

Residential Revalue
2011 Assessment Roll

West Kent
AREA 27

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: West Kent / 27

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 419

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	\$96,600	\$149,100	\$245,700			
2011 Value	\$87,600	\$136,300	\$223,900	\$245,000	91.4%	10.25%
Change	-\$9,000	-\$12,800	-\$21,800			
% Change	-9.3%	-8.6%	-8.9%			

*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	\$100,400	\$142,300	\$242,700
2011 Value	\$91,200	\$130,100	\$221,300
Percent Change	-9.2%	-8.6%	-8.8%

Number of one to three unit residences in the Population: 4741

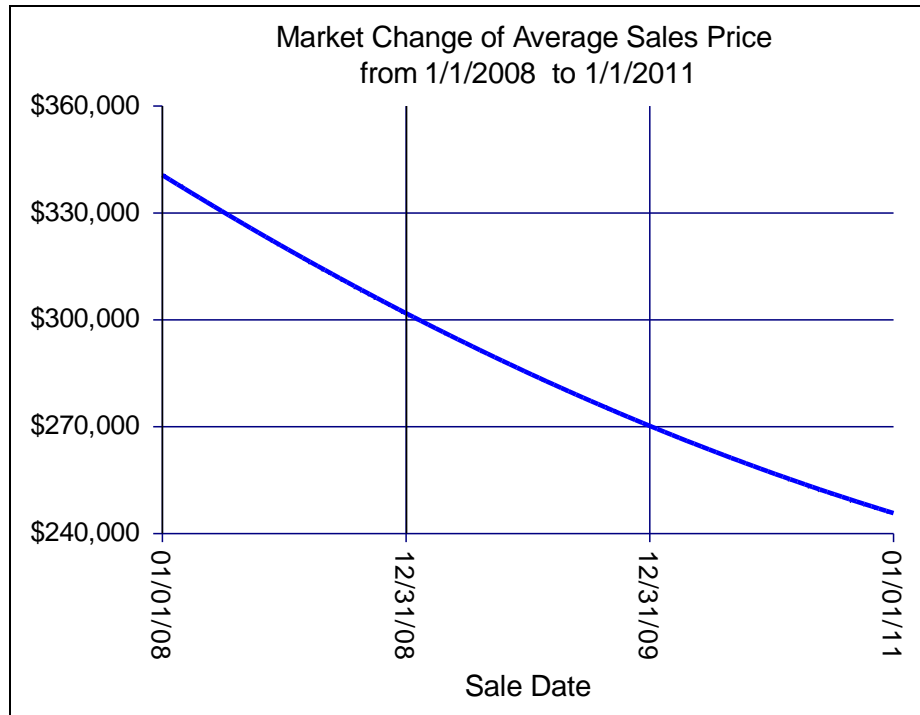
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2011 Assessment Roll.

Market Change of Average Sale Price in Area 27

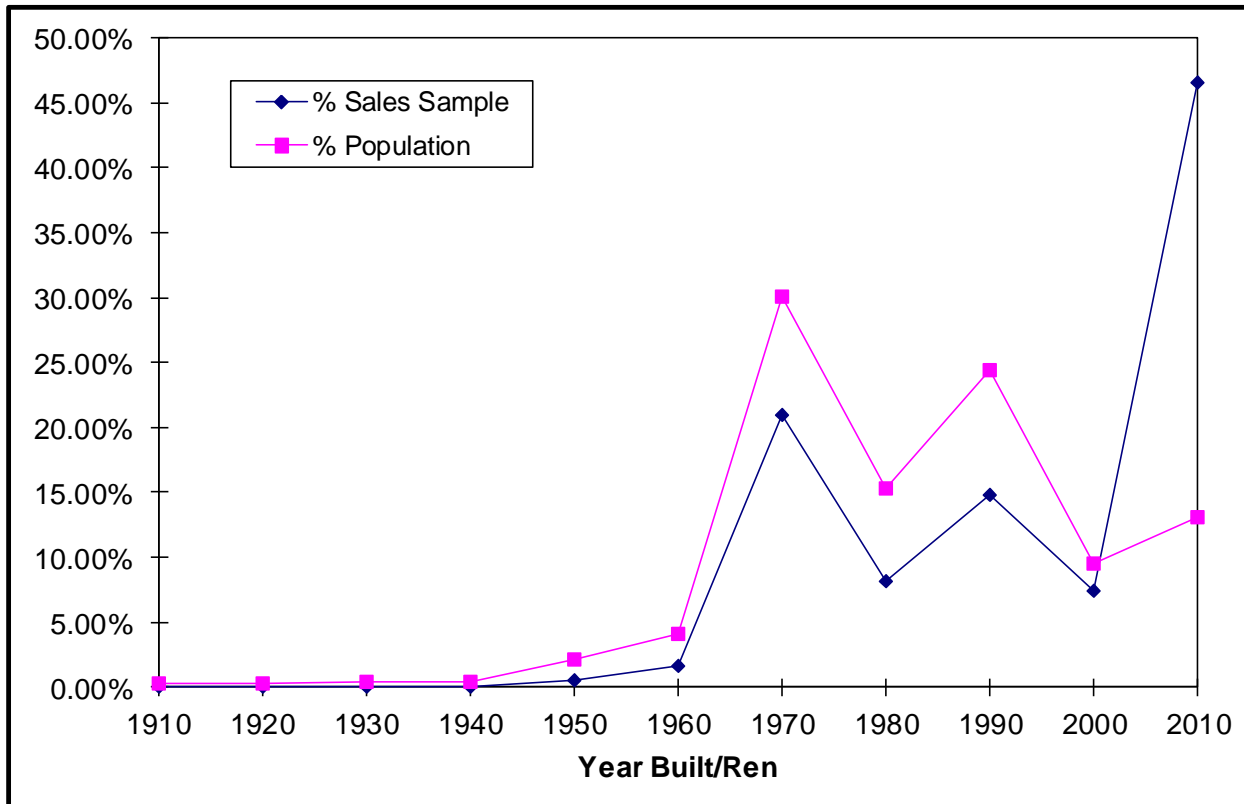
From 1/1/2008 to 1/1/2011



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	2	0.48%
1960	7	1.67%
1970	88	21.00%
1980	34	8.11%
1990	62	14.80%
2000	31	7.40%
2010	195	46.54%
	419	

Population		
Year Built/Ren	Frequency	% Population
1910	11	0.23%
1920	12	0.25%
1930	18	0.38%
1940	22	0.46%
1950	101	2.13%
1960	194	4.09%
1970	1428	30.12%
1980	727	15.33%
1990	1156	24.38%
2000	450	9.49%
2010	622	13.12%
	4741	

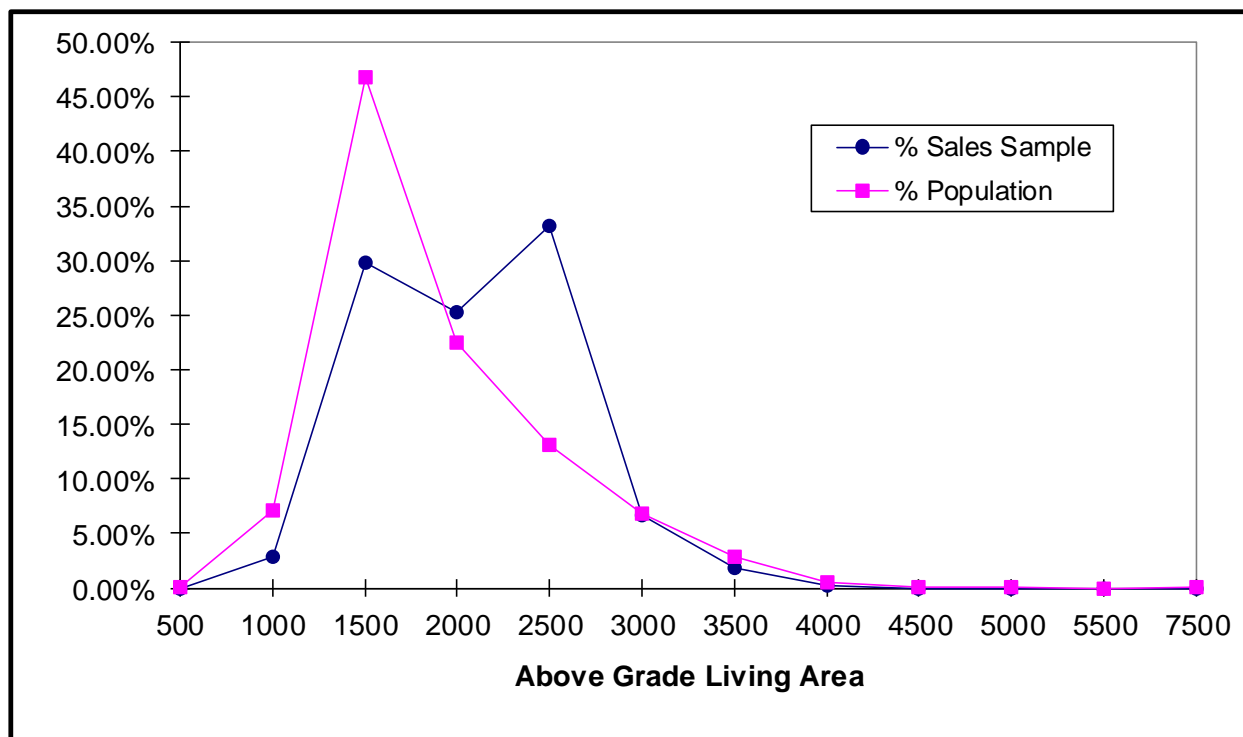


Sales of new homes built over the last few years are over represented in this sample. This a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	2.86%
1500	125	29.83%
2000	106	25.30%
2500	139	33.17%
3000	28	6.68%
3500	8	1.91%
4000	1	0.24%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	419	

Population		
AGLA	Frequency	% Population
500	4	0.08%
1000	335	7.07%
1500	2222	46.87%
2000	1063	22.42%
2500	619	13.06%
3000	321	6.77%
3500	137	2.89%
4000	27	0.57%
4500	5	0.11%
5000	6	0.13%
5500	0	0.00%
7500	2	0.04%
	4741	

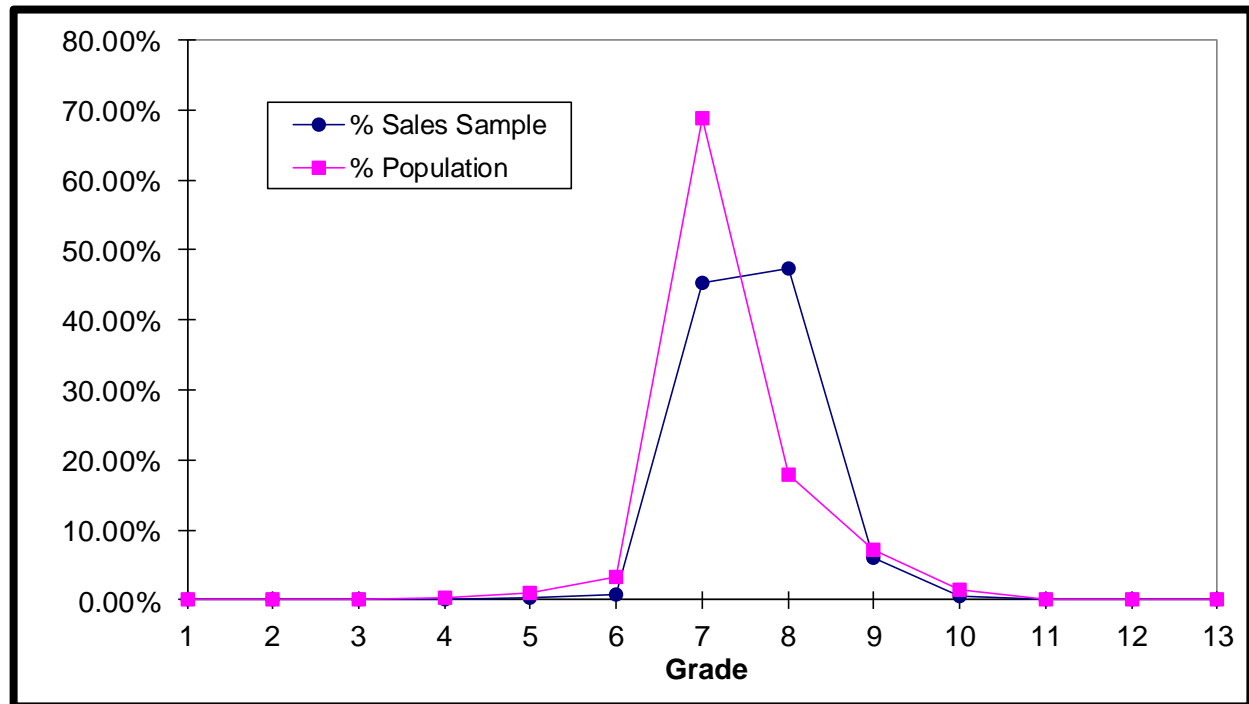


Homes in this area are typically smaller homes. However, sales of newer, larger homes are over represented in this sample. This was found to lack statistical significance during the modeling process.

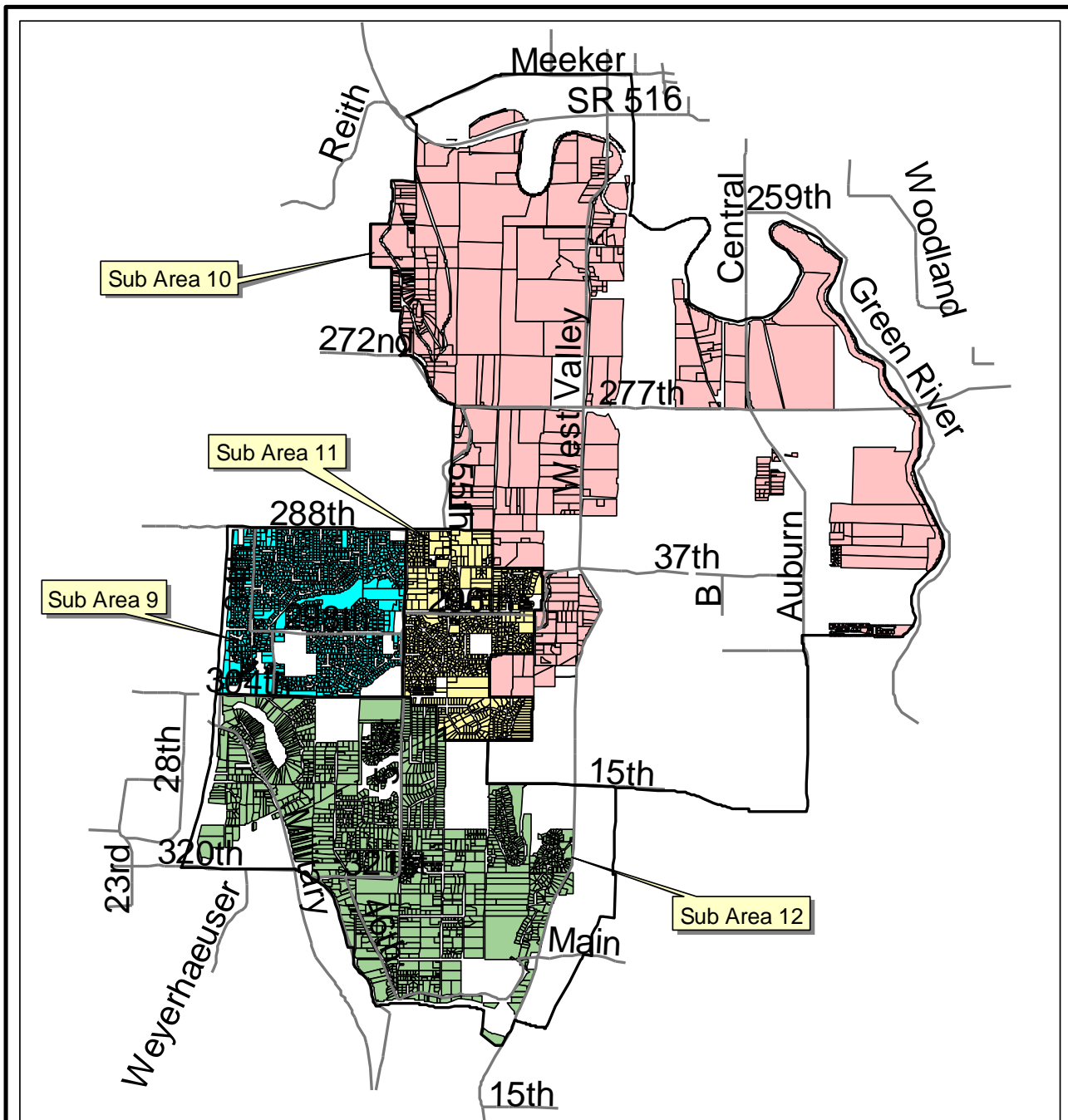
Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.24%
6	3	0.72%
7	190	45.35%
8	198	47.26%
9	25	5.97%
10	2	0.48%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	419	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	9	0.19%
5	43	0.91%
6	160	3.37%
7	3261	68.78%
8	853	17.99%
9	339	7.15%
10	66	1.39%
11	7	0.15%
12	1	0.02%
13	1	0.02%
	4741	



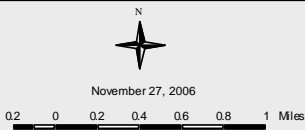
Homes in this area are typically average grade homes. However, sales of newer, higher grade homes are over represented in this sample. This was found to lack statistical significance during the modeling process.



Area 27

West Kent

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- 27 shape.shp
- Area 27 streets.shp
- Area 27 Subs.shp
- 009
- 010
- 011
- 012

Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: May 24, 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. Based on the usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a downward adjustment was made in land assessment for the 2011 Assessment Year.

The formula is: 2011 Land Value = 2010 Land Value x .911, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis results showed that the area required a single standard area adjustment.

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 419 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 91.4%. 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 -8.8%. 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 27 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

-8.65%

Comments

The percentages listed are total adjustments not additive adjustments.

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

Area 27 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	0.718	-28.2%
2/1/2008	0.726	-27.4%
3/1/2008	0.734	-26.6%
4/1/2008	0.742	-25.8%
5/1/2008	0.749	-25.1%
6/1/2008	0.757	-24.3%
7/1/2008	0.765	-23.5%
8/1/2008	0.773	-22.7%
9/1/2008	0.781	-21.9%
10/1/2008	0.789	-21.1%
11/1/2008	0.797	-20.3%
12/1/2008	0.804	-19.6%
1/1/2009	0.812	-18.8%
2/1/2009	0.820	-18.0%
3/1/2009	0.827	-17.3%
4/1/2009	0.835	-16.5%
5/1/2009	0.843	-15.7%
6/1/2009	0.851	-14.9%
7/1/2009	0.859	-14.1%
8/1/2009	0.867	-13.3%
9/1/2009	0.875	-12.5%
10/1/2009	0.882	-11.8%
11/1/2009	0.890	-11.0%
12/1/2009	0.898	-10.2%
1/1/2010	0.906	-9.4%
2/1/2010	0.914	-8.6%
3/1/2010	0.921	-7.9%
4/1/2010	0.929	-7.1%
5/1/2010	0.937	-6.3%
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	0.976	-2.4%
11/1/2010	0.984	-1.6%
12/1/2010	0.992	-0.8%
1/1/2011	1.000	0.0%

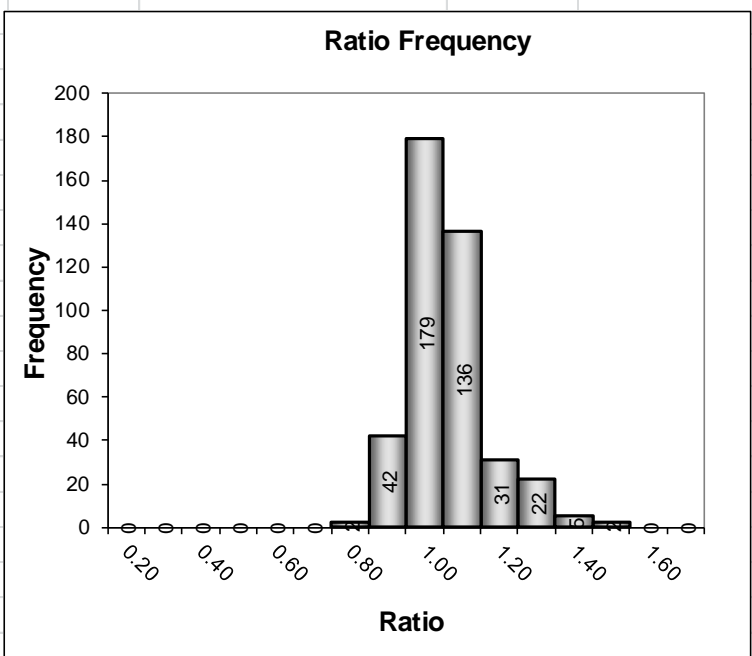
The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.742	\$390,000
Sale 2	\$475,000	10/1/2009	0.882	\$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	Appr. Date:	Date of Report:	Sales Dates:
Team 2	1/1/2010	6/1/2011	1/2008 - 12/2010
Area 27	Appr ID:	Property Type:	Adjusted for time?:
West Kent	SLED	1 to 3 Unit Residences	YES
SAMPLE STATISTICS			
Sample size (n)	419		
Mean Assessed Value	245,700		
Mean Adj. Sales Price	245,000		
Standard Deviation AV	50,905		
Standard Deviation SP	55,200		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.013		
Median Ratio	0.993		
Weighted Mean Ratio	1.003		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 27 Sales Prices are adjusted for time to the Assessment Date of 1/1/2011	
Lowest ratio	0.746		
Highest ratio:	1.409		
Coefficient of Dispersion	7.66%		
Standard Deviation	0.104		
Coefficient of Variation	10.25%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	1.003		
Upper limit	1.023		
SAMPLE SIZE EVALUATION			
N (population size)	4741		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.104		
Recommended minimum:	17		
Actual sample size:	419		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	238		
# ratios above mean:	181		
z:	2.785		
Conclusion:	Non-normal		

Annual Update Ratio Study Report (After)

2011 Assessments

TEAM 2		1/1/2011	7/12/2011	1/2008 - 12/2010														
Area	Appr ID:	Property Type:		Adjusted for time?:														
WEST KENT	SLED	1 to 3 Unit Residences		YES														
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6-0.7</td><td>24</td></tr><tr><td>0.7-0.8</td><td>173</td></tr><tr><td>0.8-0.9</td><td>160</td></tr><tr><td>0.9-1.0</td><td>36</td></tr><tr><td>1.0-1.1</td><td>21</td></tr><tr><td>1.1-1.2</td><td>4</td></tr></tbody></table>			Ratio	Frequency	0.6-0.7	24	0.7-0.8	173	0.8-0.9	160	0.9-1.0	36	1.0-1.1	21	1.1-1.2	4
Ratio	Frequency																	
0.6-0.7	24																	
0.7-0.8	173																	
0.8-0.9	160																	
0.9-1.0	36																	
1.0-1.1	21																	
1.1-1.2	4																	
Sample size (n)	419																	
Mean Assessed Value	223,900																	
Mean Sales Price	245,000																	
Standard Deviation AV	46,506																	
Standard Deviation SP	55,200																	
ASSESSMENT LEVEL																		
Arithmetic Mean Ratio	0.923																	
Median Ratio	0.905																	
Weighted Mean Ratio	0.914																	
UNIFORMITY																		
Lowest ratio	0.680																	
Highest ratio:	1.285																	
Coefficient of Dispersion	7.66%																	
Standard Deviation	0.095																	
Coefficient of Variation	10.25%																	
Price Related Differential (PRD)	1.010																	
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 27 Sales Prices are adjusted for time to the Assessment Date of 1/1/2011																
95% Confidence: Median																		
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B (acceptable error - in decimal)	0.05																	
S (estimated from this sample)	0.095																	
Recommended minimum:	14																	
Actual sample size:	419																	
Conclusion:	OK																	
NORMALITY																		
Binomial Test																		
# ratios below mean:	238																	
# ratios above mean:	181																	
z:	2.785																	
Conclusion:	Non-normal																	

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 27
(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
009	131292	0010	3/8/10	\$177,750	\$164,000	960	5	1947	4	10391	N	N	30243 38TH PL S
009	032104	9094	10/2/08	\$260,000	\$205,000	1690	6	1958	4	13647	N	N	3421 S 288TH ST
009	769650	0290	4/8/09	\$139,000	\$116,000	860	7	1970	3	7100	N	N	29804 47TH PL S
009	131120	0480	1/15/09	\$155,000	\$126,000	1450	7	1963	2	6300	N	N	29207 44TH PL S
009	131270	0010	5/6/10	\$145,500	\$137,000	1010	7	1963	3	7200	N	N	29143 34TH AVE S
009	555680	0200	9/22/08	\$175,000	\$138,000	1200	7	1967	3	7360	N	N	4006 S 291ST ST
009	032104	9156	10/18/10	\$149,000	\$146,000	1800	7	1952	4	16920	N	N	29233 51ST AVE S
009	131210	0070	2/3/10	\$165,000	\$151,000	1290	7	1967	4	6300	N	N	3420 S 290TH ST
009	769663	0400	8/25/09	\$178,400	\$156,000	1300	7	1976	4	7500	N	N	30122 42ND PL S
009	789550	0550	12/30/09	\$175,000	\$158,000	900	7	1970	3	7904	N	N	29810 43RD AVE S
009	815963	0270	10/26/09	\$178,000	\$158,000	1220	7	1976	3	8819	N	N	29017 46TH PL S
009	131120	0340	5/27/10	\$169,000	\$159,000	1250	7	1963	3	7210	N	N	4327 S 291ST ST
009	753120	0120	5/26/10	\$170,000	\$160,000	830	7	1969	4	7416	N	N	3521 S 295TH ST
009	131280	0090	11/9/09	\$179,000	\$160,000	1340	7	1966	4	7200	N	N	29101 32ND PL S
009	131290	0120	5/5/10	\$174,000	\$163,000	1250	7	1967	4	10685	N	N	29209 32ND PL S
009	815963	0160	11/11/08	\$205,000	\$164,000	1320	7	1976	4	7125	N	N	4621 S 290TH PL
009	769650	0040	2/26/08	\$226,000	\$166,000	970	7	1968	3	7200	N	N	29827 45TH PL S
009	246050	0040	9/26/09	\$189,000	\$167,000	1200	7	1968	4	7800	N	N	29712 45TH AVE S
009	131290	0170	8/7/09	\$195,000	\$169,000	1250	7	1967	3	8280	N	N	3215 S 292ND ST
009	337600	0180	4/8/10	\$181,000	\$169,000	1010	7	1967	4	7300	N	N	28901 44TH PL S
009	131130	0020	5/28/09	\$199,950	\$170,000	1250	7	1963	3	7210	N	N	28812 37TH AVE S
009	131120	0770	11/24/09	\$189,999	\$170,000	1050	7	1963	3	7245	N	N	4223 S 293RD ST
009	131150	0330	5/25/10	\$181,000	\$171,000	1250	7	1966	4	6912	N	N	29402 39TH AVE S
009	131110	0560	3/24/08	\$234,500	\$173,000	1170	7	1962	3	7590	N	N	3524 S 293RD PL
009	131110	0370	7/24/09	\$199,950	\$173,000	1090	7	1962	4	8640	N	N	29453 38TH PL S
009	131160	0050	9/24/08	\$224,000	\$176,000	1250	7	1965	4	7245	N	N	29015 45TH PL S
009	246050	0060	9/15/09	\$199,900	\$176,000	1280	7	1969	3	7140	N	N	29704 45TH AVE S
009	131220	0080	5/4/09	\$208,000	\$176,000	1040	7	1964	4	7300	N	N	4205 S 288TH PL

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	769660	0230	11/5/10	\$180,000	\$177,000	1280	7	1973	3	7820	N	N	30026 45TH PL S
009	555690	0240	12/15/08	\$220,000	\$178,000	1010	7	1969	3	6175	N	N	3525 S 292ND ST
009	555690	0230	2/10/09	\$216,000	\$178,000	1010	7	1968	4	6175	N	N	3521 S 292ND ST
009	131220	0120	9/1/09	\$204,000	\$178,000	1250	7	1965	3	8320	N	N	4220 S 289TH PL
009	387670	0180	12/31/09	\$196,457	\$178,000	1770	7	1968	3	8460	N	N	29651 34TH AVE S
009	387670	0150	8/13/09	\$207,000	\$180,000	1100	7	1968	3	8400	N	N	3223 S 296TH PL
009	131191	0050	3/17/08	\$245,000	\$181,000	1170	7	1967	3	7200	N	N	29638 41ST PL S
009	131140	0170	12/9/08	\$225,000	\$181,000	1160	7	1964	4	7392	N	N	4251 S 290TH ST
009	769662	0260	3/9/08	\$250,000	\$184,000	1620	7	1976	3	7200	N	N	4529 S 300TH PL
009	131110	0020	6/23/09	\$215,000	\$184,000	1250	7	1962	3	8030	N	N	29236 34TH AVE S
009	131160	0440	5/1/08	\$245,000	\$184,000	1160	7	1966	4	7350	N	N	29310 45TH PL S
009	131291	0310	10/14/08	\$236,000	\$187,000	1070	7	1985	3	7458	N	N	4049 S 302ND PL
009	204800	0190	8/27/08	\$242,500	\$189,000	1280	7	2001	3	2407	N	N	30035 34TH AVE S
009	131291	0300	9/29/09	\$214,000	\$189,000	1190	7	1985	3	7326	N	N	4043 S 302ND PL
009	769650	0280	10/14/08	\$239,900	\$190,000	910	7	1971	3	7194	N	N	29806 47TH PL S
009	131111	0070	2/21/08	\$259,950	\$190,000	1290	7	1997	3	6600	N	N	3240 S 302ND PL
009	131150	0300	8/12/09	\$220,000	\$191,000	1250	7	1966	4	9500	N	N	29516 39TH AVE S
009	541320	0040	10/23/09	\$215,000	\$191,000	1580	7	1990	3	7704	N	N	3416 S 298TH PL
009	769662	0300	4/27/10	\$205,000	\$192,000	1060	7	1976	3	8925	N	N	4601 S 300TH PL
009	246060	0110	9/16/09	\$218,000	\$192,000	1020	7	1975	4	7068	N	N	4504 S 300TH ST
009	815963	0260	10/6/10	\$197,000	\$193,000	1320	7	1976	4	8819	N	N	29009 46TH PL S
009	131120	0570	11/19/08	\$245,000	\$196,000	950	7	1963	4	7350	N	N	29223 45TH AVE S
009	131160	0560	7/17/08	\$255,000	\$196,000	1050	7	1965	4	6798	N	N	29102 45TH PL S
009	204800	0130	5/26/10	\$207,600	\$196,000	1620	7	2002	3	2961	N	N	30137 36TH PL S
009	131160	0180	2/8/10	\$215,000	\$197,000	1250	7	1965	4	7350	N	N	29319 45TH PL S
009	131100	0020	3/2/10	\$214,000	\$197,000	860	7	1962	4	11100	N	N	28805 38TH AVE S
009	661850	0200	9/9/10	\$203,000	\$197,000	1200	7	1991	3	8294	N	N	29752 48TH AVE S
009	246060	0150	5/20/08	\$262,000	\$198,000	1560	7	1975	3	8100	N	N	29824 45TH AVE S
009	337600	0090	2/24/10	\$215,000	\$198,000	1940	7	1967	4	7650	N	N	28915 45TH PL S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	873235	0070	10/23/08	\$250,000	\$199,000	1210	7	1978	3	7050	N	N	3629 S 298TH PL
009	131110	0170	4/29/10	\$213,000	\$199,000	860	7	1962	4	8000	N	N	3618 S 293RD PL
009	131291	0270	3/2/10	\$216,000	\$199,000	950	7	1983	3	7524	N	N	4025 S 302ND PL
009	815963	0170	5/20/10	\$212,500	\$200,000	1320	7	1976	4	10824	N	N	4629 S 290TH PL
009	815963	0360	10/4/10	\$205,000	\$200,000	1240	7	1977	4	9900	N	N	4602 S 292ND ST
009	131160	0650	11/12/08	\$252,000	\$201,000	1460	7	1965	4	7245	N	N	3949 S 293RD ST
009	769663	0020	6/22/10	\$214,000	\$203,000	1620	7	1976	3	7076	N	N	30024 44TH CT S
009	131160	0580	3/27/08	\$275,000	\$204,000	1250	7	1965	4	7220	N	N	29014 45TH PL S
009	131110	0270	2/24/09	\$246,850	\$204,000	860	7	1962	4	7700	N	N	29309 38TH PL S
009	246060	0060	3/22/10	\$221,500	\$205,000	1480	7	1973	4	6966	N	N	29835 45TH AVE S
009	815962	0320	10/31/08	\$260,000	\$207,000	1840	7	1976	3	9222	N	N	4904 S 293RD ST
009	131160	0310	1/10/08	\$289,127	\$208,000	1450	7	1966	4	7350	N	N	4119 S 294TH ST
009	131291	0230	7/21/08	\$272,000	\$209,000	1560	7	1984	3	10395	N	N	4003 S 302ND PL
009	131180	0090	8/25/08	\$270,000	\$210,000	1050	7	1967	3	7665	N	N	29520 47TH AVE S
009	261670	0010	1/30/08	\$290,000	\$210,000	1570	7	1985	4	8562	N	N	5018 S 301ST DR
009	815961	0090	4/22/10	\$225,000	\$210,000	1300	7	1974	4	5920	N	N	29020 50TH AVE S
009	204800	0240	5/23/08	\$280,000	\$211,000	1340	7	2001	3	2592	N	N	3338 S 301ST PL
009	131160	0130	7/25/08	\$275,000	\$212,000	1450	7	1965	4	7350	N	N	29225 45TH PL S
009	131181	0110	10/16/09	\$240,000	\$213,000	1110	7	1968	3	9000	N	N	29646 36TH PL S
009	800123	0070	1/15/09	\$262,000	\$214,000	1520	7	1978	3	7525	N	N	28901 46TH PL S
009	131150	0220	8/1/08	\$278,250	\$215,000	1450	7	1966	3	10350	N	N	29520 38TH PL S
009	131100	0380	7/13/09	\$250,000	\$215,000	1050	7	1962	4	8240	N	N	29216 39TH AVE S
009	131210	0080	9/16/09	\$245,000	\$215,000	1410	7	1967	4	7200	N	N	29014 34TH AVE S
009	949180	0320	1/4/08	\$300,000	\$216,000	1540	7	1990	3	9921	N	N	3309 S 299TH ST
009	387650	0380	5/7/08	\$289,000	\$217,000	1460	7	1966	4	7725	N	N	29417 34TH AVE S
009	541320	0060	6/24/08	\$285,500	\$218,000	1580	7	1990	3	7542	N	N	3415 S 298TH PL
009	949180	0270	10/17/08	\$275,000	\$218,000	1540	7	1990	3	7323	N	N	3211 S 299TH ST
009	894725	0130	10/26/09	\$245,900	\$219,000	1882	7	2005	3	3842	N	N	29710 34TH CT S
009	131110	0320	5/6/09	\$259,950	\$220,000	1060	7	1963	4	8470	N	N	29350 38TH PL S

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Area 27
(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
009	131150	0040	3/10/08	\$300,000	\$221,000	1050	7	1966	4	10000	N	N	29317 41ST AVE S
009	204800	0390	8/15/08	\$284,950	\$221,000	1550	7	2001	3	3115	N	N	30060 34TH AVE S
009	293500	0090	10/29/09	\$248,450	\$221,000	1600	7	1970	3	7225	N	N	29662 43RD PL S
009	789550	0090	3/25/08	\$300,000	\$222,000	1810	7	1969	3	7000	N	N	29847 42ND AVE S
009	769663	0230	3/25/08	\$300,000	\$222,000	1100	7	1976	3	7140	N	N	30227 42ND PL S
009	789550	0590	9/12/08	\$283,668	\$222,000	1580	7	1971	3	8550	N	N	29813 43RD PL S
009	246060	0140	8/23/10	\$230,000	\$222,000	1900	7	1975	4	8120	N	N	29830 45TH AVE S
009	131210	0080	1/30/08	\$309,000	\$224,000	1410	7	1967	4	7200	N	N	29014 34TH AVE S
009	131120	0290	7/31/09	\$258,000	\$224,000	1190	7	1963	4	7392	N	N	4340 S 291ST ST
009	815961	0160	2/6/08	\$309,990	\$225,000	1350	7	1975	4	8560	N	N	4918 S 290TH PL
009	769662	0270	10/1/09	\$255,000	\$225,000	1060	7	1976	3	7200	N	N	4535 S 300TH PL
009	769663	0340	3/13/09	\$272,000	\$226,000	1070	7	1976	4	7380	N	N	4306 S 303RD ST
009	545070	0100	4/13/10	\$244,000	\$227,000	1140	7	1997	3	5010	N	N	29853 48TH AVE S
009	131111	0200	12/6/10	\$230,000	\$228,000	1170	7	1995	3	6399	N	N	3207 S 302ND PL
009	387660	0090	6/15/10	\$245,000	\$232,000	1200	7	1967	3	7000	N	N	3233 S 295TH PL
009	800121	0180	3/24/10	\$250,000	\$232,000	1230	7	1978	4	7350	N	N	4620 S 289TH PL
009	661850	0050	3/28/08	\$315,000	\$233,000	1180	7	1991	3	8387	N	N	29729 48TH AVE S
009	131140	0360	11/19/09	\$260,000	\$233,000	1446	7	1964	4	7245	N	N	4212 S 290TH ST
009	815962	0200	5/19/10	\$247,500	\$233,000	1150	7	1977	4	8505	N	N	4908 S 294TH ST
009	789550	0390	4/23/08	\$315,000	\$235,000	1720	7	1970	3	7700	N	N	29920 43RD AVE S
009	769660	0180	11/12/09	\$263,500	\$235,000	1540	7	1974	4	8374	N	N	30003 45TH PL S
009	949180	0120	6/20/08	\$308,000	\$235,000	2050	7	1990	4	9942	N	N	29819 34TH AVE S
009	894725	0010	2/12/10	\$257,500	\$236,000	1966	7	2006	3	4549	N	N	3407 S 297TH ST
009	025558	0060	4/28/10	\$254,000	\$238,000	1720	7	1999	3	5567	N	N	4121 S 292ND PL
009	387660	0100	10/21/10	\$243,900	\$239,000	1368	7	1967	3	8775	N	N	3234 S 295TH PL
009	800110	0220	8/6/09	\$280,000	\$243,000	2860	7	1996	3	6014	N	N	3349 S 300TH PL
009	894725	0030	9/19/08	\$320,000	\$251,000	1424	7	2006	3	4540	N	N	29715 34TH CT S
009	032104	9106	5/6/09	\$350,000	\$296,000	1420	7	1967	3	118830	N	N	30114 32ND AVE S
009	387650	0410	3/27/08	\$310,000	\$229,000	1520	8	1959	2	29025	N	N	29261 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
010	889290	0130	3/22/10	\$199,000	\$184,000	1410	7	1998	3	7968	N	N	3820 I PL NE
010	158060	0019	8/21/08	\$250,000	\$195,000	1550	7	1965	3	39375	Y	N	3205 WEST VALLEY HWY N
010	352204	9100	2/26/09	\$240,000	\$198,000	1300	7	1997	3	26000	N	N	27243 51ST PL S
010	936000	0130	1/27/09	\$264,000	\$216,000	1500	7	1968	3	14472	N	N	4638 B ST NW
010	733822	1010	3/17/10	\$220,000	\$204,000	2117	8	2006	3	3703	N	N	1218 32ND ST NE
010	866916	0020	4/9/09	\$248,240	\$208,000	1550	8	2008	3	3230	N	N	1406 51ST ST NE
010	866915	0190	3/17/08	\$286,350	\$211,000	1550	8	2008	3	3479	N	N	1317 50TH ST NE
010	733822	0430	9/20/10	\$218,000	\$212,000	2150	8	2006	3	3398	N	N	1168 32ND PL NE
010	866915	0230	3/17/08	\$291,330	\$215,000	1550	8	2008	3	3479	N	N	1245 50TH ST NE
010	866915	0150	3/18/08	\$292,698	\$216,000	1550	8	2008	3	3379	N	N	1312 51ST ST NE
010	733822	0470	5/1/09	\$256,000	\$216,000	1738	8	2008	3	3398	N	N	1159 32ND ST NE
010	866915	0200	3/19/08	\$294,545	\$217,000	1550	8	2008	3	3479	N	N	1313 50TH ST NE
010	866916	0040	3/15/10	\$238,220	\$220,000	1550	8	2010	3	3230	N	N	1414 51ST ST NE
010	866915	0250	4/30/08	\$297,000	\$222,000	1550	8	2008	3	3815	N	N	1237 50TH ST NE
010	866915	0210	3/19/08	\$302,334	\$223,000	1805	8	2008	3	3479	N	N	1309 50TH ST NE
010	866916	0330	7/13/09	\$258,615	\$223,000	1550	8	2009	3	3402	N	N	1407 50TH ST NE
010	866915	0130	2/17/09	\$270,000	\$223,000	1805	8	2008	3	3379	N	N	1304 51ST ST NE
010	866915	0280	9/26/08	\$285,000	\$224,000	1550	8	2008	3	3479	N	N	1225 50TH ST NE
010	866916	0220	5/19/10	\$238,500	\$225,000	1550	8	2010	3	3402	N	N	1505 50TH ST NE
010	866916	0140	8/30/10	\$231,900	\$225,000	1550	8	2010	3	3230	N	N	1454 51ST ST NE
010	866915	0300	8/14/08	\$290,700	\$226,000	1550	8	2008	3	3479	N	N	1217 50TH ST NE
010	866915	0270	5/21/08	\$301,035	\$227,000	1550	8	2008	3	3479	N	N	50TH ST NE
010	866915	0090	2/19/09	\$274,990	\$227,000	1805	8	2008	3	3379	N	N	1234 51ST ST NE
010	866916	0310	9/8/09	\$258,445	\$227,000	1805	8	2009	3	3402	N	N	1415 50TH ST NE
010	733822	0810	7/15/10	\$239,950	\$229,000	1738	8	2010	3	3738	N	N	1425 32ND ST NE
010	733822	1070	9/21/10	\$235,000	\$229,000	2235	8	2006	3	3703	N	N	1204 32ND ST NE
010	866915	0110	6/5/08	\$302,709	\$230,000	1550	8	2008	3	3379	N	N	1242 51ST ST NE
010	866915	0140	2/24/10	\$250,000	\$230,000	1550	8	2008	3	3379	N	N	1308 51ST ST NE
010	866916	0050	11/3/09	\$258,385	\$230,000	1805	8	2009	3	3230	N	N	1418 51ST ST NE

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Area 27
(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
010	866915	0650	2/13/09	\$279,990	\$231,000	2099	8	2008	3	4419	N	N	1321 49TH ST NE
010	866915	0240	3/4/09	\$280,000	\$232,000	1550	8	2008	3	3143	N	N	1241 50TH ST NE
010	866916	0160	12/3/10	\$235,000	\$233,000	1805	8	2010	3	3230	N	N	1510 51ST ST NE
010	866916	0100	11/4/09	\$263,550	\$235,000	1805	8	2009	3	3230	N	N	1438 51ST ST NE
010	733822	0260	4/22/10	\$251,000	\$235,000	1738	8	2009	3	3721	N	N	1343 32ND PL NE
010	866915	0310	11/4/08	\$296,937	\$237,000	2095	8	2008	3	3479	N	N	1213 50TH ST NE
010	866916	0250	12/2/09	\$264,315	\$237,000	1805	8	2009	3	3402	N	N	1439 50TH ST NE
010	866916	0010	5/18/09	\$279,990	\$237,000	2095	8	2008	3	3438	N	N	1402 51ST ST NE
010	733822	1050	4/24/08	\$317,950	\$238,000	2150	8	2007	3	3703	N	N	1208 32ND ST NE
010	866915	0010	7/13/09	\$275,590	\$238,000	1805	8	2009	3	3551	N	N	1202 51ST ST NE
010	866916	0120	5/5/10	\$254,000	\$238,000	1805	8	2010	3	3230	N	N	1446 51ST ST NE
010	866916	0290	7/21/10	\$248,000	\$238,000	1805	8	2010	3	3402	N	N	1423 50TH ST NE
010	866916	0150	11/22/10	\$240,000	\$238,000	2095	8	2010	3	3230	N	N	1506 51ST ST NE
010	866915	0070	9/8/08	\$305,647	\$239,000	1805	8	2008	3	3379	N	N	1226 51ST ST NE
010	866915	0320	11/4/08	\$299,877	\$239,000	2095	8	2008	3	3399	N	N	1209 50TH ST NE
010	866916	0280	10/18/09	\$269,840	\$239,000	2095	8	2009	3	3402	N	N	1427 50 TH ST NE
010	733822	0150	2/20/08	\$328,000	\$240,000	2150	8	2007	3	3721	N	N	1211 32ND PL NE
010	866915	0120	11/24/08	\$299,265	\$240,000	2095	8	2008	3	3379	N	N	1246 51ST ST NE
010	866916	0030	7/31/09	\$277,295	\$240,000	1805	8	2009	3	3230	N	N	1410 51ST ST NE
010	733822	0310	11/6/09	\$269,950	\$241,000	1738	8	2009	3	3721	N	N	1427 32ND PL NE
010	866916	0070	10/26/09	\$271,125	\$241,000	2095	8	2009	3	3230	N	N	1426 51 ST ST NE
010	866915	0160	3/13/08	\$328,250	\$242,000	1805	8	2008	3	3379	N	N	1316 51ST ST NE
010	866916	0130	4/20/10	\$258,910	\$242,000	2095	8	2010	3	3230	N	N	1450 51ST ST NE
010	866918	0150	7/2/10	\$253,850	\$242,000	1984	8	2010	3	4419	N	N	1403 49TH AVE NE
010	866915	0180	4/4/08	\$327,000	\$243,000	1805	8	2008	3	3533	N	N	1321 50TH ST NE
010	866915	0050	10/13/08	\$307,027	\$243,000	1805	8	2008	3	3379	N	N	1218 51ST ST NE
010	733822	0280	12/2/09	\$269,950	\$243,000	1738	8	2009	3	3721	N	N	1401 32ND PL NE
010	733822	0570	8/7/08	\$315,500	\$244,000	2117	8	2006	3	3712	N	N	1264 32ND PL NE
010	733822	0690	4/29/09	\$290,000	\$244,000	2026	8	2006	3	4772	N	N	1346 32ND PL NE

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Area 27
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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
010	866916	0490	4/6/10	\$262,320	\$244,000	1984	8	2010	3	4275	N	N	1516 50TH ST NE
010	866916	0420	11/23/09	\$272,640	\$244,000	2200	8	2009	3	4275	N	N	1428 50TH ST NE
010	733822	0460	1/22/09	\$299,950	\$245,000	1947	8	2008	3	3398	N	N	1157 32ND ST NE
010	866915	0410	11/13/08	\$306,045	\$245,000	2099	8	2008	3	4429	N	N	1206 50TH ST NE
010	733822	1110	2/10/09	\$298,700	\$246,000	2150	8	2006	3	3703	N	N	1162 32ND ST NE
010	866916	0360	10/12/09	\$278,930	\$247,000	2099	8	2009	3	4291	N	N	1404 50TH ST NE
010	733822	0680	8/5/08	\$319,950	\$248,000	2026	8	2006	3	4398	N	N	1321 32ND ST NE
010	866916	0270	11/18/09	\$278,550	\$249,000	1550	8	2009	3	3402	N	N	1431 50TH ST NE
010	733822	0790	10/27/09	\$279,950	\$249,000	1738	8	2009	3	3738	N	N	1415 32ND ST NE
010	733822	0210	9/30/08	\$316,000	\$249,000	2117	8	2006	3	3721	N	N	1259 32ND PL NE
010	866916	0240	2/9/10	\$271,925	\$249,000	2095	8	2009	3	3402	N	N	1443 50TH ST NE
010	866915	0540	6/6/08	\$330,000	\$250,000	2477	8	2008	3	4039	N	N	4917 M ST NE
010	866916	0060	4/23/10	\$267,150	\$250,000	2095	8	2010	3	3230	N	N	1422 51ST ST NE
010	866916	0440	11/6/09	\$280,291	\$250,000	2437	8	2009	3	4275	N	N	1436 50TH ST NE
010	866915	0330	10/2/08	\$317,870	\$251,000	1805	8	2008	3	3476	N	N	1205 50TH ST NE
010	733822	0220	7/24/09	\$289,950	\$251,000	2150	8	2008	3	3721	N	N	1267 32ND PL NE
010	866916	0320	7/31/09	\$290,000	\$251,000	2095	8	2009	3	3402	N	N	1411 50TH ST NE
010	866916	0460	3/1/10	\$272,455	\$251,000	2099	8	2010	3	4275	N	N	1504 50TH ST NE
010	733822	0180	9/26/08	\$320,000	\$252,000	2150	8	2007	3	3721	N	N	1227 32ND PL NE
010	866915	0610	6/25/09	\$294,250	\$252,000	2099	8	2009	3	4429	N	N	1314 50TH ST NE
010	866916	0400	4/20/10	\$270,000	\$252,000	2200	8	2010	3	4275	N	N	1420 50TH ST NE
010	866915	0060	8/7/08	\$327,005	\$253,000	2095	8	2008	3	3379	N	N	1222 51ST ST NE
010	866915	0040	9/29/08	\$320,555	\$253,000	2095	8	2008	3	3379	N	N	1214 51ST ST NE
010	733822	0970	6/22/09	\$295,000	\$253,000	2117	8	2006	3	3703	N	N	1252 32ND ST NE
010	733822	0250	5/2/10	\$269,950	\$253,000	2235	8	2009	3	3721	N	N	1333 32ND PL NE
010	866916	0450	10/19/10	\$258,000	\$253,000	1984	8	2010	3	4275	N	N	1440 50TH ST NE
010	733822	0630	7/11/08	\$331,239	\$254,000	2150	8	2007	3	3802	N	N	1217 32ND ST NE
010	733822	0380	7/24/08	\$329,600	\$254,000	2150	8	2006	3	3398	N	N	1152 32ND PL NE
010	866915	0670	10/30/08	\$318,545	\$254,000	2099	8	2008	3	4416	N	N	1313 49TH ST NE

Improved Sales Used in this Annual Update Analysis
Area 27
(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
010	733822	0390	8/6/08	\$328,000	\$254,000	2235	8	2006	3	3398	N	N	1154 32ND PL NE
010	866915	0480	9/26/08	\$322,710	\$254,000	2477	8	2008	3	5676	N	N	4904 L CT NE
010	866916	0430	4/1/10	\$273,393	\$254,000	2099	8	2010	3	4275	N	N	1432 50TH ST NE
010	866918	0160	6/25/10	\$266,985	\$254,000	2099	8	2010	3	5764	N	N	1404 49TH ST NE
010	866915	0020	9/19/08	\$325,230	\$255,000	2095	8	2008	3	3456	N	N	1206 51ST ST NE
010	733822	0190	5/5/08	\$339,950	\$255,000	2117	8	2006	3	3721	N	N	1231 32ND PL NE
010	866916	0350	9/28/09	\$289,433	\$255,000	2200	8	2009	3	4429	N	N	1326 50TH ST NE
010	866915	0500	9/5/08	\$326,990	\$256,000	2437	8	2008	3	4612	N	N	4912 L CT NE
010	733822	0230	6/10/09	\$299,950	\$256,000	2235	8	2008	3	3867	N	N	1313 32ND PL NE
010	866916	0230	2/18/10	\$279,150	\$256,000	2095	8	2009	3	3402	N	N	1447 50TH ST NE
010	866915	0600	8/5/09	\$295,000	\$256,000	2477	8	2009	3	4428	N	N	1310 50TH ST NE
010	866915	0460	3/6/08	\$350,000	\$257,000	2477	8	2008	3	4170	N	N	4909 L CT NE
010	866916	0080	12/31/09	\$284,000	\$257,000	1805	8	2009	3	3230	N	N	1430 51ST ST NE
010	866915	0520	10/6/08	\$324,990	\$257,000	2437	8	2008	3	4922	N	N	4920 L CT NE
010	866916	0260	10/26/09	\$289,425	\$257,000	2095	8	2009	3	3402	N	N	1435 50TH ST NE
010	733822	0580	4/19/10	\$275,000	\$257,000	2150	8	2009	3	3712	N	N	1310 32ND PL NE
010	733822	0800	6/29/10	\$269,950	\$257,000	2235	8	2010	3	3738	N	N	1421 32ND ST NE
010	866915	0510	6/16/08	\$339,365	\$258,000	2477	8	2008	3	4157	N	N	4916 L CT NE
010	866915	0560	9/24/08	\$327,990	\$258,000	2477	8	2008	3	4746	N	N	4909 M ST NE
010	866916	0410	5/18/09	\$305,000	\$258,000	2099	8	2008	3	4275	N	N	1424 50TH ST NE
010	866916	0110	3/10/10	\$278,815	\$258,000	2095	8	2010	3	3230	N	N	1442 51ST ST NE
010	866915	0630	4/20/09	\$306,825	\$258,000	2437	8	2008	3	4429	N	N	1322 50TH ST NE
010	866915	0080	8/12/08	\$334,450	\$259,000	2095	8	2008	3	3379	N	N	1230 51ST ST NE
010	733822	0450	9/18/08	\$329,950	\$259,000	2026	8	2006	3	4899	N	N	1151 32ND ST NE
010	866915	0550	3/26/08	\$350,000	\$259,000	2437	8	2008	3	4234	N	N	4913 M ST NE
010	866916	0470	1/27/10	\$283,855	\$259,000	2099	8	2009	3	4275	N	N	1508 50TH ST NE
010	866915	0490	8/15/08	\$334,990	\$260,000	2437	8	2008	3	4109	N	N	4908 L CT NE
010	866916	0340	6/9/09	\$305,305	\$260,000	2095	8	2008	3	4012	N	N	1403 50TH ST NE
010	733822	0990	7/30/09	\$300,000	\$260,000	2150	8	2008	3	3703	N	N	1232 32ND ST NE

Improved Sales Used in this Annual Update Analysis
Area 27
(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
010	866916	0210	5/28/10	\$275,346	\$260,000	2095	8	2010	3	3402	N	N	1509 50TH ST NE
010	866915	0170	3/11/08	\$354,689	\$261,000	2095	8	2008	3	3617	N	N	1320 51ST ST NE
010	733822	0770	7/28/09	\$300,950	\$261,000	2026	8	2008	3	4811	N	N	1332 32ND ST NE
010	866915	0640	1/19/09	\$319,800	\$261,000	2477	8	2008	3	4418	N	N	1325 49TH ST NE
010	866915	0590	4/24/09	\$310,000	\$261,000	2437	8	2008	3	4429	N	N	1306 50TH ST NE
010	733822	0040	9/20/10	\$268,000	\$261,000	2728	8	2006	3	5291	N	N	1147 32ND PL NE
010	866915	0530	9/12/08	\$334,645	\$262,000	2200	8	2008	3	4037	N	N	4921 M ST NE
010	866916	0300	9/3/09	\$299,360	\$262,000	2095	8	2009	3	3402	N	N	1419 50TH ST NE
010	866915	0290	10/10/08	\$332,189	\$263,000	2095	8	2008	3	3479	N	N	1221 50TH ST NE
010	866915	0100	12/23/08	\$324,215	\$263,000	2095	8	2008	3	3379	N	N	1238 51ST ST NE
010	866915	0260	6/17/08	\$346,567	\$264,000	2095	8	2008	3	3479	N	N	1233 50TH ST NE
010	733822	0940	9/28/09	\$299,950	\$264,000	2235	8	2009	3	3703	N	N	1338 32ND ST NE
010	733822	0600	10/21/09	\$299,000	\$265,000	2150	8	2009	3	4058	N	N	1338 32ND PL NE
010	733822	1020	6/11/08	\$349,950	\$266,000	2150	8	2007	3	3703	N	N	1216 32ND ST NE
010	733822	0590	6/15/10	\$279,950	\$266,000	2150	8	2009	3	3712	N	N	1326 32ND PL NE
010	866916	0500	2/22/10	\$289,054	\$266,000	2477	8	2009	3	4863	N	N	1520 50TH ST NE
010	866915	0470	8/1/08	\$346,558	\$268,000	2437	8	2008	3	6408	N	N	4909 L CT NE
010	733822	0710	11/10/09	\$299,950	\$268,000	2026	8	2009	3	3957	N	N	1422 32ND PL NE
010	866915	0350	12/3/10	\$269,900	\$268,000	2095	8	2008	3	4612	N	N	1136 51ST ST NE
010	866916	0370	9/16/09	\$306,425	\$269,000	2477	8	2009	3	4275	N	N	1408 50TH ST NE
010	866916	0390	10/5/09	\$304,363	\$269,000	2437	8	2009	3	4275	N	N	1416 50TH ST NE
010	866915	0580	11/26/08	\$335,893	\$270,000	2200	8	2008	3	5386	N	N	1302 50TH ST NE
010	866918	0170	6/1/10	\$287,080	\$271,000	2477	8	2010	3	4132	N	N	1408 49TH ST NE
010	733822	0910	3/9/08	\$370,000	\$272,000	2235	8	2007	3	3703	N	N	1412 32ND ST NE
010	866915	0440	8/4/08	\$351,335	\$272,000	2477	8	2008	3	4124	N	N	4917 L CT NE
010	866915	0220	3/17/08	\$369,603	\$273,000	2095	8	2008	3	3479	N	N	1305 50TH ST NE
010	866916	0380	10/9/09	\$310,000	\$274,000	2437	8	2009	3	4275	N	N	1412 50TH ST NE
010	866918	0140	6/15/10	\$289,812	\$275,000	2477	8	2010	3	4346	N	N	1407 49TH ST NE
010	866915	0570	3/11/08	\$374,586	\$276,000	2099	8	2008	3	4958	N	N	4905 M ST NE

Improved Sales Used in this Annual Update Analysis
Area 27
(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
010	866915	0620	10/28/09	\$310,925	\$277,000	2437	8	2009	3	4429	N	N	1318 50TH ST NE
010	866916	0480	3/1/10	\$302,660	\$279,000	2200	8	2009	3	4275	N	N	1512 50TH ST NE
010	733822	1000	9/16/08	\$365,000	\$286,000	2672	8	2007	3	4938	N	N	1222 32ND ST NE
010	733822	0960	5/28/08	\$379,950	\$287,000	2672	8	2007	3	4938	N	N	1312 32ND ST NE
010	733822	0720	1/27/10	\$315,000	\$288,000	2026	8	2009	3	3957	N	N	1422 32ND PL NE
010	866915	0660	2/13/09	\$350,978	\$289,000	2477	8	2008	3	4419	N	N	1317 49TH ST NE
010	866915	0420	8/19/08	\$372,981	\$290,000	2477	8	2008	3	4194	N	N	1208 50TH ST NE
010	733822	0270	4/27/10	\$309,950	\$290,000	2728	8	2009	3	4962	N	N	1353 32ND PL NE
010	866915	0680	10/15/08	\$373,685	\$296,000	2477	8	2008	3	4388	N	N	1309 49TH ST NE
010	866918	0190	7/29/10	\$308,555	\$296,000	2477	8	2010	3	5278	N	N	1416 49TH ST NE
010	733822	1040	6/3/08	\$392,500	\$297,000	2728	8	2006	3	4938	N	N	1212 32ND ST NE
010	866915	0450	3/6/08	\$405,743	\$298,000	2200	8	2008	3	4170	N	N	4913 L CT NE
010	733822	0780	10/29/09	\$344,500	\$306,000	2728	8	2009	3	4549	N	N	1345 32ND ST NE
010	733822	0950	8/27/09	\$350,950	\$307,000	2728	8	2006	3	4938	N	N	1324 32ND ST NE
010	866915	0430	12/1/08	\$382,715	\$308,000	2437	8	2008	3	4690	N	N	4921 L CT NE
010	733822	0700	10/28/09	\$350,000	\$311,000	2728	8	2008	3	4512	N	N	1356 32ND PL NE
010	401680	0230	6/17/08	\$450,000	\$343,000	3280	9	2001	3	15063	N	N	26531 LAKE FENWICK RD S
010	401680	0240	6/13/08	\$488,000	\$371,000	3380	9	2001	3	15611	N	N	26605 LAKE FENWICK RD S
010	401680	0220	9/24/09	\$453,000	\$399,000	3000	9	2003	3	14719	N	N	26525 LAKE FENWICK RD S
010	262204	9061	10/22/09	\$564,000	\$501,000	2840	9	1997	3	44866	Y	N	26809 52ND LN S
011	030300	0105	4/20/10	\$159,000	\$149,000	2012	7	1968	3	16600	N	N	5410 S 305TH ST
011	564790	0710	1/16/09	\$225,000	\$184,000	1280	7	1983	3	9462	N	N	2311 T ST NW
011	332681	0020	7/21/09	\$225,000	\$194,000	1830	7	2002	3	5015	N	N	29140 53RD PL S
011	332950	0160	11/4/10	\$199,500	\$197,000	1080	7	1982	3	7245	N	N	29726 52ND AVE S
011	332952	0320	11/17/09	\$224,950	\$201,000	1170	7	1984	3	8737	N	N	5529 S 300TH PL
011	564790	0700	5/14/08	\$271,100	\$204,000	1730	7	1984	3	8432	N	N	2401 T ST NW
011	221480	0830	3/14/08	\$280,000	\$206,000	1060	7	1979	3	7260	N	N	29417 60TH PL S
011	332952	0400	1/23/09	\$255,000	\$209,000	1852	7	1984	3	7403	N	N	30021 55TH PL S
011	332950	0530	12/8/09	\$233,000	\$210,000	1330	7	1983	3	8678	N	N	5430 S 296TH CT

Improved Sales Used in this Annual Update Analysis
Area 27
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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
011	332951	0040	12/24/08	\$260,000	\$211,000	1310	7	1984	3	7823	N	N	5210 S 298TH CT
011	030410	0100	1/8/09	\$260,000	\$212,000	1400	7	1999	3	5482	N	N	5725 S 294TH PL
011	332951	0230	6/12/09	\$249,525	\$213,000	1410	7	1984	3	7473	N	N	5116 S 300TH PL
011	332681	0030	9/29/08	\$273,500	\$216,000	1730	7	2002	3	3881	N	N	29130 53RD PL S
011	030300	0105	9/12/10	\$223,000	\$217,000	2012	7	1968	3	16600	N	N	5410 S 305TH ST
011	030410	0090	6/21/10	\$232,000	\$220,000	1500	7	1999	3	5393	N	N	5719 S 294TH PL
011	332950	0200	9/16/09	\$254,450	\$224,000	1410	7	1982	3	7883	N	N	5210 S 297TH PL
011	332953	0030	6/21/10	\$240,000	\$228,000	1410	7	1985	3	10248	N	N	5543 S 300TH PL
011	289555	0180	12/22/10	\$229,900	\$229,000	1550	7	2000	3	4267	N	N	5174 S 303RD PL
011	926930	0090	9/8/09	\$264,950	\$232,000	1820	7	1964	3	14094	N	N	5858 S 292ND ST
011	564790	0490	7/11/08	\$306,000	\$235,000	1230	7	1983	3	9015	N	N	2221 T ST NW
011	332952	0070	10/8/08	\$299,000	\$236,000	1270	7	1985	3	9615	N	N	29918 53RD PL S
011	332951	0480	7/20/09	\$273,500	\$236,000	1390	7	1984	3	9013	N	N	30132 53RD AVE S
011	030410	0150	1/4/08	\$329,900	\$237,000	1680	7	1999	3	5586	Y	N	29418 58TH AVE S
011	332950	0120	11/18/09	\$264,900	\$237,000	2090	7	1981	3	7859	N	N	29710 52ND AVE S
011	289555	0310	5/29/08	\$315,000	\$238,000	1700	7	2000	3	4726	N	N	5118 S 303RD PL
011	030300	0095	2/11/10	\$260,000	\$238,000	1800	7	1969	3	16600	N	N	5400 S 305TH ST
011	664220	0670	3/4/08	\$325,000	\$239,000	1240	7	1986	3	10496	Y	N	5827 S 296TH ST
011	289555	0050	11/20/09	\$267,500	\$240,000	1550	7	2000	3	4486	N	N	5141 S 303RD PL
011	564790	0830	3/18/08	\$327,500	\$242,000	1280	7	1983	3	8915	N	N	1901 24TH ST NW
011	286560	0220	10/20/09	\$274,950	\$244,000	1490	7	1979	4	7210	N	N	5304 S 302ND PL
011	332950	0610	10/17/09	\$275,000	\$244,000	1390	7	1983	4	7750	N	N	5329 S 297TH PL
011	286560	0050	10/22/08	\$308,950	\$245,000	1177	7	1979	3	7353	N	N	5119 S 302ND PL
011	332952	0270	5/10/10	\$262,000	\$246,000	2100	7	1984	3	8818	N	N	5519 S 299TH CT
011	332953	0290	4/30/10	\$270,000	\$253,000	1410	7	1986	3	13282	Y	N	5722 S 301ST CT
011	221480	0260	9/16/08	\$324,950	\$255,000	1440	7	1980	3	11800	N	N	29213 63RD PL S
011	030300	0205	5/17/10	\$275,000	\$259,000	2100	7	1991	3	17748	Y	N	30732 58TH CT S
011	371700	0240	8/20/09	\$309,000	\$269,000	2240	7	2005	3	4500	N	N	29577 63RD CT S
011	332681	0070	8/28/08	\$349,000	\$272,000	2190	7	2002	3	5231	N	N	29108 53RD PL S

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Area 27
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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
011	332953	0310	8/13/10	\$299,000	\$288,000	1390	7	1986	3	8874	Y	N	30112 57TH PL S
011	564790	0630	10/15/09	\$340,500	\$302,000	1420	7	1983	4	29256	Y	N	2412 T ST NW
011	371700	0130	2/11/10	\$343,060	\$314,000	2246	7	2006	3	3750	N	N	29509 63RD CT S
011	332850	0460	4/25/08	\$325,000	\$243,000	1500	8	1987	3	9727	N	N	5113 S 288TH PL
011	146090	0050	9/16/10	\$250,000	\$243,000	2180	8	2004	3	4490	N	N	29623 55TH PL S
011	664220	0020	8/1/08	\$365,000	\$282,000	1580	8	1986	3	12148	N	N	29605 57TH PL S
011	664925	0620	5/19/10	\$299,990	\$282,000	2070	8	1988	3	12960	N	N	29613 60TH CT S
011	332850	0050	9/28/10	\$295,000	\$288,000	2300	8	1987	3	8697	N	N	5125 S 289TH PL
011	664220	0420	4/6/10	\$315,000	\$293,000	2440	8	1987	3	9799	N	N	29636 57TH PL S
011	664220	0090	4/17/09	\$350,000	\$294,000	1760	8	1986	3	9601	N	N	5618 S 296TH CT
011	664876	0100	3/10/08	\$409,000	\$301,000	1600	8	1993	3	9830	N	N	29244 54TH PL S
011	022104	9225	10/28/08	\$390,000	\$310,000	2400	8	1991	3	15069	N	N	5123 S 292ND ST
011	664925	0410	7/19/10	\$298,950	\$286,000	2160	9	1988	3	8049	N	N	6001 S 298TH PL
011	664877	0200	4/20/09	\$383,000	\$322,000	1570	9	1989	4	7663	N	N	29430 55TH AVE S
011	664925	0510	2/21/08	\$450,000	\$329,000	2920	9	1989	3	7910	N	N	6040 S 298TH PL
011	111560	0040	4/28/10	\$353,000	\$330,000	2350	9	2010	3	7342	N	N	29646 63RD CT S
011	111545	0220	11/24/09	\$374,950	\$336,000	2420	9	1990	3	9310	N	N	6355 S 298TH PL
011	111545	0210	6/8/09	\$399,950	\$341,000	2620	9	1992	3	9605	N	N	6347 S 298TH PL
011	664877	0130	11/16/10	\$347,000	\$343,000	2800	9	1989	3	10058	N	N	29505 55TH AVE S
011	111560	0060	10/18/10	\$385,000	\$378,000	2896	9	2010	3	6599	N	N	29654 63RD CT S
011	111560	0100	11/6/09	\$432,000	\$385,000	2975	9	2008	3	10596	N	N	29647 63RD CT S
011	664925	0260	8/27/08	\$500,000	\$390,000	2490	9	1988	3	11175	N	N	5916 S 300TH ST
011	111560	0110	6/30/09	\$465,000	\$399,000	2896	9	2010	3	7100	N	N	29643 63RD CT S
012	030200	0255	7/14/09	\$225,000	\$194,000	900	6	1965	3	15570	N	N	5426 S 314TH ST
012	926280	0128	7/15/10	\$390,000	\$373,000	2310	6	1960	4	195105	N	N	32204 51ST AVE S
012	030200	0490	5/27/08	\$192,000	\$145,000	1120	7	1977	3	14850	N	N	31463 55TH AVE S
012	030200	0450	4/7/10	\$166,950	\$155,000	1150	7	1961	3	14850	N	N	31412 54TH AVE S
012	553000	0020	5/6/09	\$185,000	\$156,000	1440	7	1967	3	9603	N	N	32827 51ST AVE S
012	401280	0060	4/21/08	\$225,000	\$168,000	1480	7	1961	3	13158	N	N	4414 S 318TH ST

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Area 27
(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
012	401440	0065	10/9/09	\$203,950	\$180,000	1040	7	1967	4	13500	N	N	31008 42ND AVE S
012	608460	0660	10/21/10	\$193,000	\$189,000	1720	7	1987	3	6847	N	N	30311 50TH AVE S
012	401440	0365	1/29/08	\$262,000	\$190,000	1300	7	1967	3	9630	N	N	4729 S 318TH ST
012	030200	0235	11/17/08	\$240,000	\$192,000	1340	7	1967	3	26426	N	N	5239 S 312TH ST
012	401200	0060	4/21/09	\$238,000	\$200,000	1646	7	1969	3	9600	N	N	3843 S 306TH PL
012	769600	0140	9/30/09	\$235,000	\$207,000	1340	7	1962	3	9592	N	N	31804 47TH AVE S
012	030300	0460	4/12/10	\$221,950	\$207,000	1040	7	1968	4	14850	N	N	30556 54TH AVE S
012	608500	0030	7/30/08	\$274,500	\$212,000	1140	7	1967	4	9639	N	N	5625 S 324TH PL
012	030300	0595	6/23/09	\$249,950	\$214,000	1520	7	1967	3	14850	N	N	30518 52ND AVE S
012	152104	9062	9/23/09	\$246,000	\$217,000	1610	7	1949	4	53800	N	N	32231 46TH PL S
012	608460	0400	7/28/09	\$252,500	\$219,000	1440	7	1985	3	9014	N	N	30849 47TH AVE S
012	608460	0600	3/1/10	\$239,900	\$221,000	1432	7	1986	3	12004	N	N	30820 50TH AVE S
012	030200	0330	5/25/10	\$245,000	\$231,000	1480	7	1967	3	18450	N	N	31447 52ND AVE S
012	896196	0310	11/17/08	\$291,000	\$233,000	1200	7	2004	3	6539	N	N	1102 R ST NW
012	608460	0750	11/13/09	\$264,000	\$236,000	1370	7	1986	3	8150	N	N	30839 49TH CT S
012	401440	0297	10/27/10	\$240,000	\$236,000	2080	7	1966	3	9000	N	N	4732 S 318TH ST
012	608460	0060	6/4/08	\$318,000	\$241,000	1480	7	1985	3	9535	N	N	4922 S 308TH ST
012	608460	0210	12/24/09	\$269,950	\$244,000	1720	7	1985	3	9034	N	N	30705 48TH AVE S
012	030300	0030	11/6/08	\$306,500	\$245,000	1540	7	1965	4	18908	N	N	30553 52ND AVE S
012	030200	0050	12/21/10	\$250,000	\$249,000	1600	7	1969	3	14850	N	N	30850 54TH AVE S
012	401280	0020	10/21/09	\$285,000	\$253,000	1880	7	1968	4	18360	N	N	31624 44TH AVE S
012	608460	0190	4/20/10	\$282,000	\$263,000	1690	7	1985	3	8751	N	N	30702 48TH AVE S
012	608460	0100	8/20/10	\$275,000	\$266,000	2065	7	1986	3	6464	N	N	4842 S 308TH ST
012	132950	0190	12/10/09	\$300,000	\$270,000	2310	7	2003	3	4500	N	N	5500 S 320TH ST
012	132950	0030	7/2/09	\$345,000	\$296,000	2310	7	2003	3	5000	N	N	5335 S 319TH ST
012	401440	0206	4/14/10	\$345,000	\$322,000	2370	7	1968	3	56628	N	N	31835 44TH AVE S
012	926280	0060	10/29/09	\$390,000	\$347,000	1960	7	1976	4	93654	N	N	5807 S 318TH ST
012	401320	0145	5/8/08	\$485,000	\$364,000	1090	7	1959	4	37950	Y	Y	30666 34TH PL S
012	401440	0120	4/23/10	\$390,000	\$365,000	2470	7	1965	4	85310	N	N	31010 44TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	800140	0040	4/21/10	\$208,000	\$194,000	1850	8	1989	3	10151	N	N	5002 S 310TH PL
012	800145	0210	3/19/10	\$223,000	\$206,000	1890	8	1990	4	13300	N	N	31412 47TH AVE S
012	800145	0020	1/3/09	\$273,000	\$222,000	1260	8	2003	3	8862	N	N	4410 S 313TH ST
012	800145	0350	6/16/10	\$249,950	\$237,000	2000	8	1989	3	12372	N	N	4717 S 315TH PL
012	800145	0170	3/16/10	\$261,000	\$241,000	1840	8	1989	3	16679	N	N	31308 47TH AVE S
012	896195	0370	5/17/10	\$267,800	\$252,000	2020	8	1996	3	8140	Y	N	1507 8TH ST NW
012	240860	0180	7/22/08	\$334,900	\$258,000	1844	8	1996	3	20460	N	N	3237 S 312TH ST
012	800160	0270	12/4/08	\$329,950	\$266,000	2025	8	1989	3	8208	N	N	4819 S 315TH PL
012	102104	9071	2/4/08	\$368,300	\$268,000	2364	8	2006	3	12500	N	N	31672 MILITARY RD S
012	327560	0005	9/4/09	\$309,000	\$271,000	1380	8	1958	4	15300	N	N	325 HI CREST DR
012	769600	0080	11/14/08	\$340,000	\$272,000	1472	8	2007	3	11751	N	N	31856 47TH AVE S
012	926280	0155	5/27/08	\$359,950	\$272,000	2430	8	1984	4	94089	N	N	32300 58TH AVE S
012	896196	0340	11/3/08	\$342,500	\$273,000	2400	8	2004	3	6782	N	N	1120 R ST NW
012	896195	0510	10/1/09	\$309,950	\$274,000	2250	8	1997	3	8241	N	N	1519 10TH CT NW
012	800160	0210	5/20/08	\$364,950	\$275,000	1700	8	1990	3	13186	N	N	4931 S 315TH PL
012	669930	0240	6/19/09	\$325,000	\$278,000	3290	8	2003	3	5876	N	N	5208 S 320TH ST
012	001100	0041	3/20/08	\$400,000	\$295,000	1290	8	1960	3	30775	Y	N	539 AABY DR
012	669930	0530	1/14/10	\$325,000	\$296,000	2670	8	2002	3	5225	N	N	5218 S 318TH PL
012	896195	0110	12/8/08	\$376,000	\$303,000	2680	8	1998	3	9057	N	N	1510 8TH ST NW
012	001100	0010	8/25/10	\$320,000	\$309,000	1470	8	1964	3	27000	Y	N	523 AABY DR
012	669930	0390	7/29/08	\$402,500	\$311,000	2740	8	2003	3	5816	N	N	31931 53RD PL S
012	926280	0119	6/19/09	\$365,000	\$312,000	1700	8	1982	3	35086	N	N	5641 S 321ST ST
012	669930	0480	11/4/09	\$350,000	\$312,000	2360	8	2002	3	8961	N	N	5320 S 318TH PL
012	800145	0100	10/31/08	\$398,000	\$317,000	2410	8	1989	3	21693	N	N	4720 S 313TH ST
012	669930	0020	5/6/10	\$340,000	\$319,000	1380	8	2003	3	6812	N	N	31817 52ND AVE S
012	669930	0340	12/12/09	\$355,000	\$320,000	3290	8	2004	3	5509	N	N	31901 53RD PL S
012	327570	0070	1/25/08	\$450,000	\$326,000	2120	8	1970	4	17100	Y	N	214 HI CREST DR
012	896195	0050	9/28/09	\$374,950	\$331,000	3230	8	2002	3	12651	N	N	908 PIKE ST NW
012	896195	0520	7/24/08	\$460,000	\$355,000	2570	8	1997	3	7854	N	N	1513 10TH CT NW

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	551560	0105	5/7/08	\$475,000	\$357,000	1656	8	1977	3	85141	N	N	31632 32ND AVE S
012	391400	0086	2/14/08	\$500,000	\$365,000	2896	8	2006	3	63598	N	N	1628 KNICKERBOCKER DR
012	896195	0010	3/10/10	\$341,900	\$316,000	3150	9	1999	3	12413	N	N	916 PIKE ST NW
012	926403	0480	9/1/10	\$351,000	\$340,000	3160	9	2000	3	18001	Y	N	1112 U ST NW
012	926403	0800	7/22/09	\$395,000	\$341,000	1830	9	2001	3	8887	Y	N	1320 V ST NW
012	926403	0700	2/4/08	\$526,000	\$382,000	3240	9	2002	3	6418	Y	N	1007 U ST NW
012	001100	0055	11/9/09	\$433,950	\$387,000	2670	9	1968	4	17850	Y	N	512 AABY DR
012	926403	0450	3/27/08	\$555,000	\$411,000	2730	9	2000	3	14602	Y	N	1130 U ST NW
012	327570	0010	5/26/09	\$500,000	\$425,000	2600	9	1988	3	15000	Y	N	215 HI CREST DR
012	926403	0240	9/1/09	\$492,500	\$431,000	2660	9	2000	3	12430	Y	N	1436 U CT NW
012	926403	0940	8/20/09	\$525,000	\$458,000	3510	9	1999	3	8855	Y	N	1104 V ST NW
012	926400	0090	5/28/08	\$630,000	\$476,000	2820	9	1989	3	16400	Y	N	1318 W ST NW
012	208570	0050	7/26/10	\$405,000	\$388,000	2480	10	2001	3	8626	N	N	2227 12TH CT NW
012	926401	0150	8/17/10	\$430,000	\$415,000	2760	10	1991	3	11250	Y	N	1020 W ST NW

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	131100	0220	12/3/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131100	0760	8/1/08	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131110	0040	12/28/10	\$175,000	DIAGNOSTIC OUTLIER
009	131110	0390	8/10/09	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131110	0470	1/21/08	\$81,666	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	131110	0590	10/14/09	\$218,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131120	0020	12/19/08	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131120	0740	9/16/10	\$180,000	EXEMPT FROM EXCISE TAX
009	131120	0750	4/13/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131130	0130	5/26/09	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131140	0310	12/30/09	\$191,280	EXEMPT FROM EXCISE TAX
009	131140	0310	4/1/10	\$164,000	FINANCIAL INSTITUTION RESALE
009	131140	0350	10/7/10	\$151,000	FINANCIAL INSTITUTION RESALE
009	131160	0040	8/20/09	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131190	0010	8/26/10	\$218,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	131191	0060	10/30/08	\$299,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131191	0100	5/8/08	\$320,000	OBSOL
009	131210	0130	6/10/09	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	246050	0040	5/22/08	\$253,700	DOUBLE SALE
009	293500	0090	6/10/09	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	293500	0190	7/27/10	\$224,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	293500	0240	8/13/10	\$229,950	BANKRUPTCY - REC. OR TRUSTEE; STMENT TO DOR
009	387650	0260	2/16/09	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	387660	0100	2/11/10	\$164,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
009	387670	0060	4/2/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	541320	0080	10/6/09	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	555690	0200	11/5/08	\$212,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	565150	0040	1/7/09	\$243,000	BANKRUPTCY - REC. OR TRUSTEE; STMENT TO DOR
009	769650	0050	11/23/10	\$145,000	DIAGNOSTIC OUTLIER
009	769662	0300	3/10/10	\$205,400	RELOCATION - SALE TO SERVICE
009	789550	0260	8/24/09	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	800110	0220	7/6/09	\$109,131	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
009	800121	0190	6/18/08	\$61,097	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	800123	0080	4/20/10	\$182,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	815961	0160	2/6/08	\$309,990	RELOCATION - SALE TO SERVICE
009	815963	0240	2/23/09	\$190,697	EXEMPT FROM EXCISE TAX
009	815963	0240	11/19/08	\$174,399	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	856324	0020	9/7/08	\$161,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	873235	0180	5/25/10	\$199,000	FINANCIAL INSTITUTION RESALE
009	894725	0040	7/30/09	\$232,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	949180	0220	12/1/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	019700	0020	4/21/08	\$525,000	DIAGNOSTIC OUTLIER
010	158060	0011	7/8/09	\$155,000	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	362204	9014	10/16/08	\$224,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	401680	0220	8/19/09	\$453,000	RELOCATION - SALE TO SERVICE
010	401680	0390	5/12/08	\$350,000	OBSOL
010	733822	0030	4/29/09	\$234,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	733822	0290	9/23/10	\$264,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	733822	0300	10/15/10	\$245,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	733822	0660	1/2/09	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	733822	0890	10/12/10	\$227,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	733822	1150	6/11/08	\$391,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND,
010	866915	0140	6/4/08	\$355,467	DOUBLE SALE
010	866915	0140	2/24/10	\$250,000	RELOCATION - SALE TO SERVICE
010	866916	0090	3/4/10	\$254,990	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
010	866916	0180	11/3/10	\$253,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0190	10/15/10	\$250,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866918	0080	9/1/10	\$285,850	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866918	0090	9/2/10	\$303,870	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866918	0130	6/8/10	\$302,655	BUILDER OR DEVELOPER SALES
010	866918	0210	8/17/10	\$282,216	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	022104	9021	8/19/10	\$225,000	IMP COUNT
011	022104	9083	1/30/09	\$425,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
011	030300	0200	1/25/08	\$100,000	DOR RATIO;QUIT CLAIM DEED
011	030300	0235	10/20/09	\$228,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	030300	0367	8/2/10	\$150,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
011	146090	0040	6/16/08	\$325,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
011	146090	0040	3/26/08	\$397,171	EXEMPT FROM EXCISE TAX
011	146090	0090	1/28/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	221480	0050	3/27/08	\$263,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	289555	0070	12/1/10	\$180,000	DIAGNOSTIC OUTLIER
011	289555	0090	10/12/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	289555	0090	4/21/09	\$275,000	EXEMPT FROM EXCISE TAX
011	332950	0340	8/28/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332951	0840	6/23/10	\$229,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	332952	0010	12/7/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332954	0140	4/8/10	\$220,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	541900	0020	10/17/08	\$364,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	564790	0820	7/20/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	664925	0350	7/21/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	664925	0350	6/2/09	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	001100	0065	12/17/10	\$220,000	GOV AGENCY FINANCIAL INSTITUTION RESALE
012	030200	0035	4/23/08	\$235,000	IMP COUNT
012	030200	0040	8/26/08	\$260,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	030200	0050	1/18/08	\$314,950	DOUBLE SALE
012	030200	0330	11/19/09	\$140,500	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	102104	9048	11/12/09	\$150,000	SHORT SALE
012	142104	9086	11/21/10	\$550,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
012	390830	0020	12/14/10	\$310,000	OBSOL
012	390830	0020	9/30/08	\$232,500	OBSOL;QUIT CLAIM DEED; RELATED PARTY, FRIEND,
012	391400	0045	1/27/09	\$298,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	391400	0086	2/14/08	\$500,000	RELOCATION - SALE TO SERVICE
012	401380	0125	1/29/10	\$97,900	DOR RATIO;STMENT TO DOR; FIN INSTITUTION RESALE
012	401380	0125	4/16/10	\$140,000	FINANCIAL INSTITUTION RESALE
012	401380	0166	11/11/10	\$334,392	EXEMPT FROM EXCISE TAX
012	401380	0212	9/30/09	\$105,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
012	401440	0056	1/18/08	\$205,984	BANKRUPTCY - REC OR TRUSTEE; GOV AGENCY;
012	401440	0056	2/25/08	\$205,984	EXEMPT FROM EXCISE TAX
012	401440	0066	4/7/08	\$150,367	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
012	401440	0297	5/14/10	\$82,200	DOR RATIO
012	401440	0298	2/26/10	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
012	551560	0195	11/17/10	\$100,000	DOR RATIO;STMENT TO DOR; FINANCIAL INST. RESALE
012	608460	0310	9/30/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	608460	0340	10/21/08	\$278,000	SHORT SALE
012	608460	0780	4/29/08	\$141,747	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
012	608500	0080	4/21/09	\$165,000	RELATED PARTY, FRIEND, OR NEIGH; STMENT TO DOR
012	608500	0110	11/11/09	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	669930	0540	3/26/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	769600	0130	9/30/09	\$180,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
012	790540	0120	8/5/09	\$212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	790540	0160	10/2/08	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	800140	0040	4/22/09	\$240,835	EXEMPT FROM EXCISE TAX
012	800140	0180	7/14/09	\$289,950	SHORT SALE
012	800140	0360	3/17/08	\$325,000	SHORT SALE
012	896195	0290	12/9/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	896195	0350	9/8/09	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	896195	0430	4/24/08	\$430,000	SHORT SALE
012	896195	0520	7/31/08	\$460,000	RELOCATION - SALE TO SERVICE
012	926280	0004	10/13/10	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	926280	0345	6/10/08	\$300,000	PREVIMP<=25K;GOVERNMENT AGENCY
012	926403	0660	3/19/09	\$406,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	926403	0690	8/26/09	\$449,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	926403	0690	8/6/09	\$449,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
012	926403	0870	4/8/10	\$365,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE

***Vacant Sales Used in this Annual Update Analysis
Area 27***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
010	000680	0015	8/16/2010	\$177,000	653,622	N	N
010	020000	0078	3/26/2010	\$105,000	111,914	N	N
010	352204	9038	7/16/2008	\$200,000	411,206	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 27***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	032104	9111	8/6/2008	\$74,534	Access Strip
010	866918	0200	12/30/2010	\$277,945	Inc. New House
010	866918	0240	12/20/2010	\$284,000	Inc. New House
010	866918	0230	12/10/2010	\$267,585	Inc. New House
010	866918	0100	11/22/2010	\$274,240	Inc. New House
010	022104	9028	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9049	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9052	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9054	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9108	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9165	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9214	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9215	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9216	11/18/2010	\$1,000,000	Multi 10 Lots
010	022104	9218	11/18/2010	\$1,000,000	Multi 10 Lots
010	866916	0170	10/14/2010	\$240,000	Inc. New House
010	866918	0120	9/30/2010	\$284,315	Inc. New House
010	866918	0220	9/27/2010	\$277,085	Inc. New House
010	866918	0180	5/19/2010	\$275,255	Inc. New House
010	020000	0024	3/16/2010	\$142,000	Multi Parcel Unbuildable
010	401680	0007	11/9/2009	\$225,000	Multi/Imps.
010	020000	0081	11/1/2009	\$90,000	Accy. Included
010	242204	9098	7/2/2009	\$285,000	Multi Parcel
010	000680	0025	3/23/2009	\$510,000	Multi Parcel/Imps Included
010	020000	0081	6/11/2008	\$180,000	Accy. Included
010	232204	9020	6/9/2008	\$192,500	Unbuildable
011	022104	9179	5/19/2010	\$17,500	Bank Sale
012	102104	9027	12/7/2009	\$80,000	Multi Parcel
012	102104	9059	12/7/2009	\$80,000	Multi. Unbuildable
012	926280	0251	10/16/2009	\$225,000	Imps. Included

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

Department of Assessments

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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