

**Residential Revalue**

**2012 Assessment Roll**

# **Newport Shores / Kennydale**

**Area 63**

**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 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

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 2012 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. Assessment Standards information is available on the Assessor's website at:

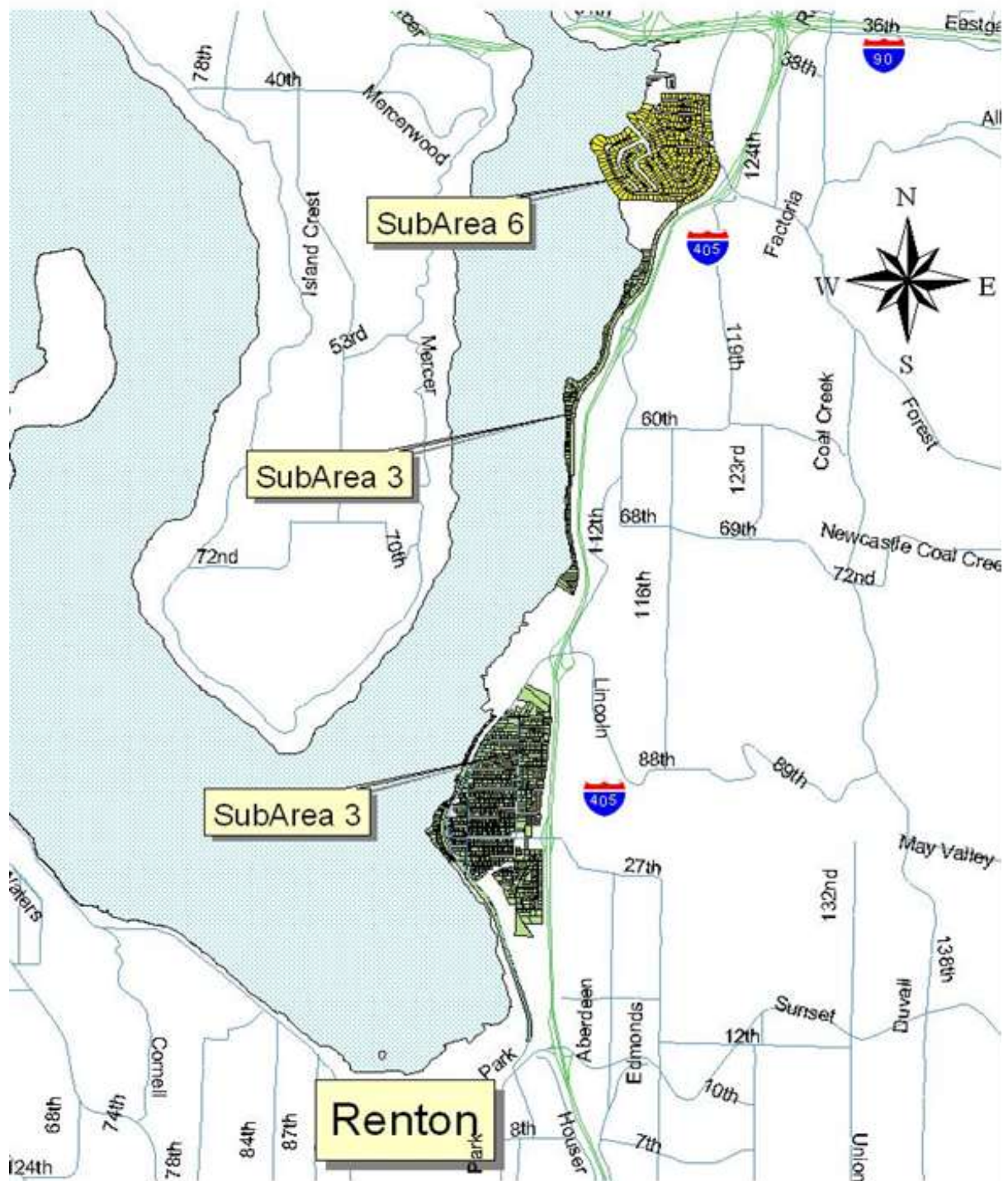
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

# Area 63



# Newport Shores / Kennydale

## Housing



Grade 6/ Year Built 1934/ Total Living Area 1480



Grade 8/ Year Built 1968/ Total Living Area 3000



Grade 9/ Year Built 1973/ Total Living Area 2040



Grade 10/ Year Built 2002/ Total Living Area 4530



Grade 12/ Year Built 2008/ Total Living Area 3560



Grade 13/ Year Built 2001/ Total Living Area 7560

## ***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.

## Summary

### Characteristics-Based Market Adjustment for 2012 Assessment Roll

**Area Name / Number:** Newport Shores / Kennydale / Area 63

**Number of Improved Sales:** 174

**Range of Sale Dates:** 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
<b>2011 Value</b>	\$326,400	\$281,900	\$608,300			
<b>2012 Value</b>	\$334,300	\$294,200	\$628,500	\$692,900	90.7%	11.54%
<b>Change</b>	+\$7,900	+\$12,300	+\$20,200			
<b>% Change</b>	+2.4%	+4.4%	+3.3%			

\*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2011 Value</b>	\$389,900	\$266,300	\$656,200
<b>2012 Value</b>	\$399,400	\$276,200	\$675,600
<b>Percent Change</b>	+2.4%	+3.7%	+3.0%

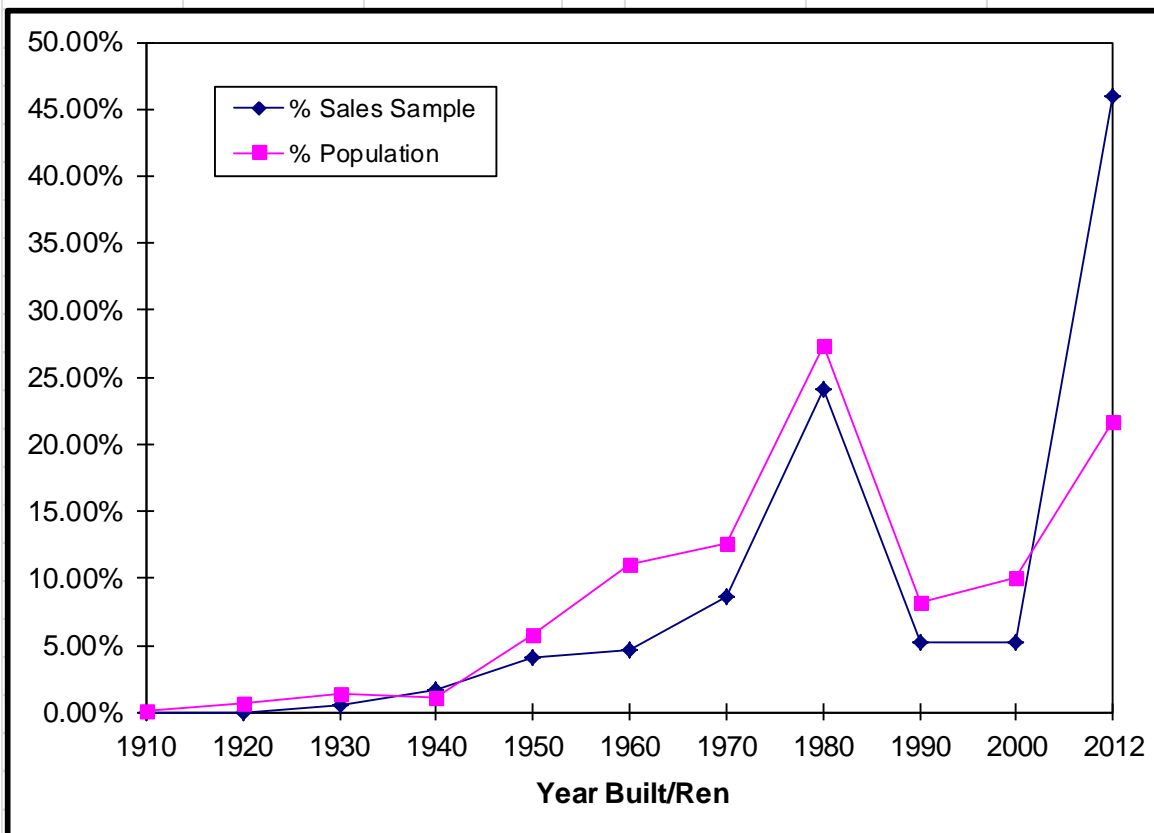
Number of one to three unit residences in the population: 1380

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, non-waterfront homes in subarea 6 were at a lower assessment level than the rest of the population and therefore will receive a greater upward adjustment. Canal water-front homes in subarea 6 were at a higher assessment level than the rest of the population and therefore will receive a downward adjustment. We recommend posting these values for the 2012 Assessment Roll.



### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	2	0.14%
1920	0	0.00%	1920	10	0.72%
1930	1	0.57%	1930	19	1.38%
1940	3	1.72%	1940	15	1.09%
1950	7	4.02%	1950	80	5.80%
1960	8	4.60%	1960	153	11.09%
1970	15	8.62%	1970	174	12.61%
1980	42	24.14%	1980	377	27.32%
1990	9	5.17%	1990	113	8.19%
2000	9	5.17%	2000	138	10.00%
2012	80	45.98%	2012	299	21.67%
	174			1380	

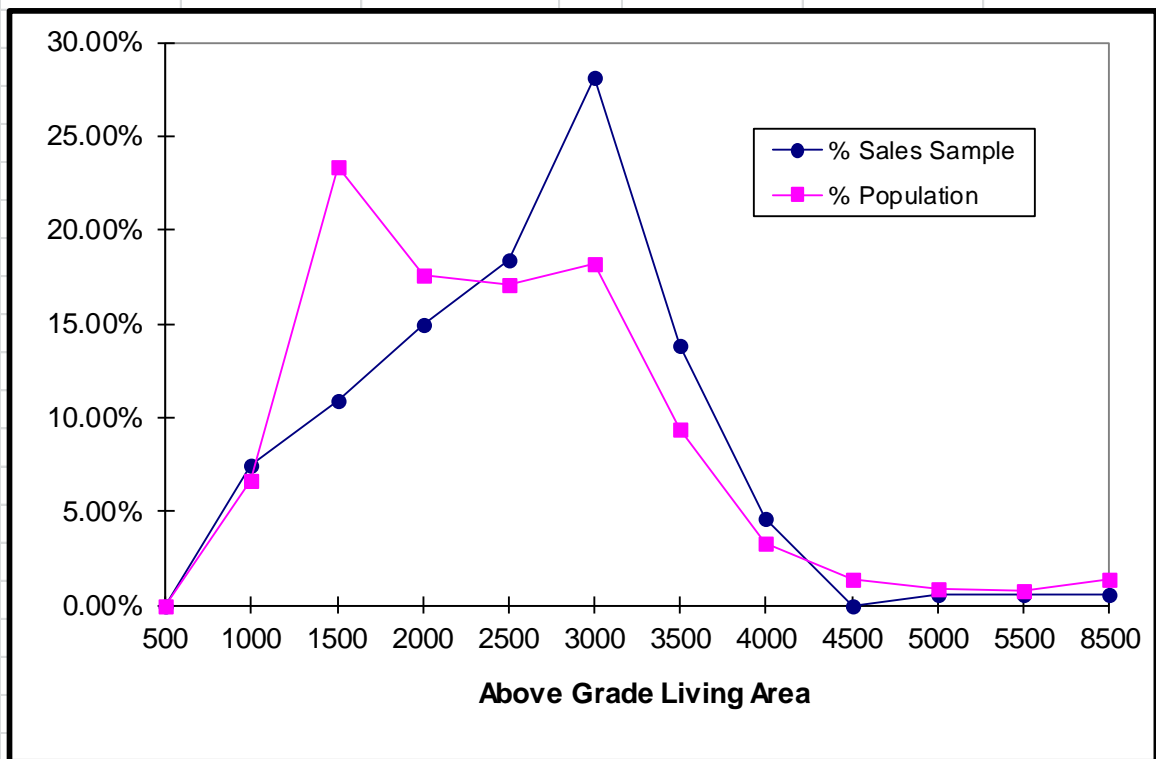


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



### ***Sales Sample Representation of Population - Above Grade Living Area***

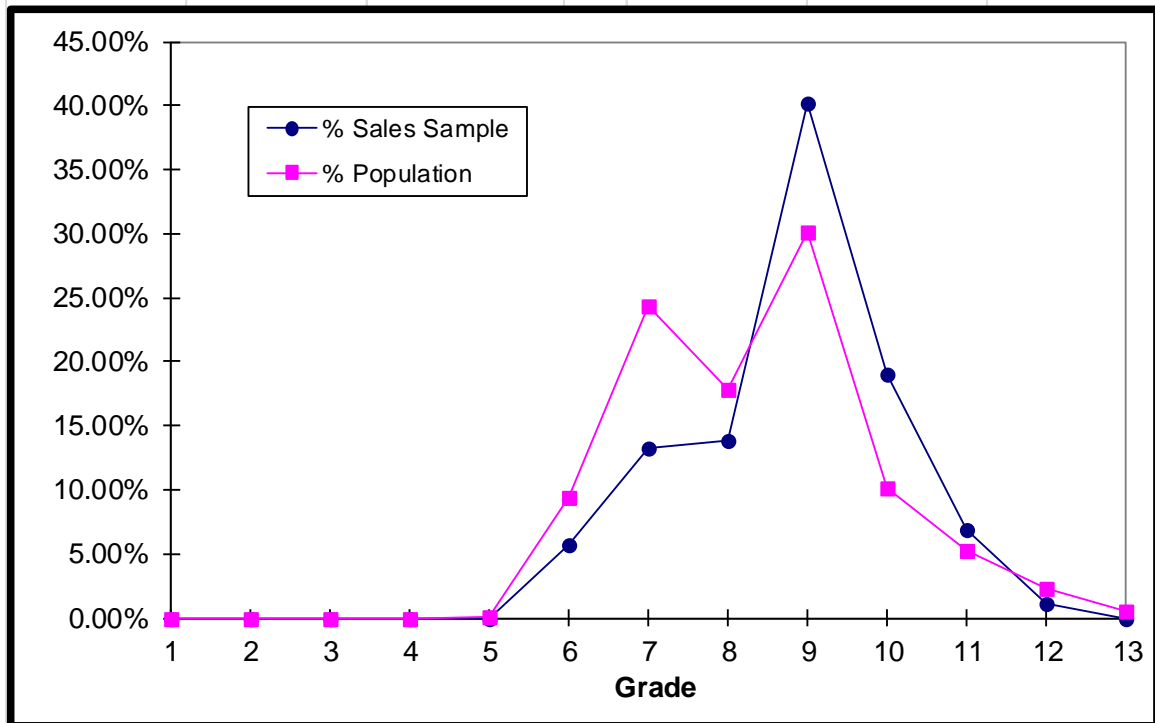
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	13	7.47%	1000	92	6.67%
1500	19	10.92%	1500	323	23.41%
2000	26	14.94%	2000	243	17.61%
2500	32	18.39%	2500	235	17.03%
3000	49	28.16%	3000	251	18.19%
3500	24	13.79%	3500	130	9.42%
4000	8	4.60%	4000	46	3.33%
4500	0	0.00%	4500	19	1.38%
5000	1	0.57%	5000	12	0.87%
5500	1	0.57%	5500	10	0.72%
8500	1	0.57%	8500	19	1.38%
	174			1380	



Sales for homes above 1000 and below 2200 square feet have low sales representation. This group represents the more average grade homes in the area. The over representation of homes in the 3000 square foot range is where most new home sales occurred. These representations lacked statistical significance during the modeling process.

### Sales Sample Representation of Population – Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	1	0.07%
6	10	5.75%	6	129	9.35%
7	23	13.22%	7	337	24.42%
8	24	13.79%	8	247	17.90%
9	70	40.23%	9	415	30.07%
10	33	18.97%	10	139	10.07%
11	12	6.90%	11	72	5.22%
12	2	1.15%	12	32	2.32%
13	0	0.00%	13	8	0.58%
	174			1380	



The homes in the grade 7 category have an under representation of sales. Grade 9 homes have an over representation of sales, this is due to a greater amount of new home sales. These representations were found lacking statistical significance during the modeling process.

## ***Sales Screening for Improved Parcel Analysis***

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)*

## ***Land Update***

Based on the 15 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a 1.03% overall increase (based on truncation) was made to the land assessment for the 2012 Assessment Year.

## ***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 several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, non-waterfront homes in subarea 6 were at a lower assessment level than the rest of the population and therefore will receive a greater upward adjustment. Canal water-front homes in subarea 6 were at a higher assessment level than the rest of the population and therefore will receive a downward 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 174 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

## ***Mobile Home Update***

There were no mobile homes in this area.

## ***Results***

The resulting assessment level is 90.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of +3.00%. This increase 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 63 Adjustments										
2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below										
Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.										
Standard Area Adjustment										
3.45%										
Non-Wft in Sub Area 6	Yes									
% Adjustment		9.53%								
Canal Wft in Sub Area 6	Yes									
% Adjustment		-7.33%								
Comments : The percentages listed are total adjustments not additive adjustments.  For instance, a Non-waterfront house in Sub Area 6 would <i>approximately</i> receive a 9.53% upward adjustment. 234 parcels in the improved population would receive this adjustment. There were 32 sales. A Canal Waterfront home in Sub Area 6 would approximately receive a -7.33% downward adjustment. 75 parcels in the improved population would receive this adjustment. There were 7 sales.  There were no properties that would receive a multiple variable adjustment.  Generally Non-waterfront parcels in Sub Area 6 were at a lower assessment level than the rest of the population. Waterfront Canal parcels in Sub Aea 6 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.  78% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.										

### **Area 63 Market Value Changes Over Time**

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

*For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.897, resulting in an adjusted value of \$471,000 ( $\$525,000 \times .897 = \$470,925$ ) – rounded to the nearest \$1,000.*

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.872	-12.8%
2/1/2009	0.876	-12.4%
3/1/2009	0.879	-12.1%
4/1/2009	0.883	-11.7%
5/1/2009	0.886	-11.4%
6/1/2009	0.890	-11.0%
7/1/2009	0.893	-10.7%
8/1/2009	0.897	-10.3%
9/1/2009	0.901	-9.9%
10/1/2009	0.904	-9.6%
11/1/2009	0.908	-9.2%
12/1/2009	0.911	-8.9%
1/1/2010	0.915	-8.5%
2/1/2010	0.919	-8.1%
3/1/2010	0.922	-7.8%
4/1/2010	0.925	-7.5%
5/1/2010	0.929	-7.1%
6/1/2010	0.933	-6.7%
7/1/2010	0.936	-6.4%
8/1/2010	0.940	-6.0%
9/1/2010	0.943	-5.7%
10/1/2010	0.947	-5.3%
11/1/2010	0.950	-5.0%
12/1/2010	0.954	-4.6%
1/1/2011	0.957	-4.3%
2/1/2011	0.961	-3.9%
3/1/2011	0.964	-3.6%
4/1/2011	0.968	-3.2%
5/1/2011	0.971	-2.9%
6/1/2011	0.975	-2.5%
7/1/2011	0.979	-2.1%
8/1/2011	0.982	-1.8%
9/1/2011	0.986	-1.4%
10/1/2011	0.989	-1.1%
11/1/2011	0.993	-0.7%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(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	334210	0325	3/10/10	\$223,800	\$207,000	650	6	1933	VGood	5100	N	N	3117 BURNETT AVE N
003	334210	1975	2/14/09	\$272,500	\$239,000	720	6	1946	Good	5400	N	N	1002 N 32ND ST
003	334210	2410	5/5/10	\$225,000	\$209,000	760	6	1946	Avg	5400	N	N	1118 N 33RD PL
003	334210	0530	9/22/10	\$300,000	\$284,000	820	6	1934	VGood	5100	Y	N	2815 BURNETT AVE N
003	334210	3222	7/12/10	\$220,500	\$207,000	820	6	1963	Avg	12161	N	N	1427 N 32ND ST
003	334210	0625	6/9/09	\$300,000	\$267,000	860	6	1948	Good	5100	N	N	911 N 28TH PL
003	334210	0685	9/16/10	\$220,000	\$208,000	890	6	1954	Avg	8400	N	N	1109 N 28TH PL
003	334210	2140	5/14/09	\$302,000	\$268,000	910	6	1980	Avg	5100	N	N	1212 N 33RD ST
003	334210	2525	2/17/11	\$250,000	\$241,000	960	6	1952	Good	8100	Y	N	913 N 35TH ST
003	334210	1745	7/9/09	\$280,000	\$250,000	1300	6	1971	VGood	5100	N	N	916 N 31ST ST
003	334210	1260	2/25/10	\$290,000	\$267,000	820	7	1980	Avg	5100	N	N	915 N 31ST ST
003	334210	2855	7/2/10	\$307,125	\$288,000	900	7	1977	Avg	5400	N	N	1207 N 36TH ST
003	334210	2115	1/10/11	\$255,000	\$244,000	960	7	1970	Good	5100	N	N	1205 N 33RD PL
003	334210	1896	9/22/09	\$295,000	\$266,000	990	7	1973	Good	5400	Y	N	1214 N 32ND ST
003	334210	1120	3/23/11	\$453,000	\$438,000	1150	7	2005	Avg	10200	Y	N	2907 PARK AVE N
003	334210	3163	12/29/09	\$390,000	\$357,000	1160	7	1962	Good	8520	N	N	1326 N 34TH ST
003	334210	2280	9/18/09	\$426,000	\$385,000	1210	7	1953	Good	8100	N	N	911 N 34TH ST
003	334210	2145	7/29/10	\$350,000	\$329,000	1270	7	1987	Good	5100	N	N	1208 N 33RD ST
003	334210	3045	12/21/11	\$281,500	\$281,000	1300	7	1962	Avg	7560	Y	N	1006 N 36TH ST
003	334210	1429	3/22/10	\$290,000	\$268,000	1310	7	1949	VGood	8100	N	N	1104 N 30TH ST
003	229650	0130	7/22/09	\$318,500	\$285,000	1360	7	1958	Good	12985	N	N	2419 MEADOW AVE N
003	334210	2460	6/10/10	\$387,000	\$361,000	1440	7	1947	Good	10800	N	N	1008 N 33RD PL
003	229650	0118	5/11/11	\$255,000	\$248,000	1490	7	1968	Good	7475	N	N	1412 N 26TH ST

Area 63



**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(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	334210	0400	6/16/10	\$335,500	\$313,000	1520	7	1943	VGood	5100	Y	N	718 N 30TH ST
003	334210	3157	3/1/11	\$295,000	\$284,000	1540	7	1942	VGood	6465	N	N	1414 N 34TH ST
003	334210	2750	5/18/11	\$340,500	\$331,000	1580	7	2000	Avg	5400	Y	N	900 N 34TH ST
003	682870	0026	8/20/11	\$1,285,000	\$1,265,000	1650	7	1930	VGood	4600	Y	Y	5465 PLEASURE POINT LN
003	334270	0310	3/24/09	\$1,100,000	\$970,000	1780	7	1963	Good	3703	Y	Y	3611 LAKE WASHINGTON BLVD N
003	334270	0540	12/28/11	\$339,000	\$339,000	1970	7	1965	Good	12839	N	N	3932 MEADOW AVE N
003	334210	2071	12/16/11	\$394,900	\$394,000	2170	7	1952	VGood	7650	Y	N	1103 N 33RD PL
003	334210	2801	12/11/09	\$395,000	\$360,000	2400	7	1982	Good	8100	Y	N	1013 N 36TH ST
003	334270	0613	6/1/11	\$350,000	\$341,000	2580	7	2008	Avg	5030	N	N	3604 MEADOW AVE N
003	334210	1480	12/21/10	\$250,000	\$239,000	2700	7	1967	Avg	9690	N	N	916 N 30TH ST
003	334210	0380	6/11/09	\$600,000	\$535,000	1260	8	1956	Good	9504	Y	N	3014 LAKE WASHINGTON BLVD N
003	334210	0150	11/4/09	\$324,950	\$295,000	1370	8	1952	Good	5100	Y	N	807 N 33RD ST
003	334210	3143	7/27/10	\$475,000	\$446,000	1500	8	1953	Good	24220	N	N	1425 N 36TH ST
003	334210	2025	10/8/10	\$313,700	\$297,000	1560	8	1961	VGood	9690	N	N	909 N 33RD PL
003	334210	1425	10/3/11	\$320,000	\$317,000	1600	8	1990	Avg	5400	N	N	1112 N 30TH ST
003	362860	0040	9/9/10	\$519,000	\$490,000	1610	8	1962	VGood	8788	Y	N	1202 N 37TH ST
003	334450	0236	8/17/10	\$433,750	\$408,000	1640	8	1979	Good	8083	Y	N	1405 N 24TH ST
003	334210	1840	6/13/11	\$408,000	\$398,000	1730	8	1988	Avg	5400	Y	N	1115 N 33RD ST
003	362916	0050	2/18/09	\$495,000	\$435,000	1770	8	1978	Good	7626	Y	N	1112 N 38TH ST
003	334330	2600	4/12/10	\$1,050,000	\$973,000	1930	8	1938	Good	4937	Y	Y	6827 RIPLEY LN N
003	334210	1150	5/31/11	\$375,000	\$366,000	2070	8	1981	Good	7650	N	N	1118 N 29TH ST
003	334270	0516	12/22/09	\$410,000	\$375,000	2210	8	1993	Avg	7594	N	N	3901 MEADOW AVE N
003	334210	3228	7/19/11	\$290,000	\$284,000	2310	8	2003	Avg	5573	N	N	3106 MEADOW PL N
003	334330	2871	10/21/10	\$1,400,000	\$1,329,000	2340	8	1977	Good	20021	Y	Y	5117 RIPLEY LN N
003	334210	1275	9/14/09	\$500,000	\$451,000	2340	8	2001	Avg	5700	N	N	935 N 31ST ST

Area 63

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(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	172405	9018	7/12/11	\$1,200,000	\$1,176,000	2350	8	1968	Avg	23900	Y	Y	4647 LAKE WASHINGTON BLVD SE
003	334210	3148	10/21/10	\$339,900	\$323,000	2430	8	2007	Avg	6168	N	N	1507 N 36TH ST
003	334210	1330	9/15/09	\$490,000	\$442,000	2570	8	2003	Avg	5370	N	N	1111 N 31ST ST
003	322405	9083	7/1/11	\$560,000	\$548,000	2590	8	1996	Avg	9603	N	N	1328 N 40TH ST
003	334210	3155	12/23/09	\$359,000	\$328,000	2620	8	2006	Avg	5992	N	N	3411 MEADOW AVE N
003	334210	3229	11/17/09	\$434,000	\$395,000	2690	8	2001	Avg	7203	N	N	3112 MEADOW PL N
003	334270	0556	4/19/10	\$399,000	\$370,000	2910	8	2008	Avg	6140	N	N	3902 MEADOW AVE N
003	334330	2500	9/11/09	\$1,765,000	\$1,592,000	3300	8	2007	Avg	8302	Y	Y	6801 RIPLEY LN SE
003	229650	0120	7/20/11	\$470,000	\$461,000	3380	8	2007	Avg	5915	N	N	2515 MEADOW AVE N
003	413430	0055	6/15/11	\$1,270,000	\$1,240,000	1420	9	1978	VGood	5044	Y	Y	5011 LAKEHURST LN
003	051850	0490	10/3/11	\$569,000	\$563,000	1450	9	2011	Avg	4011	N	N	4106 WILLIAMS AVE N
003	051850	1030	3/24/11	\$554,000	\$536,000	1450	9	2011	Avg	2958	Y	N	4053 WELLS AVE N
003	051850	1060	4/6/11	\$514,000	\$498,000	1450	9	2011	Avg	3123	N	N	4071 WELLS AVE N
003	051850	1070	12/8/10	\$515,000	\$492,000	1450	9	2010	Avg	3145	N	N	4075 WELLS AVE N
003	051850	1100	12/2/10	\$499,000	\$476,000	1450	9	2011	Avg	3794	N	N	4103 WELLS AVE N
003	051850	0500	10/14/11	\$507,700	\$503,000	1810	9	2011	Avg	2685	N	N	4112 WILLIAMS AVE N
003	051850	1040	8/16/11	\$489,000	\$481,000	1810	9	2011	Avg	2071	N	N	4059 WELLS AVE N
003	051850	1050	5/17/11	\$489,000	\$476,000	1810	9	2011	Avg	2148	N	N	4065 WELLS AVE N
003	051850	1080	12/20/10	\$485,000	\$464,000	1810	9	2010	Avg	2307	N	N	4079 WELLS AVE N
003	051850	1090	12/6/10	\$475,000	\$453,000	1810	9	2010	Avg	2472	N	N	4083 WELLS AVE N
003	334330	2860	5/6/10	\$1,595,000	\$1,483,000	1900	9	1980	Good	39957	Y	Y	5143 RIPLEY LN N
003	334210	3156	10/13/10	\$314,000	\$298,000	1980	9	2006	Avg	6278	N	N	3419 MEADOW AVE N
003	164450	0440	2/19/10	\$564,000	\$519,000	2320	9	2004	Avg	8972	N	N	1140 N 27TH PL
003	164450	0030	12/6/10	\$521,250	\$497,000	2370	9	2003	Avg	4529	N	N	1205 N 27TH PL
003	334210	3134	4/23/09	\$520,000	\$460,000	2470	9	1996	Avg	7451	Y	N	1305 N 36TH ST

Area 63

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(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	164450	0320	6/17/09	\$665,000	\$593,000	2570	9	2004	Avg	5250	Y	N	1008 N 27TH PL
003	334210	1590	1/19/11	\$450,000	\$432,000	2610	9	1994	Avg	5100	N	N	1115 N 32ND ST
003	334210	1687	11/5/10	\$460,000	\$437,000	2610	9	1992	Avg	5100	N	N	1100 N 31ST ST
003	334270	0533	11/2/09	\$499,999	\$454,000	2680	9	2009	Avg	6996	N	N	3923 MEADOW AVE N
003	334330	2300	11/10/11	\$1,350,000	\$1,342,000	2710	9	1991	Avg	8234	Y	Y	6433 RIPLEY LN SE
003	164450	0130	7/25/11	\$504,000	\$495,000	2730	9	2001	Avg	4861	Y	N	1011 N 27TH PL
003	413430	0277	6/21/10	\$879,000	\$822,000	2770	9	1978	VGood	8950	Y	N	11221 SE 50TH PL
003	164450	0340	7/26/11	\$492,500	\$483,000	2833	9	2004	Avg	5250	Y	N	1020 N 27TH PL
003	164450	0050	10/27/11	\$625,000	\$620,000	3000	9	2001	Avg	11453	N	N	1167 N 27TH PL
003	334270	0521	7/27/10	\$605,000	\$568,000	3000	9	2001	Avg	7248	N	N	1315 N 39TH ST
003	164451	0150	2/26/09	\$579,000	\$509,000	3020	9	2008	Avg	8710	N	N	1202 N 26TH ST
003	334210	2400	8/31/10	\$527,500	\$497,000	3020	9	2001	Avg	5400	Y	N	1120 N 33RD PL
003	334210	2195	8/24/10	\$526,300	\$496,000	3120	9	2003	Avg	5100	N	N	1028 N 33RD ST
003	164451	0030	11/22/10	\$507,500	\$484,000	3150	9	2005	Avg	8643	N	N	1300 N 27TH PL
003	334210	2442	11/23/10	\$520,000	\$496,000	3180	9	2004	Avg	5404	Y	N	1100 NE 33RD PL
003	164451	0020	9/16/10	\$475,000	\$449,000	3190	9	2005	Avg	7222	N	N	1224 N 27TH PL
003	164451	0010	12/11/09	\$490,000	\$447,000	3260	9	2005	Avg	8285	N	N	1218 N 27TH PL
003	164451	0140	4/22/09	\$615,000	\$544,000	3460	9	2008	Avg	7258	N	N	1208 N 26TH ST
003	334210	0535	1/31/11	\$750,000	\$721,000	3700	9	2007	Avg	5100	Y	N	2811 BURNETT AVE N
003	334210	3199	3/6/09	\$756,000	\$665,000	3720	9	2008	Avg	6788	Y	N	1301 N 34TH ST
003	051850	0670	9/16/11	\$595,000	\$588,000	1550	10	2012	Avg	4878	N	N	1213 N 41ST PL
003	052305	9064	6/18/10	\$875,000	\$818,000	1680	10	1985	Good	16650	Y	N	2417 GARDEN CT N
003	051850	0700	6/1/11	\$585,000	\$570,000	1720	10	2011	Avg	5663	N	N	1231 N 41ST PL
003	051850	0720	6/12/09	\$810,000	\$722,000	2210	10	2008	Avg	3384	N	N	1235 N 42ND PL
003	051850	0750	7/28/09	\$875,000	\$785,000	2210	10	2008	Avg	3384	N	N	1217 N 42ND PL

Area 63

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(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	051850	0540	12/14/11	\$825,000	\$823,000	2210	10	2008	Avg	3685	N	N	1009 N 41ST PL
003	051850	0760	2/5/10	\$810,000	\$744,000	2210	10	2008	Avg	4236	N	N	1211 N 42ND PL
003	051850	0710	9/21/09	\$740,000	\$668,000	2210	10	2008	Avg	4510	N	N	1241 N 42ND PL
003	051850	0090	6/6/11	\$634,500	\$619,000	2560	10	2011	Avg	3852	N	N	1204 N 42ND ST
003	051850	0110	8/10/11	\$630,000	\$619,000	2560	10	2011	Avg	3865	N	N	1126 N 42ND PL
003	051850	0050	3/10/11	\$618,000	\$597,000	2560	10	2011	Avg	3828	N	N	1228 N 42ND ST
003	051850	0070	2/25/11	\$614,000	\$592,000	2560	10	2011	Avg	3840	N	N	1216 N 42ND PL
003	051850	0100	6/6/11	\$651,386	\$636,000	2670	10	2011	Avg	3858	N	N	1132 N 42ND PL
003	051850	0120	11/10/11	\$635,000	\$631,000	2670	10	2011	Avg	3871	N	N	1120 N 42ND PL
003	051850	0080	1/31/11	\$629,000	\$604,000	2670	10	2011	Avg	3846	N	N	1210 N 42ND PL
003	051850	0060	12/21/10	\$622,000	\$595,000	2670	10	2011	Avg	3834	N	N	1222 N 42ND ST
003	334270	0260	12/21/10	\$1,250,000	\$1,195,000	2870	10	2005	Avg	4549	Y	Y	3707 LAKE WASHINGTON BLVD N
003	051850	0020	2/20/10	\$665,000	\$612,000	2870	10	2008	Avg	3783	N	N	1246 N 42ND PL
003	051850	0170	3/8/10	\$720,000	\$664,000	2920	10	2008	Avg	3901	N	N	1030 N 42ND PL
003	051850	0210	2/4/10	\$725,000	\$666,000	2920	10	2008	Avg	3942	N	N	1006 N 42ND PL
003	051850	0010	4/2/10	\$665,000	\$615,000	2980	10	2008	Avg	5189	N	N	1252 N 42ND PL
003	051850	0220	6/24/09	\$790,830	\$706,000	3040	10	2008	Avg	4153	N	N	1000 N 42ND PL
003	051850	0180	12/1/09	\$715,000	\$652,000	3040	10	2008	Avg	3908	N	N	1024 N 42ND PL
003	334210	4050	9/11/10	\$1,325,000	\$1,251,000	3060	10	1979	Avg	2750	Y	Y	2727 MOUNTAIN VIEW AVE N
003	164450	0260	2/8/10	\$825,000	\$758,000	3060	10	2003	Avg	5590	Y	N	2715 WILLIAMS AVE N
003	334210	2805	9/24/09	\$830,000	\$750,000	3380	10	2008	Avg	5400	Y	N	1017 N 36TH ST
003	334210	3162	3/22/10	\$550,000	\$508,000	3760	10	2007	Avg	8520	N	N	1402 N 34TH ST
003	362860	0008	9/4/09	\$690,000	\$622,000	3800	10	2008	Avg	5577	Y	N	1205 N 37TH ST
003	334210	0460	7/7/11	\$620,000	\$607,000	3940	10	2007	Avg	5016	Y	N	715 N 30TH ST
003	051850	0980	7/1/09	\$1,087,500	\$972,000	2710	11	2008	Avg	3760	Y	N	1002 N 41ST PL

Area 63

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(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	051850	0880	6/8/09	\$850,000	\$757,000	2710	11	2008	Avg	3616	N	N	1122 N 41ST PL
003	051850	0980	12/23/10	\$1,025,000	\$980,000	2710	11	2008	Avg	3760	Y	N	1002 N 41ST PL
003	051850	0770	2/4/10	\$1,190,000	\$1,093,000	2710	11	2008	Avg	3588	Y	N	1007 N 42ND PL
003	051850	0870	8/3/09	\$920,000	\$826,000	2820	11	2008	Avg	3490	N	N	1128 N 41ST PL
003	051850	0970	6/15/09	\$1,040,000	\$927,000	2820	11	2008	Avg	4912	Y	N	1008 N 41ST PL
003	051850	0780	8/25/09	\$1,100,000	\$990,000	2820	11	2008	Avg	4103	Y	N	1013 N 42ND PL
003	334210	4029	5/20/09	\$2,050,000	\$1,822,000	2870	11	1987	Avg	4300	Y	Y	2811 MOUNTAIN VIEW AVE N
003	334210	0060	11/17/09	\$975,000	\$887,000	3400	11	2008	Avg	5100	Y	N	3311 BURNETT AVE N
003	889960	0010	4/7/09	\$949,500	\$839,000	3500	11	2008	Avg	6208	Y	N	1024 N 37TH ST
003	889960	0050	4/9/09	\$924,500	\$817,000	3530	11	2008	Avg	5300	Y	N	1000 N 37TH ST
003	172405	9024	2/8/10	\$4,050,000	\$3,723,000	2860	12	2008	Avg	19700	Y	Y	4425 LAKE WASHINGTON BLVD SE
003	334210	3924	9/12/11	\$1,750,000	\$1,727,000	6020	12	2004	Avg	13120	Y	Y	3009 MOUNTAIN VIEW AVE N
006	606530	0520	11/2/09	\$1,350,000	\$1,226,000	1750	9	1972	Good	17235	Y	Y	9 CRESCENT KY
006	606531	0950	9/30/11	\$794,900	\$786,000	1830	9	1977	Avg	12877	N	N	78 SKAGIT KY
006	606530	0240	5/18/11	\$719,000	\$700,000	1870	9	1973	Good	14400	N	N	48 CASCADE KY
006	607280	0240	11/30/11	\$1,700,000	\$1,694,000	2030	9	1994	Good	18600	Y	Y	61 CASCADE KY
006	606530	0950	5/25/10	\$715,000	\$666,000	2040	9	1973	Good	14400	N	N	23 SKAGIT KY
006	606530	1220	11/3/10	\$704,000	\$669,000	2150	9	1969	Good	14050	N	N	36 CHELAN KY
006	606530	0930	6/17/11	\$710,000	\$694,000	2180	9	1973	Good	17415	N	N	27 SKAGIT KY
006	606530	1130	8/20/09	\$760,000	\$683,000	2210	9	1973	Good	14850	N	N	18 SKAGIT KY
006	606531	0690	6/3/11	\$905,000	\$883,000	2220	9	1975	Good	14850	N	N	33 LUMMI KY
006	606530	0780	3/25/10	\$700,000	\$647,000	2280	9	1972	Good	14200	N	N	13 COLUMBIA KY
006	606530	0620	11/15/11	\$925,000	\$920,000	2330	9	1973	Good	15255	N	N	21 CASCADE KY
006	606531	0520	5/22/09	\$775,000	\$689,000	2370	9	1975	Good	14235	N	N	26 NEWPORT KY
006	606531	1240	6/9/11	\$802,000	\$783,000	2400	9	1979	Avg	16258	N	N	8 TULALIP KY

Area 63

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(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
006	606530	1080	4/12/11	\$1,135,000	\$1,100,000	2410	9	1969	Good	14500	N	N	8 SKAGIT KY
006	606530	1190	12/7/09	\$835,000	\$762,000	2460	9	1972	VGood	12750	N	N	30 CHELAN KY
006	606530	1140	8/4/10	\$735,500	\$691,000	2470	9	1973	Good	14770	N	N	20 SKAGIT KY
006	606530	1440	10/26/09	\$950,000	\$862,000	2500	9	1971	VGood	14400	N	N	17 VASHON KY
006	606531	0070	12/22/10	\$910,000	\$870,000	2520	9	1974	Good	14065	N	N	28 GLACIER KY
006	606531	0110	4/26/10	\$817,000	\$758,000	2540	9	1974	Good	15240	N	N	50 GLACIER KY
006	606531	0110	4/26/10	\$817,000	\$758,000	2540	9	1974	Good	15240	N	N	50 GLACIER KY
006	606530	0850	4/19/10	\$700,000	\$649,000	2600	9	1967	Good	19780	N	N	43 SKAGIT KY
006	606531	1030	11/25/09	\$900,000	\$820,000	2600	9	1978	Good	13500	N	N	9 TULALIP KY
006	606531	0800	11/2/11	\$645,000	\$640,000	2630	9	1974	Avg	13620	N	N	13 LOPEZ KY
006	606531	0540	3/29/11	\$1,011,000	\$978,000	2850	9	1975	Good	16600	N	N	30 NEWPORT KY
006	606531	1200	7/20/10	\$925,000	\$868,000	2860	9	1978	Good	17382	N	N	28 LOPEZ KY
006	606531	0780	4/29/09	\$1,000,000	\$886,000	2900	9	1974	Good	15426	N	N	5 LUMMI KY
006	606530	0770	1/6/10	\$782,000	\$716,000	2930	9	1972	Good	14260	N	N	11 COLUMBIA KY
006	606530	0180	9/4/09	\$722,000	\$651,000	3170	9	1978	VGood	13348	N	N	36 DECATUR KY
006	606531	0200	8/2/10	\$1,017,000	\$956,000	3210	9	1974	Good	18600	N	N	39 ORCAS KY
006	606531	1190	10/29/09	\$842,000	\$764,000	3290	9	1978	Good	14950	N	N	26 LOPEZ KY
006	606531	1020	9/2/11	\$1,110,000	\$1,094,000	3350	9	1977	Good	13500	N	N	11 TULALIP KY
006	606531	0550	4/22/11	\$1,135,000	\$1,101,000	3440	9	1976	Good	14700	N	N	32 NEWPORT KY
006	606530	1050	2/22/10	\$1,112,500	\$1,025,000	3540	9	1973	VGood	15400	N	N	2 SKAGIT KY
006	606530	0500	8/2/11	\$1,642,500	\$1,613,000	5140	9	1984	VGood	19030	Y	Y	13 CRESCENT KY
006	606530	0400	6/23/10	\$1,782,000	\$1,666,000	2030	10	1973	VGood	22500	Y	Y	26 COLUMBIA KY
006	606531	1000	6/23/11	\$1,050,000	\$1,027,000	3140	10	1981	Avg	13500	N	N	19 TULALIP KY
006	606530	0560	6/1/09	\$2,250,000	\$2,002,000	3480	10	2001	Avg	24400	Y	Y	1 CRESCENT KY
006	607280	0220	12/29/10	\$2,540,000	\$2,431,000	4600	10	1968	VGood	18000	Y	Y	73 CASCADE KY

Area 63

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	607280	0160	1/3/11	\$2,090,000	\$2,002,000	3510	11	1995	Avg	23100	Y	Y	105 CASCADE KY



**Improved Sales Removed in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	051850	0030	11/19/10	\$589,000	%COMPL
003	051850	0040	11/2/10	\$604,000	%COMPL
003	051850	0150	8/6/10	\$630,000	%COMPL
003	051850	0160	8/3/10	\$625,000	%COMPL
003	051850	0370	10/5/09	\$2,100,000	DIAGNOSTIC OUTLIER
003	051850	0380	10/26/10	\$1,600,000	DIAGNOSTIC OUTLIER
003	051850	0400	9/13/10	\$1,450,000	DIAGNOSTIC OUTLIER
003	051850	0410	12/31/09	\$2,050,000	DIAGNOSTIC OUTLIER
003	051850	0420	1/12/09	\$2,684,000	DIAGNOSTIC OUTLIER
003	051850	0430	10/31/11	\$1,530,855	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	051850	0440	11/2/11	\$1,450,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	051850	0730	12/14/10	\$555,000	%COMPL
003	051850	0740	11/29/10	\$560,000	%COMPL
003	051850	0890	12/6/11	\$675,000	PREVIMP<=25K
003	051850	0900	11/30/11	\$688,000	PREVIMP<=25K
003	051850	1110	10/20/10	\$500,000	%COMPL
003	051850	1120	11/2/10	\$470,000	%COMPL
003	051850	1130	10/28/10	\$460,000	%COMPL
003	051850	1140	11/3/10	\$510,000	%COMPL
003	052305	9060	12/1/10	\$235,000	NON-REPRESENTATIVE SALE
003	164451	0080	5/19/09	\$552,500	FORCED SALE; SHORT SALE
003	172405	9018	12/21/10	\$1,050,000	ESTATE ADMINISTRATOR; PARTIAL INTEREST
003	229650	0107	12/29/11	\$192,000	NON-REPRESENTATIVE SALE
003	229650	0124	6/8/11	\$404,250	NON-REPRESENTATIVE SALE
003	322405	9046	11/22/11	\$394,611	NO MARKET EXPOSURE
003	334210	0449	8/4/10	\$174,774	QUIT CLAIM DEED; RELATED PARTY
003	334210	1190	3/24/11	\$302,000	PREVIMP<=25K
003	334210	1460	4/23/09	\$286,000	OBSOL;PREVIMP<=25K
003	334210	1520	8/20/09	\$286,000	OBSOL;PREVIMP<=25K
003	334210	1775	3/26/10	\$220,000	OBSOL;PREVIMP<=25K
003	334210	1945	1/5/11	\$236,000	OBSOL;PREVIMP<=25K
003	334210	2165	10/11/11	\$475,000	NEW IMPROVEMENT
003	334210	2740	4/28/10	\$235,000	OBSOL;PREVIMP<=25K
003	334210	3185	3/6/09	\$97,500	CORPORATE AFFILIATES; PARTIAL INTEREST
003	334210	3222	3/30/10	\$153,800	NO MARKET EXPOSURE
003	334210	3226	4/21/10	\$98,531	QUIT CLAIM DEED; RELATED PARTY
003	334210	3280	4/15/11	\$165,000	OBSOL;PREVIMP<=25K
003	334210	3985	9/27/10	\$2,200,000	IMP COUNT
003	334270	0360	3/29/11	\$242,822	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	334270	0465	7/21/09	\$129,600	CORPORATE AFFILIATES; QUIT CLAIM DEED
003	334270	0466	7/21/09	\$83,764	PREVIMP<=25K;CORPORATE AFFILIATES
003	334270	0478	8/29/11	\$264,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334270	0552	3/19/11	\$2,553	QUIT CLAIM DEED; RELATED PARTY
003	334330	3000	9/18/09	\$1,400,000	%NETCOND

**Improved Sales Removed in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	362860	0040	3/1/10	\$485,226	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	362860	0040	4/28/10	\$371,102	NO MARKET EXPOSURE
003	682810	0020	10/6/09	\$680,000	OBSOL;PREVIMP<=25K
006	606531	0280	8/16/10	\$2,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606531	1110	2/26/10	\$500,000	ESTATE ADMINISTRATOR; RELATED PARTY
006	606531	1200	8/4/10	\$915,000	RELOCATION - SALE TO SERVICE
006	607280	0105	4/14/10	\$6,400,000	LACK OF REPRESENTATION
006	607280	0115	9/3/10	\$3,980,000	LACK OF REPRESENTATION

**Vacant Sales Used in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	164451	0110	11/15/10	\$209,000	11041	N	N
3	334210	0010	11/20/09	\$325,000	3780	Y	N
3	334210	0155	6/8/09	\$155,000	5100	Y	N
3	334210	1464	10/21/09	\$132,000	5400	N	N
3	334210	2090	11/9/09	\$155,000	5100	N	N
3	334330	2385	6/13/11	\$2,400,000	5673	Y	Y
3	889960	0020	3/19/09	\$220,000	5839	Y	N
3	889960	0030	9/23/10	\$260,000	5840	Y	N
3	889960	0030	3/19/09	\$220,000	5840	Y	N
3	889960	0040	3/13/09	\$199,950	5841	Y	N
3	889960	0060	3/26/09	\$200,000	5295	Y	N
3	889960	0080	5/13/09	\$199,950	4725	Y	N
3	889960	0090	5/13/09	\$199,950	4725	Y	N
3	889960	0100	5/27/09	\$199,950	4950	Y	N
6	606530	0800	6/16/09	\$800,000	15550	N	N

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	092405	9144	3/11/11	\$702,000	SEGREGATION
3	322405	9109	8/2/11	\$250,000	GOVERNMENT AGENCY
3	334210	0034	8/11/11	\$90,000	NON-REPRESENTATIVE
3	334210	0036	7/16/10	\$265,000	NO MARKET EXPOSURE
3	334210	2175	12/21/09	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	334270	0529	3/15/10	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR