessed Value	222,700
Mean Sales Price	243,500
Standard Deviation AV	37,785
Standard Deviation SP	47,611
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.922
Median Ratio	0.915
Weighted Mean Ratio	0.915
UNIFORMITY	
Lowest ratio	0.722
Highest ratio:	1.142
Coefficient of Dispersion	7.29%
Standard Deviation	0.083
Coefficient of Variation	9.04%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.902
Upper limit	0.924
95% Confidence: Mean	
Lower limit	0.914
Upper limit	0.930
SAMPLE SIZE EVALUATION	
N (population size)	5685
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.083
Recommended minimum:	11
Actual sample size:	441
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	236
# ratios above mean:	205
z:	1.476
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 29

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

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

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
512695	0580	12/15/10	\$149,950	\$149,000	550	6	1981	3	9360	N	N	11718 SE 225TH ST
512695	0600	11/15/10	\$152,000	\$150,000	550	6	1981	4	9666	N	N	11708 SE 225TH ST
802570	0840	12/1/10	\$165,000	\$164,000	1210	6	1976	4	7200	N	N	22324 110TH PL SE
802570	0100	12/16/10	\$165,000	\$164,000	1210	6	1976	4	7905	N	N	22415 110TH AVE SE
873173	0050	10/28/08	\$223,800	\$178,000	770	6	1970	4	9438	N	N	13016 SE 236TH PL
278731	0370	7/30/08	\$270,000	\$209,000	1010	6	1972	4	7140	N	N	21208 122ND PL SE
664825	0120	7/7/09	\$185,000	\$159,000	1010	7	1980	3	7038	N	N	11302 SE 228TH PL
802570	0640	3/31/09	\$195,000	\$163,000	1080	7	1976	4	7275	N	N	11230 SE 225TH ST
802570	0510	1/25/10	\$180,000	\$164,000	1960	7	1969	4	7020	N	N	11435 SE 225TH ST
802570	0950	7/15/09	\$190,700	\$165,000	1380	7	1970	4	7344	N	N	11010 SE 225TH ST
338780	0560	5/28/10	\$175,000	\$165,000	990	7	1961	4	7350	N	N	10609 SE 232ND ST
338780	0100	6/17/09	\$195,000	\$167,000	990	7	1959	4	8938	N	N	10536 SE 229TH PL
338800	0300	3/24/09	\$203,000	\$169,000	990	7	1962	4	7350	N	N	22821 110TH AVE SE
873173	0380	3/24/08	\$230,000	\$171,000	1180	7	1976	4	7280	N	N	23631 128TH AVE SE
645700	0010	12/23/09	\$190,000	\$172,000	1200	7	1966	4	7500	N	N	10716 SE 224TH PL
512695	0640	11/20/09	\$193,000	\$173,000	920	7	1981	4	8470	N	N	11632 SE 225TH ST
186300	0100	12/17/10	\$175,000	\$174,000	1290	7	1968	4	10800	N	N	11652 SE 218TH PL
278731	0350	12/16/09	\$194,000	\$175,000	1610	7	1970	3	7215	N	N	21310 122ND PL SE
664870	0870	6/23/09	\$205,000	\$176,000	1400	7	1966	3	7811	N	N	10818 SE 236TH ST
873173	0510	9/28/09	\$199,000	\$176,000	970	7	1976	5	7300	N	N	23611 130TH AVE SE
278731	0290	1/27/10	\$195,000	\$178,000	1180	7	1975	3	7215	N	N	21414 122ND PL SE
311080	0310	5/18/10	\$189,000	\$178,000	1120	7	1967	4	9600	N	N	12005 SE 210TH ST
338800	0430	7/27/09	\$206,000	\$179,000	1020	7	1961	3	14448	N	N	10848 SE 228TH ST
664870	0700	12/6/10	\$180,000	\$179,000	990	7	1963	3	8237	N	N	10621 SE 236TH ST
541980	0380	11/12/08	\$225,000	\$180,000	1500	7	1981	4	9350	N	N	22340 122ND AVE SE
279610	0580	6/9/08	\$239,500	\$182,000	1080	7	1979	4	7085	N	N	12229 SE 219TH PL
338790	0230	5/15/09	\$215,000	\$182,000	1710	7	1960	4	11716	N	N	10819 SE 229TH ST
664870	0920	7/12/10	\$190,000	\$182,000	990	7	1963	4	7700	N	N	10630 SE 236TH ST

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

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
073800	0020	10/13/09	\$207,000	\$184,000	1400	7	1965	3	7200	N	N	10412 SE 236TH PL
073800	0060	7/28/08	\$240,000	\$186,000	1190	7	1966	4	7200	N	N	10512 SE 236TH PL
221221	0090	5/7/09	\$220,000	\$186,000	990	7	1979	4	7200	N	N	23201 116TH AVE SE
889250	0010	8/4/09	\$215,000	\$187,000	1390	7	1964	4	10384	N	N	22304 115TH PL SE
383120	0150	11/7/08	\$235,000	\$188,000	1100	7	1979	3	7344	N	N	11224 SE 235TH PL
664870	0570	7/15/08	\$245,000	\$189,000	1010	7	1962	4	8346	N	N	10415 SE 235TH ST
664870	0660	11/11/08	\$235,500	\$189,000	1090	7	1962	4	10459	N	N	23612 106TH AVE SE
338800	0210	4/20/09	\$225,000	\$189,000	990	7	1961	4	7630	N	N	23017 107TH PL SE
221221	0310	6/23/09	\$219,950	\$189,000	980	7	1980	4	6898	N	N	11516 SE 230TH PL
664870	0100	11/18/09	\$211,000	\$189,000	1250	7	1967	4	8879	N	N	23301 105TH AVE SE
664825	0110	2/15/08	\$259,900	\$190,000	1400	7	1979	5	7176	N	N	11306 SE 228TH PL
512695	0130	1/29/08	\$262,000	\$191,000	1100	7	1981	4	8400	N	N	11733 SE 225TH ST
541980	0460	2/4/08	\$261,950	\$191,000	1070	7	1981	4	7930	N	N	12217 SE 223RD DR
338800	0320	8/21/08	\$245,000	\$191,000	1090	7	1961	4	8500	N	N	22809 110TH AVE SE
645700	0070	12/22/08	\$235,000	\$191,000	1250	7	1966	3	8103	N	N	10709 SE 224TH PL
889250	0040	5/13/09	\$225,000	\$191,000	1200	7	1965	4	8550	N	N	22309 115TH PL SE
221221	0790	8/3/10	\$199,000	\$191,000	1440	7	1979	4	7665	N	N	23102 112TH PL SE
941270	0300	4/13/09	\$229,950	\$193,000	1160	7	1969	3	7462	N	N	13416 SE 233RD ST
664870	1560	3/24/09	\$232,500	\$194,000	1410	7	1963	4	10488	N	N	10920 SE 235TH PL
221221	0200	3/23/10	\$210,000	\$195,000	980	7	1980	4	7020	N	N	11418 SE 231ST PL
073950	0310	2/10/09	\$237,500	\$196,000	1250	7	1976	4	9960	N	N	10825 SE 213TH ST
809920	0030	3/17/09	\$235,000	\$196,000	1390	7	1963	4	11340	N	N	11622 SE 227TH PL
278732	0510	11/4/09	\$220,000	\$196,000	1100	7	1980	3	9856	N	N	12611 SE 214TH ST
221221	0130	1/27/10	\$215,000	\$196,000	1150	7	1979	4	7374	N	N	23206 115TH AVE SE
073810	0170	6/16/10	\$206,000	\$196,000	1740	7	1968	3	7201	N	N	10607 SE 237TH ST
186290	0660	9/15/08	\$251,000	\$197,000	1140	7	1991	3	7078	N	N	11812 SE 219TH PL
541980	0820	4/24/09	\$235,000	\$198,000	1470	7	1985	4	7200	N	N	12008 SE 223RD DR
073810	0050	8/1/09	\$229,000	\$199,000	1200	7	1968	4	7220	N	N	10626 SE 237TH ST
512695	0610	3/14/08	\$270,000	\$200,000	850	7	1981	4	9067	N	N	11704 SE 225TH ST

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

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
221221	0010	1/24/08	\$277,000	\$201,000	1630	7	1979	5	7416	N	N	23001 116TH AVE SE
809920	0100	5/16/08	\$265,900	\$201,000	1350	7	1963	4	11340	N	N	11623 SE 227TH PL
541220	0060	4/1/09	\$240,000	\$201,000	1220	7	1982	4	5888	N	N	11701 SE 221ST ST
807855	0140	6/12/09	\$235,000	\$201,000	1410	7	1988	4	6120	N	N	22125 124TH AVE SE
073960	0360	2/29/08	\$275,000	\$202,000	1270	7	1962	4	9000	N	N	11008 SE 213TH ST
511500	0160	9/8/08	\$256,900	\$202,000	1280	7	1988	4	7524	N	N	22915 115TH CT SE
278732	0730	12/4/08	\$249,900	\$202,000	1200	7	1980	3	7344	N	N	12636 SE 216TH ST
338790	0150	6/23/08	\$265,000	\$203,000	1210	7	1961	4	8239	N	N	22666 108TH AVE SE
541290	0020	1/27/10	\$222,000	\$203,000	1360	7	1978	4	7583	N	N	10726 SE 232ND PL
289300	0760	4/20/10	\$217,500	\$203,000	1620	7	1975	4	7770	N	N	12112 SE 216TH ST
666915	0990	6/24/08	\$267,000	\$204,000	1280	7	1978	4	6900	N	N	12526 SE 217TH ST
186291	0040	9/3/09	\$233,000	\$204,000	1190	7	1993	4	6554	N	N	11712 SE 216TH CT
186290	0080	11/18/08	\$255,000	\$205,000	1860	7	1991	3	9428	N	N	11907 SE 219TH PL
941271	0290	4/7/09	\$245,000	\$205,000	1180	7	1976	3	7722	N	N	13606 SE 233RD ST
338780	0250	4/27/09	\$243,000	\$205,000	1610	7	1959	4	12264	N	N	22919 105TH PL SE
541221	0200	6/5/09	\$240,000	\$205,000	1790	7	1984	4	6031	N	N	11920 SE 220TH CT
541980	0130	10/28/09	\$230,000	\$205,000	1450	7	1984	3	7700	N	N	22314 117TH AVE SE
664870	1600	11/2/09	\$230,000	\$205,000	1310	7	1966	4	7128	N	N	10915 SE 235TH ST
541220	0260	12/5/08	\$255,000	\$206,000	1770	7	1984	3	7602	N	N	22023 117TH AVE SE
546670	0090	8/7/09	\$237,000	\$206,000	1000	7	1975	5	7704	N	N	22718 125TH AVE SE
073800	0160	9/10/09	\$235,000	\$206,000	1330	7	1966	4	7114	N	N	10710 SE 236TH PL
889260	0160	12/7/09	\$229,000	\$206,000	900	7	1966	3	11808	N	N	11212 SE 223RD PL
221221	0070	5/3/10	\$220,000	\$206,000	980	7	1979	4	7200	N	N	23113 116TH AVE SE
073960	0350	1/9/08	\$287,000	\$207,000	1500	7	1963	4	9424	N	N	11015 SE 213TH ST
666915	0110	3/14/08	\$280,000	\$207,000	1180	7	1978	4	8989	N	N	12319 SE 219TH PL
664870	1010	8/4/08	\$267,450	\$207,000	1320	7	1963	4	7142	N	N	23314 108TH AVE SE
941271	0460	3/5/09	\$250,000	\$207,000	1480	7	1977	3	9240	N	N	23205 136TH PL SE
941270	0570	6/26/09	\$241,000	\$207,000	1120	7	1975	3	8265	N	N	23262 132ND PL SE
279610	0530	12/9/09	\$230,000	\$207,000	1390	7	1979	3	7521	N	N	12129 SE 219TH PL

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

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
087850	0040	2/23/10	\$225,000	\$207,000	1620	7	1992	4	6695	N	N	11913 SE 209TH PL
367100	0230	6/18/08	\$273,000	\$208,000	980	7	1981	4	9600	N	N	21115 127TH PL SE
135500	0020	6/3/10	\$220,000	\$208,000	1230	7	1970	4	7560	N	N	21019 120TH PL SE
186290	0760	2/20/08	\$285,000	\$209,000	1360	7	1996	3	9327	N	N	11606 SE 219TH PL
664870	0480	4/17/08	\$280,000	\$209,000	1110	7	1962	3	10051	N	N	23320 106TH AVE SE
278732	0370	7/30/08	\$270,000	\$209,000	1100	7	1980	4	6804	N	N	12621 SE 213TH ST
278731	1310	7/10/09	\$242,000	\$209,000	1510	7	1974	4	10800	N	N	12514 SE 214TH PL
541220	0280	10/26/09	\$235,000	\$209,000	1230	7	1984	4	5025	N	N	22031 117TH AVE SE
889260	0070	6/23/10	\$220,000	\$209,000	1310	7	1966	3	9628	N	N	22301 113TH PL SE
251700	0210	10/22/09	\$236,000	\$210,000	1868	7	2005	3	3660	N	N	13340 SE 227TH ST
541980	0800	8/13/09	\$242,000	\$211,000	1370	7	1981	4	7600	N	N	12020 SE 223RD DR
666915	0550	5/20/08	\$279,950	\$212,000	1480	7	1978	4	8500	N	N	21752 125TH PL SE
664870	0780	5/12/10	\$225,250	\$212,000	1050	7	1963	4	8057	N	N	10809 SE 235TH ST
666915	0340	10/1/08	\$270,000	\$213,000	1410	7	1978	4	9100	N	N	12409 SE 217TH CT
278732	0620	7/24/09	\$245,500	\$213,000	1370	7	1980	4	8280	N	N	12618 SE 215TH ST
278732	0210	10/22/09	\$240,000	\$213,000	1560	7	1981	4	6532	N	N	12617 SE 212TH PL
664870	1010	11/2/09	\$239,000	\$213,000	1320	7	1963	4	7142	N	N	23314 108TH AVE SE
278730	0680	8/15/08	\$275,000	\$214,000	1170	7	1969	3	9100	N	N	20809 125TH AVE SE
941270	0620	10/30/09	\$239,900	\$214,000	1200	7	1974	3	8364	N	N	13204 SE 233RD ST
092205	9147	2/18/08	\$294,000	\$215,000	1470	7	1988	4	14153	N	N	20805 119TH AVE SE
073960	0330	4/4/08	\$288,500	\$215,000	1210	7	1962	4	9424	N	N	11033 SE 213TH ST
541980	0290	6/29/09	\$250,000	\$215,000	1500	7	1981	4	8906	N	N	22325 122ND AVE SE
546635	0100	8/3/09	\$248,000	\$215,000	1290	7	1994	3	7830	N	N	13316 SE 236TH PL
278730	0710	11/12/09	\$240,000	\$215,000	1380	7	1969	4	8586	N	N	20818 124TH AVE SE
278750	0280	1/25/08	\$297,000	\$216,000	1120	7	1981	4	7216	N	N	12126 SE 217TH PL
279610	0340	4/11/08	\$290,000	\$216,000	1250	7	1979	3	6825	N	N	12306 SE 217TH PL
367100	0090	11/10/08	\$270,000	\$216,000	980	7	1981	4	10922	N	N	12630 SE 210TH CT
942551	0030	3/13/09	\$260,000	\$216,000	1850	7	2001	3	4411	N	N	11244 SE 224TH PL
807855	0320	3/19/09	\$259,100	\$216,000	1260	7	1987	4	7346	N	N	22221 123RD PL SE

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

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
251710	1160	5/15/09	\$255,000	\$216,000	1882	7	2007	3	10703	N	N	22765 129TH PL SE
073800	0270	5/7/10	\$229,900	\$216,000	1150	7	1967	4	7076	N	N	23605 105TH PL SE
338780	0660	8/27/08	\$278,000	\$217,000	1090	7	1959	4	9738	N	N	23035 105TH AVE SE
278731	1120	5/5/09	\$256,500	\$217,000	1240	7	1974	4	5665	N	N	21501 125TH AVE SE
541221	0310	8/4/09	\$249,900	\$217,000	2070	7	1985	4	8126	N	N	22015 120TH AVE SE
278731	1230	5/25/10	\$230,000	\$217,000	1180	7	1974	3	7956	N	N	12503 SE 214TH PL
556172	0160	8/10/10	\$225,000	\$217,000	1330	7	1981	4	8448	N	N	13125 SE 228TH PL
073981	0230	4/29/08	\$290,000	\$218,000	1760	7	1985	3	6030	N	N	22102 110TH AVE SE
172205	9003	12/17/08	\$269,000	\$218,000	1660	7	1999	3	5750	N	N	11020 SE 232ND ST
251710	0680	4/10/09	\$260,000	\$218,000	2549	7	2006	3	4127	N	N	12824 SE 227TH ST
666915	0930	11/19/09	\$243,000	\$218,000	1100	7	1980	4	5850	N	N	12535 SE 217TH ST
278746	0490	8/15/08	\$281,000	\$219,000	940	7	1982	4	10414	N	N	22016 123RD AVE SE
251710	1260	9/4/09	\$250,000	\$219,000	2090	7	2007	3	5627	N	N	22711 129TH PL SE
278731	1000	2/15/08	\$299,950	\$220,000	1080	7	1974	4	8137	N	N	21207 125TH AVE SE
743720	0100	8/12/08	\$283,000	\$220,000	1710	7	2004	3	3978	N	N	11421 SE 214TH ST
073981	0110	9/9/08	\$280,000	\$220,000	1310	7	1984	4	6741	N	N	22130 111TH CT SE
541980	0370	7/14/09	\$254,900	\$220,000	1500	7	1981	4	8400	N	N	22344 122ND AVE SE
338790	0130	3/22/10	\$237,500	\$220,000	1300	7	1960	4	7452	N	N	22665 108TH AVE SE
670039	0020	2/15/08	\$301,950	\$221,000	1770	7	1992	4	4540	N	N	11536 SE 221ST PL
278731	1260	5/27/08	\$291,500	\$221,000	1750	7	1974	4	10692	N	N	12517 SE 214TH PL
251710	1100	11/6/08	\$276,900	\$221,000	1632	7	2007	3	3978	N	N	22760 129TH PL SE
873173	0620	8/3/10	\$230,000	\$221,000	1040	7	1976	4	7663	N	N	23614 130TH AVE SE
278732	0670	10/13/10	\$225,500	\$221,000	1100	7	1980	3	8500	N	N	12613 SE 215TH ST
556172	0170	5/28/08	\$293,000	\$222,000	1330	7	1981	3	5103	N	N	13129 SE 228TH PL
186290	0690	1/5/10	\$244,000	\$222,000	1140	7	1991	4	7078	N	N	11714 SE 219TH PL
367100	0400	2/13/08	\$305,000	\$223,000	980	7	1981	4	9600	N	N	21002 127TH PL SE
664870	1710	2/26/08	\$303,500	\$223,000	1560	7	1967	4	8640	N	N	23524 110TH PL SE
251710	0330	5/20/08	\$295,000	\$223,000	2197	7	2006	3	4154	N	N	12887 SE 225TH CT
807855	0630	8/27/08	\$287,000	\$224,000	1310	7	1987	4	6882	N	N	21916 124TH AVE SE

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

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
278732	0490	3/7/09	\$270,000	\$224,000	1240	7	1980	4	10200	N	N	12603 SE 214TH ST
701690	0150	6/9/09	\$261,900	\$224,000	1360	7	1985	4	8889	N	N	23101 136TH PL SE
186291	0100	6/25/10	\$235,000	\$224,000	1310	7	1992	3	6600	N	N	21629 117TH PL SE
664870	1770	4/22/08	\$300,000	\$225,000	1330	7	1966	4	8162	N	N	23228 110TH PL SE
942551	0060	2/19/09	\$271,900	\$225,000	1880	7	2001	3	4410	N	N	11256 SE 224TH PL
894417	0190	3/17/09	\$270,000	\$225,000	1500	7	1978	4	5850	N	N	11928 SE 210TH PL
251710	0660	5/12/09	\$265,000	\$225,000	2194	7	2006	3	4108	N	N	12836 SE 227TH ST
666915	0910	7/28/09	\$259,000	\$225,000	1370	7	1978	4	7840	N	N	12523 SE 217TH ST
541220	0110	4/30/10	\$240,000	\$225,000	1190	7	1982	4	6360	N	N	11730 SE 221ST ST
664870	0070	7/22/10	\$234,950	\$225,000	1430	7	1967	4	8211	N	N	23325 105TH AVE SE
541980	0860	5/19/08	\$298,900	\$226,000	1470	7	1984	4	6860	N	N	12007 SE 222ND PL
278746	0670	5/20/08	\$299,000	\$226,000	1540	7	1983	4	10227	N	N	22014 120TH PL SE
251700	0550	6/26/08	\$295,000	\$226,000	1640	7	2005	3	6006	N	N	22607 132ND PL SE
338800	0380	7/24/08	\$292,784	\$226,000	1710	7	1961	4	7700	N	N	10818 SE 228TH ST
289300	0030	12/28/09	\$250,000	\$226,000	1830	7	1976	4	7104	N	N	21506 121ST PL SE
278731	0400	5/20/10	\$240,000	\$226,000	1240	7	1975	4	11500	N	N	12213 SE 212TH PL
278730	0440	7/28/10	\$235,000	\$226,000	1250	7	1969	4	7210	N	N	21007 125TH AVE SE
221222	0150	9/3/08	\$290,000	\$227,000	900	7	1980	3	7380	N	N	23312 113TH PL SE
278731	1540	4/20/09	\$270,000	\$227,000	1160	7	1969	4	7280	N	N	12518 SE 212TH PL
546635	0140	4/19/09	\$270,000	\$227,000	1410	7	1993	4	8463	N	N	13214 SE 236TH PL
251710	0550	4/17/09	\$270,000	\$227,000	2549	7	2006	3	3886	N	N	22682 128TH PL SE
251710	0670	7/14/09	\$262,650	\$227,000	2549	7	2006	3	4115	N	N	12830 SE 227TH PL
279610	0770	10/21/09	\$256,000	\$227,000	1320	7	1979	3	7500	N	N	21744 123RD AVE SE
664870	0400	4/21/10	\$242,500	\$227,000	1330	7	1967	3	7845	N	N	10547 SE 233RD PL
278730	0560	6/7/10	\$240,000	\$227,000	1160	7	1969	3	7725	N	N	21020 125TH AVE SE
228740	0400	8/24/10	\$235,000	\$227,000	1650	7	1984	4	7233	N	N	11920 SE 211TH PL
666915	0850	2/28/08	\$310,000	\$228,000	1330	7	1978	4	6929	N	N	12516 SE 217TH PL
251700	0130	4/22/09	\$271,000	\$228,000	2256	7	2005	3	5104	N	N	13314 SE 226TH ST
670039	0210	11/6/09	\$255,000	\$228,000	1600	7	1992	3	2788	N	N	11535 SE 221ST PL

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

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
743720	0080	2/25/10	\$247,600	\$228,000	1714	7	2003	3	4915	N	N	11409 SE 214TH ST
807855	0610	9/16/08	\$291,000	\$229,000	1330	7	1987	4	8475	N	N	22104 124TH AVE SE
228740	0040	10/22/08	\$287,750	\$229,000	1320	7	1984	4	7200	N	N	21125 119TH AVE SE
073960	0150	9/17/09	\$260,000	\$229,000	1350	7	1963	4	8800	N	N	21220 113TH AVE SE
176130	0230	10/23/09	\$257,500	\$229,000	910	7	1975	4	8400	N	N	12545 SE 232ND ST
251710	0380	6/28/10	\$240,000	\$229,000	1871	7	2006	3	4446	N	N	12857 SE 225TH CT
289300	0390	9/15/10	\$235,000	\$229,000	1610	7	1974	3	7200	N	N	12008 SE 213TH ST
807855	0590	9/28/10	\$234,500	\$229,000	1350	7	1987	3	7103	N	N	12402 SE 221ST PL
186291	0440	3/24/08	\$309,950	\$230,000	1310	7	1993	3	7511	N	N	21642 117TH PL SE
073980	0140	5/14/08	\$305,000	\$230,000	1180	7	1983	4	7201	N	N	11121 SE 220TH PL
251710	0530	2/23/09	\$277,400	\$230,000	2549	7	2006	3	4229	N	N	12839 SE 227TH ST
770825	0100	2/19/10	\$250,000	\$230,000	1560	7	1973	4	10511	N	N	14033 SE 237TH PL
278731	0380	4/17/09	\$275,000	\$231,000	1240	7	1975	4	7526	N	N	21200 122ND PL SE
556170	0330	5/20/10	\$245,000	\$231,000	1560	7	1978	4	7316	N	N	12831 SE 232ND PL
289300	0210	10/21/10	\$235,000	\$231,000	1270	7	1975	3	7000	N	N	12052 SE 212TH CT
541221	0140	1/16/08	\$320,000	\$232,000	1360	7	1985	4	6681	N	N	22018 120TH AVE SE
541980	0390	5/23/08	\$307,000	\$232,000	1640	7	1981	4	9350	N	N	22336 122ND AVE SE
556170	0120	7/23/08	\$300,000	\$232,000	1330	7	1978	3	7605	N	N	12809 SE 232ND ST
873200	0310	8/27/09	\$264,950	\$232,000	1380	7	1977	4	11600	N	N	11018 SE 218TH ST
251700	0430	11/10/10	\$235,000	\$232,000	2087	7	2005	3	4560	N	N	13271 SE 227TH PL
279610	0030	3/27/08	\$314,000	\$233,000	1160	7	1978	4	7875	N	N	12205 SE 216TH ST
556172	0300	8/5/08	\$300,000	\$233,000	1410	7	1979	4	7973	N	N	22817 129TH AVE SE
176130	0430	4/23/09	\$277,950	\$234,000	2050	7	1975	5	6600	N	N	22912 125TH AVE SE
228740	0300	7/9/10	\$245,000	\$234,000	1260	7	2006	3	7248	N	N	21111 119TH PL SE
701690	0040	5/8/08	\$312,000	\$235,000	1240	7	1985	4	7435	N	N	13621 SE 231ST ST
666915	0420	7/23/08	\$304,500	\$235,000	1350	7	1980	4	6900	N	N	12429 SE 216TH ST
279610	0640	12/17/08	\$290,000	\$235,000	1250	7	1979	4	7000	N	N	12306 SE 219TH PL
675260	0790	7/31/09	\$271,000	\$235,000	1600	7	1994	4	6770	N	N	22525 126TH AVE SE
278746	0050	7/24/09	\$273,000	\$236,000	1590	7	1981	4	7358	N	N	12027 SE 221ST ST

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

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
278730	0300	10/26/09	\$264,950	\$236,000	1080	7	1969	4	10400	N	N	12414 SE 210TH PL
541290	0180	10/29/09	\$265,000	\$236,000	1260	7	1978	4	8689	N	N	10525 SE 232ND PL
541980	0980	4/20/10	\$252,000	\$236,000	1510	7	1984	4	7500	N	N	11932 SE 222ND PL
278731	1340	5/26/10	\$249,900	\$236,000	1300	7	1976	3	7575	N	N	21318 125TH AVE SE
073960	0400	11/11/09	\$265,000	\$237,000	2020	7	1962	4	12831	N	N	11038 SE 213TH ST
807857	0520	8/9/10	\$245,900	\$237,000	1740	7	1989	3	7659	N	N	22211 126TH PL SE
807857	0320	12/10/08	\$295,000	\$238,000	1700	7	1989	4	7088	N	N	12620 SE 223RD DR
251701	0350	7/17/09	\$276,000	\$238,000	2109	7	2006	3	3960	N	N	22438 133RD AVE SE
176130	0750	4/14/10	\$255,000	\$238,000	2080	7	1975	4	7200	N	N	23124 126TH AVE SE
278750	0110	9/3/10	\$245,000	\$238,000	1330	7	1981	4	7200	N	N	21733 121ST PL SE
666915	0070	10/19/10	\$242,500	\$238,000	1280	7	1978	3	6300	N	N	21843 124TH AVE SE
541980	1200	10/22/10	\$242,000	\$238,000	2110	7	1985	3	8800	N	N	11819 SE 222ND CT
541220	0220	7/15/08	\$309,950	\$239,000	1080	7	1983	4	6125	N	N	22007 117TH AVE SE
279610	0630	7/28/08	\$309,000	\$239,000	1390	7	1979	3	7725	N	N	12312 SE 219TH PL
666915	0240	8/14/08	\$307,750	\$239,000	1420	7	1978	4	6300	N	N	12408 SE 218TH CT
251710	0340	12/1/08	\$297,000	\$239,000	2549	7	2006	3	4116	N	N	12881 SE 225TH CT
251701	0590	1/13/10	\$262,500	\$239,000	1920	7	2006	3	4380	N	N	22455 132ND PL SE
087850	0200	3/10/10	\$259,000	\$239,000	1640	7	1993	4	5935	N	N	20923 119TH AVE SE
541980	0330	2/28/08	\$327,000	\$240,000	1500	7	1981	4	10652	N	N	22347 122ND AVE SE
858190	0350	8/1/08	\$310,000	\$240,000	1080	7	1985	4	8021	N	N	11710 SE 231ST PL
541290	0190	6/25/09	\$280,000	\$240,000	1280	7	1978	4	11691	N	N	10527 SE 232ND PL
176130	0040	12/21/09	\$265,000	\$240,000	910	7	1975	4	9225	N	N	22905 125TH AVE SE
338790	0190	6/2/08	\$317,500	\$241,000	1900	7	1960	4	9660	N	N	10812 SE 229TH ST
251700	0580	11/10/09	\$270,000	\$241,000	2256	7	2005	3	3969	N	N	13225 SE 226TH ST
546670	0290	5/4/10	\$257,000	\$241,000	1280	7	1977	4	7500	N	N	12635 SE 231ST ST
289300	0350	5/26/10	\$255,000	\$241,000	1300	7	1974	3	7161	N	N	21223 120TH PL SE
278731	0030	6/3/10	\$255,000	\$241,000	1080	7	1975	4	7350	N	N	12210 SE 212TH PL
618710	0250	2/25/08	\$330,000	\$242,000	1470	7	1983	4	10247	N	N	23618 137TH AVE SE
251700	0570	3/12/08	\$328,900	\$243,000	1798	7	2007	3	4174	N	N	13217 SE 226TH ST

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

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
951390	0040	6/3/09	\$287,500	\$245,000	1480	7	2004	3	6497	N	N	11113 SE 214TH ST
279610	0620	3/5/10	\$265,000	\$245,000	1080	7	1979	3	7630	N	N	12313 SE 219TH PL
251700	0540	6/18/09	\$287,500	\$246,000	2088	7	2005	3	5318	N	N	22613 132ND PL SE
073980	0200	3/26/10	\$265,000	\$246,000	2250	7	1985	2	8199	N	N	11104 SE 220TH PL
176130	0650	4/25/08	\$330,000	\$247,000	1030	7	1975	5	8814	N	N	12571 SE 231ST ST
675260	0250	9/3/08	\$315,000	\$247,000	1590	7	1994	3	8485	N	N	22614 127TH AVE SE
618710	0170	9/18/08	\$313,950	\$247,000	1860	7	1980	3	8930	N	N	23619 137TH AVE SE
618710	0690	11/3/08	\$308,800	\$247,000	1876	7	1982	4	7200	N	N	23807 138TH AVE SE
807855	0440	12/19/08	\$304,300	\$247,000	1510	7	1988	4	10609	N	N	22338 123RD PL SE
251710	0200	6/9/09	\$289,000	\$247,000	2091	7	2007	3	4482	N	N	22415 129TH PL SE
664870	0830	5/5/08	\$330,000	\$248,000	1400	7	1965	5	9514	N	N	10841 SE 235TH ST
278731	1280	9/16/08	\$314,900	\$248,000	2250	7	1975	4	10350	N	N	12527 SE 214TH PL
942551	0020	10/12/09	\$279,950	\$248,000	1880	7	2001	3	4411	N	N	11240 SE 224TH PL
541221	0240	5/26/10	\$262,650	\$248,000	2010	7	1985	4	7405	N	N	11904 SE 220TH CT
541221	0190	6/10/08	\$326,500	\$249,000	1450	7	1984	4	8816	N	N	11924 SE 220TH CT
251710	1170	8/5/08	\$320,900	\$249,000	2048	7	2007	3	5566	N	N	22759 129TH PL SE
251710	1120	9/17/08	\$315,900	\$249,000	2340	7	2007	3	4006	N	N	22772 129TH PL SE
251710	0320	12/19/08	\$307,000	\$249,000	2549	7	2006	3	4159	N	N	12893 SE 225TH CT
807856	0060	8/17/09	\$285,000	\$249,000	1280	7	1988	3	6337	N	N	12519 SE 221ST PL
675260	0860	7/21/09	\$289,950	\$251,000	1350	7	1995	3	7844	N	N	12511 SE 226TH ST
666915	0450	6/11/09	\$295,000	\$252,000	1350	7	1980	4	7475	N	N	21701 125TH AVE SE
666915	0750	3/4/10	\$273,000	\$252,000	1330	7	1979	4	7004	N	N	21609 127TH PL SE
251710	1180	4/18/08	\$337,900	\$253,000	2048	7	2007	3	6519	N	N	22753 129TH PL SE
666915	0140	5/20/10	\$268,500	\$253,000	1410	7	1978	4	7446	N	N	12337 SE 219TH PL
675260	0760	7/16/08	\$330,000	\$254,000	1600	7	1994	3	8260	N	N	12545 SE 225TH PL
073980	0100	8/27/10	\$262,500	\$254,000	1410	7	1983	4	7201	N	N	11025 SE 220TH PL
541221	0220	3/26/08	\$343,500	\$255,000	2100	7	1984	4	6037	N	N	11912 SE 220TH CT
073981	0020	10/7/08	\$322,500	\$255,000	1160	7	1984	3	7209	N	N	22122 111TH PL SE
858190	0060	5/21/09	\$299,950	\$255,000	1420	7	1984	4	6535	N	N	11713 SE 231ST PL

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

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
162205	9095	10/20/10	\$259,950	\$255,000	1730	7	1972	4	11325	N	N	23403 120TH AVE SE
541290	0080	10/13/10	\$259,950	\$255,000	1360	7	1978	4	7583	N	N	10532 SE 232ND PL
556170	0470	10/5/09	\$289,000	\$256,000	1740	7	1978	4	7000	N	N	13113 SE 231ST WAY
666915	0740	10/30/08	\$322,000	\$257,000	1370	7	1979	4	7125	N	N	12637 SE 216TH ST
186290	0640	7/30/09	\$296,000	\$257,000	1840	7	1992	3	7078	N	N	11830 SE 219TH PL
186290	0200	7/10/09	\$300,000	\$259,000	1870	7	1992	4	7033	N	N	12020 SE 219TH CT
701690	0050	5/13/10	\$275,000	\$259,000	1700	7	1985	4	9114	N	N	13627 SE 231ST ST
251710	0490	6/18/08	\$339,950	\$260,000	2549	7	2006	3	4240	N	N	12817 SE 227TH ST
809930	0090	9/11/09	\$296,000	\$260,000	1230	7	1968	4	11880	N	N	11860 SE 227TH PL
858190	0010	9/24/09	\$295,000	\$260,000	1430	7	1984	4	11058	N	N	11611 SE 231ST PL
251701	0670	5/23/08	\$345,000	\$261,000	2304	7	2006	3	4950	N	N	22441 133RD AVE SE
541221	0330	11/19/08	\$325,000	\$261,000	2030	7	1985	4	7047	N	N	11836 SE 221ST ST
251710	1110	3/12/08	\$354,378	\$262,000	2091	7	2007	3	4196	N	N	22766 129TH PL SE
251710	0170	4/30/10	\$280,000	\$262,000	2091	7	2006	3	4431	N	N	12888 SE 225TH CT
152205	9116	5/19/09	\$310,000	\$263,000	1540	7	1973	4	71002	N	N	14045 SE 237TH PL
873200	0550	5/4/10	\$280,000	\$263,000	1580	7	1975	4	9600	N	N	21730 111TH AVE SE
251700	0580	5/25/10	\$279,000	\$263,000	2256	7	2005	3	3969	N	N	13225 SE 226TH ST
278731	1380	2/20/08	\$360,000	\$264,000	1620	7	1976	4	7210	N	N	12519 SE 213TH ST
251710	0210	3/7/08	\$357,920	\$264,000	2340	7	2007	3	4404	N	N	22409 129TH PL SE
796920	0170	9/24/10	\$271,500	\$265,000	1490	7	1966	4	19608	N	N	13435 SE 231ST ST
251710	0220	3/10/08	\$361,855	\$267,000	1830	7	2007	3	4981	N	N	22403 129TH PL SE
251702	0030	1/4/08	\$371,320	\$268,000	2190	7	2007	3	5058	N	N	22615 135TH AVE SE
087850	0110	1/29/08	\$367,950	\$268,000	1960	7	1992	4	6489	N	N	11900 SE 209TH PL
251710	0600	5/19/08	\$355,000	\$268,000	2452	7	2006	3	6472	N	N	22652 128TH PL SE
675260	0200	2/20/08	\$366,900	\$269,000	2090	7	1996	3	8035	N	N	12718 SE 227TH CT
251710	1050	3/6/08	\$364,876	\$269,000	2330	7	2007	3	4840	N	N	22730 135TH PL SE
087850	0140	6/24/08	\$351,000	\$269,000	1820	7	1997	4	8523	N	N	20908 118TH PL SE
251710	1030	6/17/08	\$354,000	\$270,000	2820	7	2007	3	4840	N	N	22718 129TH PL SE
807857	0380	4/23/09	\$319,950	\$270,000	1490	7	1989	4	7666	N	N	12613 SE 222ND PL

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

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
675260	0150	6/1/10	\$286,000	\$270,000	2070	7	1997	3	6795	N	N	22810 127TH AVE SE
251710	1280	1/2/08	\$375,950	\$271,000	2091	7	2007	3	5870	N	N	22693 129TH PL SE
251700	0530	7/29/08	\$350,000	\$271,000	2304	7	2005	3	4891	N	N	22619 132ND PL SE
251710	1010	9/23/08	\$343,900	\$271,000	2480	7	2007	3	4840	N	N	22706 129TH PL SE
279610	0390	4/22/10	\$290,000	\$271,000	1280	7	1979	4	7700	N	N	12213 SE 217TH PL
251701	0490	8/31/10	\$279,900	\$271,000	2109	7	2006	3	3960	N	N	13253 SE 225TH PL
251702	0070	2/29/08	\$370,429	\$272,000	2568	7	2007	3	4218	N	N	22709 135TH AVE SE
251710	0750	8/18/08	\$350,000	\$273,000	2481	7	2006	3	5053	N	N	12746 SE 226TH PL
251710	0630	1/18/08	\$379,950	\$275,000	2612	7	2006	3	6515	N	N	22643 128TH PL SE
941271	0360	4/6/10	\$295,000	\$275,000	1560	7	1976	4	7735	N	N	13622 SE 232ND ST
675260	0620	4/9/08	\$369,950	\$276,000	1610	7	1994	3	8591	N	N	22515 125TH PL SE
675260	0410	9/2/10	\$285,214	\$276,000	2020	7	1994	3	6214	N	N	12622 SE 226TH ST
172205	9021	2/15/08	\$380,000	\$278,000	1830	7	1994	3	12891	N	N	11135 SE 233RD PL
278730	0510	6/24/09	\$325,000	\$279,000	1330	7	1969	4	7210	N	N	21125 125TH AVE SE
556172	0410	6/29/09	\$325,000	\$279,000	1900	7	1984	4	5712	N	N	23014 128TH PL SE
251710	1000	9/2/08	\$365,000	\$286,000	2480	7	2007	3	4848	N	N	22700 129TH PL SE
251700	0160	11/10/09	\$320,000	\$286,000	2446	7	2005	3	4326	N	N	22618 133RD PL SE
251710	0260	1/23/08	\$395,223	\$287,000	2759	7	2007	3	4274	N	N	22422 129TH PL SE
251702	0080	2/6/08	\$393,543	\$287,000	2256	7	2007	3	4218	N	N	22717 135TH AVE SE
894432	0360	11/24/10	\$289,950	\$287,000	2110	7	1989	3	4323	N	N	23850 140TH LN SE
323541	0020	3/30/10	\$310,000	\$288,000	2540	7	1993	4	10045	N	N	11211 SE 237TH PL
675260	0650	6/11/08	\$380,000	\$289,000	1350	7	1994	3	6663	N	N	22533 125TH PL SE
251700	0500	4/22/08	\$387,500	\$290,000	3276	7	2005	3	4916	N	N	22713 132ND PL SE
618710	0510	6/10/10	\$307,000	\$291,000	2150	7	1983	4	9618	N	N	23912 137TH AVE SE
251710	1040	3/13/08	\$397,571	\$294,000	2580	7	2007	3	4840	N	N	22724 129TH PL SE
894433	0090	7/8/09	\$342,500	\$295,000	1990	7	1993	3	3694	N	N	23819 141ST LN SE
251710	1060	3/3/08	\$401,941	\$296,000	2838	7	2007	3	4840	N	N	22736 129TH PL SE
894433	0040	11/18/09	\$330,000	\$296,000	2110	7	1993	3	4455	N	N	23818 141ST LN SE
186290	0220	9/3/09	\$340,000	\$298,000	1310	7	1992	4	9260	N	N	12014 SE 219TH CT

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

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
675260	1150	2/25/10	\$327,000	\$301,000	2190	7	1997	3	11528	N	N	22923 127TH AVE SE
251702	0100	1/17/08	\$416,715	\$302,000	2330	7	2007	3	6244	N	N	22733 135TH AVE SE
807855	0240	7/12/10	\$317,000	\$303,000	1460	7	1987	4	6949	N	N	22216 123RD PL SE
251700	0510	6/25/08	\$399,000	\$305,000	3150	7	2005	3	4893	N	N	22707 132ND PL SE
675260	0010	3/10/08	\$415,000	\$306,000	2380	7	1998	3	10861	N	N	12701 SE 231ST WAY
251710	1020	3/31/08	\$413,050	\$307,000	2480	7	2007	3	4840	N	N	22712 129TH PL SE
251700	0490	4/22/08	\$415,000	\$311,000	3621	7	2005	3	5929	N	N	22719 132ND PL SE
807857	0580	11/12/08	\$388,950	\$312,000	1950	7	1990	3	7250	N	N	22237 126TH PL SE
251710	0230	2/11/08	\$428,251	\$313,000	2549	7	2007	3	4811	N	N	22404 129TH PL SE
251710	0800	12/16/10	\$315,000	\$314,000	3600	7	2006	3	5454	N	N	12828 SE 226TH PL
251700	0560	2/25/08	\$453,641	\$333,000	3644	7	2007	3	6270	N	N	22601 132ND PL SE
087850	0150	7/9/08	\$443,655	\$341,000	2670	7	1993	4	11740	N	N	20904 118TH PL SE
894429	0080	1/16/09	\$237,000	\$194,000	1220	8	1985	4	4287	N	N	23427 130TH AVE SE
894429	0320	2/24/09	\$235,000	\$194,000	1220	8	1985	4	4379	N	N	23408 131ST AVE SE
267650	0080	1/22/10	\$225,000	\$205,000	2097	8	2006	3	4237	N	N	12525 SE 236TH PL
073800	0250	11/10/10	\$207,500	\$205,000	1310	8	1967	4	7220	N	N	10705 SE 236TH PL
894429	0030	7/21/08	\$267,500	\$207,000	1510	8	1985	4	2967	N	N	23413 130TH AVE SE
894429	0390	12/22/10	\$210,000	\$209,000	1220	8	1985	3	4297	N	N	23420 130TH AVE SE
186490	0110	5/6/09	\$249,900	\$211,000	1550	8	1976	4	11700	N	N	20924 134TH PL SE
951310	0080	6/28/10	\$225,900	\$215,000	1288	8	2010	3	4433	N	N	23721 134TH PL SE
951310	0030	6/22/10	\$229,159	\$218,000	1288	8	2010	3	4684	N	N	23825 134TH PL SE
267650	0130	6/29/09	\$255,000	\$219,000	2178	8	2006	3	4919	N	N	12402 SE 236TH ST
323539	0030	12/17/10	\$222,000	\$221,000	1900	8	1992	3	7636	N	N	23909 114TH PL SE
951310	0040	7/6/10	\$235,654	\$225,000	1499	8	2010	3	4433	N	N	23817 134TH PL SE
948530	0360	6/13/08	\$301,000	\$229,000	1910	8	1992	3	7199	N	N	23649 126TH PL SE
267650	0040	10/28/08	\$287,500	\$229,000	2097	8	2006	3	4134	N	N	12518 SE 236TH CT
267650	0060	12/11/08	\$283,000	\$229,000	2097	8	2006	3	4225	N	N	12528 SE 236TH CT
267650	0180	3/17/09	\$275,000	\$229,000	2178	8	2006	3	5077	N	N	23630 124TH AVE SE
559170	0350	6/26/08	\$300,950	\$230,000	1730	8	1992	4	7407	N	N	11511 SE 219TH PL

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

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
073998	0360	2/19/09	\$280,000	\$231,000	1810	8	1999	3	4871	N	N	11135 SE 216TH ST
082700	0200	7/24/09	\$270,000	\$234,000	2120	8	2004	3	4034	N	N	11708 SE 233RD PL
951310	0020	6/11/10	\$246,448	\$234,000	1691	8	2010	3	5001	N	N	23901 134th PL SE
267650	0170	7/28/08	\$305,000	\$236,000	2097	8	2006	3	5041	N	N	23624 124TH AVE SE
546638	0160	10/17/08	\$297,500	\$236,000	1790	8	2001	3	5000	N	N	23824 125TH PL SE
162205	9073	6/27/08	\$310,000	\$237,000	1890	8	1970	4	11322	N	N	11706 SE 233RD CT
520180	0250	7/24/09	\$275,000	\$238,000	2500	8	1995	4	7034	N	N	12823 SE 223RD PL
951310	0010	6/28/10	\$253,436	\$241,000	2065	8	2010	3	5584	N	N	23905 134th PL SE
366240	0130	11/10/08	\$305,000	\$244,000	1910	8	1990	3	9153	N	N	13827 SE 237TH PL
267650	0190	4/29/10	\$260,000	\$244,000	1895	8	2006	3	4989	N	N	23704 124TH AVE SE
352920	0210	9/26/08	\$310,000	\$245,000	1980	8	1990	3	7264	N	N	11915 SE 228TH PL
352920	0050	11/28/08	\$305,000	\$246,000	2100	8	1989	3	7655	N	N	11627 SE 228TH PL
679930	0110	9/10/09	\$279,900	\$246,000	2680	8	2004	3	4959	N	N	23218 118TH PL SE
951310	0090	8/23/10	\$255,001	\$246,000	2065	8	2010	3	5661	N	N	23720 134TH PL SE
267650	0140	5/28/09	\$290,000	\$247,000	2464	8	2006	3	9189	N	N	12406 SE 236TH ST
559170	0190	9/21/09	\$281,500	\$248,000	1960	8	1991	3	6902	N	N	11203 SE 219TH PL
082700	0130	2/11/10	\$270,000	\$248,000	2120	8	2004	3	4599	N	N	11731 SE 233RD PL
948530	0390	11/26/08	\$310,000	\$249,000	1910	8	1992	3	7388	N	N	23723 126TH PL SE
946160	0100	5/12/10	\$266,000	\$250,000	1720	8	1992	4	6838	N	N	12910 SE 217TH PL
664870	1630	11/27/09	\$279,000	\$251,000	2870	8	1965	5	8556	N	N	10933 SE 235TH ST
679930	0020	1/18/08	\$347,000	\$252,000	2030	8	2004	3	4505	N	N	11815 SE 233RD PL
951310	0130	6/23/10	\$266,254	\$253,000	2348	8	2010	3	4622	N	N	13420 SE 239TH ST
267650	0190	1/12/10	\$279,950	\$255,000	1895	8	2006	3	4989	N	N	23704 124TH AVE SE
145975	0100	6/5/09	\$300,000	\$256,000	2040	8	2001	3	5098	N	N	21530 117TH AVE SE
082205	9326	8/20/10	\$265,000	\$256,000	1950	8	2010	3	4521	N	N	21422 112TH AVE SE
807810	0330	12/5/08	\$320,000	\$258,000	2000	8	1991	4	8304	N	N	22046 128TH PL SE
073998	0050	11/21/08	\$325,000	\$261,000	1920	8	1999	3	5003	N	N	11112 SE 216TH ST
951310	0140	6/4/10	\$275,762	\$261,000	2598	8	2010	3	5281	N	N	23902 134TH PL SE
559170	0210	9/9/09	\$300,000	\$263,000	2190	8	1991	3	6852	N	N	11217 SE 219TH PL

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

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
951310	0100	6/29/10	\$276,995	\$264,000	2325	8	2010	3	4527	N	N	23730 134TH PL SE
679930	0040	5/2/08	\$355,000	\$267,000	2030	8	2004	3	4801	N	N	11820 SE 233RD PL
807810	0060	7/31/09	\$309,000	\$268,000	2170	8	1991	3	8612	N	N	12821 SE 221ST PL
946160	0190	7/27/09	\$312,000	\$270,000	1720	8	1992	4	8255	N	N	12915 SE 217TH PL
352920	0260	2/19/08	\$370,000	\$271,000	1920	8	1989	3	7226	N	N	11828 SE 228TH PL
352920	0160	12/9/08	\$335,000	\$271,000	2010	8	1990	3	7851	N	N	11817 SE 228TH PL
082205	9325	7/8/10	\$285,000	\$272,000	2147	8	2010	3	4973	N	N	21416 112TH AVE SE
337450	0060	10/8/08	\$345,000	\$273,000	1460	8	1991	4	7993	N	N	21409 131ST CT SE
770825	0060	6/23/09	\$318,000	\$273,000	1830	8	1995	3	7091	N	N	14034 SE 237TH PL
073985	0040	1/25/10	\$299,900	\$274,000	2600	8	1991	3	7245	N	N	11231 SE 220TH PL
010101	0090	11/19/08	\$345,450	\$277,000	2130	8	1990	4	7439	N	N	21806 110TH AVE SE
337450	0070	1/20/09	\$339,950	\$278,000	2280	8	1990	4	8502	N	N	21413 131ST CT SE
948530	0080	12/4/09	\$309,280	\$278,000	2110	8	1992	4	6900	N	N	23628 127TH CT SE
215455	0090	3/24/10	\$300,000	\$278,000	1770	8	1991	3	9149	N	N	11042 SE 214TH ST
352920	0240	5/27/10	\$294,950	\$278,000	1730	8	1990	3	7226	N	N	11910 SE 228TH PL
926585	0100	4/2/08	\$375,000	\$279,000	2212	8	2006	3	4420	N	N	11217 SE 216TH ST
186490	0210	4/14/10	\$300,000	\$280,000	1272	8	1977	4	10200	N	N	20820 135TH AVE SE
215455	0080	11/17/10	\$285,000	\$282,000	1280	8	1991	3	9149	N	N	11036 SE 214TH ST
679930	0230	5/19/09	\$335,000	\$284,000	2680	8	2004	3	4997	N	N	23227 118TH AVE SE
807810	0030	2/10/10	\$310,000	\$284,000	2170	8	1991	4	10078	N	N	12809 SE 221ST PL
145975	0120	4/2/10	\$308,500	\$287,000	2170	8	2001	3	5061	N	N	21518 117TH AVE SE
172205	9349	11/29/10	\$289,900	\$287,000	2017	8	2010	3	8709	N	N	11121 SE 234TH PL
951310	0150	9/30/10	\$295,001	\$288,000	2670	8	2010	3	5268	N	N	23906 134TH PL SE
154170	0180	7/14/08	\$375,000	\$289,000	2550	8	2003	3	6155	N	N	11717 SE 234TH PL
366240	0120	10/1/09	\$329,777	\$291,000	1930	8	1990	3	10191	N	N	13823 SE 237TH PL
520180	0220	6/28/10	\$310,000	\$295,000	2360	8	1995	3	6779	N	N	12807 SE 223RD PL
926580	0490	12/22/09	\$332,000	\$300,000	2530	8	1991	3	6560	N	N	21619 113TH PL SE
352930	0160	6/24/10	\$315,000	\$300,000	2440	8	1990	3	6750	N	N	22821 117TH PL SE
546970	0130	12/10/10	\$304,000	\$302,000	2770	8	1970	4	31500	N	N	23320 127TH AVE SE

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

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
352920	0200	6/10/10	\$320,000	\$303,000	2440	8	1990	3	6601	N	N	11909 SE 228TH PL
926580	0340	7/21/10	\$315,950	\$303,000	2850	8	1992	3	6566	N	N	11228 SE 216TH ST
081810	0080	6/5/08	\$401,950	\$306,000	2760	8	1995	3	8654	N	N	23437 134TH CT SE
926585	0070	6/23/08	\$399,950	\$306,000	2735	8	2007	3	5001	N	N	11225 SE 216TH ST
082700	0070	6/4/10	\$323,000	\$306,000	2550	8	2004	3	8048	N	N	11707 SE 233RD PL
745726	0040	1/16/08	\$425,000	\$308,000	3048	8	2006	3	5660	N	N	11674 SE 217TH PL
543760	0100	11/18/10	\$312,000	\$308,000	2564	8	2002	3	5001	N	N	13238 SE 234TH ST
948530	0490	5/23/08	\$410,000	\$310,000	1910	8	1992	3	7000	N	N	23722 126TH PL SE
520181	0340	5/11/10	\$330,000	\$310,000	1820	8	1996	3	6963	N	N	22305 131ST AVE SE
770194	0290	9/22/10	\$320,000	\$312,000	2420	8	1989	4	9450	N	N	21004 126TH AVE SE
948530	0440	12/27/10	\$314,450	\$314,000	1910	8	1992	3	9650	N	N	23750 126TH PL SE
172205	9345	8/21/09	\$360,000	\$314,000	2920	8	2007	3	7155	N	N	23823 114TH AVE SE
172205	9346	7/15/08	\$409,950	\$316,000	2532	8	2008	3	7167	N	N	23829 114TH AVE SE
926580	0420	7/11/08	\$415,000	\$319,000	2530	8	1992	4	7422	N	N	21630 112TH CT SE
178663	0210	9/25/09	\$362,500	\$320,000	2590	8	2000	3	5820	N	N	13916 SE 239TH ST
172205	9341	4/23/08	\$429,000	\$321,000	2532	8	2008	3	7221	N	N	23806 114TH AVE SE
926585	0050	5/5/08	\$426,000	\$321,000	2319	8	2007	3	6497	N	N	11203 SE 216TH ST
546970	0680	8/21/08	\$425,000	\$331,000	2490	8	1974	4	24570	N	N	23400 124TH AVE SE
926585	0110	7/17/08	\$439,950	\$339,000	2927	8	2007	3	7020	N	N	11213 SE 216TH ST
926585	0060	8/15/08	\$440,000	\$342,000	2927	8	2007	3	5399	N	N	11207 SE 216TH ST
172205	9342	1/16/08	\$480,000	\$348,000	2926	8	2008	3	7649	N	N	23807 114TH AVE SE
546970	0430	12/14/09	\$395,000	\$356,000	2110	8	1970	5	24700	N	N	12330 SE 235TH ST
546970	0320	10/8/08	\$460,000	\$364,000	2530	8	1973	4	24700	N	N	12243 SE 233RD ST
546970	0370	4/8/09	\$450,000	\$377,000	2910	8	1967	4	22000	N	N	12222 SE 234TH ST
064250	0220	10/15/08	\$370,000	\$294,000	3060	9	2003	3	5531	N	N	21601 129TH AVE SE
352840	0174	7/19/10	\$355,000	\$340,000	2600	9	2001	3	10331	N	N	11662 SE 230TH PL
064250	0120	5/26/09	\$412,000	\$351,000	3247	9	2004	3	4952	N	N	12931 SE 216TH PL
064250	0210	10/12/09	\$399,000	\$354,000	3260	9	2003	3	5503	N	N	21607 129TH AVE SE
092205	9193	5/22/09	\$485,000	\$412,000	2919	9	2008	3	5250	N	N	13124 SE 210TH ST

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

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
092205	9194	7/28/09	\$485,000	\$420,000	3327	9	2008	3	5250	N	N	13118 SE 210TH ST
162205	9125	2/5/10	\$470,000	\$430,000	3140	9	1997	3	44800	Y	N	12322 SE 238TH PL
630590	0070	9/24/08	\$552,500	\$436,000	3780	9	1975	4	25050	N	N	12221 SE 236TH CT
162205	9126	5/20/09	\$529,500	\$450,000	3550	9	1991	3	46689	Y	N	12308 SE 238TH PL
172205	9307	11/21/08	\$617,000	\$496,000	3280	9	1994	3	27124	N	N	23423 112TH AVE SE
630590	0330	6/11/10	\$430,000	\$408,000	2850	10	1990	3	10116	N	N	12326 SE 236TH PL
630590	0180	9/21/10	\$430,000	\$419,000	2960	10	1990	3	10017	N	N	12311 SE 237TH PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	073950	0060	9/28/09	\$93,254	DOR RATIO;QUIT CLAIM DEED; REL PARTY, OR NEIGH
002	073950	0350	3/2/10	\$189,000	GOV. AGENCY; FINANCIAL INSTITUTION RESALE
002	073960	0060	2/2/10	\$177,328	DIAGNOSTIC OUTLIER
002	073960	0130	12/5/10	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	073980	0200	11/16/09	\$332,799	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	073980	0350	6/30/08	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	073981	0250	2/3/10	\$200,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	073982	0080	10/21/09	\$204,000	EXEMPT FROM EXCISE TAX
002	073982	0080	1/14/10	\$239,900	FINANCIAL INSTITUTION RESALE
002	082205	9038	7/24/08	\$985,000	CHANGE OF USE; NON-REPRESENTATIVE SALE
002	082205	9069	9/25/09	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	082205	9230	6/1/09	\$148,900	DOR RATIO;IMP. FINANCIAL INSTITUTION RESALE
002	082205	9231	6/29/10	\$207,777	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	082205	9234	6/30/08	\$632,500	NO MARKET EXPOSURE
002	092205	9045	6/29/10	\$270,000	ESTATE ADMIN, REL PARTY, FRIEND, OR NEIGH
002	092205	9110	3/18/09	\$150,000	DOR RATIO;IMP; FINANCIAL INSTITUTION RESALE
002	135460	0040	2/14/10	\$194,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	135500	0070	5/23/08	\$212,720	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
002	152205	9054	8/15/08	\$342,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	152205	9138	1/14/10	\$458,954	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	152205	9157	12/15/10	\$290,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	154170	0140	6/30/10	\$235,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	162205	9143	6/25/10	\$80,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;%COMPL
002	162205	9147	8/23/10	\$320,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	172205	9334	9/29/08	\$215,000	BUILDER OR DEVELOPER SALES
002	172205	9335	5/14/09	\$550,000	DIAGNOSTIC OUTLIER
002	172205	9338	5/23/08	\$160,000	DOR RATIO;BUILDER OR DEVELOPER SALES
002	176130	0200	9/2/10	\$167,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	186290	0660	8/21/08	\$230,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	186290	0670	5/27/08	\$302,486	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	186300	0020	6/2/08	\$286,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	221220	0010	10/8/08	\$90,375	DOR RATIO;QUIT CLAIM DEED;
002	221220	0360	8/11/09	\$354,351	BANKRUPTCY - RECEIVER OR TRUSTEE
002	221221	0070	3/23/10	\$155,950	DIAGNOSTIC OUTLIER
002	221221	0200	2/5/10	\$146,500	FINANCIAL INSTITUTION RESALE
002	221221	0540	12/19/08	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	221221	0540	4/4/08	\$254,313	EXEMPT FROM EXCISE TAX
002	247440	0130	8/16/10	\$210,000	DIAGNOSTIC OUTLIER
002	251700	0280	6/30/08	\$386,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	251700	0350	8/12/09	\$88,414	DOR RATIO;QUIT CLAIM DEED; REL PARTY, OR NEIGH
002	251700	0400	10/8/09	\$240,000	DIAGNOSTIC OUTLIER
002	251700	0560	4/2/10	\$370,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
002	251710	0050	2/10/10	\$243,000	FINANCIAL INSTITUTION RESALE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	251710	0470	7/9/08	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	251710	0680	1/13/09	\$254,958	BANKRUPTCY - TRUSTEE; EXEMPT FROM EXCISE TAX
002	251710	0990	3/6/10	\$174,160	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
002	259715	0080	4/20/09	\$208,000	IMP. CHAR. FINANCIAL INSTITUTION RESALE
002	267650	0040	10/28/08	\$287,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
002	267650	0190	1/12/10	\$279,950	GOVERNMENT AGENCY
002	278730	0060	4/25/09	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	278730	0230	4/1/08	\$271,762	EXEMPT FROM EXCISE TAX
002	278731	0740	2/3/09	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278746	0330	5/6/09	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	278746	0530	10/15/10	\$160,000	DIAGNOSTIC OUTLIER
002	278750	0260	5/22/09	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	279610	0630	7/28/08	\$309,000	RELOCATION - SALE TO SERVICE
002	289300	0210	4/27/10	\$248,000	RELOCATION - SALE TO SERVICE
002	289300	0350	11/23/09	\$131,250	BANKRUPTCY - FINANCIAL INSTITUTION RESALE
002	311080	0200	3/5/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	337450	0520	3/27/08	\$43,761	DOR RATIO;QUIT CLAIM DEED
002	337450	0540	12/4/09	\$300,000	NON-REPRESENTATIVE SALE
002	338780	0630	11/27/09	\$95,000	BANKRUPTCY - FINANCIAL INSTITUTION RESALE
002	338790	0170	12/29/09	\$193,000	DIAGNOSTIC OUTLIER
002	338790	0200	5/20/09	\$117,865	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
002	338800	0150	6/18/09	\$190,000	NON-REPRESENTATIVE SALE
002	338800	0310	7/23/09	\$167,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	338800	0320	12/15/09	\$182,000	DOUBLE SALE
002	338800	0580	8/26/10	\$151,500	DIAGNOSTIC OUTLIER
002	352930	0020	6/1/10	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	352930	0290	11/30/10	\$160,000	OUTLIER
002	367100	0410	8/4/10	\$140,000	DIAGNOSTIC OUTLIER
002	383120	0270	3/25/08	\$180,000	DIAGNOSTIC OUTLIER
002	421510	0090	2/11/09	\$290,000	DIAGNOSTIC OUTLIER
002	512695	0220	1/29/10	\$253,357	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	512695	0220	5/14/10	\$214,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	512695	0310	5/17/09	\$185,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	512695	0340	5/4/10	\$190,000	EXEMPT FROM EXCISE TAX
002	512695	0340	10/15/10	\$144,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	512695	0480	3/1/10	\$140,000	DIAGNOSTIC OUTLIER
002	512695	0480	10/28/09	\$70,284	DOR RATIO; FINANCIAL INSTITUTION RESALE
002	512695	0670	11/21/09	\$75,458	RELATED PARTY, FRIEND, OR NEIGH
002	520181	0180	8/19/08	\$144,421	DOR RATIO; REL. PARTY, FRIEND, OR NEIGH
002	541221	0050	11/6/09	\$191,500	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
002	541221	0200	6/4/09	\$215,000	NON-REPRESENTATIVE SALE
002	541290	0180	8/12/09	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	546635	0060	1/9/08	\$140,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH

Improved Sales Removed from this Annual Update Analysis
Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	546970	0560	11/9/09	\$519,000	DIAGNOSTIC OUTLIER
002	556170	0410	11/29/10	\$110,000	DOR RATIO
002	556172	0310	5/25/10	\$310,000	DIAGNOSTIC OUTLIER
002	556172	0310	1/12/10	\$184,001	EXEMPT FROM EXCISE TAX
002	556172	0480	12/17/09	\$141,000	DOR RATIO;QUIT CLAIM DEED; REL PARTY, OR NEIGH
002	556172	0480	9/10/08	\$301,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	618710	0250	12/3/10	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	618710	0390	10/29/10	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	645700	0310	2/1/10	\$160,000	DIAGNOSTIC OUTLIER
002	664825	0030	3/4/09	\$185,000	BANKRUPTCY -; NO MARKET EXPOSURE
002	664825	0110	2/15/08	\$259,900	GOVERNMENT AGENCY; QUIT CLAIM DEED;
002	664870	0070	5/18/10	\$234,950	DOUBLE SALE
002	664870	0130	12/15/10	\$110,000	FINANCIAL INSTITUTION RESALE
002	664870	0510	1/14/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	664870	0650	5/7/09	\$177,000	DIAGNOSTIC OUTLIER
002	664870	1690	12/1/10	\$164,900	DIAGNOSTIC OUTLIER
002	666915	0160	11/24/10	\$147,348	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
002	666915	0640	12/22/10	\$141,583	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
002	745726	0030	3/25/09	\$300,000	DIAGNOSTIC OUTLIER
002	745726	0130	7/29/09	\$339,000	QUIT CLAIM DEED
002	745726	0140	8/28/09	\$329,000	QUIT CLAIM DEED
002	745726	0150	8/28/09	\$323,000	QUIT CLAIM DEED; NON-REP SALE; SHORT SALE
002	745726	0160	7/30/09	\$329,000	QUIT CLAIM DEED
002	745726	0170	8/28/09	\$326,000	QUIT CLAIM DEED
002	770825	0010	5/18/09	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	780080	0030	9/30/08	\$386,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	780080	0140	6/23/10	\$379,000	DIAGNOSTIC OUTLIER
002	802570	0330	7/19/10	\$149,000	FINANCIAL INSTITUTION RESALE
002	802570	0500	2/16/10	\$158,000	DIAGNOSTIC OUTLIER
002	802570	0650	6/24/09	\$268,000	DIAGNOSTIC OUTLIER
002	802570	0750	4/19/10	\$162,599	EXEMPT FROM EXCISE TAX
002	802570	0830	2/1/08	\$265,000	DIAGNOSTIC OUTLIER
002	802570	0870	7/16/09	\$160,000	DIAGNOSTIC OUTLIER
002	802570	0880	6/27/08	\$252,000	DIAGNOSTIC OUTLIER
002	807810	0030	10/1/09	\$310,000	RELOCATION - SALE TO SERVICE; NON-REP SALE
002	807855	0340	12/8/09	\$232,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	807856	0330	10/27/09	\$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	873200	0310	5/12/09	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	889250	0070	8/4/09	\$115,976	RELATED PARTY, FRIEND, OR NEIGHBOR
002	889260	0120	7/22/08	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	926580	0020	5/27/09	\$305,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	941270	0510	7/1/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	951310	0110	9/27/10	\$237,501	%COMPL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	951310	0120	10/5/10	\$238,750	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
NONE							

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	092205	9140	1/7/2009	\$135,000	QUIT CLAIM DEED;
002	092205	9142	1/7/2009	\$102,000	QUIT CLAIM DEED;
002	152205	9168	8/5/2010	\$15,000	BELOW MARKET
002	162205	9133	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	162205	9134	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	162205	9135	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	162205	9136	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	162205	9137	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	162205	9138	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	162205	9139	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	162205	9140	6/25/2010	\$600,000	MULTI-PARCEL; FINANCIAL INSTITUTION RESALE;
002	172205	9332	7/9/2010	\$87,000	FINANCIAL INSTITUTION RESALE;
002	172205	9331	7/7/2010	\$87,000	FINANCIAL INSTITUTION RESALE;
002	172205	9350	5/15/2008	\$40,000	NO MARKET EXPOSURE; BUILDER OR DEVE SALES;
002	172205	9351	4/21/2008	\$40,000	CORP. AFFILIATES; REL PARTY, FRIEND, OR NEIGH;
002	661970	0010	10/19/2010	\$232,500	NEW IMP INCLUDED
002	661970	0060	10/19/2010	\$232,500	NEW IMP INCLUDED
002	661970	0100	10/19/2010	\$232,500	NEW IMP INCLUDED
002	661970	0020	8/18/2010	\$155,000	NEW IMP INCLUDED
002	661970	0030	8/18/2010	\$155,000	NEW IMP INCLUDED
002	745726	0110	11/25/2009	\$126,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
002	745726	0120	11/25/2009	\$126,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
002	951310	0060	12/10/2010	\$225,000	NEW IMP INCLUDED
002	951310	0060	6/24/2010	\$490,000	MULTI-PARCEL SALE;
002	951310	0070	6/24/2010	\$490,000	MULTI-PARCEL SALE;
002	951310	0060	1/24/2008	\$2,400,000	MULTI-PARCEL SALE;
002	951310	0070	1/24/2008	\$2,400,000	MULTI-PARCEL SALE;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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 of 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

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Lloyd Hara
Assessor

As we start preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 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;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved 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 and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor