

Residential Revalue

2012 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 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

This map illustrates the five major political subdivisions of the City of St. Louis, Missouri, each color-coded and labeled:

- Sub 1 (Yellow):** Located in the north-central part of the city, primarily along the Mississippi River.
- Sub 2 (Light Green):** Located in the north-eastern part of the city.
- Sub 3 (Teal):** Located in the north-western part of the city.
- Sub 10 (Purple):** Located in the central part of the city, south of Sub 3.
- Sub 13 (Blue):** Located in the south-eastern part of the city.

The map shows a dense network of streets, including major thoroughfares like I-64, I-270, and I-44, as well as numerous local roads. The subdivisions are color-coded and labeled with their respective names. The map also shows the Mississippi River to the west and the city's boundaries with other jurisdictions.

Mirrormont Tiger Mountain's Housing



Grade 5/ Year Built 1956/ Total Living Area 580



Grade 6/ Year Built 1965/ Total Living Area 1200



Grade 7/ Year Built 1972/ Total Living Area 2040



Grade 8/ Year Built 1989/ Total Living Area 2440



Grade 9/ Year Built 1996/ Total Living Area 3650



Grade 10/ Year Built 1983/ Total Living Area 4560



Grade 11/ Year Built 1987/ Total Living Area 5200



Grade 12/ Year Built 2000/ Total Living Area 6900



Grade 13/ Year Built 2003/ Total Living Area 5210

Glossary for Improved Sales

Area 66
2012

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 **Appraisal Date 1/1/2012 - 2012 Assessment Roll**

Area Name / Number: Mirrormont/Tiger Mountain/ 66
Number of Improved Sales: 182
Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$157,500	\$278,200	\$435,700			
2012 Value	\$151,500	\$272,900	\$424,400	\$458,400	92.6%	7.31%
Change	-\$6,000	-\$5,300	-\$11,300			
% Change	-3.8%	-1.9%	-2.6%			

*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
2011 Value	\$158,200	\$270,400	\$428,600
2012 Value	\$154,100	\$253,500	\$407,600
Percent Change	-2.6%	-6.3%	-4.9%

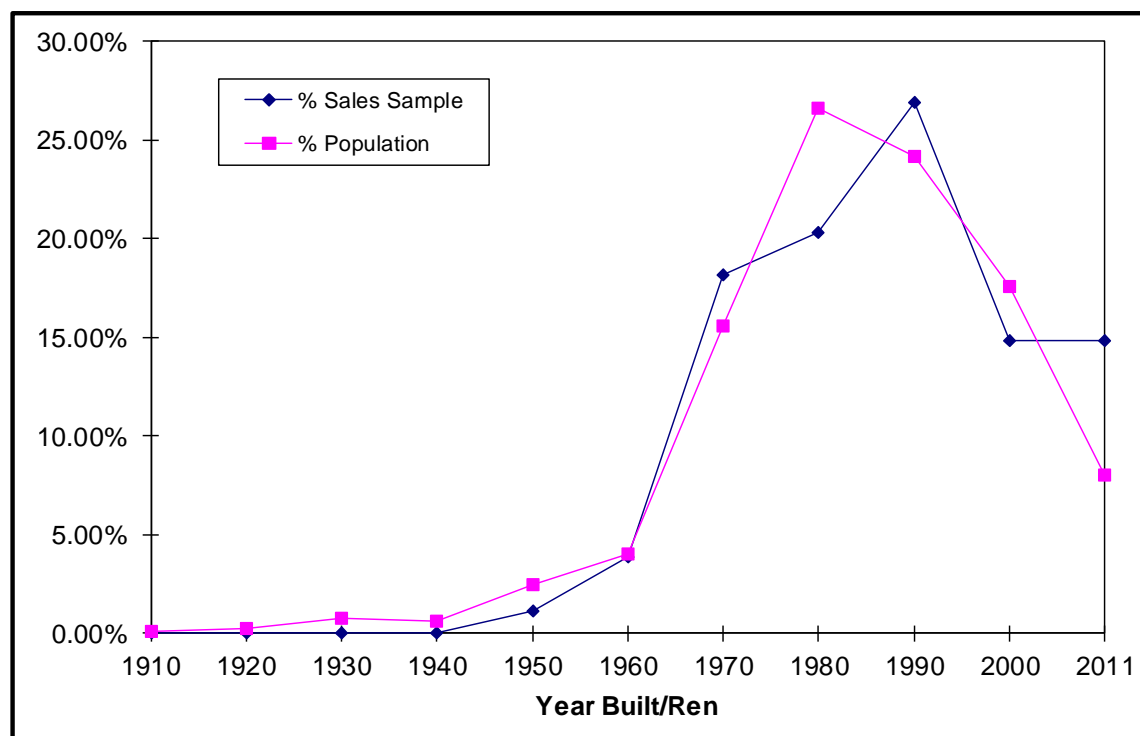
Number of one to three unit residences in the population: 2993

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

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	1.10%
1960	7	3.85%
1970	33	18.13%
1980	37	20.33%
1990	49	26.92%
2000	27	14.84%
2011	27	14.84%
	182	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.10%
1920	6	0.20%
1930	23	0.77%
1940	17	0.57%
1950	74	2.47%
1960	120	4.01%
1970	466	15.57%
1980	797	26.63%
1990	723	24.16%
2000	525	17.54%
2011	239	7.99%
	2993	

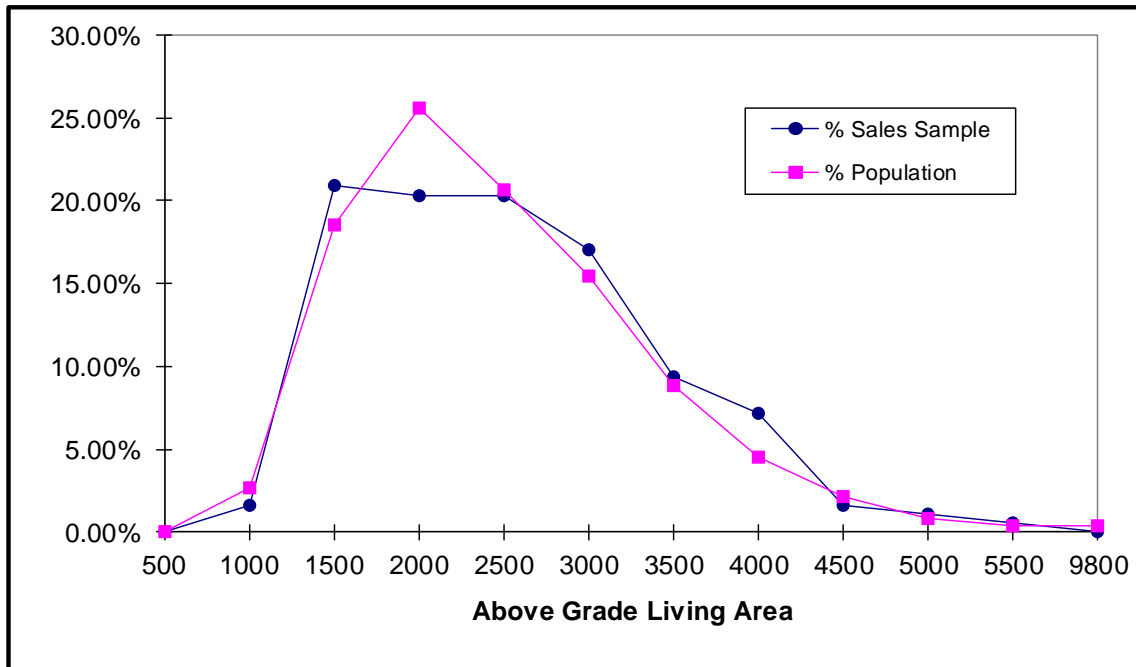


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	1.65%
1500	38	20.88%
2000	37	20.33%
2500	37	20.33%
3000	31	17.03%
3500	17	9.34%
4000	13	7.14%
4500	3	1.65%
5000	2	1.10%
5500	1	0.55%
9800	0	0.00%
	182	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	80	2.67%
1500	556	18.58%
2000	767	25.63%
2500	617	20.61%
3000	463	15.47%
3500	264	8.82%
4000	134	4.48%
4500	63	2.10%
5000	25	0.84%
5500	12	0.40%
9800	11	0.37%
	2993	

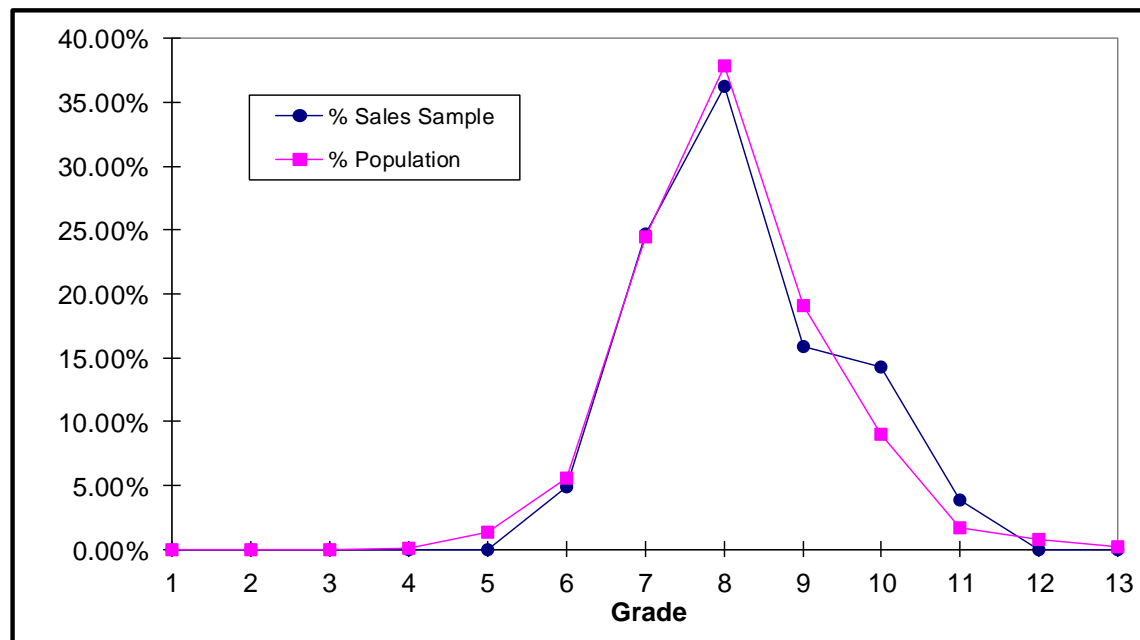


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	4.95%
7	45	24.73%
8	66	36.26%
9	29	15.93%
10	26	14.29%
11	7	3.85%
12	0	0.00%
13	0	0.00%
182		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.10%
5	41	1.37%
6	166	5.55%
7	731	24.42%
8	1132	37.82%
9	570	19.04%
10	270	9.02%
11	51	1.70%
12	24	0.80%
13	5	0.17%
2993		



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.

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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

The following Departmental guidelines were considered and adhered to:

Sales from 1/2009 to 1/2012 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2012.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 66-Mirrormont/Tiger Mountain

Boundaries:

This area is bounded by the south border of the City of Issaquah, Highway 18, Tiger Mountain, and Duvall Road. The eastern boundary runs along Issaquah Hobart Road, starting from the city of Issaquah to Highway 18. The southern boundary is Highway 18 running from the Issaquah Hobart Road to Highway 169, known as the Maple Valley Highway. The western boundary borders the City of Renton and City of New Castle boundaries.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 66 is a very large diverse area that has multiple market and geographic influences. Approximately 90% of the area is in unincorporated King County with a small portion of the western tip of Sub 3 which lies in the City of New Castle. Major arterial highways are 18 and SR900, in addition a major access road from north to south Issaquah Hobart Road and from east to west is May Valley Road. The northerly commercial centers are downtown Issaquah and off SR900 to I-90 corridor. The southernmost commercial area, past Cedar Grove Road is the northern portion of City of Maple Valley near the Highway 18 corridor.

The area is comprised of a mixture of rural acreage, older plats, creek side properties along May Valley Road, with pockets of established and well maintained neighborhoods throughout. A majority of the area is within the Issaquah school district with the exception of the southern half of Sub 10 which lies in Tahoma (Maple Valley) school district. Properties along the northern portion of May Valley Road in Sub 2 and 3 sit on a much higher elevation and enjoy good to excellent view amenities of Mount Rainier and surrounding territory. Similar view amenities are also enjoyed by properties on the eastern portion of Sub 13 which also sit on higher elevation and border state owned land. On the southern portion of Sub 3, there is an abundance of older, lower grade quality homes bordering SR-900 on smaller lot sizes. The southern half of Sub 10, is highly influenced by the Maple Valley market segment and within the Tahoma (Maple Valley) school district. Over all, the area is typically non –homogeneous in nature with housing made up of variety of quality, ages, and lot size. However some platted areas of homogeneity do exists in pocket neighborhoods such as Mirrormont, Sunset Valley Farms, Four Creeks, South Firs, The Ridge, Four Lakes, Webster Lake Estates and Cedar Grove Estates.

Geographically the area varies greatly in topography from steep hillsides on West Tiger and South Squawk Mountains, to the valley floor with many properties influenced by streams such as May and Issaquah Creek. With a majority of the area zoned RA5 (one dwelling unit per five acres) and many impacted by environmental issues, development has been limited and many properties have maintained their acreage setting.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. There are 4,265 parcels in the population ranging from 6,000 square feet to 640 acres. Due to limited land sales, vacant land sales in competing market areas such as, East Maple Valley (Area 57) and East Auburn/SE Kent (Area 58) were also utilized. Emphasis was placed on verifying vacant land sales, which is important in estimating land adjustments and values for the whole population. All land sales were verified by field review and buyer/seller contact when possible.

Characteristics found to have the most influence on land sale prices include availability of water (with the option of connecting to a water system or drilling a well), ability to dispose of sewage by septic system, lot size, views, topography, traffic, access, sensitive areas and location. Due to unavailability of public utilities, the majority of the parcels have private water and rely on a septic system for sewer. For these parcels, the ability to drill a well or hook up to a community well and support an on-site sewage system was the biggest determining factor in land valuation.

Area 66 is comprised of 4,265 parcels of which 3,153 are improved with one to three unit dwellings, 253 improved with a mobile home and/or accessory only and 859 vacant parcels. A large portion of the area consists of tax lots having 1 to 15 acres in rural settings, with the remaining consisting of established older, plat-type pocket neighborhoods scattered throughout.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

***Vacant Sales Used In This Physical Inspection Analysis
Area 66***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
66-2	032306	9046	06/09	\$200,000	99752	N	N
66-2	032306	9047	01/10	\$170,000	37058	N	N
66-2	032306	9118	06/09	\$260,000	110872	N	N
66-2	032306	9156	02/11	\$160,000	94909	N	N
66-2	142306	9083	01/11	\$66,000	108900	N	N
66-2	152306	9066	03/10	\$350,000	426016	N	N
66-2	172306	9001	03/10	\$240,000	111949	N	N
66-2	255160	0050	09/11	\$237,000	53426	N	N
66-2	255160	0060	08/10	\$298,000	52406	N	N
66-3	012305	9023	02/09	\$110,000	218235	N	N
66-3	012305	9129	11/09	\$30,000	61855	N	N
66-3	062306	9003	04/10	\$105,000	161172	N	N
66-3	122305	9113	01/11	\$125,000	231303	N	N
66-3	182306	9132	03/10	\$260,000	290109	N	N
66-10	032206	9036	06/11	\$130,000	44000	N	N
66-10	032206	9107	11/10	\$130,000	55756	N	N
66-10	032206	9167	06/11	\$145,000	67415	N	N
66-10	212306	9017	01/09	\$215,000	853776	N	N
66-10	262306	9024	02/11	\$162,000	304484	N	N
66-13	222306	9168	12/09	\$250,000	211722	N	N
66-13	232306	9098	09/11	\$120,000	39737	N	N
57-1	122305	9022	03/10	\$208,000	174349	N	N
57-1	142206	9112	09/10	\$262,500	71002	N	N
57-1	574750	0030	07/10	\$225,000	128057	N	N
58-4	192106	9156	02/09	\$300,000	131116	N	N
58-4	232105	9087	04/10	\$350,000	433422	N	N
58-5	322206	9108	03/10	\$195,000	54885	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 66***

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
66-3	082306	9042	05/11	\$450,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
66-3	338830	0430	10/11	\$40,000	NO MARKET EXPOSURE;RELATED PARTIES
66-10	222306	9014	03/11	\$18,000	EASEMENT OR RIGHT-OF-WAY
66-10	222306	9046	03/11	\$10,000	EASEMENT OR RIGHT-OF-WAY
66-10	262306	9018	07/09	\$25,000	DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR
66-10	262306	9103	04/09	\$12,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
66-10	272306	9009	10/10	\$1,649	PARTIAL INTEREST (1/3, 1/2, Etc.)
66-10	272306	9020	08/11	\$55,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
66-10	272306	9071	07/11	\$5,440	EASEMENT OR RIGHT-OF-WAY
66-10	272306	9165	10/11	\$34,000	AUCTION SALE
66-13	242306	9039	12/11	\$35,000	NO MARKET EXPOSURE
66-13	252306	9023	02/10	\$27,500	RELATED PARTY, FRIEND, OR NEIGHBOR
66-13	252306	9033	08/09	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
66-13	252306	9154	11/11	\$127,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
66-13	252306	9187	04/09	\$96,072	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
66-13	556140	1310	08/11	\$17,500	NON-REPRESENTATIVE SALE

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed Sub 10, Neighborhood 1 (*Licorice Fern*), Neighborhood 10 (*Sunset Valley Farms*), Land Value, High Grade Homes, Very Good Condition and Accessories were influential in the market.

There were some subcategories unrepresented or had very little representation within the sales sample. Some examples of these parcels include high grade homes greater than a grade 11, homes in poor or fair condition, equestrian estate type properties, and properties with high land value in relation to total value ratio, homes less than a grade 5 on large acreage and parcels with multiple dwelling units. Appraisal judgment played a critical role for determining total valuation for these parcels.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Area 66 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, 2010 would be adjusted by the time trend factor of 0.921, resulting in an adjusted sale of \$483,000 (\$525,000 X .921=\$483,000 – rounded to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.840	-15.97%
2/1/2009	0.844	-15.55%
3/1/2009	0.848	-15.18%
4/1/2009	0.852	-14.76%
5/1/2009	0.856	-14.35%
6/1/2009	0.861	-13.93%
7/1/2009	0.865	-13.52%
8/1/2009	0.869	-13.09%
9/1/2009	0.873	-12.66%
10/1/2009	0.878	-12.24%
11/1/2009	0.882	-11.81%
12/1/2009	0.886	-11.39%
1/1/2010	0.890	-10.95%
2/1/2010	0.895	-10.51%
3/1/2010	0.899	-10.11%
4/1/2010	0.903	-9.67%
5/1/2010	0.908	-9.24%
6/1/2010	0.912	-8.79%
7/1/2010	0.916	-8.35%
8/1/2010	0.921	-7.90%
9/1/2010	0.926	-7.44%
10/1/2010	0.930	-7.01%
11/1/2010	0.935	-6.54%
12/1/2010	0.939	-6.10%
1/1/2011	0.944	-5.63%
2/1/2011	0.948	-5.17%
3/1/2011	0.953	-4.74%
4/1/2011	0.957	-4.27%
5/1/2011	0.962	-3.82%
6/1/2011	0.967	-3.34%
7/1/2011	0.971	-2.88%
8/1/2011	0.976	-2.40%
9/1/2011	0.981	-1.92%
10/1/2011	0.985	-1.45%
11/1/2011	0.990	-0.96%
12/1/2011	0.995	-0.49%
1/1/2012	1.000	-0.00%

Improved Sales Used in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	152306	9197	07/09	\$340,000	\$295,000	1130	7	1986	Good	14054	N	N	13256 242ND PL SE
2	172306	9063	06/11	\$412,200	\$399,000	1190	7	1986	V-Good	79279	N	N	21004 SE MAY VALLEY RD
2	152306	9206	07/11	\$252,000	\$244,000	1250	7	1984	Vgood	40870	N	N	13921 241ST PL SE
2	229490	0020	07/11	\$340,000	\$330,000	1260	7	1977	V-Good	29957	N	N	25619 SE TIGER MOUNTAIN RD
2	152306	9138	03/10	\$318,000	\$286,000	1300	7	1968	V-Good	11204	N	N	24008 SE TIGER MOUNTAIN RD
2	152306	9162	10/09	\$291,200	\$255,000	1360	7	1979	Good	48465	N	N	23506 SE 137TH ST
2	032306	9050	10/10	\$311,000	\$290,000	1380	7	1959	Avg	99752	N	N	10708 ISSAQUAH-HOBART RD SE
2	152306	9052	12/10	\$410,000	\$385,000	1440	7	1948	Good	422967	N	N	24005 SE 132ND WAY
2	162306	9025	05/09	\$300,000	\$257,000	1560	7	1962	Good	133729	N	N	22509 SE MAY VALLEY RD
2	152306	9003	06/10	\$525,000	\$480,000	1620	7	1961	V-Good	210830	N	N	23921 SE 132ND WAY
2	509030	0005	09/11	\$220,000	\$216,000	1650	7	1954	Good	34848	N	N	23220 SE MAY VALLEY RD
2	152306	9020	03/11	\$344,950	\$329,000	1800	7	1990	Avg	98445	N	N	24335 SE TIGER MOUNTAIN RD
2	032306	9076	08/10	\$422,000	\$389,000	1980	7	1963	Good	107777	N	N	24011 SE 106TH PL
2	152306	9147	04/09	\$385,000	\$328,000	2150	7	1965	Avg	73180	N	N	13829 233RD WAY SE
2	152306	9069	08/11	\$352,000	\$344,000	2500	7	2009	Avg	180774	N	N	24225 SE TIGER MOUNTAIN RD
2	142306	9073	08/11	\$375,000	\$366,000	2560	7	1984	V-Good	159865	N	N	25306 SE 133RD ST
2	152306	9144	07/11	\$535,000	\$521,000	1400	8	1978	Good	169884	N	N	13815 241ST PL SE
2	152306	9103	07/09	\$445,000	\$385,000	1830	8	1963	V-Good	46609	N	N	14011 241ST PL SE
2	813750	0830	11/09	\$475,000	\$419,000	1890	8	1987	Good	29077	N	N	21020 SE 135TH ST
2	229490	0030	10/09	\$352,900	\$310,000	1900	8	1983	Good	32017	N	N	25635 SE TIGER MOUNTAIN RD
2	102306	9036	11/11	\$357,000	\$354,000	1950	8	1970	Good	32234	N	N	12503 ISSAQUAH-HOBART RD SE
2	813750	0380	09/09	\$530,000	\$463,000	2150	8	1989	Good	43016	N	N	20603 SE 136TH ST
2	162306	9080	07/09	\$642,500	\$557,000	2180	8	1998	Avg	55321	N	N	13732 217TH AVE SE
2	813750	0360	08/10	\$500,000	\$460,000	2280	8	1988	Good	44431	Y	N	20525 SE 136TH ST
2	813750	0020	12/09	\$468,000	\$415,000	2330	8	1987	Good	28001	N	N	13426 207TH CT SE
2	813750	0080	04/10	\$535,000	\$483,000	2380	8	1989	Good	35001	N	N	20610 SE 135TH ST
2	813750	0530	06/11	\$522,050	\$504,000	2440	8	1989	Good	40099	N	N	21033 SE 138TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	813750	0280	09/10	\$533,000	\$493,000	2540	8	1989	Good	29174	N	N	20409 SE 136TH ST
2	813750	0780	02/09	\$530,000	\$447,000	2540	8	1987	Good	28001	N	N	13418 209TH AVE SE
2	813750	0390	07/09	\$610,000	\$529,000	2810	8	1990	Good	43995	N	N	20613 SE 136TH ST
2	142306	9096	05/10	\$515,000	\$468,000	2960	8	1980	Good	108900	Y	N	25403 SE 133RD ST
2	032306	9006	02/10	\$519,750	\$466,000	3350	8	1996	Avg	82845	N	N	10203 ISSAQUAH-HOBART RD SE
2	172306	9045	08/10	\$657,500	\$606,000	3360	8	2004	Avg	49277	N	N	19735 SE 128TH WAY
2	172306	9045	07/11	\$620,000	\$602,000	3360	8	2004	Avg	49277	N	N	19735 SE 128TH WAY
2	261680	0020	04/09	\$475,000	\$405,000	1900	9	1986	Good	35444	N	N	23215 SE 135TH CT
2	261680	0050	05/09	\$447,450	\$384,000	2150	9	1985	Avg	34947	N	N	23208 SE 135TH CT
2	813750	0460	09/11	\$487,000	\$478,000	2780	9	1989	Good	52272	N	N	20901 SE 138TH PL
2	142306	9103	02/10	\$615,000	\$550,000	2790	9	2005	Avg	47480	N	N	25925 SE TIGER MOUNTAIN RD
2	813750	0050	04/11	\$503,000	\$482,000	2860	9	1988	Good	35000	N	N	13431 207TH CT SE
2	152306	9186	07/11	\$595,000	\$578,000	2870	9	2002	Avg	79279	N	N	13428 ISSAQUAH-HOBART RD SE
2	261680	0120	01/09	\$520,000	\$438,000	2930	9	1987	Good	59241	N	N	13726 231ST PL SE
2	142306	9187	09/11	\$667,000	\$654,000	3880	9	1992	Good	202118	N	N	13015 250TH PL SE
2	788001	0170	12/10	\$520,000	\$489,000	2560	10	1986	Good	47173	N	N	13038 205TH PL SE
2	788000	0070	06/10	\$606,000	\$554,000	2680	10	1986	Good	28310	N	N	12931 206TH CT SE
2	788001	0250	12/10	\$675,000	\$634,000	2810	10	1987	V-Good	33142	N	N	20702 SE 132ND ST
2	152306	9207	05/11	\$530,000	\$511,000	2820	10	1990	Good	216493	N	N	14041 233RD PL SE
2	788001	0140	06/10	\$656,000	\$598,000	2830	10	1987	Good	82378	N	N	13037 205TH PL SE
2	261680	0220	01/11	\$625,000	\$590,000	2870	10	1989	Good	65715	N	N	14218 229TH DR SE
2	261680	0320	12/10	\$657,000	\$617,000	3000	10	1986	Good	32204	N	N	22829 SE 141ST CT
2	261680	0340	09/09	\$707,000	\$617,000	3020	10	1989	Good	42610	N	N	14014 228TH AVE SE
2	788002	0030	12/09	\$655,000	\$580,000	3040	10	1987	Good	35201	N	N	12918 205TH CT SE
2	261680	0580	10/10	\$650,000	\$605,000	3120	10	1983	Good	46443	N	N	13633 231ST PL SE
2	788002	0090	11/11	\$627,000	\$623,000	3210	10	1990	Good	45100	N	N	20340 SE 130TH ST
2	142306	9082	11/11	\$655,000	\$648,000	3250	10	2000	Avg	108900	N	N	25434 SE 135TH ST
2	261680	0440	06/09	\$732,000	\$631,000	3380	10	1986	Good	60984	N	N	13628 229TH DR SE

Improved Sales Used in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	261680	0570	01/10	\$690,000	\$616,000	3900	10	1983	Good	53187	N	N	13705 231ST PL SE
2	162306	9082	10/10	\$1,110,000	\$1,035,000	5120	10	1999	Good	218236	Y	N	22424 SE 134TH ST
2	142306	9188	10/11	\$1,247,000	\$1,230,000	3710	11	1993	Avg	580219	Y	N	13004 250TH PL SE
2	152306	9211	03/11	\$900,000	\$857,000	4750	11	2004	Avg	219978	N	N	14140 233RD PL SE
3	522930	0231	09/11	\$199,900	\$196,000	980	6	2000	Avg	45594	N	N	16815 SE RENTON-ISSAQUAH RD
3	522990	0120	10/11	\$245,000	\$241,000	1030	6	1947	Good	55321	N	N	10510 151ST AVE SE
3	072306	9079	06/09	\$211,000	\$182,000	1150	6	2008	Avg	10082	N	N	19320 SE MAY VALLEY RD
3	523100	0050	02/09	\$279,500	\$236,000	1350	6	1963	V-Good	9100	N	N	16130 SE 113TH PL
3	523100	0060	10/10	\$238,000	\$221,000	1490	6	1967	V-Good	7150	N	N	11311 162ND AVE SE
3	072306	9076	11/10	\$355,250	\$332,000	1150	7	1978	Good	25155	N	N	19134 SE MAY VALLEY RD
3	522930	0137	07/11	\$276,450	\$269,000	1180	7	1967	Good	30855	N	N	16627 SE MAY VALLEY RD
3	522990	0110	06/09	\$306,000	\$264,000	1400	7	1959	Good	52707	N	N	10402 151ST AVE SE
3	338830	0750	06/09	\$529,102	\$457,000	1420	7	1968	Avg	70567	Y	N	12065 206TH PL SE
3	072306	9085	09/11	\$317,000	\$312,000	1430	7	1970	V-Good	12375	N	N	18803 SE MAY VALLEY RD
3	522990	0150	08/09	\$322,500	\$281,000	1540	7	2009	Avg	35562	N	N	15114 SE 107TH ST
3	522930	0175	08/10	\$408,000	\$376,000	1760	7	1958	V-Good	125017	N	N	17402 SE RENTON-ISSAQUAH RD
3	062306	9046	08/09	\$519,000	\$452,000	1490	8	1987	V-Good	157421	Y	N	10006 182ND AVE SE
3	062306	9068	03/09	\$466,000	\$395,000	1520	8	1988	V-Good	213444	Y	N	10500 185TH AVE SE
3	328680	0510	11/11	\$420,000	\$417,000	1650	8	1968	V-Good	46173	N	N	12203 210TH PL SE
3	338830	1300	05/10	\$480,805	\$436,000	1670	8	1962	Good	75794	N	N	12550 200TH AVE SE
3	338830	0870	06/10	\$400,000	\$366,000	1720	8	1976	Good	36220	Y	N	12509 206TH PL SE
3	338830	0820	09/11	\$465,000	\$457,000	1830	8	1966	Good	52707	Y	N	12313 206TH PL SE
3	022305	9070	06/10	\$432,000	\$394,000	1870	8	1997	Avg	180774	N	N	16012 SE RENTON-ISSAQUAH RD
3	338830	0830	11/10	\$435,000	\$407,000	1940	8	1966	V-Good	54450	Y	N	12323 206TH PL SE
3	012305	9091	11/09	\$570,000	\$502,000	2010	8	1991	Good	67953	N	N	17418 SE 106TH ST
3	328680	0430	08/11	\$425,550	\$416,000	2150	8	1969	Good	84506	N	N	11901 210TH PL SE
3	062306	9064	06/10	\$545,000	\$498,000	2160	8	1991	Good	96703	Y	N	11105 RENTON-ISSAQUAH RD SE
3	328680	0370	03/11	\$500,000	\$476,000	2170	8	1970	V-Good	40341	N	N	20609 SE 119TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	338830	0420	05/11	\$422,000	\$407,000	2320	8	1965	Good	46609	N	N	20405 SE 127TH ST
3	012305	9044	10/09	\$460,000	\$404,000	2340	8	1979	Good	40466	N	N	17723 SE 110TH ST
3	338830	0080	11/11	\$450,000	\$446,000	2370	8	1965	Avg	104544	N	N	19823 SE 123RD ST
3	338830	0100	09/11	\$541,237	\$532,000	2740	8	1990	Avg	51400	N	N	19849 SE 123RD ST
3	012305	9092	10/11	\$525,000	\$519,000	2970	8	1990	Good	144183	N	N	17424 SE 106TH ST
3	012305	9024	12/11	\$575,000	\$573,000	3090	8	1994	Avg	177289	N	N	17535 SE 106TH ST
3	012305	9058	06/09	\$770,000	\$664,000	1810	9	1980	Good	217800	Y	N	17524 SE 102ND ST
3	328680	0020	03/10	\$600,000	\$539,000	2460	9	1979	Good	61102	N	N	20829 SE 123RD ST
3	338830	0510	12/11	\$483,750	\$483,000	2560	9	1990	Avg	76665	Y	N	12536 206TH PL SE
3	012305	9097	03/09	\$607,000	\$517,000	2900	9	1988	Avg	189922	N	N	11000 164TH AVE SE
3	540480	0090	04/10	\$542,500	\$490,000	2900	9	2001	Avg	29593	N	N	12717 185TH WAY SE
3	022305	9089	02/10	\$485,000	\$434,000	3650	9	1996	Avg	43560	N	N	10218 148TH AVE SE
3	430971	0320	08/10	\$760,000	\$701,000	3700	9	1999	Avg	24471	Y	N	17174 SE 100TH ST
3	430970	0310	05/10	\$825,000	\$749,000	3800	9	2000	Good	22822	Y	N	10365 172ND AVE SE
3	022305	9060	08/09	\$700,000	\$608,000	2070	10	1965	V-Good	217803	N	N	10526 162ND AVE SE
3	430972	0040	09/11	\$950,000	\$933,000	3680	10	2002	Avg	52707	N	N	16908 SE LICORICE WAY
3	522990	0015	07/11	\$750,000	\$730,000	3720	10	2011	Avg	41000	N	N	10426 148TH AVE SE
3	430971	0300	06/10	\$780,000	\$713,000	3790	10	2003	Avg	28388	Y	N	17164 SE 100TH ST
3	012305	9055	10/11	\$740,000	\$732,000	3830	11	1986	Avg	217800	Y	N	17735 SE 102ND ST
3	072306	9157	09/10	\$820,120	\$762,000	4190	11	1991	Avg	218235	N	N	18211 SE 121ST PL
10	261730	0510	04/09	\$375,000	\$321,000	960	7	1972	Good	44431	N	N	23725 SE 167TH ST
10	352306	9095	12/11	\$285,000	\$284,000	960	7	1974	Good	110206	N	N	18211 246TH AVE SE
10	332306	9056	02/09	\$393,000	\$333,000	1080	7	1972	Good	86248	N	N	18450 SE LAKE FRANCIS RD
10	342306	9035	09/10	\$320,000	\$297,000	1180	7	1966	Good	213008	N	N	18907 240TH AVE SE
10	032206	9092	10/11	\$287,000	\$284,000	1200	7	1977	V-Good	83199	N	N	23605 SE 192ND ST
10	102206	9089	10/11	\$279,000	\$275,000	1200	7	1966	Good	111513	Y	N	21245 230TH AVE SE
10	274600	0024	01/09	\$350,000	\$294,000	1200	7	1977	Good	48351	N	N	20610 229TH AVE SE
10	352306	9106	04/11	\$275,000	\$264,000	1260	7	1973	Good	89733	N	N	18249 252ND AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	352306	9055	07/11	\$337,042	\$328,000	1290	7	1987	Good	94729	Y	N	17628 252ND AVE SE
10	352306	9094	11/11	\$318,000	\$316,000	1300	7	1973	Good	110206	N	N	18105 246TH AVE SE
10	222306	9124	09/11	\$420,000	\$412,000	1430	7	1991	Good	101494	Y	N	15226 230TH AVE SE
10	032206	9009	07/11	\$305,000	\$296,000	1660	7	1976	Good	157687	N	N	20303 235TH AVE SE
10	222306	9118	02/09	\$501,000	\$424,000	1800	7	1994	Avg	56192	N	N	15418 231ST AVE SE
10	222306	9090	09/11	\$334,000	\$328,000	1870	7	2001	Avg	53337	N	N	15503 CEDAR GROVE RD SE
10	022206	9007	04/09	\$236,000	\$201,000	1890	7	1956	Good	40950	N	N	24626 SE 200TH ST
10	032206	9136	09/09	\$409,000	\$358,000	1940	7	1995	Avg	262666	N	N	23317 SE 192ND ST
10	352306	9131	11/09	\$390,000	\$345,000	2451	7	1996	Avg	163350	N	N	19104 255TH AVE SE
10	032206	9128	07/10	\$390,000	\$358,000	1350	8	1975	Good	182952	N	N	24315 SE 196TH ST
10	222306	9127	06/09	\$300,000	\$258,000	1460	8	1977	Avg	49496	N	N	15400 230TH AVE SE
10	032206	9110	07/11	\$475,000	\$462,000	1590	8	1973	V-Good	217800	N	N	23805 SE 202ND ST
10	352306	9084	01/11	\$452,000	\$426,000	1630	8	1951	V-Good	217800	Y	N	25800 SE 184TH ST
10	352306	9164	03/11	\$328,500	\$313,000	2150	8	2003	Avg	40663	N	N	18127 252ND AVE SE
10	222306	9146	04/10	\$488,000	\$442,000	2490	8	2000	Avg	99752	N	N	22909 SE 157TH ST
10	352306	9090	10/11	\$415,000	\$409,000	2990	8	1983	Good	164002	N	N	24624 SE 184TH ST
10	022206	9058	09/11	\$494,000	\$484,000	2250	9	2005	Avg	60548	N	N	19720 244TH AVE SE
10	222306	9033	06/09	\$639,000	\$551,000	2760	9	1997	Avg	87555	N	N	14529 233RD AVE SE
10	352306	9160	03/11	\$549,900	\$524,000	3090	9	2001	Avg	101494	Y	N	19030 250TH AVE SE
10	022206	9034	11/09	\$650,000	\$574,000	3560	9	2005	Avg	102366	N	N	24520 SE 200TH ST
10	352306	9172	09/11	\$725,000	\$711,000	4140	10	2006	Avg	219978	N	N	17935 252ND AVE SE
10	352306	9183	10/10	\$775,000	\$721,000	3990	11	1997	Avg	92347	Y	N	24415 SE 177TH ST
10	272306	9016	07/09	\$1,325,000	\$1,148,000	4500	11	1992	Good	1443578	Y	N	23800 SE 182ND ST
13	252306	9044	06/09	\$418,000	\$360,000	1070	6	1959	V-Good	175982	N	N	24727 SE MIRRORMONT BLVD
13	242306	9061	05/09	\$328,500	\$282,000	1510	6	1986	Good	108900	N	N	14819 262ND AVE SE
13	232306	9078	04/11	\$226,500	\$217,000	1550	6	1969	Avg	33985	N	N	15650 ISSAQUAH-HOBART RD SE
13	232306	9048	10/10	\$405,000	\$377,000	1750	6	2004	Avg	100188	N	N	25815 SE 147TH ST
13	242306	9174	09/09	\$399,000	\$349,000	1340	7	2009	Avg	18725	N	N	15316 TIGER MOUNTAIN RD SE

Improved Sales Used in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	556100	0940	07/09	\$364,990	\$316,000	1460	7	1965	Good	35673	N	N	26401 SE 154TH PL
13	252306	9134	07/11	\$435,000	\$422,000	1470	7	1973	Good	91911	Y	N	26919 SE 160TH ST
13	232306	9074	04/10	\$382,500	\$346,000	1530	7	2007	Avg	32826	N	N	15708 249TH AVE SE
13	252306	9076	10/09	\$475,000	\$417,000	1810	7	1966	Good	88426	N	N	27313 SE 164TH ST
13	556120	0530	08/10	\$395,000	\$364,000	1150	8	1969	V-Good	35100	N	N	25658 SE 154TH ST
13	232306	9095	10/09	\$365,000	\$321,000	1380	8	1972	Good	42867	N	N	14728 255TH AVE SE
13	556140	1130	11/09	\$448,000	\$395,000	1480	8	1978	Good	35060	N	N	24448 SE MIRRORMONT BLVD
13	556100	0360	03/10	\$375,000	\$338,000	1500	8	1976	Good	36123	N	N	15623 263RD AVE SE
13	556130	0660	12/11	\$398,500	\$397,000	1600	8	1978	Good	35306	N	N	14860 250TH PL SE
13	556100	1050	11/09	\$472,000	\$417,000	1640	8	1977	Good	50568	N	N	26427 SE 156TH PL
13	556140	0350	02/10	\$410,000	\$367,000	1690	8	1980	Good	41056	N	N	25418 SE 159TH ST
13	232306	9080	07/09	\$370,000	\$320,000	1880	8	1978	Avg	74923	N	N	14503 255TH AVE SE
13	556110	0070	04/10	\$464,000	\$421,000	2030	8	1967	Good	40597	N	N	26267 SE 162ND PL
13	242306	9111	02/10	\$491,300	\$440,000	2040	8	1990	Avg	55321	N	N	27113 SE 154TH PL
13	556140	1030	01/09	\$435,000	\$365,000	2050	8	1982	Good	40205	N	N	15028 245TH AVE SE
13	252306	9077	03/09	\$405,000	\$343,000	2100	8	1993	Avg	48351	N	N	27029 SE 164TH PL
13	556120	0830	04/10	\$440,000	\$399,000	2140	8	1994	Avg	45062	N	N	25623 SE 154TH ST
13	556100	0820	12/10	\$530,000	\$499,000	2210	8	1984	V-Good	35104	N	N	15236 263RD AVE SE
13	252306	9185	12/09	\$495,000	\$440,000	2260	8	1987	Good	51836	N	N	26823 SE 162ND PL
13	556100	0910	05/11	\$435,000	\$418,000	2320	8	1966	Good	43671	N	N	26443 SE 154TH PL
13	556100	0810	09/11	\$466,000	\$459,000	2370	8	1977	Good	35103	N	N	15220 263RD AVE SE
13	556130	0690	11/10	\$495,000	\$462,000	2410	8	1977	Good	35552	N	N	14824 250TH PL SE
13	556120	1070	11/10	\$496,000	\$464,000	2560	8	1971	Good	35264	N	N	25551 SE MIRRORMONT BLVD
13	556100	1010	03/11	\$385,000	\$367,000	2810	8	1968	Good	39410	N	N	26430 SE 156TH PL
13	556100	0830	12/10	\$536,500	\$505,000	2850	8	1987	Good	35105	N	N	15248 263RD AVE SE
13	556130	0040	09/09	\$471,350	\$413,000	3140	8	1974	Good	36258	N	N	25312 SE MIRRORMONT WAY
13	556110	0130	12/11	\$490,000	\$487,000	3170	8	1967	Good	36977	N	N	26431 SE 162ND PL
13	556130	0010	07/10	\$400,000	\$368,000	1700	9	1978	Avg	42355	N	N	25430 SE MIRRORMONT WAY

Improved Sales Used in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	232306	9093	08/10	\$405,000	\$373,000	2170	9	1979	Avg	78843	Y	N	25202 SE MIRRORMONT WAY
13	556130	0720	01/10	\$517,000	\$461,000	2220	9	1977	Good	39401	N	N	14825 250TH PL SE
13	556130	0460	01/09	\$405,000	\$341,000	2230	9	1967	Avg	36384	N	N	15028 253RD AVE SE
13	556120	0860	07/09	\$475,000	\$412,000	2330	9	1986	Avg	33210	N	N	25671 SE 154TH ST
13	556140	1160	10/11	\$461,925	\$457,000	2640	9	1977	Good	40921	N	N	14905 245TH AVE SE
13	556100	0130	06/11	\$415,000	\$401,000	2810	9	1963	Good	35100	N	N	26020 SE 154TH ST
13	252306	9186	08/11	\$552,500	\$539,000	2910	9	2002	Avg	34848	N	N	26808 SE 162ND PL
13	252306	9127	01/10	\$611,000	\$546,000	3210	9	2008	Avg	217800	N	N	16617 268TH AVE SE
13	556140	0340	01/10	\$640,000	\$571,000	2500	10	1980	Good	40202	N	N	25430 SE 159TH ST
13	556120	0190	11/11	\$580,000	\$577,000	2940	10	1993	Avg	35100	N	N	25652 SE 149TH ST
13	556140	0320	12/10	\$548,000	\$515,000	3030	10	1992	Avg	54252	N	N	25524 SE 159TH ST
13	864590	0130	11/11	\$660,000	\$654,000	3060	10	2007	Avg	38702	N	N	17125 272ND AVE SE
13	556140	0700	11/11	\$600,000	\$595,000	3180	10	2005	Avg	37795	Y	N	25914 SE 159TH ST
13	556120	0080	12/10	\$735,000	\$690,000	3540	10	2006	Avg	36355	N	N	15133 260TH AVE SE
13	222306	9167	06/10	\$1,200,000	\$1,099,000	4990	11	2006	Avg	68235	Y	N	24218 SE 147TH PL

Improved Sales Removed in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	022306	9018	09/09	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	032306	9014	07/10	\$2,190	EASEMENT OR RIGHT-OF-WAY
2	032306	9117	07/09	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	032306	9140	09/11	\$150,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	142306	9082	09/11	\$655,000	RELOCATION - SALE TO SERVICE
2	142306	9200	03/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	142306	9210	10/09	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	152306	9073	12/10	\$248,575	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	152306	9197	03/09	\$333,925	FORCED SALE; EXEMPT FROM EXCISE TAX
2	162306	9076	07/09	\$121,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	261680	0060	07/09	\$390,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	261680	0340	08/09	\$693,333	RELOCATION - SALE TO SERVICE
2	509030	0046	05/10	\$656,250	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	788001	0140	03/10	\$656,000	RELOCATION - SALE TO SERVICE
2	788001	0250	12/09	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	788001	0250	12/09	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	788002	0150	03/11	\$380,000	NO MARKET EXPOSURE;FINANCIAL INSTITUTION RESALE
2	813750	0020	08/09	\$468,000	RELOCATION - SALE TO SERVICE
2	813750	0780	01/09	\$530,000	RELOCATION - SALE TO SERVICE
3	012305	9037	05/10	\$596,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	012305	9058	06/09	\$770,000	RELOCATION - SALE TO SERVICE
3	012305	9072	07/11	\$523,500	NO MARKET EXPOSURE
3	022305	9094	11/11	\$390,000	DIVORCE
3	072306	9016	08/09	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	072306	9086	07/10	\$270,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	082306	9052	05/10	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	122305	9113	11/09	\$137,826	EXEMPT FROM EXCISE TAX;NON REPRESENTATIVE SALE
3	182306	9209	11/11	\$114,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	328680	0370	03/11	\$500,000	RELOCATION - SALE TO SERVICE
3	338830	0070	02/11	\$246,144	QUIT CLAIM DEED; STATEMENT TO DOR
3	338830	0420	02/09	\$445,000	NO MARKET EXPOSURE;
3	430971	0270	09/11	\$680,000	NON-REPRESENTATIVE SALE
3	430972	0040	09/11	\$950,000	RELOCATION - SALE TO SERVICE
3	430972	0110	10/09	\$700,000	NO MARKET EXPOSURE
3	522930	0011	12/10	\$30,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	522930	0026	04/11	\$100,000	NON-REPRESENTATIVE SALE
3	522930	0166	11/10	\$130,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
3	522930	0172	03/09	\$130,204	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	540480	0080	07/09	\$588,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	811400	0040	03/11	\$201,500	GOVERNMENT AGENCY;NON-REPRESENTATIVE SALE
10	022206	9097	10/09	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	022206	9100	08/10	\$235,178	EXEMPT FROM EXCISE TAX;NON REPRESENTATIVE SALE
10	022206	9100	05/11	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	032206	9102	02/11	\$199,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	032206	9110	04/09	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	032206	9114	11/09	\$307,847	GOVERNMENT AGENCY; CORRECTION DEED
10	032206	9114	10/10	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	032206	9168	02/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	102206	9155	05/09	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	222306	9019	05/11	\$3,000	EASEMENT OR RIGHT-OF-WAY
10	222306	9019	03/11	\$4,500	EASEMENT OR RIGHT-OF-WAY
10	222306	9039	11/10	\$2,952	EASEMENT OR RIGHT-OF-WAY
10	222306	9041	04/10	\$500,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
10	222306	9070	03/11	\$20,171	EASEMENT OR RIGHT-OF-WAY
10	222306	9081	03/11	\$2,000	EASEMENT OR RIGHT-OF-WAY
10	222306	9083	02/11	\$260,000	ESTATE ADMINISTRATOR; MULTI-PARCEL SALE
10	222306	9088	03/11	\$3,500	EASEMENT OR RIGHT-OF-WAY
10	222306	9089	04/11	\$3,500	EASEMENT OR RIGHT-OF-WAY
10	222306	9089	11/10	\$268,720	EXEMPT FROM EXCISE TAX;NON REPRESENTATIVE SALE
10	222306	9154	04/10	\$500,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
10	222306	9155	10/10	\$2,514	EASEMENT OR RIGHT-OF-WAY
10	261730	0340	06/11	\$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	262306	9085	02/11	\$180,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	272306	9002	02/11	\$9,500	EASEMENT OR RIGHT-OF-WAY
10	272306	9002	09/09	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	272306	9070	01/11	\$2,546	EASEMENT OR RIGHT-OF-WAY
10	272306	9072	05/11	\$6,000	EASEMENT OR RIGHT-OF-WAY
10	272306	9103	10/09	\$600,000	NO MARKET EXPOSURE; FORCED SALE
10	272306	9157	11/09	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	342306	9030	10/09	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY
10	342306	9062	01/10	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	342306	9080	04/10	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	342306	9101	07/10	\$552,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	342306	9102	06/11	\$446,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	352306	9014	04/10	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	352306	9019	09/11	\$135,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	352306	9052	04/09	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	352306	9052	03/09	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	352306	9074	02/11	\$52,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	352306	9083	08/11	\$280,000	NO MARKET EXPOSURE
10	352306	9084	01/11	\$487,500	RELOCATION - SALE TO SERVICE
10	352306	9115	09/11	\$189,751	QUIT CLAIM DEED

***Improved Sales Removed in this Physical Inspection Analysis
Area 66
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	352306	9182	08/09	\$725,000	RELOCATION - SALE BY SERVICE; NON-REPRESENTATIVE SALE
13	222306	9170	07/09	\$2,025,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	222306	9171	06/10	\$465,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	232306	9076	10/09	\$275,000	QUIT CLAIM DEED; STATEMENT TO DOR
13	556100	0180	08/10	\$399,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	556100	1250	11/10	\$59,000	NON-REPRESENTATIVE SALE
13	556110	0429	09/10	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
13	556120	1070	07/10	\$200,000	NON-REPRESENTATIVE SALE
13	556130	0650	09/09	\$399,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
13	556130	0760	08/10	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	556140	1070	11/10	\$193,714	QUIT CLAIM DEED
13	864600	0010	05/10	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.6%. 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 -4.9%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Mobile Home Sales Used In This Physical Inspection Analysis" and "Mobile Home Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2012.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values.

A list of mobile home sales used and those considered not reflective of market are included in the following sections.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 66

Area Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Water front	Situs Address
66-3	072306	9105	03/09	\$90,000	\$76,000	1872	Fair	1968	Poor	29180	N	N	19009 SE MAY VALLEY RD
66-10	352306	9005	06/10	\$466,500	\$426,000	1620	Good	1989	Good	429937	Y	N	17717 252ND AVE SE
66-10	022206	9094	12/11	\$195,000	\$194,000	1810	Good	1993	Avg	341510	N	N	24610 SE 202ND PLACE
57-1	142206	9067	04/10	\$265,000	\$239,000	924	Low	1979	Good	237837	N	N	22621 250TH AVE SE
57-1	082207	9030	01/09	\$250,000	\$210,000	1340	Avg	1980	Good	87991	N	N	29223 SE 216TH WAY
57-1	112206	9091	09/11	\$241,500	\$237,000	1680	Avg	1986	Good	112012	N	N	22125 257TH AVE SE
57-1	132206	9028	04/11	\$187,500	\$190,000	1790	Avg	1988	Good	104544	N	N	22607 276TH AVE SE
57-1	142206	9093	10/09	\$249,000	\$219,000	1680	Good	1987	Good	49658	N	N	22502 253RD AVE SE
57-1	122206	9110	08/10	\$267,000	\$248,000	1782	Good	1992	Vgood	63818	N	N	21633 271ST PLACE SE
57-2	445900	0080	08/09	\$91,000	\$79,000	720	Low	1970	Fair	10350	N	N	15055 156TH PLACE SE
57-2	511140	0119	08/11	\$130,000	\$127,000	924	Fair	1983	Avg	40000	N	N	21838 SE 203D ST
57-6	681796	0160	12/09	\$254,600	\$227,000	1650	Good	1993	Good	35636	N	N	23616 SE 285TH ST
57-7	289140	0010	01/11	\$265,000	\$250,000	1512	Avg	1997	Excellent	182831	N	N	35232 253RD AVE SE
57-7	042106	9080	03/10	\$175,000	\$158,000	1580	Avg	1980	Avg	25181	N	N	29703 271ST AVE SE
58-4	022105	9100	12/09	\$175,000	\$155,000	1344	Fair	1982	Good	204296	N	N	15403 SE 302ND ST
58-4	232105	9073	08/09	\$280,000	\$244,000	1460	Avg	1982	Good	177721	N	N	34909 164TH AVE SE
58-4	786150	0010	06/09	\$220,000	\$190,000	1790	Avg	1985	Good	35799	N	N	15404 SE 302ND ST
58-4	022105	9140	06/11	\$244,950	\$237,000	1792	Avg	1989	Excellent	34680	N	N	29523 154TH AVE SE

Mobile Home Sales Used In This Physical Inspection Analysis
Area 66

Area Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Water front	Situs Address
58-4	570960	0220	11/11	\$109,950	\$109,000	1848	Avg	1991	Avg	10182	N	N	30727 149TH AVE SE
58-4	192106	9139	04/11	\$235,000	\$226,000	1850	Avg	1988	Excellent	50203	N	N	34706 183RD AVE SE
58-5	322206	9181	10/09	\$230,000	\$203,000	1680	Avg	1985	Excellent	47916	N	N	20708 SE 287TH ST
58-5	344410	0430	04/10	\$380,000	\$345,000	1742	Avg	2003	Excellent	106722	N	N	20410 SE 281ST ST
58-5	405320	0755	04/10	\$252,000	\$229,000	1848	Avg	1985	Excellent	92347	N	N	30880 E LAKE MORTON DRIVE
58-5	322206	9043	04/11	\$269,950	\$259,000	1782	Good	1987	Excellent	54885	N	N	19926 SE 287TH ST
58-5	082106	9075	08/09	\$283,000	\$245,000	1782	Good	1990	Good	47916	N	N	20022 SE 306TH PLACE
85-1	523000	0210	01/10	\$202,000	\$180,000	1344	Avg	1976	Avg	31150	N	N	10257 147TH AVE SE
85-1	032305	9238	06/10	\$180,000	\$164,000	1456	Avg	1985	Good	20150	N	N	1502 ILWACO AVE NE

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 66

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
66-2	032306	9044	06/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
66-3	072306	9003	09/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
66-3	072306	9008	10/11	\$216,500	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
66-3	072306	9118	01/11	\$95,000	NO MARKET EXPOSURE
66-3	523100	0010	11/11	\$85,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE

Mobile Home Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.2%. 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 -4.34%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.