

Residential Revalue

2013 Assessment Roll

Enumclaw Plateau

Area 40

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 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 2013 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

Enumclaw Plateau's Housing



Grade 5/ Year Built 1929/ Total Living Area 900



Grade 6/ Year Built 1951/ Total Living Area 1320



Grade 7/ Year Built 1972/ Total Living Area 1860



Grade 8/ Year Built 1987/ Total Living Area 2250



Grade 9/ Year Built 1992/ Total Living Area 3120



Grade 10/ Year Built 1999/ Total Living Area 3321



Grade 11/ Year Built 2004/ Total Living Area 4240



Grade 12/ Year Built 2003/ Total Living Area 5670



Grade 13/ Year Built 2005/Total Living Area 9990

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

Appraisal Date 1/1/2013 - 2013 Assessment Roll

Area Name / Number: Enumclaw Plateau / Area 40

Previous Physical Inspection: 2007

Number of Improved Sales: 189

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$132,000	\$198,600	\$330,600			
2013 Value	\$145,700	\$195,600	\$341,300	\$368,600	92.6%	8.98%
Change	+\$13,700	-\$3,000	+\$10,700			
% Change	+10.4%	-1.5%	+3.2%			

*Sales are time adjusted to 1/1/2013.

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. *The 2013 COD of 8.98% is an improvement from the previous COD of 12.62%.* 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
2012 Value	\$135,600	\$176,400	\$312,000
2013 Value	\$146,900	\$169,500	\$316,400
Percent Change	+8.3%	-3.9%	+1.4%

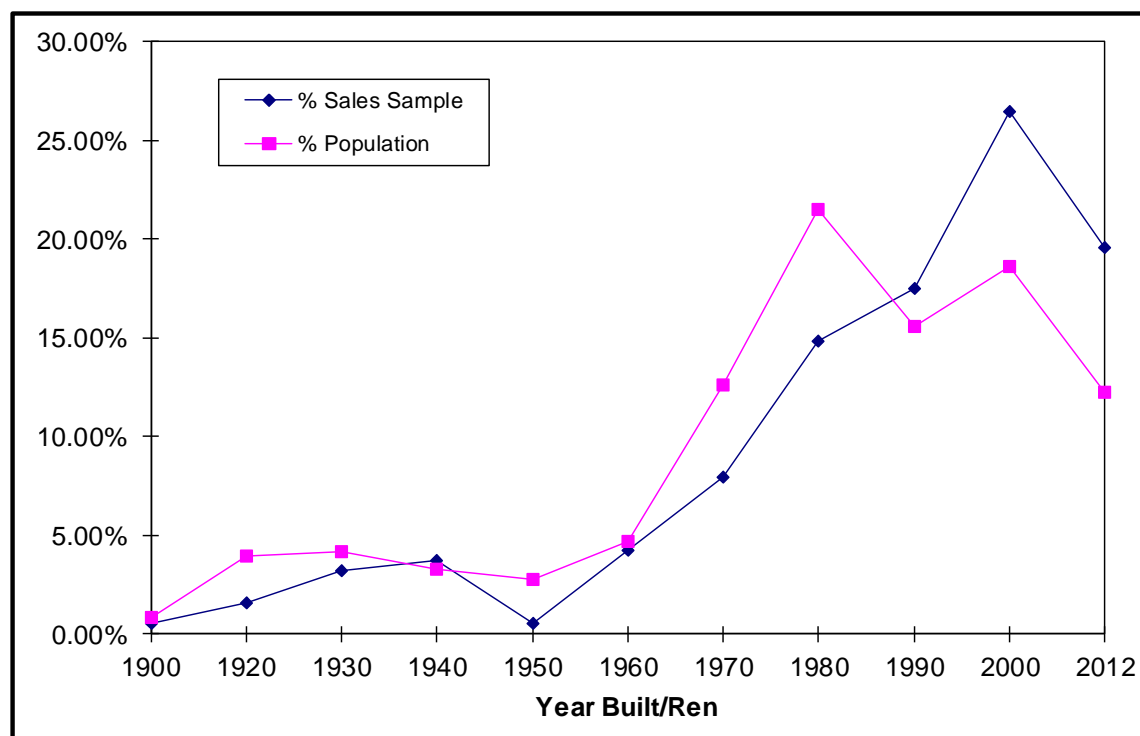
Number of one to three unit residences in the population: 3586

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1900	1	0.53%
1920	3	1.59%
1930	6	3.17%
1940	7	3.70%
1950	1	0.53%
1960	8	4.23%
1970	15	7.94%
1980	28	14.81%
1990	33	17.46%
2000	50	26.46%
2012	37	19.58%
	189	

Population		
Year Built/Ren	Frequency	% Population
1900	29	0.81%
1920	141	3.93%
1930	149	4.16%
1940	118	3.29%
1950	99	2.76%
1960	167	4.66%
1970	451	12.58%
1980	771	21.50%
1990	557	15.53%
2000	666	18.57%
2012	438	12.21%
	3586	

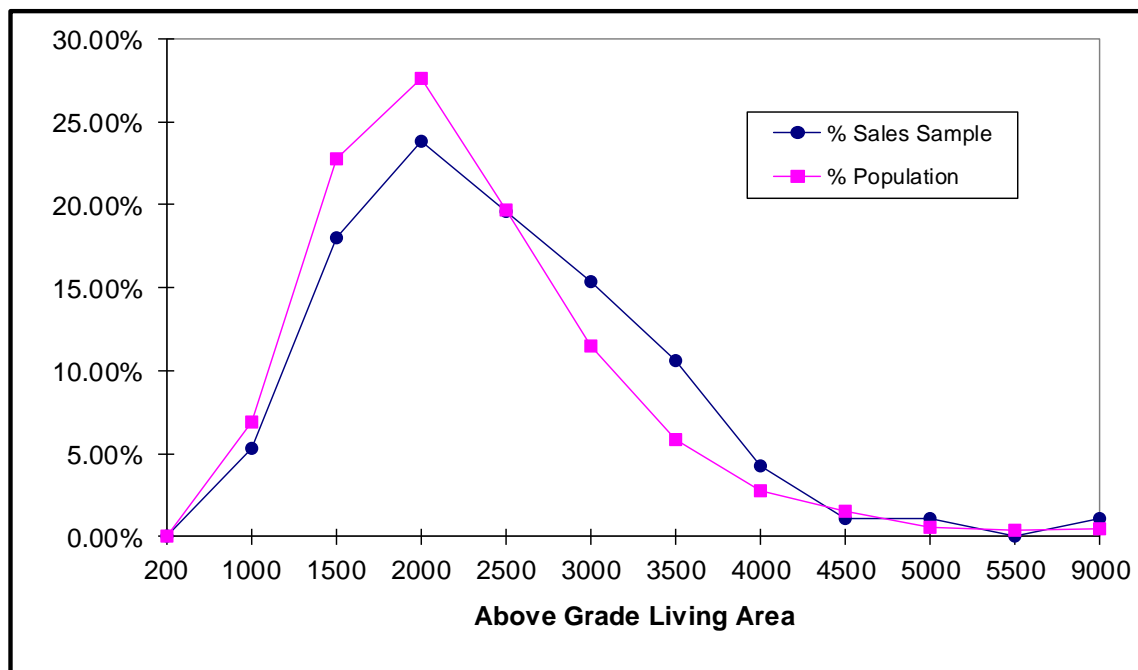


The sales sample frequency distribution follows the population distribution fairly closely with regards to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
200	0	0.00%
1000	10	5.29%
1500	34	17.99%
2000	45	23.81%
2500	37	19.58%
3000	29	15.34%
3500	20	10.58%
4000	8	4.23%
4500	2	1.06%
5000	2	1.06%
5500	0	0.00%
9000	2	1.06%
	189	

Population		
AGLA	Frequency	% Population
200	0	0.00%
1000	246	6.86%
1500	818	22.81%
2000	989	27.58%
2500	706	19.69%
3000	412	11.49%
3500	209	5.83%
4000	98	2.73%
4500	56	1.56%
5000	21	0.59%
5500	13	0.36%
9000	18	0.50%
	3586	

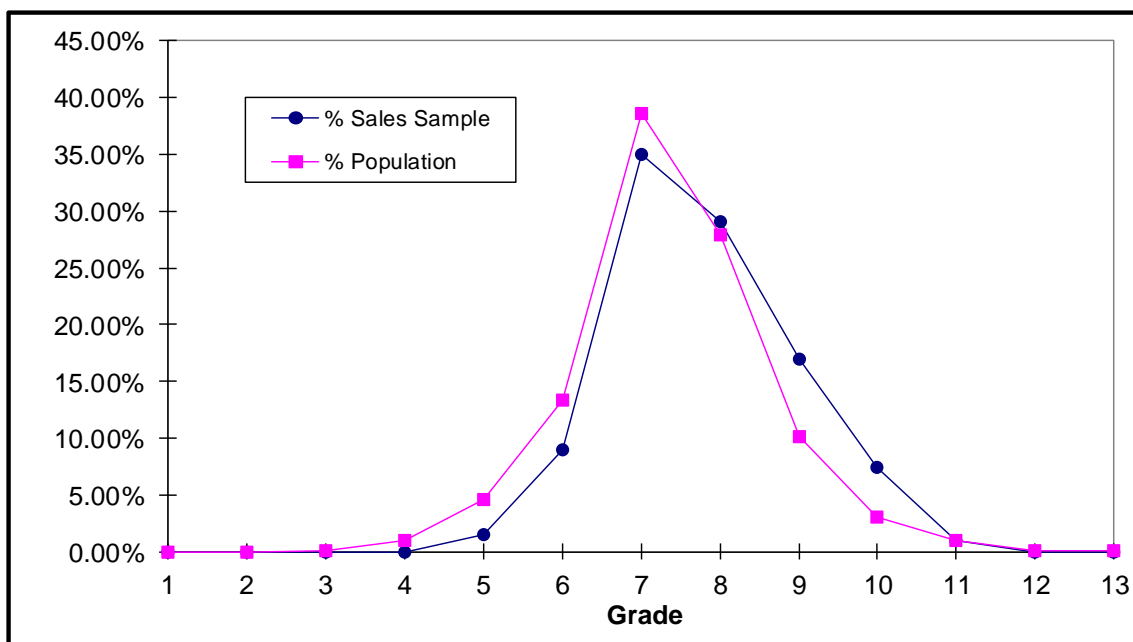


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	3	1.59%
6	17	8.99%
7	66	34.92%
8	55	29.10%
9	32	16.93%
10	14	7.41%
11	2	1.06%
12	0	0.00%
13	0	0.00%
189		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	4	0.11%
4	36	1.00%
5	164	4.57%
6	480	13.39%
7	1383	38.57%
8	1002	27.94%
9	366	10.21%
10	109	3.04%
11	36	1.00%
12	3	0.08%
13	3	0.08%
3586		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: June 27, 2013

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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 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)

Sales from 1/2010 to 1/2013 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2013.

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 40- Enumclaw Plateau

Boundaries:

This is a very large geographic area of approximately 77,000 acres that starts at the town of Selleck then continues southerly east of Black Diamond across Green River, and then borders the river west to 180th Ave. SE, then south along 180th Ave SE to King/Pierce county line. The eastern boundary is in the lower Cascade foothills area and then along the White River east to the town of Greenwater.

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 40 is a very large and diverse area comprised of nonhomogeneous properties on rural acreage. There are 6,366 parcels, with 29% vacant and 71% improved with a single family residence, accessory, or a mobile home. The vacant parcels range from small building lots to land tracts over 715 acres. Many of these large tracts are owned by tax exempt federal, state or local jurisdictions. The whole area is in unincorporated King County and is serviced predominantly by Enumclaw school district. One exception is the Lake Retreat area which is serviced by Tahoma school district.

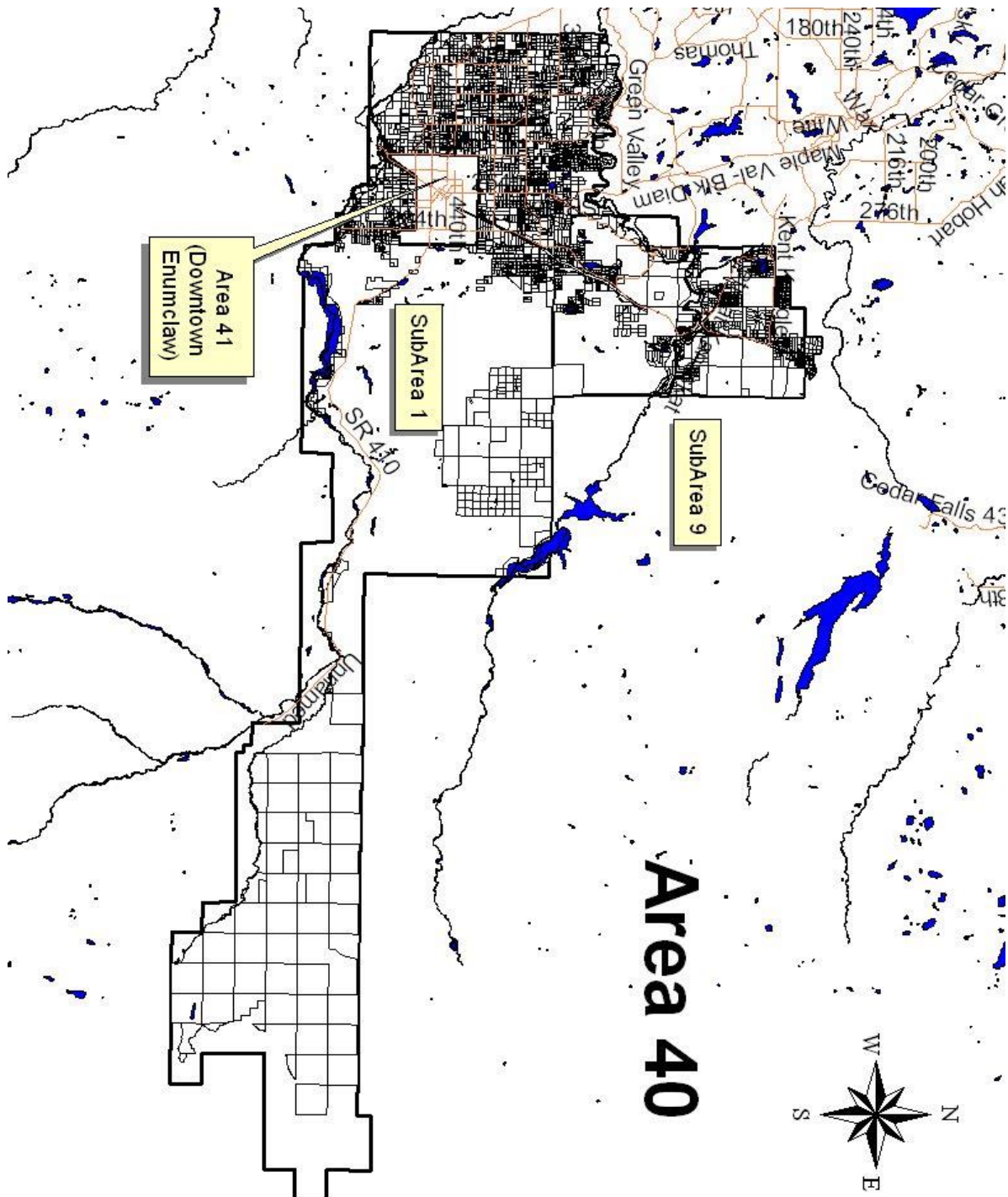
Geographically, the area varies greatly and is bounded with many small lakes and ponds as well as two major watercourses, the Green River and the White River along with numerous streams, and unclassified streams throughout the area. A considerable number of parcels are impacted by environmental restrictions such as wetlands, topography, erosion hazards, and streams. Some properties are serviced by small community water districts but most improved properties obtain water from private sources, such as wells or gravity systems from springs. There are no public sewers available in the area.

Sub 9 includes the eastern portion of Ravensdale and a small town known as Selleck, which lies in the foothills of the Cascades. To the south, lies Lake Retreat and Lake Umek, where non-motorized boats are enjoyed by residents. A 320 acre state park known as Kanaskat Palmer State Park borders the Green River Gorge and is easily accessible by the local residents.

Further south is Sub 1 which borders the Pierce County boundary line. Sub 1 is known for its developed farming district, which is mostly the level part of the plateau. This area shows evidence of continued agricultural use with many horse farms, dairies and leisure farms where cleared open pasture is available. This continued use is further supported by the fact that nearly 945 property owners are in some form of "Current Use Designation" and receive a tax exemption. A majority of the properties have numerous accessories on site. Many properties have good to excellent views of Mt. Rainier.

Over all, the area is non-homogeneous in nature with housing made up of a variety of qualities, ages, and lot sizes. With a majority of the area comprised of lower density zoning such as RA5 (5 acre minimum lot size), RA10 (10 acre minimum lot size), A10 (Agriculture use-10 acre minimum) and A35 (Agriculture use- 35 acre minimum) high density development has been restricted and many acreage properties have maintained and preserved their rural character.

Area 40 Map



Land Valuation

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013. There are 6,366 parcels in the population ranging from 2,700 square feet to 715 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 majorities of the parcels have private water and rely on a septic system for sewer. 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.

A large portion of the area consists of tax lots having 1 to 20 acres in rural settings, with the remaining consisting of established older to newer pocket neighborhoods scattered throughout.

Land Model

Model Development, Description and Conclusions:

Due to the area's diversity, and with approximately 86% of the total population on tax lots, the overall main land value model is the per acre value for acreage parcels up to 715 acres. Additional supplemental models were also developed to accommodate specified pocket neighborhoods and lake/river front communities. Due to limited sales for lakefront and riverfront properties, land allocation was also used in support of land values. Lakes and rivers typically used a combination of a fixed value per site plus a dollar amount per front foot. There are additional adjustments for superior attributes such as views and negative adjustments for the inferior attributes such as traffic nuisance, sensitive areas, wetlands, access and topography.

The degree of negative and positive adjustments is based on analyzing matched vacant and improved sales combined with numerous years of experience in the area. As a sample, analysis indicated a value difference for a view lot with excellent Mt. Rainier and surrounding territory versus a non-view lot of approximately \$45,000 for this attribute.

The following land valuation schedule is typically used, however appraisers have the latitude to make modifications as needed for localized situations in their assigned area. Any additional adjustments to the schedule not covered in exceptions are noted in the notes field of that particular parcel.

A list of vacant sales used and those considered not reflective of market are included in the following sections. In addition, a number of neighborhoods have been identified in area 40. A list of neighborhood descriptions is listed below.

Neighborhood Summary-

Neighborhood #9-A waterfront community located on *Lake Retreat* in the Ravensdale area. Lake Retreat is non-motorized, but allows boats with electric motors for fishing. Improved properties consist of grade 3 small cabins for seasonal use to excellent grade 10 homes.

Neighborhood #10- also known as “*Rainbow Trout Farm*” consisting of twenty-five parcels along the Green River. Twenty of the parcels are low bank waterfront property on the Green River. Some of the parcels are just recreational properties and non-buildable due to setback requirements. Improved properties consist of grade 3 small cabins to grade 6 homes.

Neighborhood #11- consists of waterfront properties bordering *Lake Walker*. The lake is located 2 miles south east of the town of Cumberland. Lake Walker is non-motorized and improvements around the lake range from grade 3 cabins to grade 8 homes, but predominantly grade 5 to 6 overall.

Neighborhood #12-a gated neighborhood known as “*Serenity*” (tax lots in SEC 29-21-07) located 2 miles south west of the town of Cumberland. Lots range in size from 5 to 10 acres improved with building grades from 9 to 11.

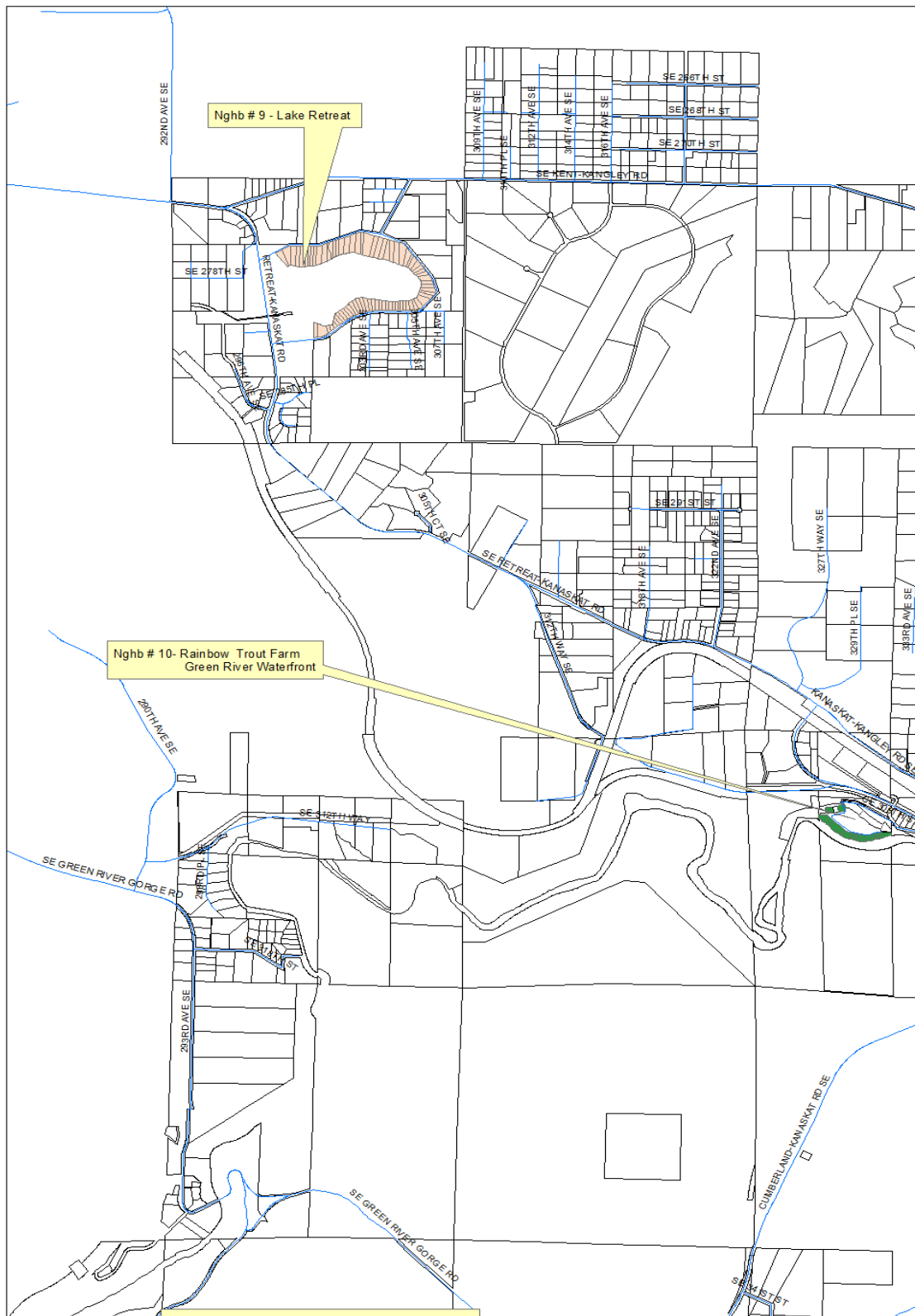
Neighborhood #13-*Evergreen Sky Ranch* community is an exclusive neighborhood of mostly custom homes of higher grade on large lots, most with airplane hangars that border the air strip.

Neighborhood #14- Premium gated neighborhood known as “*Hill Top*” (tax lots in SEC 36-21-06) located on a hillside with good to excellent views of the Cascade Mountains, Mt. Rainier and surrounding territory. Many of the houses are located on acreage lots. Some are used for cattle grazing and or privacy. Some construction occurred in the 1970’s but mostly done in the early 1990’s. New construction has recently included high-end homes with excellent to mansion quality construction and finishes. Overall, this community is sought after due to having some of the best view amenity north of Enumclaw.

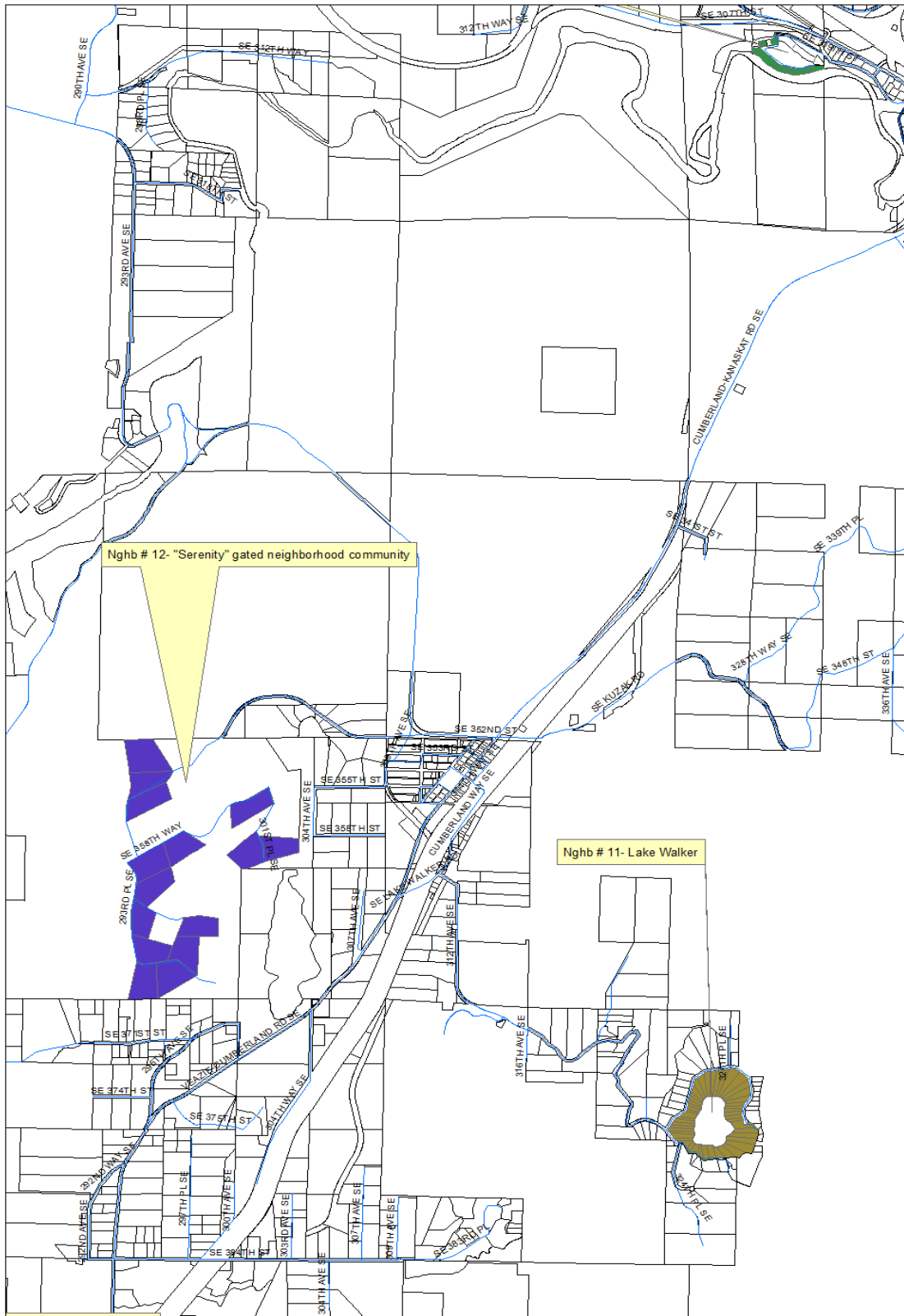
Neighborhood #15- also known as “*New Horizons*” is located in a platted development built-up in the early 1970’s to late 1980’s. Most of the homes consist of good to better quality construction. Many of the lots are located along a hillside with predominately one acre sites with good view amenity. Overall, this neighborhood has good appeal with a verity of floor plan designs and sizes to choose from.

Neighborhood #16- known as “*Green Water*”, a very small, high bank riverfront, rural community located on highway 410 (off Chinook Pass Road), between the town of Enumclaw and Mt. Rainier National Park. Most homes are located on the Green Water River and many were originally recreation cabins constructed in the early 1900’s.

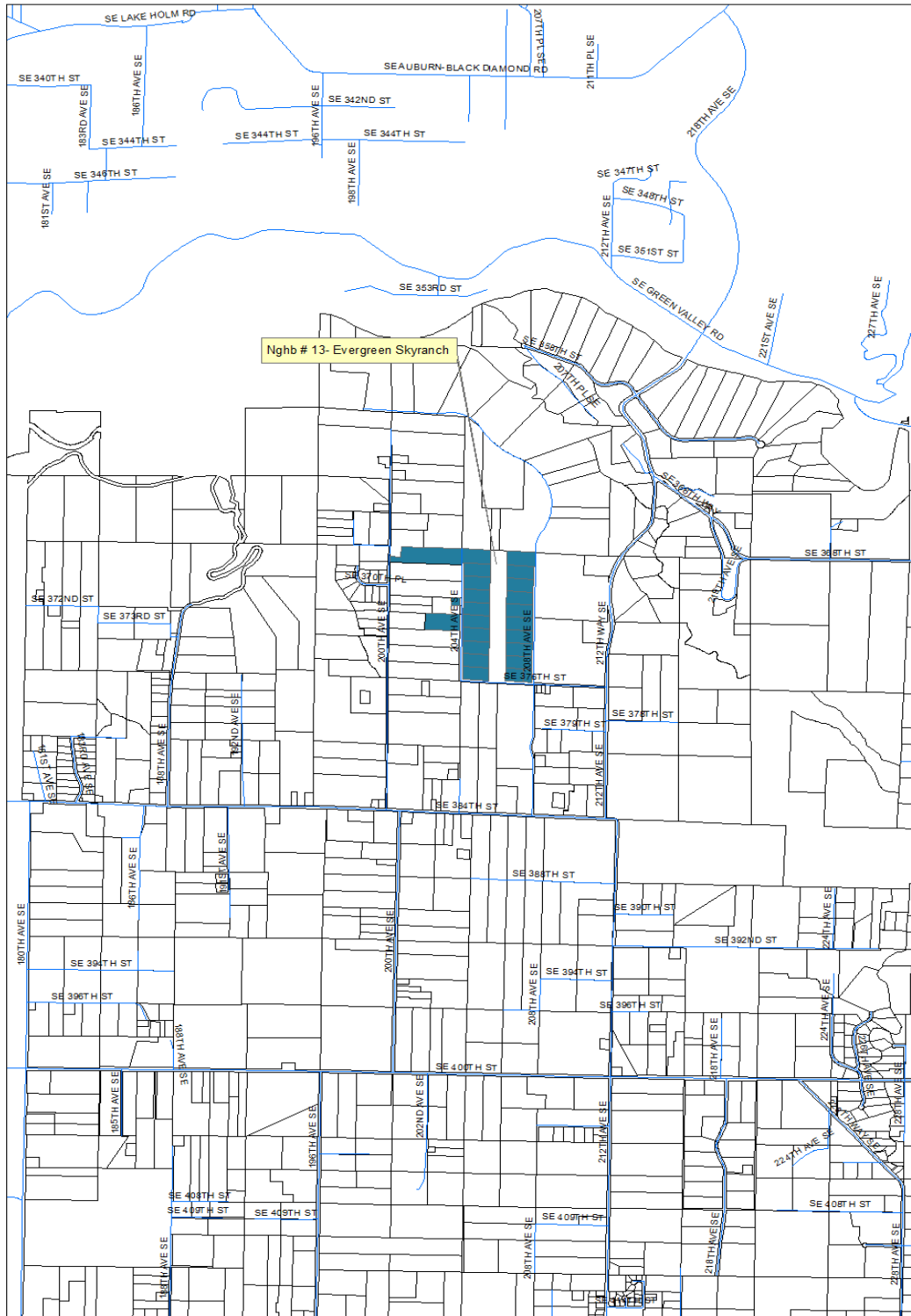
Area 40- Neighborhood Map



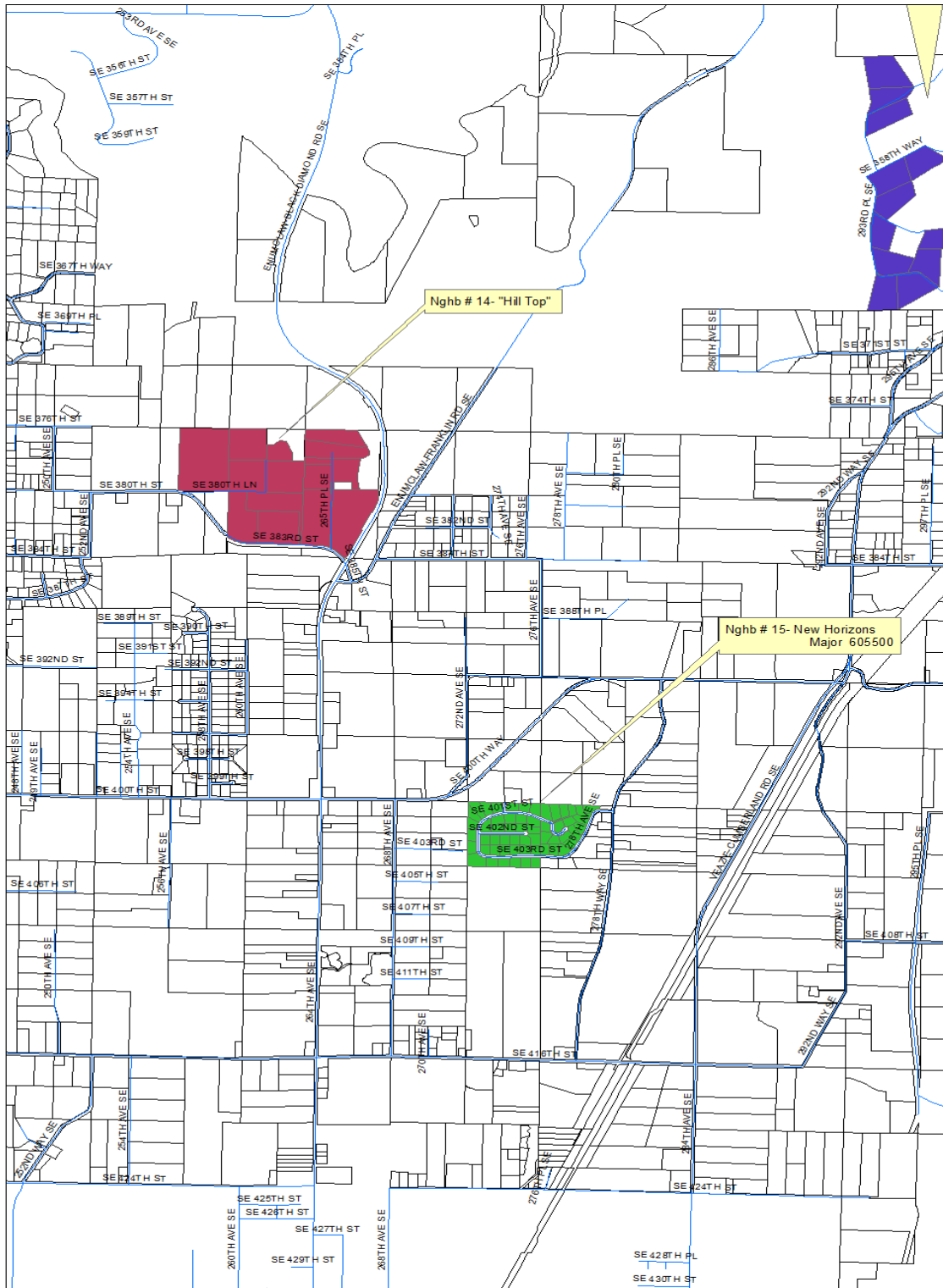
Area 40 -Neighborhood Map (continued)



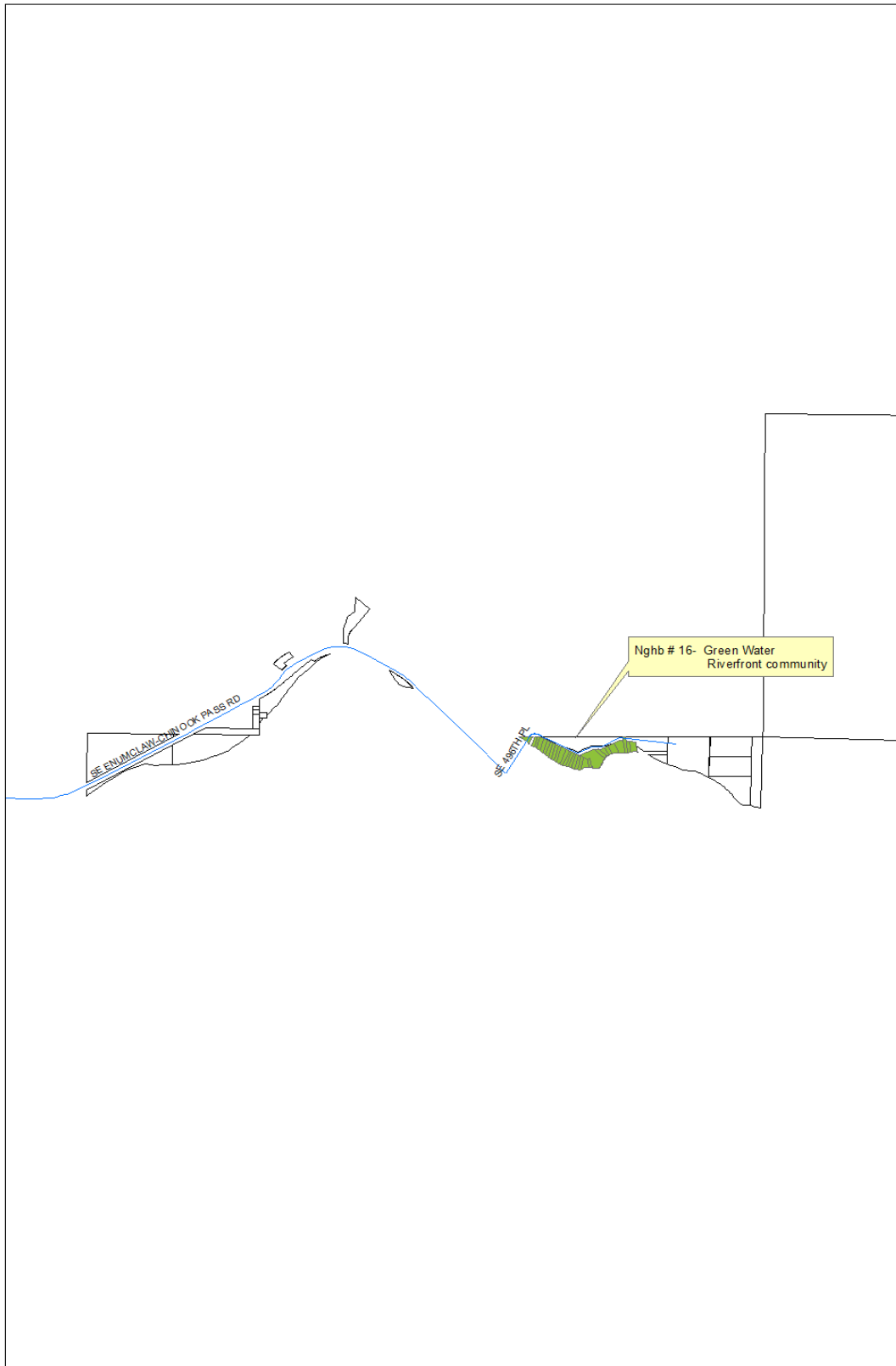
Area 40- Neighborhood Map (continued)



Area 40- Neighborhood Map (continued)



Area 40- Neighborhood Map (continued)



Land Value Model Calibration

Per Acre Value -The following chart shows base land value per acre.

(Please note: that incremental adjustments were made between specific lot sizes)

Size (Sf)	Size (Acre)	Over all Per Acre Schedule	Nghb # 12 (+ 10%)	Nghb # 13 (+ 20%)	Nghb # 14 (+ 30%)
2700	0.06	\$42,000	\$46,000	\$50,000	\$54,000
3000	0.07	\$48,000	\$52,000	\$57,000	\$62,000
6000	0.14	\$55,000	\$60,000	\$66,000	\$71,000
7000	0.16	\$60,000	\$66,000	\$72,000	\$78,000
10890	0.25	\$65,000	\$71,000	\$78,000	\$84,000
21780	0.50	\$80,000	\$88,000	\$96,000	\$104,000
32670	0.75	\$95,000	\$104,000	\$114,000	\$123,000
43560	1	\$105,000	\$115,000	\$126,000	\$136,000
65340	1.50	\$117,500	\$129,000	\$141,000	\$152,000
87120	2	\$130,000	\$143,000	\$156,000	\$169,000
108900	2.50	\$137,500	\$151,000	\$165,000	\$178,000
130680	3	\$145,000	\$159,000	\$174,000	\$188,000
152460	3.50	\$152,500	\$167,000	\$183,000	\$198,000
174240	4	\$160,000	\$176,000	\$192,000	\$208,000
196020	4.50	\$167,500	\$184,000	\$201,000	\$217,000
217800	5	\$175,000	\$192,000	\$210,000	\$227,000
239580	5.50	\$179,500	\$197,000	\$215,000	\$233,000
261360	6	\$184,000	\$202,000	\$220,000	\$239,000
283140	6.50	\$188,500	\$207,000	\$226,000	\$245,000
304920	7	\$193,000	\$212,000	\$231,000	\$250,000
326700	7.50	\$197,500	\$217,000	\$237,000	\$256,000
348480	8	\$202,000	\$222,000	\$242,000	\$262,000
370260	8.50	\$206,500	\$227,000	\$247,000	\$268,000
392040	9	\$211,000	\$232,000	\$253,000	\$274,000
413820	9.50	\$215,500	\$237,000	\$258,000	\$280,000
435600	10	\$220,000	\$242,000	\$264,000	\$286,000
479160	11	\$223,000	\$245,000	\$267,000	\$289,000
522720	12	\$226,000	\$248,000	\$271,000	\$293,000
566280	13	\$229,000	\$251,000	\$274,000	\$297,000
609840	14	\$232,000	\$255,000	\$278,000	\$301,000
653400	15	\$235,000	\$258,000	\$282,000	\$305,000
696960	16	\$238,000	\$261,000	\$285,000	\$309,000
740520	17	\$241,000	\$265,000	\$289,000	\$313,000
784080	18	\$244,000	\$268,000	\$292,000	\$317,000
827640	19	\$247,000	\$271,000	\$296,000	\$321,000
871200	20	\$250,000	\$275,000	\$300,000	\$325,000
>=914760	>20	+\$3,000 per acre			

Neighborhood & Other Exceptions

Sub 1

Neighborhood #15 New Horizons - Major 605500 \$110,000

Neighborhood #16- Greenwater

<50 WFF	\$68,000
50-60 WFF	\$78,000
>/=90 WFF	\$110,000
>200 WFF	\$145,000

Other Adjustments within Subarea 1:

Westwood Village- Major 932610 \$60,000

Dairy Farms (in full production) - Tax lot schedule + 15%

NDR (No Development Rights)

Development rights purchased by King County with 1 or more sites reserved = Per Acre Land Schedule. (Zoning already restricts these parcels to one dwelling unit per acre, typically zoned RA10 or A10 or A35)

NDR (with 0 reserved homesites) – Development rights purchased by King County with 0 homesites reserved = Land Schedule less 50%

Sub 9

Neighborhood # 9 - Lake Retreat

Lot size plus \$500 p/wff

<.25	\$95,000
0.25	\$110,000
0.5	\$125,000
0.75	\$140,000
>1.00	\$150,000
>1.5	\$160,000

No additional \$ added for views

Recreational and unbuildable lots \$35,000

Neighborhood 10- Rainbow Trout Farm

Non waterfront lots @ \$75,000

Waterfront lots

<.25 at \$80,000 plus \$10,000 for wff

>.25 at \$95,000 plus \$15,000 for wff

No additional \$ added for views

Recreational and unbuildable lots \$15,000

Nbhd 11-Lake Walker - Tax Lot Schedule * .85 + \$150 per/wff

Other Adjustments within Subarea 9:

Lake Umek: Improved lots- Tax Lot Schedule.

Vacant lots around lake valued as recreational lots @ \$15,000 + \$1000 for every 1/24th interest in lake access.

Overall Area Adjustments for both Subarea 1 and 9

View Adjustments (additive)

**Territorial and or Cascades
and or SmallLakeRiver and or Other View
(add for primary view only)**

Average	+0
Good	+\$5,000
Excellent	+\$15,000

Mt Rainier

Average	+\$10,000
Good	+\$20,000
Excellent	+\$30,000

Traffic

Moderate	-\$5,000
High	-\$10,000
Extreme	-\$20,000

Sensitive Areas/Wetlands/Environmental Restrictions

-5 to -75% depending on severity of impact

Topography

-5% to -75% depending on severity of impact

Restricted size or shape

-5% to -30%

Access

-5% to -30%

Powerlines

-5% to -30%

Non buildable/Non Perc

-50% to -75% (No \$ added for views)

Other nuisance/ Easements

-5% to -50%

*Adjustments apply to all base land values, however in all cases appraiser judgment prevailed and with appraiser latitude to make additional adjustments and modifications as needed for unique circumstances in their assigned area. Parcel change information is noted in the Real Property note field.

Calculation Sample: A 5 acre tax lot is calculated at \$175,000 per tax lot land schedule, +/- any other land adjustments. If this parcel had 10% taken off for topography and was situated on a street with high traffic, (-\$10,000 per schedule), the adjusted calculated land value would be as follows: $\$175,000 * .90 = \$157,000 - \$10,000 = \$147,000$ (truncated)

***Vacant Sales Used In This Physical Inspection Analysis
Area 40***

Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
40-1	022006	9130	03/11	\$305,000	217800	Y	N
40-1	052006	9076	06/11	\$114,000	427759	Y	N
40-1	052007	9093	05/12	\$112,500	219542	N	N
40-1	052007	9123	10/11	\$207,500	222361	Y	N
40-1	052007	9127	09/12	\$130,000	53579	N	N
40-1	092006	9103	01/12	\$255,000	440391	Y	N
40-1	222006	9194	05/12	\$180,000	435600	Y	N
40-1	282006	9010	04/10	\$110,000	469141	Y	N
40-1	282106	9033	10/11	\$140,000	99316	N	N
40-1	312007	9125	05/12	\$250,000	218005	Y	N
40-1	352106	9074	01/11	\$235,000	207345	N	N
40-1	980451	0020	08/12	\$120,000	44174	Y	N
40-1	980451	0020	04/10	\$133,750	44174	Y	N
40-9	022006	9008	10/11	\$307,000	1575129	N	N
40-9	042107	9190	02/11	\$142,500	217710	N	N
40-9	082107	9004	07/10	\$145,000	442134	N	N
40-9	082107	9106	08/10	\$85,000	442570	N	N
40-9	102107	9153	07/10	\$90,000	29230	N	N
40-9	222107	9019	07/11	\$130,000	871200	Y	N
40-9	322207	9014	06/10	\$162,000	206038	N	N
40-9	322207	9195	06/10	\$162,000	80586	N	N
40-9	322207	9211	12/12	\$160,000	217800	N	N
40-9	332107	9049	10/10	\$40,000	53578	Y	N
57-1	142206	9102	10/11	\$179,000	215186	N	N
57-1	142206	9112	9/10	\$262,500	71003	N	N
57-2	332306	9017	10/10	\$110,000	85377	N	N
57-6	541630	0300	03/11	\$165,000	146251	N	N
57-6	729981	0100	09/11	\$210,000	94403	N	N
57-7	022106	9001	03/12	\$300,000	1698840	N	N
57-7	152106	9052	12/10	\$200,000	602870	N	N
57-7	302207	9009	03/12	\$299,000	916502	N	N
58-4	132105	9007	06/10	\$190,000	217762	N	N
58-4	132105	9138	03/12	\$189,500	120516	N	N
58-4	132105	9144	03/12	\$289,500	157091	N	N
58-4	142105	9063	11/12	\$195,000	212573	N	N
58-4	212105	9160	11/10	\$290,000	502915	N	N
58-4	232105	9087	04/10	\$350,000	433422	N	N
58-4	222105	9053	07/11	\$125,000	98881	N	N
58-5	082106	9024	10/11	\$160,000	90169	N	N
58-5	258792	0020	07/12	\$100,000	28080	N	N

***Unbuildable- Vacant Sales Used
Area 40***

Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
40-1	202006	9044	08/11	\$10,000	208216	N	N
40-9	142107	9040	11/11	\$17,000	25203	N	N
40-9	142107	9042	10/12	\$10,000	25074	N	N
40-9	142107	9042	07/12	\$15,000	25074	N	N
57-2	232206	9193	06/10	\$22,500	2418	N	N
57-6	102106	9030	12/10	\$20,000	5200	N	N
60-1	770193	0480	06/10	\$15,000	20951	N	N
60-3	770170	0100	06/10	\$16,500	18489	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 40***

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
40-1	012006	9076	09/10	\$79,200	ESTATE ADMINISTRATOR; QUIT CLAIM DEED
40-1	041909	9033	01/11	\$17,000	RELATED PARTY, FRIEND, OR NEIGHBOR
40-1	052007	9041	05/10	\$50,000	NON-REPRESENTATIVE SALE
40-1	052007	9093	05/12	\$112,500	NON-REPRESENTATIVE SALE
40-1	052007	9118	08/10	\$200,000	NO MARKET EXPOSURE
40-1	061907	9044	09/11	\$39,632	NO MARKET EXPOSURE
40-1	061911	9002	12/12	\$1,813,000	TIMBER AND FOREST LAND; MULTI-PARCEL SALE
40-1	062007	9015	07/11	\$125,000	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
40-1	082006	9018	12/12	\$163,125	FORCED SALE;BANKRUPTCY RECEIVER TRUSTEE SALE
40-1	082007	9036	11/12	\$15,000	NON-REPRESENTATIVE SALE
40-1	092006	9117	09/12	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
40-1	131911	9001	09/12	\$173,644	GOVERNMENT AGENCY;OTHER WARNINGS
40-1	132006	9079	04/12	\$170,000	SEGREGATION AND/OR MERGER
40-1	192006	9007	10/10	\$16,850	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
40-1	192006	9018	10/10	\$16,850	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
40-1	222006	9159	06/12	\$32,000	CONTRACT OR CASH SALE; OTHER WARNINGS
40-1	312007	9001	06/11	\$165,000	MULTI-PARCEL SALE
40-1	312007	9095	10/10	\$70,000	QUIT CLAIM DEED
40-1	312007	9134	06/11	\$165,000	MULTI-PARCEL SALE
40-1	312107	9011	06/10	\$90,000	NON-REPRESENTATIVE SALE
40-1	342106	9155	01/12	\$46,400	NO MARKET EXPOSURE
40-1	352006	9077	07/12	\$8,000	GOVERNMENT AGENCY
40-1	352106	9033	05/10	\$70,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
40-1	352106	9083	01/10	\$407,800	GOVERNMENT AGENCY
40-1	362006	9001	08/12	\$45,000	NON-REPRESENTATIVE SALE
40-1	362006	9042	04/11	\$115,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
40-1	362006	9043	04/11	\$115,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
40-1	362006	9044	04/11	\$115,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
40-1	362106	9007	12/11	\$258,310	GOVERNMENT AGENCY
40-1	362106	9008	06/12	\$436,545	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
40-1	362106	9070	06/12	\$436,545	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
40-1	605500	0130	12/12	\$72,000	NON-REPRESENTATIVE SALE
40-1	732771	0122	12/11	\$135,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
40-9	042107	9053	02/11	\$10,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
40-9	082107	9006	05/12	\$75,000	NON-REPRESENTATIVE SALE
40-9	082107	9085	09/10	\$36,000	NO MARKET EXPOSURE
40-9	102107	9151	05/11	\$25,000	NO MARKET EXPOSURE
40-9	102107	9152	12/10	\$25,000	STATEMENT TO DOR
40-9	102107	9159	10/10	\$42,500	QUIT CLAIM DEED
40-9	112107	9051	06/10	\$15,000	EASEMENT OR RIGHT-OF-WAY

***Vacant Sales Removed From This Physical Inspection Analysis
Area 40***

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
40-9	142107	9095	06/10	\$50,000	NO MARKET EXPOSURE
40-9	262207	9116	12/12	\$9,000	QUIT CLAIM DEED
40-9	322107	9022	03/11	\$71,000	ESTATE ADMINISTRATOR; RELATED PARTY
40-9	322107	9022	06/10	\$12,000	QUIT CLAIM DEED

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. Characteristics that indicated possible significance in the marketplace were determined to be Age, Good condition, Very Good condition, Accessories and Base Land. In addition to standard physical property characteristics, the analysis showed water and septic availability, views, grade, topography, and neighborhood were also influential in the market.

Due to the diversity of the area as a whole, there were some subcategories unrepresented or had very little representation by the sales sample. Some examples of these parcels include high grade homes greater than a grade 10, homes in poor or fair condition, dairy or horse farms, and properties with high land value to total value ratio, homes less than a grade 5 on large acreage and parcels with multiple dwelling units.

A wide variety of charts, graphs, reports and statistical diagnostics were scrutinized to determine adjustments for any specific market segment or which specific variables would be included in the final valuation model. Through this process an EMV (Estimate Market Value) model was developed. Based on the sales an overall assessment level of 92.6% was achieved. The uniformity of assessment also improved as the COD was reduced from 12.62% to 8.98%

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

Area 40 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 0.955, resulting in an adjusted value of \$501,000 (\$525,000 X .955=\$501,375 rounded to the nearest \$1000)

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.907	-9.3%
2/1/2010	0.910	-9.0%
3/1/2010	0.912	-8.8%
4/1/2010	0.915	-8.5%
5/1/2010	0.917	-8.3%
6/1/2010	0.920	-8.0%
7/1/2010	0.922	-7.8%
8/1/2010	0.925	-7.5%
9/1/2010	0.927	-7.3%
10/1/2010	0.930	-7.0%
11/1/2010	0.932	-6.8%
12/1/2010	0.935	-6.5%
1/1/2011	0.937	-6.3%
2/1/2011	0.940	-6.0%
3/1/2011	0.942	-5.8%
4/1/2011	0.945	-5.5%
5/1/2011	0.947	-5.3%
6/1/2011	0.950	-5.0%
7/1/2011	0.952	-4.8%
8/1/2011	0.955	-4.5%
9/1/2011	0.958	-4.2%
10/1/2011	0.960	-4.0%
11/1/2011	0.963	-3.7%
12/1/2011	0.965	-3.5%
1/1/2012	0.968	-3.2%
2/1/2012	0.971	-2.9%
3/1/2012	0.973	-2.7%
4/1/2012	0.976	-2.4%
5/1/2012	0.979	-2.1%
6/1/2012	0.981	-1.9%
7/1/2012	0.984	-1.6%
8/1/2012	0.987	-1.3%
9/1/2012	0.989	-1.1%
10/1/2012	0.992	-0.8%
11/1/2012	0.995	-0.5%
12/1/2012	0.997	-0.3%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
001	312007	9099	10/10	\$209,000	\$194,000	770	5	1975	Avg	36325	N	N	47014 286TH AVE SE
001	222006	9037	01/10	\$165,000	\$150,000	900	5	1929	V-Good	39600	Y	N	23205 SE 436TH ST
001	941340	0180	09/11	\$190,000	\$182,000	1110	5	1929	V-Good	23085	Y	Y	52503 SE 496TH PL
001	932610	0150	09/11	\$200,000	\$191,000	880	6	1978	Good	10697	N	N	21322 SE 412TH PL
001	132006	9087	09/12	\$165,000	\$163,000	890	6	1942	Good	37024	Y	N	41804 264TH AVE SE
001	212006	9018	06/12	\$245,000	\$240,000	1080	6	1900	Good	831996	Y	N	44203 228TH AVE SE
001	162006	9032	01/10	\$250,000	\$226,000	1100	6	1958	Good	91476	Y	N	43123 228TH AVE SE
001	312106	9015	11/12	\$310,000	\$308,000	1200	6	1936	V-Good	267894	N	N	19126 SE 384TH ST
001	182006	9023	08/12	\$250,000	\$246,000	1220	6	1918	Good	425581	Y	N	18307 SE 416TH ST
001	338000	0040	05/12	\$174,900	\$171,000	1230	6	1968	V-Good	11396	N	N	43833 241ST PL SE
001	312107	9021	04/11	\$205,000	\$194,000	1320	6	1951	Avg	104108	Y	N	38327 292ND AVE SE
001	122006	9040	01/10	\$245,000	\$222,000	1650	6	1937	V-Good	41802	Y	N	40929 264TH AVE SE
001	272006	9002	03/12	\$380,000	\$370,000	1710	6	1937	V-Good	427323	Y	N	23715 SE 448TH ST
001	032006	9080	07/11	\$325,000	\$309,000	1830	6	1995	Avg	439956	N	N	38707 236TH AVE SE
001	012006	9019	04/12	\$300,000	\$293,000	2010	6	1928	Good	122839	Y	N	39612 264TH AVE SE
001	282006	9044	06/11	\$273,900	\$260,000	990	7	1934	V-Good	17255	Y	N	44927 228TH AVE SE
001	032006	9021	02/12	\$295,000	\$286,000	1050	7	1967	Good	228254	Y	N	39524 236TH AVE SE
001	082007	9034	06/12	\$281,450	\$276,000	1080	7	1972	Good	138520	Y	N	40626 302ND AVE SE
001	122006	9062	04/12	\$208,804	\$203,000	1080	7	1960	Avg	40000	Y	N	40311 264TH AVE SE
001	142006	9005	03/10	\$330,000	\$301,000	1140	7	2000	Good	33124	Y	N	25015 SE 416TH ST
001	144330	0050	08/10	\$250,000	\$231,000	1180	7	1969	Good	47916	Y	N	39323 303RD AVE SE
001	282106	9041	08/12	\$285,000	\$281,000	1310	7	1966	V-Good	42215	Y	N	36602 224TH AVE SE
001	072006	9033	05/11	\$380,000	\$360,000	1350	7	1963	Good	240887	Y	N	19412 SE 416TH ST
001	980450	0170	06/12	\$233,000	\$229,000	1390	7	1974	Avg	44666	N	N	25810 SE 392ND ST
001	312107	9028	02/11	\$570,000	\$536,000	1430	7	1972	V-Good	872942	Y	N	37915 292ND WAY SE

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
001	342006	9056	04/10	\$399,900	\$366,000	1440	7	1925	Avg	152276	Y	N	23929 SE 468TH ST
001	012006	9043	05/10	\$260,000	\$238,000	1480	7	1965	Good	175546	Y	N	39416 264TH AVE SE
001	152006	9029	02/11	\$250,000	\$235,000	1480	7	1921	V-Good	380278	Y	N	42508 236TH AVE SE
001	061907	9090	01/10	\$385,000	\$349,000	1490	7	1973	Good	269200	Y	N	48521 282ND AVE SE
001	132006	9161	12/12	\$213,300	\$212,000	1510	7	1953	V-Good	52707	Y	N	42203 264TH AVE SE
001	222006	9082	07/11	\$253,900	\$242,000	1540	7	2010	Avg	21736	Y	N	43804 228TH AVE SE
001	172006	9148	12/10	\$362,500	\$339,000	1550	7	2001	Avg	132551	Y	N	20804 SE 424TH ST
001	272006	9041	09/11	\$295,000	\$283,000	1590	7	1929	V-Good	104979	Y	N	23225 SE 448TH ST
001	082007	9077	05/10	\$289,000	\$265,000	1600	7	1968	Good	214315	Y	N	41102 299TH AVE SE
001	062006	9085	03/10	\$345,000	\$314,000	1610	7	1994	Avg	415219	Y	N	18400 SE 400TH ST
001	272006	9071	04/11	\$460,000	\$434,000	1690	7	1911	V-Good	455637	Y	N	23408 SE 464TH ST
001	052006	9039	08/12	\$278,000	\$274,000	1710	7	2005	Avg	227250	N	N	19607 SE 384TH ST
001	142006	9022	10/12	\$269,000	\$267,000	1760	7	1995	Avg	50965	Y	N	42132 252ND WAY SE
001	082007	9058	10/12	\$291,500	\$289,000	1790	7	1969	Good	128000	Y	N	30517 SE 408TH ST
001	182006	9037	01/12	\$365,000	\$353,000	1810	7	1956	Avg	94960	N	N	19311 SE 416TH ST
001	362006	9036	11/11	\$205,000	\$197,000	1820	7	1966	Good	32666	N	N	46901 276TH AVE SE
001	062006	9055	11/11	\$338,000	\$326,000	1860	7	1972	Good	210394	Y	N	39002 191ST AVE SE
001	082007	9023	11/11	\$365,000	\$352,000	1860	7	1955	Good	425581	Y	N	29926 SE 408TH ST
001	072006	9075	02/11	\$365,000	\$343,000	1910	7	1978	Good	319290	Y	N	40306 185TH AVE SE
001	082006	9050	01/12	\$385,000	\$372,000	2000	7	1989	Avg	216493	N	N	40622 196TH AVE SE
001	072006	9064	08/12	\$345,000	\$341,000	2020	7	1968	Avg	209523	Y	N	40823 196TH AVE SE
001	022006	9098	07/12	\$325,000	\$319,000	2040	7	1984	Good	62726	Y	N	25825 SE 396TH ST
001	022006	9058	10/12	\$288,600	\$286,000	2080	7	1999	Avg	195584	Y	N	39817 254TH AVE SE
001	338000	0050	08/12	\$225,000	\$222,000	2130	7	1967	V-Good	11102	N	N	43821 241ST PL SE
001	072007	9080	07/11	\$349,000	\$332,000	2140	7	1993	Good	25027	Y	N	40010 278TH AVE SE
001	282106	9034	05/10	\$275,500	\$252,000	2200	7	1987	Good	53143	N	N	36514 212TH WAY SE
001	282006	9026	08/11	\$369,600	\$353,000	2460	7	1919	V-Good	72310	Y	N	21730 SE 456TH WAY

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
001	322106	9042	03/10	\$518,400	\$473,000	2560	7	1978	Good	431809	Y	N	36916 200TH AVE SE
001	980451	0200	07/11	\$335,000	\$319,000	2670	7	1983	Good	28353	Y	N	25801 SE 396TH ST
001	342106	9093	11/11	\$500,000	\$482,000	2900	7	1979	Good	607662	Y	N	23322 SE 380TH ST
001	032006	9063	09/11	\$400,000	\$383,000	1010	8	1981	Good	207781	N	N	39008 232ND AVE SE
001	342106	9022	05/12	\$357,500	\$350,000	1120	8	1972	Good	162043	N	N	23523 SE 380TH ST
001	980450	0310	05/12	\$295,000	\$289,000	1280	8	1979	Avg	36884	N	N	25630 SE 390TH ST
001	142240	0210	08/12	\$298,000	\$294,000	1500	8	1966	Good	43539	N	N	39824 226TH AVE SE
001	342106	9157	12/12	\$315,000	\$314,000	1530	8	1991	Good	44431	N	N	23913 SE 374TH ST
001	012006	9074	10/10	\$385,000	\$358,000	1620	8	1981	Good	623779	Y	N	39114 260TH AVE SE
001	980450	0150	03/12	\$325,000	\$316,000	1630	8	1978	Avg	47480	Y	N	39437 260TH AVE SE
001	342106	9048	04/11	\$319,000	\$302,000	1680	8	1997	Avg	206038	N	N	37122 237TH PL SE
001	342006	9033	05/10	\$352,000	\$323,000	1800	8	1935	Good	103953	N	N	46919 244TH AVE SE
001	342106	9073	06/10	\$444,500	\$408,000	1820	8	1977	V-Good	217800	N	N	37806 236TH AVE SE
001	352106	9026	03/11	\$325,000	\$306,000	1820	8	2004	Avg	98000	N	N	24620 SE 372ND ST
001	980450	0230	08/10	\$315,000	\$291,000	1880	8	1974	Good	176501	Y	N	38820 258TH AVE SE
001	052007	9083	09/12	\$400,000	\$396,000	1900	8	1982	Good	237837	Y	N	30406 SE 392ND ST
001	056150	0060	04/10	\$348,000	\$319,000	2010	8	1992	Good	37482	N	N	24800 SE 387TH ST
001	312007	9133	01/10	\$349,000	\$316,000	2076	8	2001	Avg	48389	Y	N	47224 288TH AVE SE
001	082007	9070	09/11	\$415,000	\$397,000	2090	8	2001	Avg	220206	Y	N	40316 304TH AVE SE
001	112006	9035	04/12	\$329,900	\$322,000	2100	8	1989	Good	127890	Y	N	24928 SE 416TH ST
001	222006	9127	09/11	\$349,900	\$335,000	2110	8	1961	Good	307098	Y	N	23322 SE 440TH ST
001	112006	9012	07/12	\$435,000	\$428,000	2150	8	1988	Good	222126	Y	N	24900 SE 416TH ST
001	052007	9055	09/11	\$386,000	\$369,000	2370	8	1996	Good	50965	N	N	39415 302ND AVE SE
001	112006	9047	10/12	\$321,000	\$318,000	2410	8	1978	Good	217800	Y	N	25019 SE 406TH ST
001	072006	9080	09/12	\$559,000	\$553,000	2470	8	1991	Avg	435600	Y	N	41003 196TH AVE SE
001	182006	9038	05/12	\$425,000	\$416,000	2530	8	1988	Avg	179902	Y	N	42019 196TH AVE SE
001	342106	9051	07/10	\$379,000	\$350,000	2540	8	1998	Avg	237402	Y	N	23710 SE 371ST ST

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
001	061907	9098	09/12	\$369,000	\$365,000	2560	8	1994	Good	75024	N	N	48902 284TH AVE SE
001	162007	9007	11/12	\$495,400	\$493,000	2670	8	2008	Avg	871200	N	N	31527 SE 418TH ST
001	605500	0430	02/10	\$400,000	\$364,000	2780	8	1996	Avg	37193	Y	N	40123 273RD AVE SE
001	172006	9147	08/11	\$432,500	\$413,000	2780	8	1999	Avg	87120	Y	N	42129 202ND PL SE
001	732770	0120	05/12	\$357,199	\$350,000	2810	8	1993	Avg	255261	N	N	22015 SE 358TH ST
001	262106	9029	06/10	\$369,000	\$340,000	2860	8	2002	Avg	104108	Y	N	35922 249TH AVE SE
001	322106	9005	06/11	\$435,000	\$413,000	3010	8	1975	Avg	432393	Y	N	37010 200TH AVE SE
001	732770	0012	03/12	\$475,000	\$462,000	3060	8	1997	Avg	217364	N	N	22126 SE 358TH ST
001	042006	9065	12/10	\$365,500	\$342,000	3140	8	1974	Avg	452991	Y	N	21528 SE 392ND ST
001	352106	9137	12/10	\$447,400	\$418,000	3210	8	1999	Good	60250	Y	N	38301 252ND AVE SE
001	312007	9130	11/12	\$371,500	\$370,000	3480	8	1987	Good	207168	N	N	47622 284TH AVE SE
001	056150	0140	03/11	\$356,000	\$335,000	3630	8	1992	Good	37958	N	N	24511 SE 387TH ST
001	342106	9081	03/12	\$365,000	\$356,000	3870	8	1986	Good	54450	N	N	24212 SE 380TH ST
001	352106	9059	03/10	\$410,000	\$374,000	1680	9	1987	V-Good	53073	N	N	37901 247TH AVE SE
001	605500	0460	07/10	\$412,500	\$381,000	1740	9	2000	Avg	37279	Y	N	27326 SE 403RD ST
001	022006	9105	06/12	\$560,000	\$550,000	1960	9	1988	Good	108900	Y	N	25519 SE 392ND ST
001	172006	9091	12/12	\$500,000	\$499,000	2110	9	1972	Good	205459	Y	N	20415 SE 416TH ST
001	022006	9050	10/10	\$660,000	\$614,000	2120	9	1974	Good	202118	Y	N	25404 SE 389TH ST
001	082007	9093	07/12	\$539,250	\$530,000	2220	9	1975	Good	208216	Y	N	40414 292ND AVE SE
001	262106	9056	03/11	\$380,000	\$358,000	2290	9	1991	Avg	204296	N	N	35856 249TH AVE SE
001	061907	9087	12/10	\$446,500	\$417,000	2366	9	1975	Good	248235	Y	Y	28517 SE MUD MOUNTAIN RD
001	062006	9038	08/12	\$325,000	\$320,000	2390	9	1972	Avg	120461	Y	N	38707 191ST AVE SE
001	172006	9011	12/11	\$349,000	\$337,000	2420	9	1998	Avg	248292	Y	N	42230 200TH AVE SE
001	052007	9079	03/11	\$340,000	\$320,000	2440	9	2007	Avg	67953	N	N	39110 302ND AVE SE
001	082006	9075	10/12	\$475,000	\$471,000	2500	9	1985	Good	426016	Y	N	40332 196TH AVE SE
001	282006	9041	11/10	\$412,000	\$384,000	2610	9	1990	Avg	29250	Y	N	21921 SE 456TH WAY
001	352106	9153	06/11	\$425,000	\$404,000	2620	9	1999	Avg	84000	N	N	24878 SE 372ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
001	162006	9050	01/11	\$384,800	\$361,000	2640	9	2003	Avg	24000	Y	N	22622 SE 419TH ST
001	342106	9156	06/11	\$426,000	\$405,000	2690	9	1994	Avg	47480	N	N	23721 SE 374TH ST
001	062007	9052	07/12	\$590,000	\$581,000	2710	9	2006	Avg	453024	Y	N	39229 278TH WAY SE
001	082007	9091	09/12	\$601,000	\$595,000	2830	9	1992	Good	204732	Y	N	40206 292ND AVE SE
001	072007	9076	10/12	\$495,000	\$491,000	2870	9	1983	Avg	475239	Y	N	40103 292ND AVE SE
001	212006	9006	05/12	\$400,000	\$391,000	2890	9	1935	V-Good	318961	Y	N	43901 228TH AVE SE
001	352106	9023	07/12	\$449,900	\$442,000	2980	9	2002	Avg	94090	N	N	36902 244TH AVE SE
001	082007	9065	06/12	\$449,500	\$441,000	3120	9	1992	Avg	217800	N	N	41410 299TH AVE SE
001	342106	9057	11/12	\$439,000	\$437,000	3130	9	1986	Good	141134	N	N	24004 SE 384TH ST
001	605500	0310	09/10	\$450,000	\$417,000	3260	9	1989	Good	39478	Y	N	40121 278TH AVE SE
001	032006	9061	05/12	\$505,000	\$494,000	3310	9	1987	Good	198198	N	N	38924 232ND AVE SE
001	072006	9041	10/12	\$385,000	\$381,000	3430	9	1991	Avg	131551	Y	N	19103 SE 400TH ST
001	056150	0160	07/10	\$585,000	\$540,000	3440	9	2009	Avg	219542	N	N	24619 SE 387TH ST
001	312106	9093	06/10	\$915,000	\$843,000	3450	9	1974	V-Good	422967	Y	N	18009 SE 372ND ST
001	061907	9016	06/12	\$663,000	\$651,000	4400	9	1993	Good	186846	N	N	28808 SE MUD MOUNTAIN RD
001	022006	9062	12/11	\$565,000	\$545,000	2540	10	1988	Good	100623	Y	N	25224 SE 392ND ST
001	122006	9091	12/12	\$685,000	\$684,000	3321	10	1999	Avg	202989	Y	N	26927 SE 407TH ST
001	122006	9091	05/11	\$700,000	\$684,000	3321	10	1999	Avg	202989	Y	N	26927 SE 407TH ST
001	342006	9079	11/11	\$575,000	\$554,000	3480	10	1993	Avg	42510	Y	N	23715 SE 471ST ST
001	061907	9093	01/11	\$795,000	\$745,000	3590	10	1998	Avg	220838	N	N	28635 SE 487TH ST
001	022006	9117	05/11	\$625,000	\$593,000	3610	10	2007	Avg	69300	Y	N	39922 249TH AVE SE
001	242360	0150	11/12	\$650,000	\$647,000	3710	10	1981	Avg	125017	Y	N	37302 204TH AVE SE
001	222006	9119	01/12	\$537,500	\$521,000	4010	10	1991	Good	93218	Y	N	44704 228TH AVE SE
001	162006	9015	12/11	\$805,000	\$777,000	6770	11	2007	Avg	385941	Y	N	42830 212TH AVE SE
009	282207	9090	05/11	\$185,000	\$175,000	810	6	1985	Good	54689	N	N	27027 316TH AVE SE
009	042107	9069	07/12	\$323,500	\$318,000	830	6	1981	V-Good	280090	N	N	30119 321ST AVE SE
009	312107	9036	12/12	\$227,500	\$226,000	920	6	1994	Avg	217800	N	N	36829 286TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
009	322107	9043	11/12	\$175,000	\$174,000	960	6	1936	Avg	74923	N	N	29422 SE 384TH ST
009	342107	9046	09/11	\$210,000	\$201,000	1210	6	1980	Good	108900	N	N	37205 WEST LAKE WALKER DR SE
009	322107	9059	05/11	\$217,000	\$205,000	950	7	1968	Good	81021	N	N	29705 SE 370TH ST
009	322107	9119	07/10	\$350,000	\$323,000	1060	7	1974	Good	213444	N	N	29470 SE 371ST ST
009	240880	0231	03/12	\$205,000	\$199,000	1100	7	1967	Good	49658	N	N	31803 SE 268TH ST
009	187140	0135	12/12	\$159,000	\$158,000	1230	7	1990	Avg	9865	N	N	31307 SE 354TH ST
009	102107	9147	07/12	\$175,000	\$172,000	1280	7	2011	Avg	19747	N	N	33544 SE 309TH PL
009	042107	9121	06/12	\$310,000	\$304,000	1290	7	1991	Avg	48787	N	N	31926 SE 291ST ST
009	322207	9205	04/12	\$160,000	\$156,000	1340	7	1953	Avg	29724	N	N	27406 RETREAT-KANASKAT RD SE
009	042107	9100	09/11	\$265,000	\$253,000	1390	7	1991	Avg	101494	N	N	31925 SE 291ST ST
009	187140	0225	07/10	\$209,950	\$194,000	1400	7	1999	Avg	11000	N	N	35512 312TH WAY SE
009	042107	9126	03/10	\$299,950	\$274,000	1420	7	1989	Good	43210	N	N	32104 SE 291ST ST
009	322207	9169	05/12	\$243,000	\$237,000	1590	7	1983	Good	65340	N	N	28226 303RD AVE SE
009	187140	0183	02/10	\$220,000	\$200,000	1630	7	2002	Avg	10800	N	N	35506 VEAZIE-CUMBERLAND RD SE
009	240880	0271	03/11	\$274,900	\$259,000	1680	7	1960	V-Good	99316	N	N	32126 SE 270TH ST
009	322207	9156	12/10	\$474,000	\$443,000	1700	7	2000	Avg	276606	N	N	29209 SE KENT-KANGLEY RD
009	282207	9082	10/10	\$305,000	\$284,000	1780	7	1987	Avg	54656	N	N	26908 314TH AVE SE
009	322107	9089	02/12	\$249,900	\$242,000	1800	7	1972	Good	236966	N	N	37920 VEAZIE-CUMBERLAND RD SE
009	042107	9144	11/12	\$316,500	\$315,000	1810	7	1991	V-Good	48787	N	N	29435 322ND AVE SE
009	232207	9033	10/11	\$205,000	\$197,000	1820	7	2008	Avg	14100	N	N	35119 SE 254TH ST
009	262207	9003	07/12	\$357,000	\$351,000	1860	7	2008	Avg	242685	N	N	26030 348TH AVE SE
009	342207	9032	03/11	\$295,500	\$278,000	1990	7	1978	Good	216493	N	N	27502 337TH AVE SE
009	142107	9093	06/11	\$300,000	\$285,000	2040	7	2005	Avg	219229	Y	N	32523 342ND AVE SE
009	322207	9183	01/12	\$258,150	\$250,000	2110	7	1984	Good	59241	N	N	28537 298TH PL NE
009	240880	0330	09/10	\$380,000	\$353,000	2140	7	1998	Avg	99752	Y	N	32305 SE 266TH ST
009	332107	9065	12/11	\$350,000	\$338,000	2140	7	1981	Good	205603	N	N	37120 316TH AVE SE
009	282207	9045	08/12	\$335,000	\$331,000	2170	7	1987	Good	54686	N	N	30922 SE 268TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
009	042107	9161	08/11	\$315,000	\$301,000	2240	7	1996	Avg	53143	N	N	29408 318TH AVE SE
009	282207	9098	02/10	\$425,000	\$387,000	1610	8	1995	Avg	217750	N	N	31004 SE 268TH ST
009	342207	9069	05/11	\$325,000	\$308,000	1854	8	1983	Good	128502	N	N	33907 SE KENT-KANGLEY RD
009	142107	9100	07/11	\$329,950	\$314,000	1890	8	1999	Avg	212200	N	N	32610 343RD AVE SE
009	092107	9032	07/12	\$448,000	\$441,000	1920	8	2000	Avg	261364	N	N	31720 SE 307TH ST
009	240880	0220	06/12	\$351,750	\$345,000	2050	8	2000	Avg	39079	N	N	31727 SE 268TH ST
009	032107	9090	03/12	\$485,000	\$472,000	2220	8	2004	Avg	871636	Y	N	28920 327TH WAY SE
009	082107	9037	06/12	\$280,000	\$275,000	2400	8	2004	Avg	77972	N	N	31926 293RD AVE SE
009	262207	9140	06/10	\$342,500	\$315,000	2430	8	1994	Avg	98881	N	N	34109 SE 257TH ST
009	042107	9046	12/10	\$399,950	\$374,000	2460	8	2004	Avg	53143	N	N	29328 318TH AVE SE
009	032107	9071	07/12	\$340,000	\$335,000	2570	8	2002	Avg	44866	N	N	33528 SE 301ST ST
009	322207	9039	03/10	\$555,000	\$507,000	2580	8	1981	Good	43200	Y	Y	29913 SE LAKE RETREAT NORTH DR
009	042107	9130	05/10	\$295,000	\$271,000	2720	8	1992	Avg	114127	Y	N	32302 SE 291ST ST
009	042107	9182	02/12	\$475,000	\$461,000	2730	8	1995	Avg	266587	Y	N	30228 321ST AVE SE
009	292107	9098	02/10	\$437,950	\$399,000	2770	8	2008	Avg	201247	N	N	36137 307TH AVE SE
009	342207	9064	11/12	\$380,570	\$379,000	2830	8	2004	Avg	234353	Y	N	33720 SE 287TH ST
009	322107	9051	09/10	\$488,000	\$453,000	2950	8	1995	Avg	224334	N	N	30606 SE 384TH ST
009	332107	9074	04/12	\$425,000	\$414,000	3500	8	2006	Avg	120661	N	N	37422 323RD AVE SE
009	042107	9055	12/10	\$490,000	\$458,000	3640	8	2000	Good	92792	N	N	29714 318TH AVE SE
009	292107	9084	06/12	\$495,000	\$486,000	3090	9	2007	Avg	265280	N	N	36132 293RD PL SE
009	322107	9128	12/11	\$390,000	\$376,000	3140	9	2003	Avg	220413	N	N	37624 297TH PL SE
009	032107	9034	03/11	\$615,000	\$579,000	3360	9	2008	Avg	233970	Y	N	KANASKAT-KANGLEY RD SE
009	032107	9078	08/12	\$550,000	\$543,000	2600	10	2005	Avg	298678	Y	N	32338 SE 307TH ST
009	352207	9024	05/12	\$730,000	\$715,000	3270	10	2007	Avg	321659	N	N	27546 340TH AVE SE
009	292107	9089	09/10	\$760,000	\$705,000	3710	10	2008	Avg	271814	N	N	36708 293RD PL SE
009	352207	9035	03/11	\$694,000	\$655,000	4650	10	2008	Avg	201223	N	N	27850 340TH AVE SE
009	292107	9073	05/11	\$625,000	\$593,000	4680	10	2008	Avg	282704	N	N	29625 SE 358TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 40
(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
009	092107	9028	11/12	\$1,071,000	\$1,067,000	6260	10	2005	Avg	755207	N	N	32028 SE 307TH ST
009	292107	9050	01/11	\$565,000	\$530,000	3920	11	2007	Avg	308840	N	N	36020 293RD PL SE

Improved Sales Removed in this Physical Inspection Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012006	9030	10/11	\$1,750	DOR RATIO;NON-REPRESENTATIVE SALE
001	022006	9081	01/10	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	022006	9088	01/11	\$399,000	CONTRACT OR CASH SALE; NON-REPRESENTATIVE SALE
001	022006	9098	12/11	\$274,809	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
001	032006	9019	12/12	\$175,700	NON-REPRESENTATIVE SALE
001	032006	9070	07/12	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	042006	9052	09/10	\$195,000	PREVIOUS IMP VALUE <\$25,000
001	042007	9052	04/12	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	052007	9103	05/12	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	056150	0070	12/11	\$195,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	056150	0170	12/12	\$295,288	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	056150	0200	02/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
001	061907	9098	07/12	\$215,800	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	062007	9062	06/10	\$995,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	072006	9040	03/11	\$219,820	RELATED PARTY, FRIEND, OR NEIGHBOR
001	072007	9021	06/11	\$66,250	DOR RATIO;IMP COUNT;PARTIAL INTEREST
001	072007	9021	08/11	\$170,000	IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	072007	9062	07/11	\$286,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	072007	9075	05/11	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	082006	9039	08/10	\$418,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	082006	9068	10/10	\$375,000	NON-REPRESENTATIVE SALE
001	082007	9028	03/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
001	082007	9091	01/11	\$458,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
001	092006	9006	09/11	\$200,000	GOVERNMENT AGENCY; AND OTHER WARNINGS
001	092006	9011	10/12	\$506,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	092006	9033	03/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	092006	9033	09/12	\$279,000	PREVIOUS IMP VALUE % COMPLETE AND/ SIGNIFICANT CHANGE IN IMP DATA
001	092006	9072	12/10	\$144,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	102006	9041	07/11	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	102006	9047	10/10	\$675,000	PREVIOUS IMP VALUE % COMPLETE AND/OR- SIGNIFICANT CHANGE IN IMP DATA
001	102006	9053	04/11	\$799,999	PREVIOUS IMP VALUE % COMPLETE AND/OR- SIGNIFICANT CHANGE IN IMP DATA
001	112006	9001	08/12	\$720,000	PREVIOUS IMP VALUE <\$25,000
001	122006	9036	02/11	\$250,000	FORCED SALE;BANKRUPTCY
001	122006	9062	08/12	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122006	9076	03/10	\$110,000	NON-REPRESENTATIVE SALE
001	132006	9086	09/12	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	132006	9103	08/11	\$800,000	IMP COUNT AND HAS REAL MH
001	142006	9009	06/11	\$333,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	144330	0030	10/11	\$364,129	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	144330	0090	02/12	\$262,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	144330	0100	07/12	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	162006	9025	01/12	\$599,000	MULTIPLE BUILDINGS/ IMP COUNT > 1
001	162006	9043	09/12	\$275,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	172006	9035	01/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	172006	9114	08/12	\$410,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	172006	9114	02/12	\$450,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
001	182006	9050	06/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	182006	9079	08/11	\$148,000	IMPROVED WITH ACCESSORY ONLY
001	182007	9072	10/12	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	202006	9034	03/11	\$35,000	IMPROVED WITH ACCESSORY ONLY
001	222006	9122	05/11	\$79,992	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
001	222006	9146	11/10	\$255,000	FULL SALES PRICE NOT REPORTED; NON-REPRESENTATIVE SALE; SHORT SALE
001	248240	0030	07/10	\$159,000	QUIT CLAIM DEED
001	262006	9021	06/12	\$4,600	DOR RATIO;GOVERNMENT AGENCY
001	262106	9060	05/12	\$401,000	STATEMENT TO DOR; NON REPRESENTATIVE SALE
001	278132	0010	12/12	\$306,040	GOVERNMENT AGENCY; FORCED SALE
001	282106	9023	08/12	\$100,000	IMPROVED WITH ACCESSORY ONLY
001	292106	9079	04/11	\$150,000	NO MARKET EXPOSURE
001	312007	9038	09/12	\$183,986	BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
001	312007	9048	08/12	\$198,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
001	312007	9060	02/10	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	312007	9091	09/11	\$270,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	312007	9096	05/11	\$123,375	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	312007	9124	09/11	\$384,500	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	312106	9032	11/11	\$210,000	MULTI-PARCEL SALE; AND OTHER WARNINGS
001	312107	9034	11/10	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	322007	9022	11/12	\$401,422	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	322106	9045	09/10	\$450,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	322106	9063	01/10	\$319,950	MULTI-PARCEL SALE
001	322106	9082	04/12	\$800,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	322106	9087	12/11	\$350,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	342106	9017	05/11	\$190,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	342106	9022	02/12	\$391,681	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
001	342106	9026	12/12	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	342106	9126	03/12	\$248,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	352006	9007	03/12	\$385,610	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
001	352006	9007	06/12	\$200,000	PREVIOUS IMP VALUE <\$25,000
001	352106	9001	12/12	\$375,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	352106	9005	05/10	\$565,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	352106	9040	12/11	\$100,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	352106	9153	05/11	\$425,000	RELOCATION - SALE TO SERVICE
001	362006	9015	10/11	\$579,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in this Physical Inspection Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	362006	9017	08/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	362006	9025	09/12	\$304,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
001	362006	9028	06/11	\$195,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	362006	9047	10/12	\$124,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	362006	9047	08/12	\$186,426	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
001	362106	9050	05/12	\$695,000	NON-REPRESENTATIVE SALE
001	605500	0210	02/12	\$280,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	605500	0360	03/11	\$398,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	605500	0540	05/12	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
001	642700	0400	06/10	\$539,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;FINANCIAL INSTITUTION RESALE
001	721550	0010	09/10	\$466,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
001	721550	0010	07/11	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	721550	0282	04/12	\$139,100	NON-REPRESENTATIVE SALE; SHORT SALE
001	732770	0030	06/10	\$405,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	932610	0140	05/12	\$99,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	941340	0110	04/10	\$55,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	980450	0280	08/10	\$195,000	NO MARKET EXPOSURE
001	980450	0520	12/12	\$275,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
009	042107	9017	01/11	\$505,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	042107	9045	08/12	\$203,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
009	042107	9045	03/12	\$397,014	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
009	042107	9144	01/11	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	082107	9019	12/10	\$127,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	082107	9034	11/12	\$215,824	FORCED SALE;BANKRUPTCY
009	102107	9015	10/12	\$523,000	PREVIOUS IMP VALUE % COMPLETE AND/OR- SIGNIFICANT CHANGE IN IMP DATA
009	102107	9083	03/12	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	102107	9086	12/12	\$1,804	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
009	122107	9014	12/10	\$850,000	DOR RATIO;TEAR DOWN; GOVERNMENT AGENCY
009	187140	0040	02/12	\$142,462	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
009	187140	0040	09/12	\$73,000	IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	187140	0181	11/11	\$213,427	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
009	187140	0335	06/12	\$50,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
009	187140	0385	11/11	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
009	240880	0450	12/12	\$412,700	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
009	262207	9003	02/12	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
009	262207	9101	04/12	\$25,000	NON-REPRESENTATIVE SALE
009	282107	9035	07/12	\$122,099	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	282207	9039	12/11	\$313,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	292107	9035	06/11	\$72,515	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	292107	9091	11/11	\$671,026	OPEN SPACE;BANKRUPTCY - RECEIVER OR TRUSTEE
009	292107	9091	05/12	\$500,000	OPEN SPACE;TIMBER AND FOREST LAND; NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	292107	9093	02/11	\$140,583	BANKRUPTCY - RECEIVER OR TRUSTEE;FORCED SALE
009	312107	9002	12/10	\$328,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; SHORT SALE
009	322107	9005	03/11	\$529,000	PREVIOUS IMP VALUE <\$25,000
009	322107	9117	08/11	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	322107	9145	07/12	\$467,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	322207	9028	05/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	322207	9062	01/12	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
009	322207	9092	05/11	\$8,340	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
009	322207	9100	11/11	\$160,000	NON-REPRESENTATIVE SALE
009	322207	9108	11/11	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
009	332107	9022	12/12	\$53,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	332107	9069	12/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	342107	9026	10/10	\$60,000	NO MARKET EXPOSURE
009	342107	9060	04/12	\$59,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	342107	9073	10/11	\$190,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	342207	9023	03/10	\$105,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND
009	342207	9032	09/10	\$377,009	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
009	342207	9064	06/12	\$275,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	352207	9028	05/12	\$189,597	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
009	405800	0040	03/10	\$285,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +1.4%. This increase 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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. There are 513 parcels in Area 40 improved with a mobile home as the primary residence. Sales used were from 1/1/2010 to 1/1/2013. Within area 40, there were only 15 usable mobile home sales. Due to limited sales sample and with the mobile home population on lot size ranging from 5,500 square feet to 62.60 acres, sales in competing market areas such as Black Diamond/East Maple Valley (area 57) and ,East Auburn/SE Kent (area 58) were also utilized as validation.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 40

Area Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
40-1	182007	9046	03/11	\$235,000	\$221,000	1440	Avg	1981	Avg	208413	N	N	28914 SE 424TH ST
40-1	272006	9077	03/10	\$345,000	\$314,000	1680	Avg	1990	Exc	1089000	N	N	23205 SE 456TH WAY
40-1	012006	9001	06/10	\$299,000	\$275,000	1456	Good	1982	Fair	352836	N	N	27205 SE 384TH ST
40-1	342106	9102	10/12	\$250,000	\$248,000	1848	Good	1985	V-Good	47045	N	N	24309 SE 378TH ST
40-9	222107	9037	02/11	\$210,000	\$197,000	938	Fair	1986	Avg	871200	N	N	34842 336TH AVE SE
40-9	042107	9061	08/10	\$250,000	\$231,000	1188	Avg	1988	Good	371131	N	N	29818 312TH WAY SE
40-9	142107	9053	11/10	\$135,000	\$125,000	1344	Avg	1986	Good	32400	N	N	34403 SE 325TH ST
40-9	240880	0020	03/11	\$200,000	\$188,000	1530	Avg	1989	Good	99316	N	N	32216 KENT-KANGLEY RD
40-9	042107	9168	05/10	\$152,200	\$139,000	1568	Avg	1989	Good	53143	N	N	29317 318TH AVE SE
40-9	142107	9016	08/12	\$289,000	\$285,000	1680	Avg	1986	Good	871200	N	N	33310 353RD AVE SE
40-9	322107	9151	05/11	\$155,000	\$151,000	1782	Avg	1988	V-Good	45738	N	N	38216 297TH PL SE
40-9	032107	9069	10/12	\$215,000	\$213,000	2706	Avg	1998	V-Good	43995	N	N	33436 SE 301ST ST
40-9	282207	9078	12/12	\$265,000	\$264,000	1620	Good	1984	V-Good	87507	N	N	26609 312TH AVE SE
40-9	282207	9071	11/10	\$227,000	\$211,000	1809	Good	2000	V-Good	49680	N	N	27113 312TH AVE SE
40-9	514650	0023	03/10	\$375,000	\$342,000	2720	V-Good	1995	Good	90898	N	N	30615 KENT-KANGLEY RD
57-1	142206	9067	04/10	\$265,000	\$242,000	924	Fair	1979	Good	237837	N	N	22621 250TH AVE SE
57-1	112206	9091	09/11	\$241,500	\$231,000	1680	Avg	1986	Good	112012	N	N	22125 257TH AVE SE

Mobile Home Sales Used In This Physical Inspection Analysis

Area 40

Area Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
57-1	132206	9028	04/11	\$187,500	\$177,000	1790	Avg	1988	Good	104544	N	N	22607 276TH AVE SE
57-1	122206	9110	08/10	\$267,000	\$247,000	1782	Good	1992	V-Good	63818	N	N	21633 271ST PL SE
57-1	142206	9074	07/12	\$218,000	\$214,000	1848	Good	1986	Good	84506	N	N	22509 255TH PL SE
57-2	208520	0625	05/11	\$96,950	\$91,000	304	Low	1965	Avg	7262	N	N	23225 LOWER DORRE DON WAY SE
57-2	232206	9070	09/12	\$250,000	\$247,000	1400	Good	1996	V-Good	73826	N	N	24512 250TH AVE SE
57-2	146740	0005	11/10	\$331,500	\$309,000	1660	Exc	2000	V-Good	53578	N	N	25205 SE 243RD ST
57-6	928380	0187	09/12	\$110,000	\$109,000	1570	Avg	1983	Avg	15575	N	N	30032 224TH AVE SE
57-6	042106	9080	03/10	\$175,000	\$159,000	1580	Avg	1980	Avg	25181	N	N	29703 221ST AVE SE
57-6	042106	9091	09/12	\$150,000	\$148,000	1570	Good	1993	Good	54450	N	N	22108 SE 300TH ST
57-7	289140	0010	01/11	\$265,000	\$248,000	1512	Avg	1997	Exc	182831	N	N	35232 253RD AVE SE
58-4	796845	0120	05/12	\$235,000	\$230,000	1344	Avg	1985	Good	35001	N	N	16027 SE 322ND ST
58-4	022105	9140	06/11	\$244,950	\$232,000	1792	Avg	1989	Exc	34680	N	N	29523 154TH AVE SE
58-4	570960	0220	11/11	\$109,950	\$105,000	1848	Avg	1991	Good	10182	N	N	30727 149TH AVE SE
58-4	192106	9139	04/11	\$235,000	\$222,000	1850	Avg	1988	Exc	50203	N	N	34706 183RD AVE SE
58-5	405320	0755	04/10	\$252,000	\$231,000	1344	Avg	1983	Avg	92347	Y	N	30880 E LAKE MORTON DR SE
58-5	122105	9209	08/12	\$180,000	\$177,000	1440	Avg	1976	Good	216983	N	N	17631 SE 304TH ST
58-5	082106	9102	04/12	\$269,000	\$263,000	1568	Avg	1987	Exc	108028	N	N	31718 200TH AVE SE
58-5	405320	0135	02/12	\$297,000	\$288,000	1568	Avg	1989	Good	24750	Y	Y	30961 E LAKE MORTON DR SE
58-5	344410	0430	04/10	\$380,000	\$348,000	1742	Avg	2003	Exc	106722	N	N	20410 SE 281ST ST

Mobile Home Sales Used In This Physical Inspection Analysis
Area 40

Area Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
58-5	082106	9093	05/12	\$250,000	\$244,000	1848	Avg	1989	V-Good	95586	N	N	30802 202ND AVE SE
58-5	362205	9177	09/12	\$118,500	\$117,000	1876	Avg	1980	Avg	54014	N	N	28026 177TH AVE SE
58-5	322206	9043	04/11	\$269,950	\$255,000	1782	Good	1987	Exc	54885	N	N	19926 SE 287TH ST
58-5	406860	0130	04/10	\$210,000	\$192,000	1848	Good	1987	Exc	15001	N	N	21532 SE 293RD PL
58-5	062106	9001	02/12	\$318,000	\$309,000	1512	V-Good	2007	Exc	309276	N	N	28912 192ND AVE SE

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	082007	9030	02/10	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	182006	9031	08/12	\$65,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	122006	9036	10/11	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	092006	9046	09/11	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	062007	9063	04/10	\$259,000	NO MARKET EXPOSURE; OPEN SPACE DESIGNATION
001	322106	9065	08/12	\$295,000	MULTI PARCEL SALE
001	012006	9078	02/11	\$860,000	MULTI PARCEL SALE
001	222006	9098	06/11	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	240880	0070	08/11	\$130,000	NON-REPRESENTATIVE SALE
009	282207	9011	08/11	\$46,064	QUIT CLAIM DEED; MOBILE HOME
009	122107	9029	05/10	\$171,779	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	282107	9049	10/11	\$64,576	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	282107	9049	11/11	\$64,576	GOVERNMENT AGENCY; CORRECTION DEED
009	342207	9053	12/12	\$138,178	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	332107	9061	05/12	\$100,867	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
009	042107	9062	05/12	\$63,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	322107	9155	10/12	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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 91.7 %. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +5.8%. This increase 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.



King County

Department of Assessments

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Lloyd Hara

Assessor

As we start preparations for the 2013 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, 2013 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