

Residential Revalue

2011 Assessment Roll

Mirrormont/Tiger Mountain

AREA 66

**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: Mirrormont/Tiger Mountain / 66

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 192

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	\$165,400	\$299,700	\$465,100			
2011 Value	\$160,400	\$290,600	\$451,000	\$496,400	90.9%	13.98%
Change	-\$5,000	-\$9,100	-\$14,100			
% Change	-3.0%	-3.0%	-3.0%			

*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	\$163,300	\$275,800	\$439,100
2011 Value	\$158,400	\$267,400	\$425,800
Percent Change	-3.0%	-3.0%	-3.0%

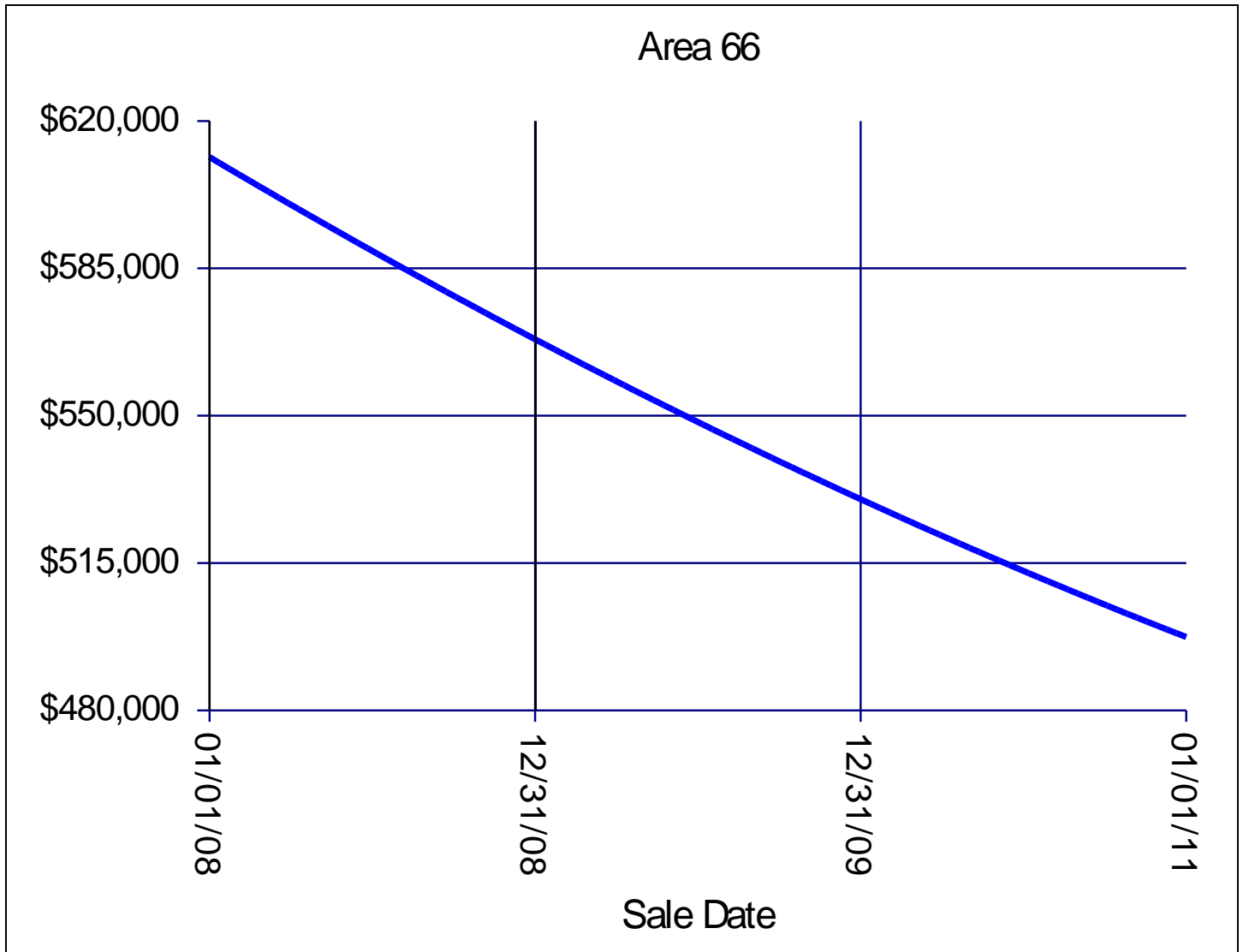
Number of one to three unit residences in the Population: 3073

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.

We recommend posting these values for the 2011 Assessment Roll.

Market Change of Average Sale Price in Area 66

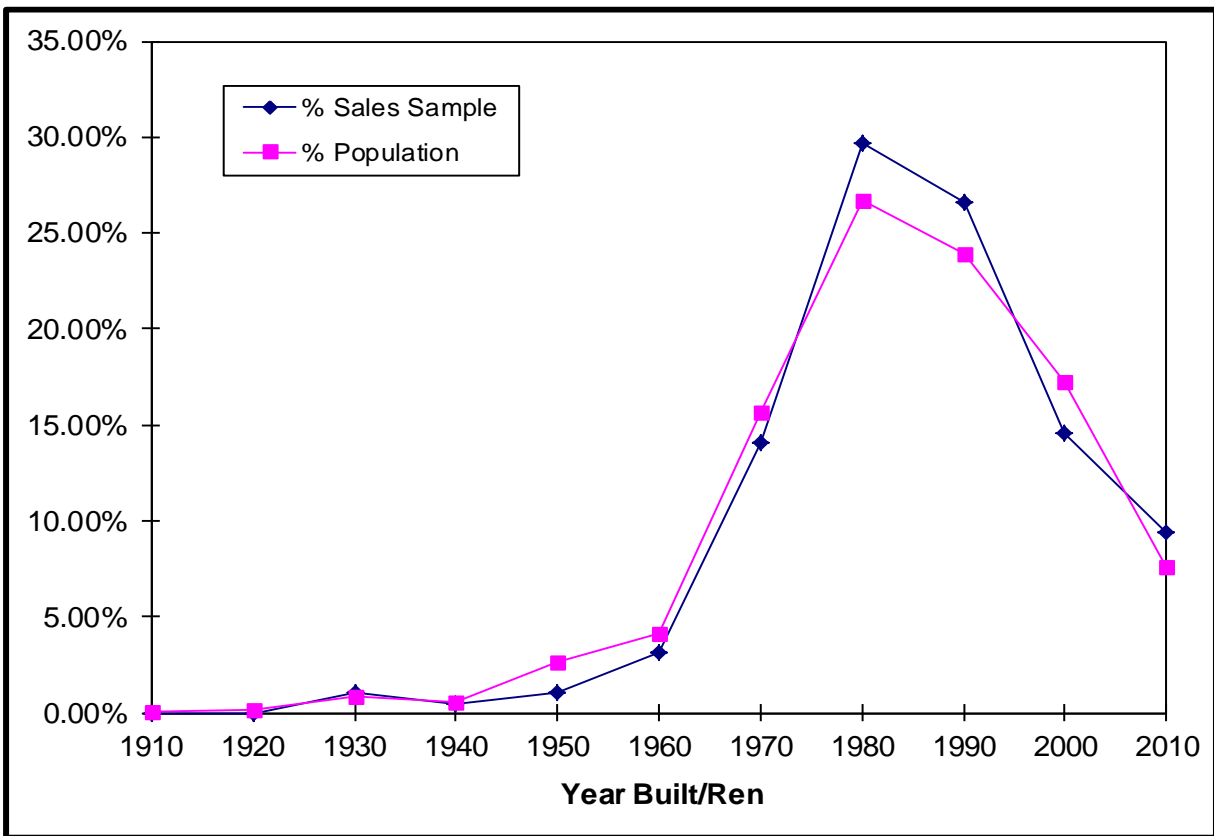
From 1/1/2008 to 1/1/2011



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	2	1.04%
1940	1	0.52%
1950	2	1.04%
1960	6	3.13%
1970	27	14.06%
1980	57	29.69%
1990	51	26.56%
2000	28	14.58%
2010	18	9.38%
	192	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.10%
1920	6	0.20%
1930	27	0.88%
1940	19	0.62%
1950	82	2.67%
1960	129	4.20%
1970	483	15.72%
1980	822	26.75%
1990	736	23.95%
2000	531	17.28%
2010	235	7.65%
	3073	

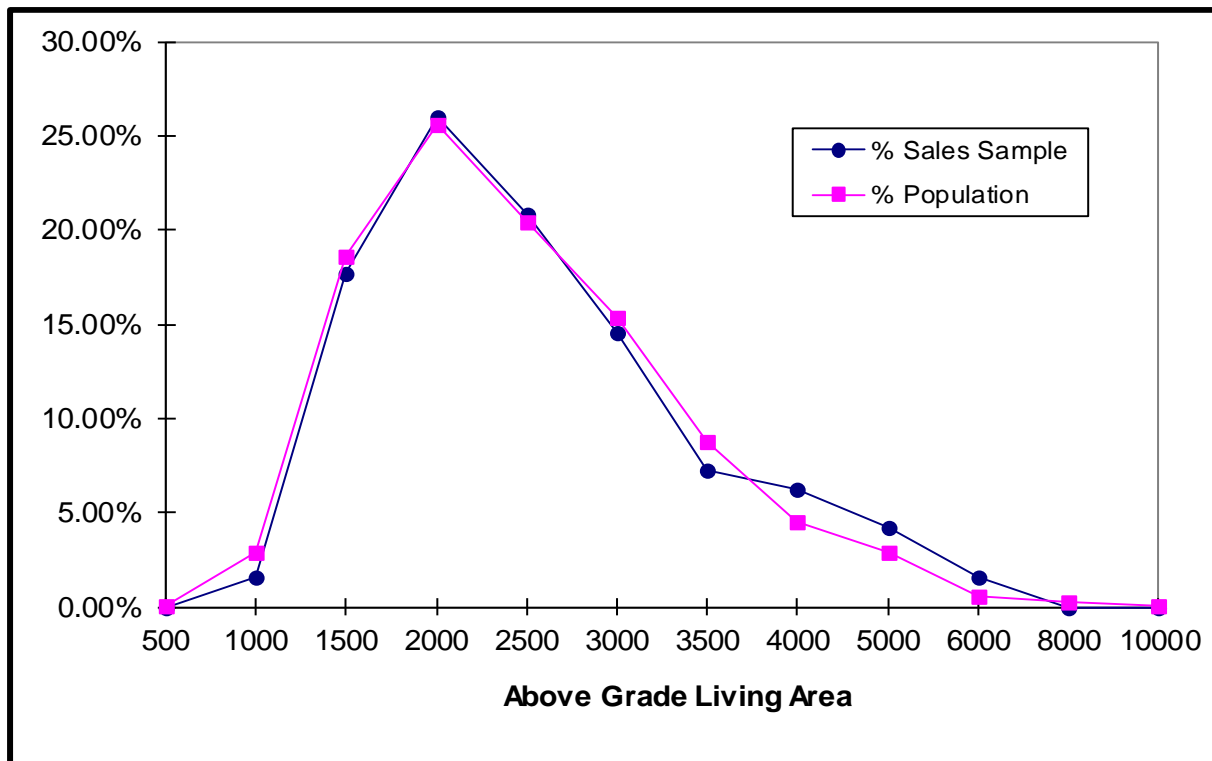


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	1.56%
1500	34	17.71%
2000	50	26.04%
2500	40	20.83%
3000	28	14.58%
3500	14	7.29%
4000	12	6.25%
5000	8	4.17%
6000	3	1.56%
8000	0	0.00%
10000	0	0.00%
	192	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	90	2.93%
1500	573	18.65%
2000	787	25.61%
2500	629	20.47%
3000	472	15.36%
3500	269	8.75%
4000	138	4.49%
5000	88	2.86%
6000	16	0.52%
8000	9	0.29%
10000	1	0.03%
	3073	

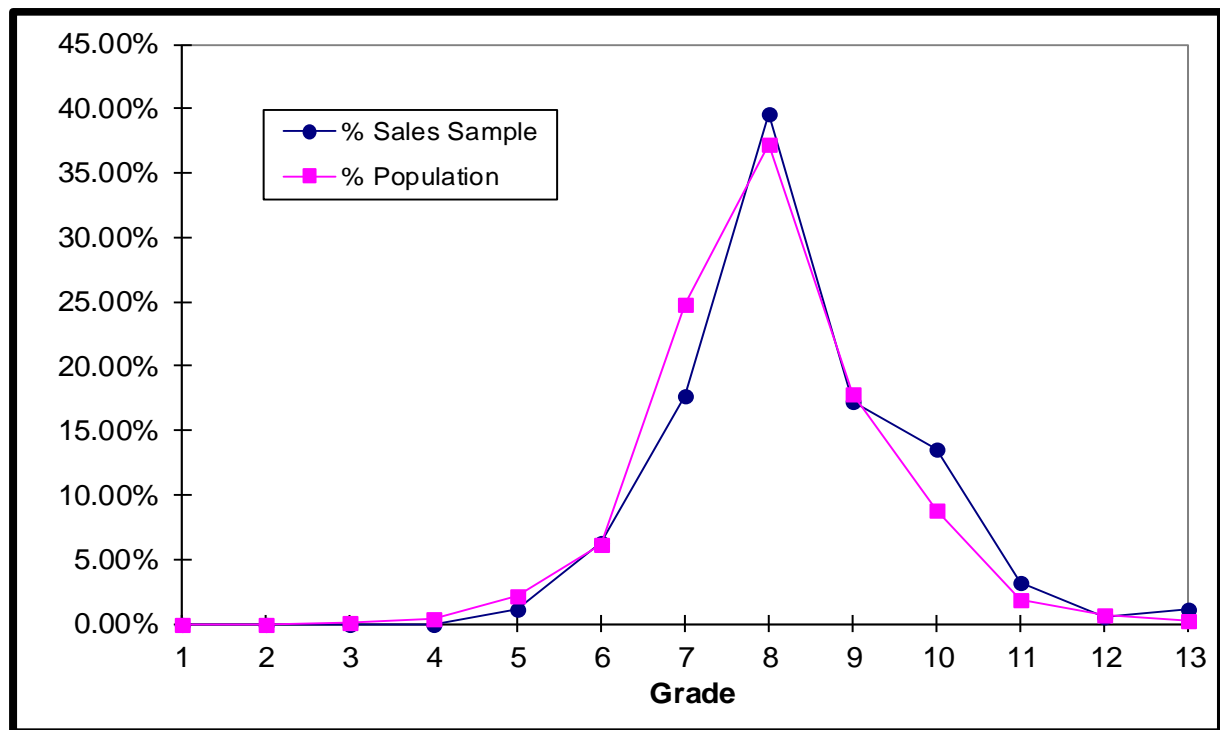


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

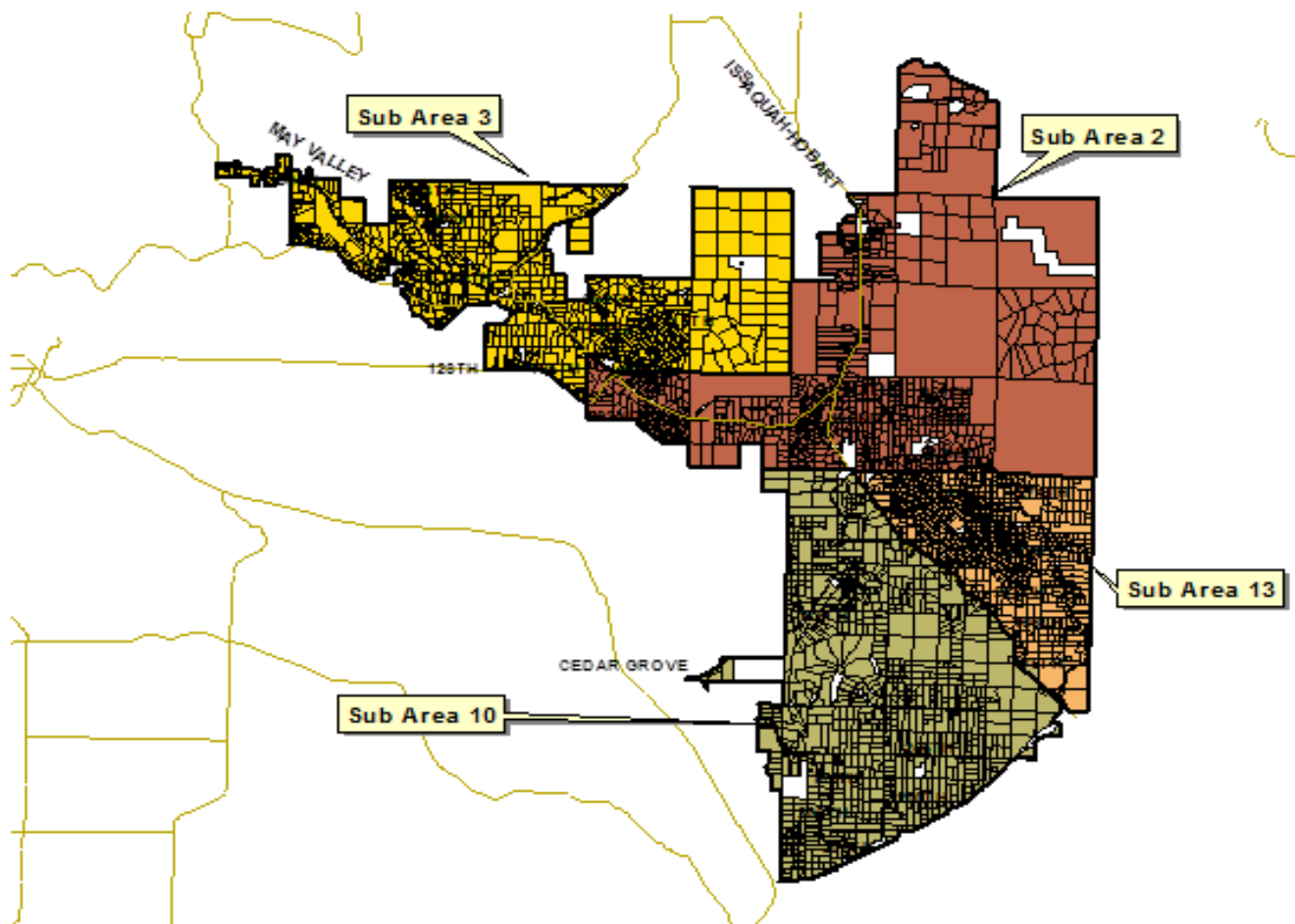
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	1.04%
6	12	6.25%
7	34	17.71%
8	76	39.58%
9	33	17.19%
10	26	13.54%
11	6	3.13%
12	1	0.52%
13	2	1.04%
192		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	10	0.33%
5	66	2.15%
6	190	6.18%
7	762	24.80%
8	1143	37.19%
9	548	17.83%
10	270	8.79%
11	55	1.79%
12	22	0.72%
13	6	0.20%
3073		



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 66



Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: 5/19/2011

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 1 usable land sale available in the area and supplemented by the value decrease in sales of improved parcels, a 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 .973, with the result rounded down to the next \$1,000.

Improved Parcel Update

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

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2011 Assessment Roll.

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 192 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 90.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -3.00%. 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 66 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

-2.92%

Comments

The percentages listed are total adjustments not additive adjustments.

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

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

Area 66 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	0.813	-18.7%
2/1/2008	0.818	-18.2%
3/1/2008	0.823	-17.7%
4/1/2008	0.828	-17.2%
5/1/2008	0.834	-16.6%
6/1/2008	0.839	-16.1%
7/1/2008	0.844	-15.6%
8/1/2008	0.849	-15.1%
9/1/2008	0.855	-14.5%
10/1/2008	0.860	-14.0%
11/1/2008	0.865	-13.5%
12/1/2008	0.870	-13.0%
1/1/2009	0.875	-12.5%
2/1/2009	0.881	-11.9%
3/1/2009	0.885	-11.5%
4/1/2009	0.891	-10.9%
5/1/2009	0.896	-10.4%
6/1/2009	0.901	-9.9%
7/1/2009	0.906	-9.4%
8/1/2009	0.912	-8.8%
9/1/2009	0.917	-8.3%
10/1/2009	0.922	-7.8%
11/1/2009	0.927	-7.3%
12/1/2009	0.932	-6.8%
1/1/2010	0.938	-6.2%
2/1/2010	0.943	-5.7%
3/1/2010	0.948	-5.2%
4/1/2010	0.953	-4.7%
5/1/2010	0.958	-4.2%
6/1/2010	0.963	-3.7%
7/1/2010	0.969	-3.1%
8/1/2010	0.974	-2.6%
9/1/2010	0.979	-2.1%
10/1/2010	0.984	-1.6%
11/1/2010	0.990	-1.0%
12/1/2010	0.995	-0.5%
1/1/2011	1.000	0.0%

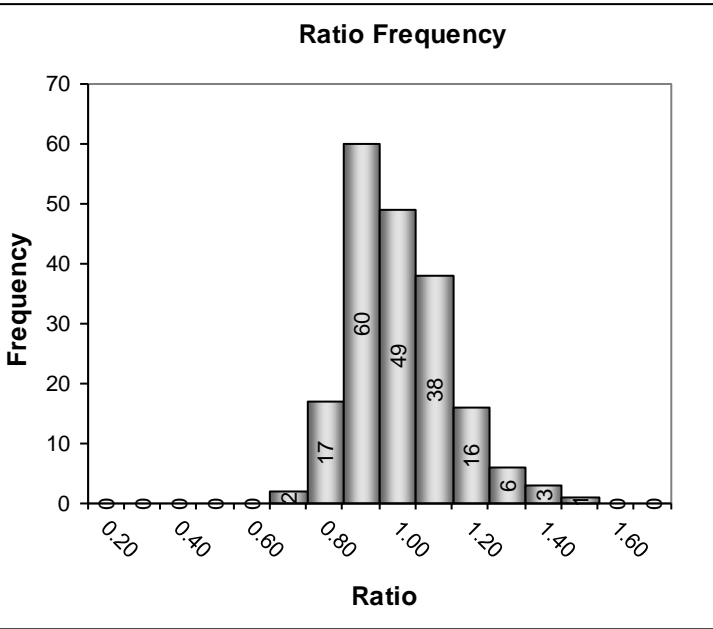
The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.828	\$435,000
Sale 2	\$475,000	10/1/2009	0.922	\$438,000
Sale 3	\$515,000	7/1/2010	0.969	\$499,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:
SE / Team 1	1/1/2010	6/9/2011	1/2008 - 12/2010
Area	Appr ID:	Property Type:	Adjusted for time?:
66 Mirromont/Tiger Mountain	RSOW	1 to 3 Unit Residences	YES
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <p>A histogram showing the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 70. The bars represent the frequency of ratios in specific bins. The frequencies are: 0.60-0.70: 2, 0.70-0.80: 17, 0.80-0.90: 60, 0.90-1.00: 49, 1.00-1.10: 38, 1.10-1.20: 16, 1.20-1.30: 6, 1.30-1.40: 3, 1.40-1.50: 1, 1.50-1.60: 1.</p>	
Sample size (n)	192		
Mean Assessed Value	465,100		
Mean Adj. Sales Price	496,400		
Standard Deviation AV	196,783		
Standard Deviation SP	205,779		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.953		
Median Ratio	0.924		
Weighted Mean Ratio	0.937		
UNIFORMITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 66</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2011</div>	
Lowest ratio	0.685		
Highest ratio:	1.439		
Coefficient of Dispersion	11.17%		
Standard Deviation	0.133		
Coefficient of Variation	13.99%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.903		
Upper limit	0.967		
95% Confidence: Mean			
Lower limit	0.934		
Upper limit	0.972		
SAMPLE SIZE EVALUATION			
N (population size)	3073		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.133		
Recommended minimum:	28		
Actual sample size:	192		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	109		
# ratios above mean:	83		
z:	1.876		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:
SE / Team 1	1/1/2011	6/9/2011	1/2008 - 12/2010
Area	Appr ID:	Property Type:	Adjusted for time?:
66 Mirromont/Tiger Mountain	RSOW	1 to 3 Unit Residences	YES
SAMPLE STATISTICS			
Sample size (n)	192		
Mean Assessed Value	451,000		
Mean Sales Price	496,400		
Standard Deviation AV	191,014		
Standard Deviation SP	205,779		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.924		
Median Ratio	0.896		
Weighted Mean Ratio	0.909		
UNIFORMITY			
Lowest ratio	0.665		
Highest ratio:	1.396		
Coefficient of Dispersion	11.16%		
Standard Deviation	0.129		
Coefficient of Variation	13.98%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.876		
Upper limit	0.937		
95% Confidence: Mean			
Lower limit	0.905		
Upper limit	0.942		
SAMPLE SIZE EVALUATION			
N (population size)	3073		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.129		
Recommended minimum:	27		
Actual sample size:	192		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	109		
# ratios above mean:	83		
z:	1.876		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.60-0.70	3
0.70-0.80	26
0.80-0.90	69
0.90-1.00	47
1.00-1.10	33
1.10-1.20	7
1.20-1.30	5
1.30-1.40	2
1.40-1.50	1
1.50-1.60	0

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 66

Uniformity has improved by application of the recommended values.

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 66
(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
002	142306	9184	5/12/08	\$470,000	\$393,000	1250	7	1980	4	48787	N	N	13517 246TH AVE SE
002	152306	9138	3/12/10	\$318,000	\$302,000	1300	7	1968	4	11204	N	N	24008 SE TIGER MOUNTAIN RD
002	152306	9162	10/6/09	\$291,200	\$269,000	1360	7	1979	4	48465	N	N	23506 SE 137TH ST
002	032306	9050	10/28/10	\$311,000	\$308,000	1380	7	1959	3	99752	N	N	10708 ISSAQUAH-HOBART RD SE
002	162306	9025	5/4/09	\$300,000	\$269,000	1560	7	1962	5	133729	N	N	22509 SE MAY VALLEY RD
002	172306	9006	8/22/08	\$527,500	\$450,000	1590	7	1979	5	159241	N	N	19823 SE 128TH WAY
002	152306	9003	6/21/10	\$525,000	\$508,000	1620	7	1961	5	210830	N	N	23921 SE 132ND WAY
002	032306	9058	2/28/08	\$617,000	\$508,000	1630	7	1971	4	74320	N	N	11009 ISSAQUAH-HOBART RD SE
002	142306	9033	1/16/08	\$500,000	\$408,000	1890	7	1980	3	108028	N	N	13715 251ST AVE SE
002	032306	9076	8/20/10	\$422,000	\$412,000	1980	7	1963	4	107777	N	N	24011 SE 106TH PL
002	032306	9140	6/4/08	\$480,000	\$403,000	2180	7	1963	5	81892	N	N	24044 SE 111TH ST
002	142306	9126	7/11/08	\$415,000	\$351,000	1140	8	1971	4	75794	N	N	13430 251ST AVE SE
002	229490	0070	5/6/08	\$400,000	\$334,000	1250	8	1976	4	23378	N	N	14313 258TH AVE SE
002	152306	9072	3/10/08	\$675,000	\$557,000	1580	8	1978	4	100188	N	N	13902 240TH AVE SE
002	152306	9103	7/13/09	\$445,000	\$404,000	1830	8	1963	5	46609	N	N	14011 241ST PL SE
002	813750	0830	11/17/09	\$475,000	\$442,000	1890	8	1987	3	29077	N	N	21020 SE 135TH ST
002	229490	0030	10/22/09	\$352,900	\$327,000	1900	8	1983	4	32017	N	N	25635 SE TIGER MOUNTAIN RD
002	813750	0380	9/9/09	\$530,000	\$487,000	2150	8	1989	3	43016	Y	N	20603 SE 136TH ST
002	813750	0360	8/3/10	\$500,000	\$487,000	2280	8	1988	3	44431	Y	N	20525 SE 136TH ST
002	261680	0060	7/29/09	\$390,000	\$355,000	2320	8	1985	3	31020	N	N	23200 SE 135TH CT
002	813750	0020	12/9/09	\$468,000	\$437,000	2330	8	1987	3	28001	N	N	13426 207TH CT SE
002	813750	0410	1/28/08	\$515,000	\$421,000	2360	8	1990	3	45738	Y	N	20633 SE 136TH ST
002	813750	0080	4/8/10	\$535,000	\$511,000	2380	8	1989	3	35001	N	N	20610 SE 135TH ST
002	813750	0780	2/2/09	\$530,000	\$467,000	2540	8	1987	3	28001	N	N	13418 209TH AVE SE
002	813750	0280	9/3/10	\$533,000	\$522,000	2540	8	1989	3	29174	Y	N	20409 SE 136TH ST
002	813750	0740	9/18/08	\$585,000	\$502,000	2610	8	1986	3	35000	N	N	13435 209TH AVE SE
002	032306	9117	7/22/09	\$550,000	\$500,000	2670	8	1989	3	213444	N	N	24010 SE 106TH PL
002	813750	0390	7/23/09	\$610,000	\$555,000	2810	8	1990	3	43995	Y	N	20613 SE 136TH ST
002	152306	9083	5/20/08	\$379,500	\$318,000	2990	8	1978	4	26323	N	N	23347 SE MAY VALLEY RD
002	142306	9096	5/19/10	\$515,000	\$495,000	3300	8	1980	4	108900	Y	N	25403 SE 133RD ST

Improved Sales Used in this Annual Update Analysis
Area 66
(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
002	032306	9006	2/23/10	\$519,750	\$492,000	3350	8	1996	3	80740	N	N	10203 ISSAQUAH-HOBART RD SE
002	172306	9045	8/16/10	\$657,500	\$642,000	3360	8	2004	3	49277	N	N	19735 SE 128TH WAY
002	261680	0020	4/13/09	\$475,000	\$424,000	1900	9	1986	3	35444	N	N	23215 SE 135TH CT
002	261680	0050	5/14/09	\$447,450	\$402,000	2150	9	1985	3	34947	N	N	23208 SE 135TH CT
002	813750	0120	2/26/08	\$600,000	\$493,000	2180	9	1987	3	36918	N	N	20619 SE 135TH ST
002	813750	0150	5/23/08	\$615,000	\$515,000	2380	9	1987	3	35001	N	N	20637 SE 135TH ST
002	142306	9103	2/2/10	\$615,000	\$580,000	2790	9	2005	3	47480	N	N	25925 SE TIGER MOUNTAIN RD
002	261680	0120	1/28/09	\$520,000	\$458,000	2930	9	1987	3	59241	N	N	13726 231ST PL SE
002	788001	0170	12/22/10	\$520,000	\$519,000	2560	10	1986	3	47173	N	N	13038 205TH PL SE
002	788000	0070	6/16/10	\$606,000	\$585,000	2680	10	1986	3	28310	N	N	12931 206TH CT SE
002	788001	0250	12/2/09	\$455,000	\$424,000	2810	10	1987	5	33142	N	N	20702 SE 132ND ST
002	788001	0250	12/9/10	\$675,000	\$672,000	2810	10	1987	5	33142	N	N	20702 SE 132ND ST
002	788001	0140	3/22/10	\$656,000	\$624,000	2830	10	1987	3	82378	N	N	13037 205TH PL SE
002	788001	0140	6/1/10	\$656,000	\$632,000	2830	10	1987	3	82378	N	N	13037 205TH PL SE
002	261680	0320	12/4/10	\$657,000	\$654,000	3000	10	1986	3	32204	N	N	22829 SE 141ST CT
002	261680	0340	9/1/09	\$707,000	\$648,000	3020	10	1989	3	42610	N	N	14014 228TH AVE SE
002	788002	0030	12/2/09	\$655,000	\$611,000	3040	10	1987	3	35201	N	N	12918 205TH CT SE
002	261680	0580	10/8/10	\$650,000	\$641,000	3120	10	1983	4	46443	N	N	13633 231ST PL SE
002	261680	0440	6/11/09	\$732,000	\$661,000	3220	10	1986	4	60984	N	N	13628 229TH DR SE
002	261680	0570	1/21/10	\$690,000	\$649,000	3900	10	1983	5	53187	N	N	13705 231ST PL SE
002	152306	9008	4/14/08	\$1,174,000	\$975,000	4120	10	2000	3	87120	N	N	13450 ISSAQUAH-HOBART RD SE
002	261680	0600	9/2/08	\$948,880	\$811,000	4290	10	1982	4	37607	N	N	13527 231ST PL SE
002	162306	9082	10/20/10	\$1,110,000	\$1,096,000	5120	10	1999	3	218236	Y	N	22424 SE 134TH ST
002	032306	9163	8/25/08	\$1,175,000	\$1,003,000	2620	11	2007	3	108028	N	N	10625 ISSAQUAH-HOBART RD SE
002	162306	9062	12/22/08	\$1,165,000	\$1,018,000	3010	11	2007	3	303177	Y	N	14229 228TH AVE SE
003	522930	0135	2/21/08	\$240,000	\$197,000	790	5	1946	5	45738	N	N	16701 SE MAY VALLEY RD
003	072306	9016	8/6/09	\$200,000	\$182,000	1920	5	1966	2	142876	N	N	19517 SE MAY VALLEY RD
003	522990	0132	6/11/08	\$209,000	\$176,000	720	6	1957	3	15000	N	N	10536 151ST AVE SE
003	072306	9079	6/29/09	\$211,000	\$191,000	1150	6	1925	4	10082	N	N	19320 SE MAY VALLEY RD
003	523100	0050	2/25/09	\$279,500	\$247,000	1310	6	1963	5	9100	N	N	16130 SE 113TH PL
003	522990	0110	6/25/09	\$306,000	\$277,000	1400	6	1959	4	52707	N	N	10402 151ST AVE SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	523100	0060	10/20/10	\$238,000	\$235,000	1490	6	1967	4	7150	N	N	11311 162ND AVE SE
003	072306	9076	11/18/10	\$355,250	\$353,000	1150	7	1978	4	25155	N	N	19134 SE MAY VALLEY RD
003	338830	0750	6/30/09	\$529,102	\$479,000	1420	7	1968	4	70567	Y	N	12065 206TH PL SE
003	522990	0150	8/31/09	\$322,500	\$296,000	1440	7	1941	5	35562	N	N	15114 SE 107TH ST
003	522930	0175	8/10/10	\$408,000	\$398,000	1760	7	1958	4	125017	N	N	17402 SE RENTON-ISSAQUAH RD
003	072306	9025	1/8/08	\$465,000	\$379,000	1950	7	1939	5	65340	Y	N	18618 SE 128TH ST
003	062306	9046	8/28/09	\$519,000	\$475,000	1160	8	1987	4	157421	Y	N	10006 182ND AVE SE
003	062306	9068	3/6/09	\$466,000	\$413,000	1550	8	1988	5	213444	Y	N	10500 185TH AVE SE
003	338830	1300	5/3/10	\$480,805	\$461,000	1670	8	1962	4	75794	N	N	12550 200TH AVE SE
003	338830	0870	6/23/10	\$400,000	\$387,000	1720	8	1976	4	36220	Y	N	12509 206TH PL SE
003	338830	0420	2/3/09	\$445,000	\$392,000	1760	8	1965	3	46609	N	N	20405 SE 127TH ST
003	338830	0830	11/22/10	\$435,000	\$432,000	1860	8	1966	3	54450	Y	N	12323 206TH PL SE
003	022305	9070	6/3/10	\$432,000	\$416,000	1870	8	1997	3	180774	N	N	16012 SE RENTON-ISSAQUAH RD
003	328680	0260	1/22/08	\$740,000	\$604,000	1980	8	1972	4	74052	N	N	11830 208TH PL SE
003	012305	9091	11/5/09	\$570,000	\$529,000	2010	8	1991	3	67953	N	N	17418 SE 106TH ST
003	328680	0170	1/7/08	\$595,000	\$484,000	2110	8	1984	4	76230	N	N	12224 210TH PL SE
003	082306	9079	9/10/08	\$650,000	\$556,000	2110	8	1988	3	101930	N	N	21121 SE 122ND ST
003	062306	9064	6/21/10	\$545,000	\$527,000	2170	8	1991	3	96703	Y	N	11105 RENTON-ISSAQUAH RD SE
003	012305	9044	10/21/09	\$460,000	\$426,000	2340	8	1979	4	40466	N	N	17723 SE 110TH ST
003	082306	9078	7/1/08	\$645,000	\$544,000	2370	8	1988	3	73616	Y	N	21127 SE 122ND ST
003	082306	9052	5/14/10	\$500,000	\$480,000	2440	8	1996	3	244088	N	N	11212 198TH AVE SE
003	328680	0070	5/9/08	\$620,000	\$518,000	1740	9	1978	4	90169	N	N	12337 210TH PL SE
003	012305	9058	6/22/09	\$770,000	\$697,000	1810	9	1980	4	217800	Y	N	17524 SE 102ND ST
003	338830	1130	12/5/08	\$655,000	\$570,000	2410	9	1980	3	67953	N	N	12028 200TH AVE SE
003	328680	0020	3/8/10	\$600,000	\$569,000	2460	9	1979	3	61102	N	N	20829 SE 123RD ST
003	338830	0980	12/15/08	\$732,000	\$639,000	2460	9	1974	4	180774	Y	N	12540 202ND PL SE
003	328680	0100	5/15/08	\$599,800	\$501,000	2530	9	1967	4	54014	N	N	12344 210TH PL SE
003	430970	0230	7/21/08	\$710,000	\$602,000	2660	9	1998	3	18035	N	N	17230 SE LICORICE WAY
003	430970	0250	5/30/08	\$725,000	\$608,000	2660	9	1998	3	42294	N	N	10382 172ND AVE SE
003	430972	0110	10/13/09	\$700,000	\$647,000	2840	9	1999	3	22214	N	N	9921 171ST AVE SE
003	540480	0090	4/5/10	\$542,500	\$517,000	2900	9	2001	3	29593	N	N	12717 185TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 66
(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
003	012305	9097	3/30/09	\$607,000	\$540,000	2900	9	1988	3	189922	N	N	11000 164TH AVE SE
003	430971	0320	8/19/10	\$760,000	\$742,000	3700	9	1999	3	24471	Y	N	17174 SE 100TH ST
003	430970	0310	5/3/10	\$825,000	\$791,000	3800	9	2000	4	22822	Y	N	10365 172ND AVE SE
003	338830	0070	11/6/08	\$625,000	\$541,000	3070	10	1978	4	94960	N	N	19813 SE 123RD ST
003	430971	0300	6/18/10	\$780,000	\$754,000	3790	10	2003	3	28388	Y	N	17164 SE 100TH ST
003	012305	9037	5/4/10	\$596,500	\$572,000	4000	10	1990	3	276170	Y	N	17620 SE 106TH ST
003	072306	9157	9/27/10	\$820,120	\$807,000	4190	11	1991	3	218235	N	N	18211 SE 121ST PL
010	102206	9155	5/6/09	\$392,000	\$352,000	1470	6	2006	3	326700	Y	N	23306 SE 209TH PL
010	022206	9019	5/23/08	\$361,250	\$302,000	1530	6	1992	3	425581	N	N	20340 244TH AVE SE
010	352306	9131	11/23/09	\$390,000	\$363,000	2451	6	1996	3	163350	N	N	19104 255TH AVE SE
010	261730	0510	4/30/09	\$375,000	\$336,000	960	7	1972	4	44431	N	N	23725 SE 167TH ST
010	332306	9056	2/24/09	\$393,000	\$348,000	1080	7	1972	4	86248	N	N	18450 SE LAKE FRANCIS RD
010	342306	9035	9/28/10	\$320,000	\$315,000	1180	7	1966	3	213008	N	N	18907 240TH AVE SE
010	274600	0024	1/7/09	\$350,000	\$307,000	1200	7	1977	3	48351	N	N	20610 229TH AVE SE
010	342306	9062	1/22/10	\$232,500	\$219,000	1220	7	1967	4	24200	N	N	18401 244TH AVE SE
010	032206	9128	7/16/10	\$390,000	\$379,000	1350	7	1975	4	182952	N	N	24315 SE 196TH ST
010	272306	9131	6/18/08	\$500,000	\$421,000	1550	7	1990	3	108028	N	N	16030 230TH AVE SE
010	032206	9110	4/27/09	\$350,000	\$313,000	1590	7	1973	4	217800	N	N	23805 SE 202ND ST
010	102206	9131	3/6/08	\$346,500	\$286,000	1700	7	1969	4	33000	N	N	21040 236TH AVE SE
010	222306	9118	2/27/09	\$501,000	\$443,000	1800	7	1994	3	56192	N	N	15418 231ST AVE SE
010	022206	9007	4/10/09	\$236,000	\$211,000	1890	7	1956	4	40950	N	N	24626 SE 200TH ST
010	352306	9014	4/29/10	\$500,000	\$479,000	2090	7	1994	3	627264	N	N	25325 SE 184TH ST
010	222306	9127	6/10/09	\$300,000	\$271,000	1460	8	1977	3	60984	N	N	15400 230TH AVE SE
010	274600	0018	2/25/08	\$390,000	\$321,000	1910	8	1977	4	49658	N	N	20609 229TH AVE SE
010	032206	9142	4/8/08	\$430,000	\$357,000	1910	8	1979	4	52272	N	N	19603 241ST AVE SE
010	222306	9146	4/27/10	\$488,000	\$467,000	2490	8	2000	3	99752	N	N	22909 SE 157TH ST
010	022206	9137	4/16/08	\$634,000	\$527,000	2600	8	2004	3	41132	N	N	19706 244TH AVE SE
010	342306	9080	4/1/10	\$875,000	\$834,000	4070	8	2005	3	455637	N	N	23106 SE 184TH ST
010	262306	9067	3/10/08	\$560,000	\$462,000	2460	9	1977	4	138085	N	N	25006 SE 162ND ST
010	222306	9033	6/15/09	\$639,000	\$577,000	2760	9	1997	3	87555	N	N	14529 233RD AVE SE
010	272306	9157	11/4/09	\$750,000	\$696,000	3460	9	2001	3	218235	N	N	16830 234TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 66
(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	272306	9150	3/25/08	\$785,000	\$649,000	3480	9	1997	3	220413	N	N	17050 234TH WAY SE
010	022206	9034	11/18/09	\$650,000	\$605,000	3560	9	2005	3	102366	N	N	24520 SE 200TH ST
010	272306	9158	12/1/08	\$773,000	\$673,000	3590	10	1998	3	116740	N	N	16920 234TH WAY SE
010	920670	0140	6/9/08	\$870,000	\$731,000	3690	10	1997	3	197762	N	N	24307 SE 182ND ST
010	272306	9103	10/28/09	\$600,000	\$556,000	4030	10	1994	3	112384	N	N	16214 230TH AVE SE
010	352306	9052	4/1/09	\$800,000	\$713,000	3950	11	1997	3	92347	Y	N	24420 SE 179TH ST
010	352306	9183	10/7/10	\$775,000	\$764,000	3990	11	1997	3	92347	Y	N	24415 SE 177TH ST
013	252306	9044	6/10/09	\$418,000	\$377,000	1070	6	1959	4	175982	N	N	24727 SE MIRRORMONT BLVD
013	242306	9061	5/27/09	\$328,500	\$296,000	1510	6	1986	3	108900	N	N	14819 262ND AVE SE
013	232306	9048	10/13/10	\$405,000	\$399,000	1750	6	2004	3	100188	N	N	25815 SE 147TH ST
013	804110	0010	3/14/08	\$429,950	\$355,000	1820	6	1967	4	34800	N	N	27021 SE 156TH ST
013	252306	9114	6/30/08	\$440,000	\$371,000	1100	7	1982	4	51400	N	N	26429 SE 172ND ST
013	242306	9174	9/18/09	\$399,000	\$367,000	1310	7	1928	4	18725	N	N	15316 TIGER MOUNTAIN RD SE
013	252306	9118	1/3/08	\$500,000	\$407,000	1400	7	1978	3	111078	N	N	16809 269TH AVE SE
013	556100	0940	7/21/09	\$364,990	\$332,000	1460	7	1965	3	35673	N	N	26401 SE 154TH PL
013	556130	1130	7/17/08	\$500,000	\$423,000	1620	7	1980	3	36558	N	N	25006 SE MIRRORMONT DR
013	252306	9076	10/16/09	\$475,000	\$439,000	1810	7	1966	4	88426	N	N	27313 SE 164TH ST
013	556120	0530	8/11/10	\$395,000	\$385,000	1150	8	1969	5	35100	N	N	25658 SE 154TH ST
013	556100	0270	10/21/08	\$462,000	\$399,000	1350	8	1976	4	35100	N	N	26020 SE 156TH ST
013	232306	9095	10/15/09	\$365,000	\$337,000	1390	8	1972	3	42867	N	N	14728 255TH AVE SE
013	556120	1020	8/18/08	\$489,900	\$417,000	1420	8	1978	4	36000	N	N	15433 256TH AVE SE
013	556140	1130	11/2/09	\$448,000	\$415,000	1480	8	1978	4	35060	N	N	24448 SE MIRRORMONT BLVD
013	556100	0360	3/22/10	\$375,000	\$357,000	1500	8	1976	4	36123	N	N	15623 263RD AVE SE
013	556130	0650	9/11/09	\$399,500	\$367,000	1510	8	1977	3	35689	N	N	14872 250TH PL SE
013	556130	0270	7/22/08	\$441,000	\$374,000	1570	8	1978	4	42174	N	N	24805 SE MIRRORMONT WAY
013	556100	1000	5/9/08	\$522,500	\$436,000	1570	8	1978	4	37225	N	N	26414 SE 156TH PL
013	556130	0760	8/11/10	\$425,000	\$415,000	1600	8	1977	3	35729	N	N	24804 SE MIRRORMONT PL
013	556100	1050	11/24/09	\$472,000	\$440,000	1640	8	1977	4	50568	N	N	26427 SE 156TH PL
013	864590	0121	6/21/08	\$430,000	\$362,000	1660	8	1974	3	110207	N	N	27015 SE 171ST ST
013	556140	0350	2/12/10	\$410,000	\$387,000	1690	8	1980	4	41056	N	N	25418 SE 159TH ST
013	556110	0429	9/21/10	\$500,000	\$491,000	1780	8	1974	3	466092	N	N	16125 268TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 66
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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
013	556140	0330	10/14/08	\$475,000	\$409,000	1800	8	1980	4	55943	N	N	25510 SE 159TH ST
013	556120	0650	10/14/08	\$432,500	\$373,000	1820	8	1972	4	35100	N	N	25807 SE 152ND ST
013	232306	9080	7/7/09	\$370,000	\$336,000	1880	8	1978	3	74923	N	N	14503 255TH AVE SE
013	556100	0180	8/16/10	\$399,900	\$390,000	1920	8	1963	4	35100	N	N	26047 SE 154TH ST
013	556110	0070	4/30/10	\$464,000	\$445,000	2030	8	1967	4	40597	N	N	26267 SE 162ND PL
013	242306	9111	2/16/10	\$491,300	\$465,000	2040	8	1990	3	55321	N	N	27113 SE 154TH PL
013	556140	1030	1/8/09	\$435,000	\$381,000	2050	8	1982	3	40205	N	N	15028 245TH AVE SE
013	556120	0830	4/26/10	\$440,000	\$421,000	2140	8	1994	3	45062	N	N	25623 SE 154TH ST
013	556100	0820	12/18/10	\$530,000	\$529,000	2210	8	1984	4	35104	N	N	15236 263RD AVE SE
013	556120	0930	4/16/08	\$717,500	\$596,000	2220	8	1965	4	35139	N	N	15707 260TH AVE SE
013	252306	9185	12/21/09	\$495,000	\$463,000	2260	8	1987	4	51836	N	N	26823 SE 162ND PL
013	556110	0240	11/25/08	\$438,000	\$381,000	2350	8	1978	3	40080	N	N	16026 266TH AVE SE
013	556130	0690	11/1/10	\$495,000	\$490,000	2410	8	1977	4	35552	N	N	14824 250TH PL SE
013	232306	9097	7/30/08	\$435,000	\$369,000	2440	8	1984	3	93654	N	N	25109 SE 158TH ST
013	252306	9179	10/3/08	\$500,000	\$430,000	2480	8	1986	3	46800	N	N	26101 SE 166TH ST
013	556100	0570	6/19/08	\$535,000	\$450,000	2510	8	1979	3	35090	N	N	26325 SE 158TH ST
013	556120	1070	11/17/10	\$496,000	\$492,000	2560	8	1971	4	35264	N	N	25551 SE MIRRORMONT BLVD
013	864600	0170	12/4/08	\$640,000	\$557,000	2670	8	1981	4	215622	N	N	26919 SE 146TH ST
013	556100	0830	12/28/10	\$536,500	\$536,000	2850	8	1987	3	35105	N	N	15248 263RD AVE SE
013	556130	0040	9/23/09	\$471,350	\$434,000	3140	8	1974	4	36258	N	N	25312 SE MIRRORMONT WAY
013	232306	9060	3/25/08	\$439,950	\$364,000	1160	9	1978	4	56192	N	N	25425 SE TIGER MOUNTAIN RD
013	556100	0700	3/17/08	\$588,000	\$486,000	1440	9	1964	5	40425	N	N	26060 SE 159TH PL
013	556130	0010	7/29/10	\$400,000	\$389,000	1700	9	1978	3	42355	N	N	25430 SE MIRRORMONT WAY
013	556120	0720	9/11/08	\$499,000	\$427,000	1890	9	1967	4	35038	N	N	15616 258TH PL SE
013	232306	9093	8/17/10	\$405,000	\$396,000	2170	9	1979	3	78843	Y	N	25202 SE MIRRORMONT WAY
013	556130	0720	1/11/10	\$517,000	\$486,000	2220	9	1977	4	39401	N	N	14825 250TH PL SE
013	556130	0460	1/22/09	\$405,000	\$356,000	2230	9	1967	3	36384	N	N	15028 253RD AVE SE
013	556120	0860	7/28/09	\$475,000	\$433,000	2300	9	1986	3	33210	N	N	25671 SE 154TH ST
013	252306	9127	1/27/10	\$611,000	\$576,000	3210	9	2008	3	217800	N	N	16617 268TH AVE SE
013	556140	0340	1/21/10	\$640,000	\$602,000	2500	10	1980	4	40202	N	N	25430 SE 159TH ST
013	556140	0320	12/7/10	\$548,000	\$546,000	3030	10	1992	3	54252	N	N	25524 SE 159TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	556120	0080	12/2/10	\$735,000	\$731,000	3540	10	2006	3	36355	N	N	15133 260TH AVE SE
013	242306	9171	8/28/08	\$760,000	\$649,000	3610	10	1988	3	51836	N	N	15024 260TH AVE SE
013	242306	9080	6/11/08	\$810,000	\$681,000	4430	10	1992	3	53258	N	N	14905 262ND AVE SE
013	222306	9167	6/30/10	\$1,200,000	\$1,162,000	4990	11	2006	3	68235	Y	N	24218 SE 147TH PL
013	222306	9172	11/10/08	\$1,300,000	\$1,126,000	4090	12	2005	3	170635	Y	N	24215 SE 147TH PL
013	222306	9025	11/12/08	\$1,625,000	\$1,409,000	5210	13	2003	3	43450	N	N	24244 SE 147TH PL
013	222306	9170	7/15/09	\$2,025,000	\$1,840,000	5800	13	2003	3	158840	Y	N	24257 SE 147TH PL

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	022306	9018	9/21/09	\$1,300,000	IMP COUNT
002	032306	9014	7/1/10	\$2,190	EASEMENT OR RIGHT OF WAY
002	032306	9118	6/4/09	\$260,000	DOR RATIO;%COMPL;UNFIN AREA
002	102306	9019	3/5/08	\$2,460,000	OPEN SPACE
002	102306	9044	4/11/08	\$302,250	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	152306	9035	1/3/08	\$550,000	IMP COUNT
002	152306	9052	12/3/10	\$410,000	IMP COUNT
002	152306	9147	4/10/09	\$385,000	UNFIN AREA
002	152306	9197	7/30/09	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	152306	9197	3/3/09	\$333,925	EXEMPT FROM EXCISE TAX
002	162306	9018	3/28/08	\$475,000	IMP COUNT
002	162306	9076	7/16/09	\$121,500	QUIT CLAIM DEED; RELATED PARTY
002	162306	9080	7/27/09	\$642,500	IMP COUNT
002	261680	0340	8/24/09	\$693,333	RELOCATION - SALE TO SERVICE
002	509030	0046	5/27/10	\$656,250	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	788001	0250	12/1/09	\$585,000	RELOCATION - SALE TO SERVICE
002	813750	0020	8/11/09	\$468,000	RELOCATION - SALE TO SERVICE
002	813750	0150	5/23/08	\$615,000	RELOCATION - SALE TO SERVICE
002	813750	0780	1/28/09	\$530,000	RELOCATION - SALE TO SERVICE
003	012305	9058	6/12/09	\$770,000	RELOCATION - SALE TO SERVICE
003	012305	9118	7/23/08	\$780,000	OBSOL
003	022305	9006	6/5/08	\$250,000	QUIT CLAIM DEED
003	022305	9060	8/3/09	\$700,000	OBSOL
003	022305	9089	2/6/10	\$485,000	UNFIN AREA
003	062306	9026	4/29/08	\$315,000	ESTATE ADMINISTRATOR
003	062306	9026	5/9/08	\$315,000	QUIT CLAIM DEED; RELATED PARTY
003	072306	9096	2/5/08	\$525,000	IMP COUNT; BANKRUPTCY
003	522930	0166	11/30/10	\$130,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
003	522930	0172	3/31/09	\$130,204	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
003	540480	0080	7/7/09	\$588,500	RELATED PARTY, FRIEND, OR NEIGHBOR
010	022206	9097	10/6/09	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022206	9100	8/17/10	\$235,178	EXEMPT FROM EXCISE TAX
010	032206	9079	12/12/08	\$299,000	MOBILE HOME
010	032206	9114	11/11/09	\$307,847	GOVERNMENT AGENCY; CORRECTION DEED
010	032206	9136	9/27/09	\$409,000	IMP COUNT;UNFIN AREA
010	032206	9142	4/8/08	\$430,000	RELOCATION - SALE TO SERVICE
010	102206	9090	10/21/08	\$186,642	FINANCIAL INSTITUTION RESALE, NO MKT EXPOSURE
010	222306	9039	11/1/10	\$2,952	EASEMENT OR RIGHT OF WAY
010	222306	9089	11/8/10	\$268,720	OPEN SPACE/EXEMPT FROM EXCISE TAX
010	222306	9155	10/2/10	\$2,514	EASEMENT OR RIGHT OF WAY
010	272306	9002	9/2/09	\$175,000	STATISTICAL OUTLIER
010	272306	9016	7/14/09	\$1,325,000	OPEN SPACE/TIMBER AND FOREST LAND
010	272306	9150	3/20/08	\$838,750	RELOCATION - SALE TO SERVICE
010	272306	9158	7/18/08	\$787,500	RELOCATION - SALE TO SERVICE
010	342306	9030	10/29/09	\$425,000	UNFIN AREA

Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	342306	9033	5/29/08	\$798,000	NON-REPRESENTATIVE SALE
010	342306	9084	9/16/08	\$627,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	342306	9101	7/29/10	\$552,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	352306	9052	3/31/09	\$800,000	RELOCATION - SALE TO SERVICE
010	352306	9176	8/4/08	\$810,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	352306	9179	5/30/08	\$1,420,000	UNFIN AREA
010	352306	9182	8/7/09	\$725,000	NON-REPRESENTATIVE SALE
010	352306	9182	7/11/08	\$1,250,000	RELOCATION - SALE TO SERVICE
013	222306	9171	6/11/10	\$465,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
013	232306	9074	4/15/10	\$382,500	MOBILE HOME
013	232306	9076	10/23/09	\$275,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
013	252306	9077	3/4/09	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	252306	9187	4/21/09	\$96,072	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
013	556100	0430	11/25/08	\$290,000	NON-REPRESENTATIVE SALE
013	556100	0570	6/16/08	\$535,000	RELOCATION - SALE TO SERVICE
013	556110	0280	9/6/08	\$418,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	556120	1070	7/19/10	\$200,000	NO MARKET EXPOSURE
013	556140	0310	4/4/08	\$141,217	QUIT CLAIM DEED; RELATED PARTY
013	556140	1070	11/8/10	\$193,714	DOR RATIO;QUIT CLAIM DEED
013	864600	0010	5/19/10	\$250,000	ACTIVE PERMIT BEFORE SALE>25K

***Vacant Sales Used in this Annual Update Analysis
Area 66***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
13	232306	9076	04/21/08	\$225,000	165092	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 66***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	142306	9210	10/09/09	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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