

**Residential Revalue**

**2013 Assessment Roll**

# **Newport Shores / Kennydale**

**Area 63**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<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

# Newport Shores / Kennydale

## Housing



Grade 6/ Year Built 1945/ Total Living Area 1650



Grade 8/ Year Built 1962/ Total Living Area 2000



Grade 9/ Year Built 1979/ Total Living Area 2400



Grade 10/ Year Built 2007/ Total Living Area 3700



Grade 11/ Year Built 2008/ Total Living Area 3660



Grade 13/ Year Built 2001/ Total Living Area 7780

## ***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:** Newport Shores / Kennydale / 63

**Previous Physical Inspection:** 2007

**Number of Improved Sales:** 226

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
<b>2012 Value</b>	\$356,400	\$306,100	\$662,500			
<b>2013 Value</b>	\$359,500	\$353,400	\$712,900	\$790,800	91.7%	6.57%
<b>Change</b>	+3,100	+47,300	+50,400			
<b>% Change</b>	+0.9%	+15.5%	+7.6%			

\*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 6.57% is an improvement from the previous COD of 11.01%.* Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2012 Value</b>	\$398,800	\$272,900	\$671,700
<b>2013 Value</b>	\$413,200	\$313,500	\$726,700
<b>Percent Change</b>	+3.6%	+14.9%	+8.2%

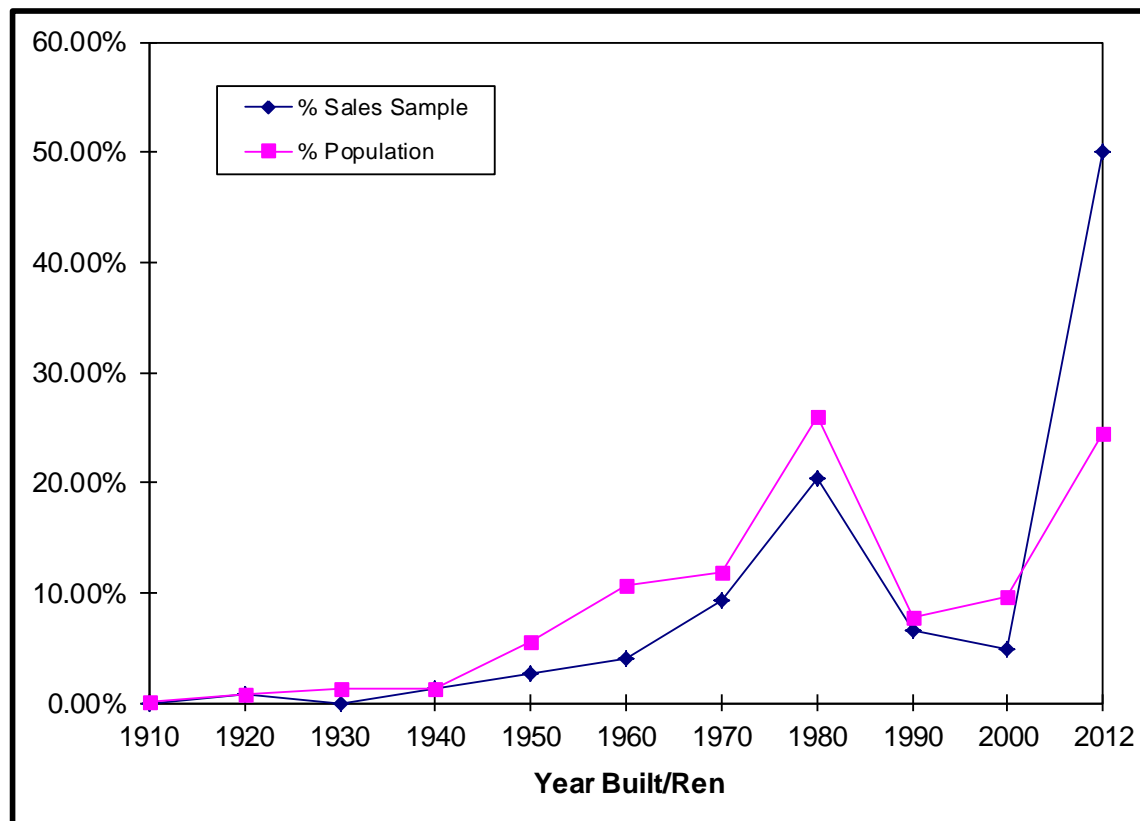
Number of one to three unit residences in the population: 1430

**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***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.88%
1930	0	0.00%
1940	3	1.33%
1950	6	2.65%
1960	9	3.98%
1970	21	9.29%
1980	46	20.35%
1990	15	6.64%
2000	11	4.87%
2012	113	50.00%
	226	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.21%
1920	12	0.84%
1930	20	1.40%
1940	19	1.33%
1950	81	5.66%
1960	154	10.77%
1970	170	11.89%
1980	371	25.94%
1990	111	7.76%
2000	139	9.72%
2012	350	24.48%
	1430	

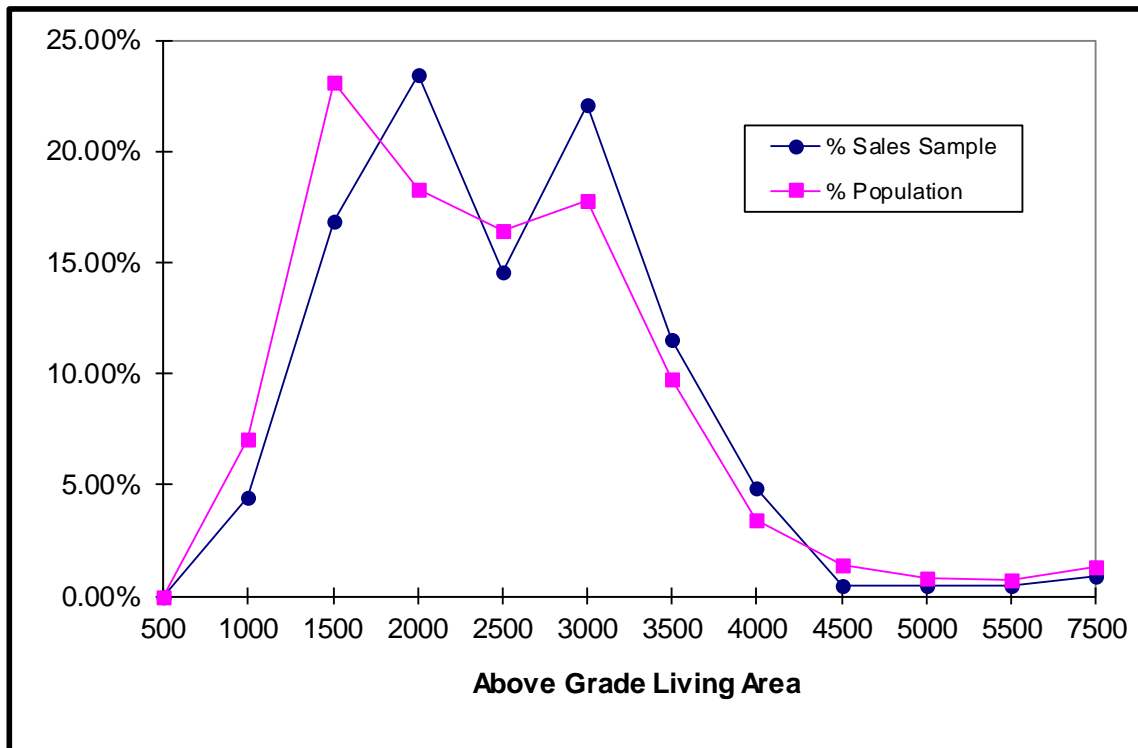


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	4.42%
1500	38	16.81%
2000	53	23.45%
2500	33	14.60%
3000	50	22.12%
3500	26	11.50%
4000	11	4.87%
4500	1	0.44%
5000	1	0.44%
5500	1	0.44%
7500	2	0.88%
	226	

<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	101	7.06%
1500	330	23.08%
2000	261	18.25%
2500	235	16.43%
3000	254	17.76%
3500	139	9.72%
4000	49	3.43%
4500	20	1.40%
5000	12	0.84%
5500	10	0.70%
8500	19	1.33%
	1430	

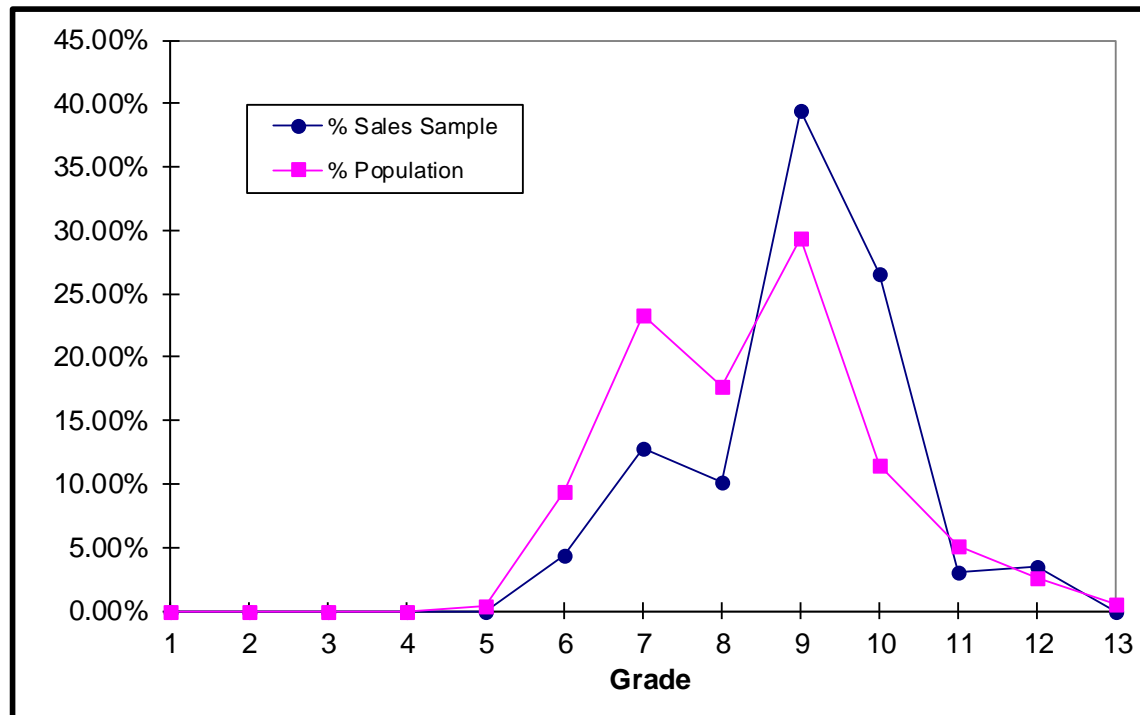


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. The over representation of sales occurring in the 2000 and 3000 living areas tends to represent the many new home sales in the area. This over representation was found to lack statistical significance during the modeling process.

### ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>		
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	10	4.42%
7	29	12.83%
8	23	10.18%
9	89	39.38%
10	60	26.55%
11	7	3.10%
12	8	3.54%
13	0	0.00%
		226

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	0.42%
6	135	9.44%
7	334	23.36%
8	252	17.62%
9	421	29.44%
10	163	11.40%
11	74	5.17%
12	38	2.66%
13	7	0.49%
		1430



The sales sample frequency distribution follows the population distribution reasonably close with regard to Building Grade. Grades 6 thru 8 represents a large established selection of properties in a desirable area, this in combination with a distressed economy the past 3 years most likely impacted the sales sample. The high representation of grade 9 and 10 sales is the result of a high number of new construction sales. The sales sample frequency distribution, though not ideal, follows the population distribution sufficiently with regard to Building Grade. The overall distribution is adequate for both accurate analysis and appraisals.

## ***Physical Inspection Process***

***Effective Date of Appraisal: January 1, 2013***

***Date of Appraisal Report: July 5, 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)*

#### **The following Departmental guidelines were considered and adhered to:**

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 63--- Newport Shores / Kennydale

### **Boundaries:**

The area boundary to the North is Interstate 90, on the East is Interstate 405, to the South is the City of Renton's Coulon Park and the Western boundary is Lake Washington.

### **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 63 is located adjacent to the shores of South East Lake Washington, from South Bellevue to the Northern portion of Renton. The location of this area is very desirable having multiple access points to I-405 from north to south along the area's eastern border. The outstanding access to I-405 provides excellent commutes to Renton, Bellevue, Seattle and other major commercial and employment centers. There are two very nice waterfront parks; Coulon Park at the south end of the area and Newcastle Park at the north end that provides wonderful recreational activities for the community.

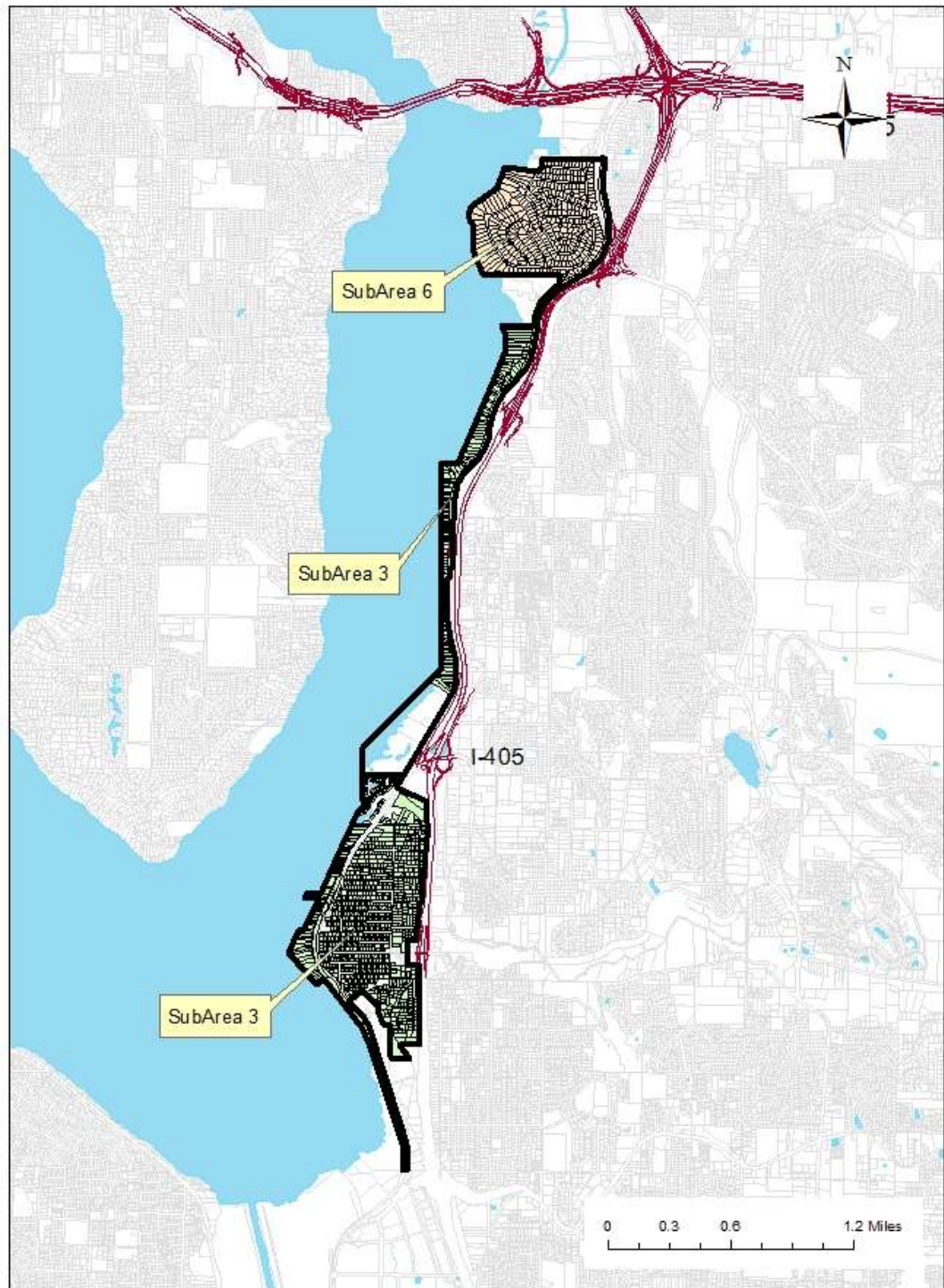
Housing type and style is quite extensive in this area; having been built from the early 1900's to the present and with construction quality from grade 5 through 13. This area has a variety of view amenities that include Lake Washington, the Olympic Mountains and territorial which enhance many properties. Several of the properties have Lake Washington waterfront. Sales prices range from the low \$200,000's to over \$6,000,000 providing a variety of neighborhoods and housing types from entry level to luxury. The popularity of this area along with the recent demand for housing has again spurred on the remodeling and tear down activity to accommodate larger and more modern homes.

Area 63 consists of two subareas; Subarea 3 (Kennydale) and Subarea 6 (Newport Shores). Subarea 3 extends approximately 3.6 miles from the northern tip to the southern border, the distance of which mostly encompasses Lake Washington waterfront. The majority of properties in subarea 6 also known as lower Kennydale, lie at the very south end of this subarea. Homes found here are very diverse ranging from affordable to luxurious, Lake Washington waterfront, view property and newer upscale townhomes. This area consists of three jurisdictions; The City of Bellevue, King County and the City of Renton.

Subarea 6 is located at the very north end of Area 63 and is located in the City of Bellevue. This is a one of a kind neighborhood that includes Lake Washington waterfront, canal waterfront and non-waterfront properties ranging in value from near \$700,000 to over \$6,000,000. The area includes a community clubhouse, marina, swimming pool and tennis courts. The platting of Newport Shores began in the early 1960's and was built up with mostly grade 9 and 10 quality constructed houses. This plat is located within the Bellevue school district where students would attend Newport High, one of the highest rated schools in the country.

## Area Map

### Area 63



## ***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. Area 63 consists of 1649 parcels of which 1546 are improved and 103 are vacant or may include accessory improvements.

This is a popular and desirable area to live due to the excellent location and access to commercial centers, scenic beauty and recreational value. This area has been built up for several decades with the current quality of construction averaging grade 8 and year built 1979. These averages continue to raise as demand for newer and higher quality homes remains strong. This is very evident as the older homes continue to be remodeled / renovated or torn down for the creation of new building sites.

There were sufficient vacant land sales, tear down sales and improved sales to derive or indicate base land levels throughout the area. Area 63 is very unique to itself and its neighborhoods, incorporating the use of sales outside of this area would be inconsistent or lacking in comparability. To supplement the vacant land sales the land allocation and land abstraction methods were incorporated in the analysis. Overall, the land values and ratios from both methods compared favorably with the available vacant sales and were regarded as a reliable aide in creating all the land models.

During the overall review and analysis of Area 63 attention was taken to identify unique neighborhoods, locations, and amenities. Six distinct market segments within Area 63 were identified for individual analysis in land valuation.

Subarea 3 includes the market areas of Lake Washington waterfront, Barbee Mill townhome plat and the upland (non-waterfront) properties.

Subarea 6 includes the market areas of Lake Washington waterfront, canal waterfront and the non-waterfront.

### **Sub Area 3**

After further analysis, 6 smaller waterfront neighborhoods within sub area 3 were identified.

- Neighborhood #1 is located in the City of Bellevue and in the Bellevue school district. The market indicates the draw to this area is both the proximity to the city of Bellevue and inclusion in the Bellevue School District. Sale prices were higher than average for the area. Access is from I-405 and 112th Ave SE.
- Neighborhood #2 is located in the City of Bellevue and is within the Renton school district. Access is from I-405 and 112th Ave SE.
- Neighborhood #3 is located within the jurisdictions of unincorporated King County and the City of Renton and within the Renton School District. This area's location and access is slightly farther from City centers than the other neighborhoods. The average sale price was slightly lower than typical. Access is north off of NE 44th to Ripley lane.
- Neighborhood #4 is the Barbee Mill plat, located in the City of Renton and the Renton School District.
- Neighborhood #5 is located in Kenndale and is within the City of Renton and the Renton School District. These are smaller sites adjacent to Lake Washington Blvd.

- Neighborhood #6 is also located in Kenndale and is part of the City of Renton and the Renton School District. Parcels are larger in size, views are more expansive, and the location to parks and commercial centers closer. The average sale price was higher than average for the area.

In general, Area 63 contains a wide range of site values ranging from approximately \$180,000 for a single platted site in Kenndale to over \$3,000,000, for a waterfront site in Newport Shores. Base land values have been adjusted with consideration given for view, waterfront footage, lot size, traffic noise and topography. A complete list of the adjustments made and value impacts are noted in the land schedule located on the following pages.

## ***Land Model***

### **Model Development, Description and Conclusions:**

There were sufficient vacant land sales and tear down sales to derive base land values throughout most of the area. To supplement the vacant land sales the land allocation and land abstraction methods were incorporated in the analysis. Area 63 has very unique market areas. Utilizing sales outside of this area would be inconsistent or lacking in comparability.

### Market Areas - Sub Area 3:

- **Lake Washington Waterfront:**

Water front sales included 2 teardowns, 1 vacant and 21 improved. The 3 vacant/teardown land sales represented a fairly wide range of front footage (35WFF-110WFF) and sales prices (\$538,000-\$1,448,000). In addition to the available vacant land sales the land abstraction and land allocation methods were analyzed to provide additional support. This resulted in an average land to total value allocation ratio of 61%, with the allocation of land for older homes near 74% and newer homes near 43%.

- **Barbee Mill (Major 051850):**

This is a newer high end townhome plat with construction grades ranging from 9 to 12 with recent sale prices from \$460,000 to \$1,600,000. Amenities include a beautiful waterfront clubhouse, waterfront access and boat docks. Average lot size is 4,000 square feet, with common wall construction between two units. Each non- waterfront site was valued at \$230,000. Sites located on the interior pond include an additional \$70,000 to the base land value of \$230,000. This adjustment is well supported through paired sales analysis of pond vs. non-pond lots.

Grade 9 townhome lots are smaller than the remainder of lots in the plat. These have been developed in straight line units of 4 properties. These townhomes all have common walls, with the two interior units having less privacy and smaller lot sizes. These interior units average 2,300 square feet with a typical sale price of \$525,000. Base land is calculated to be \$190,000. The exterior sites offer more privacy and openness and average 3,300 square feet with a typical sale price of \$564,000. These sites are valued at \$220,000.

Barbee Mill is very unique and there were no vacant land sales. The land abstraction and allocation methods were incorporated in the analysis. These methods support an average land to total value allocation of 42% on grade 9 property and 38% on the remainder of non-waterfront property.

Barbee Mill parcels located on Lake Washington, are valued based on waterfront footage similar to other waterfront parcels in Area 63.

- **Non-Waterfront Parcels:**

In the non-waterfront portion of Kenndale the typical lot size is 5,500 square feet with a base land value of \$180,000. Typically, all telephone and electrical wiring is overhead. There are no sidewalks and no curbs or gutters. The average sale price of the vacant single sites was \$193,000. Two tear down properties were large enough to allow one additional site and had an average selling price of \$311,000. This sale supports an adjustment for larger lot development potential. These sites were then segregated, improved and resold for \$631,000. This represents an approximate 30% land to total value ratio for a new house.

There was only one non-dividable vacant view sale. This sale had a good Lake Washington view and a good territorial view. Analysis indicated a \$70,000 increase over non view properties. Other vacant sales of non-waterfront view properties represented larger sites with sub-division potential and were mostly builder sales. Builder sales are historically below market. Due to the small sales sample of single site non- waterfront view properties, additional support was given via paired sales analysis of improved properties.

Market Areas - Sub Area 6:

There were no vacant land sales available in sub area 6. Sub area 6 is Newport Shores and a unique community. With no vacant sales available the land allocation and land abstraction methods were utilized for analysis. These methods were applied to the final three market area segments.

- **Lake Washington Waterfront:**

Waterfront in this area contains a very small population of 28 properties with 2 improved sales available for analysis. The analysis resulted in a 61% land to total value ratio and an average base land value of \$2,219,000. This is an average land value increase of 2% from the 2012 assessment year.

- **Canal Waterfront:**

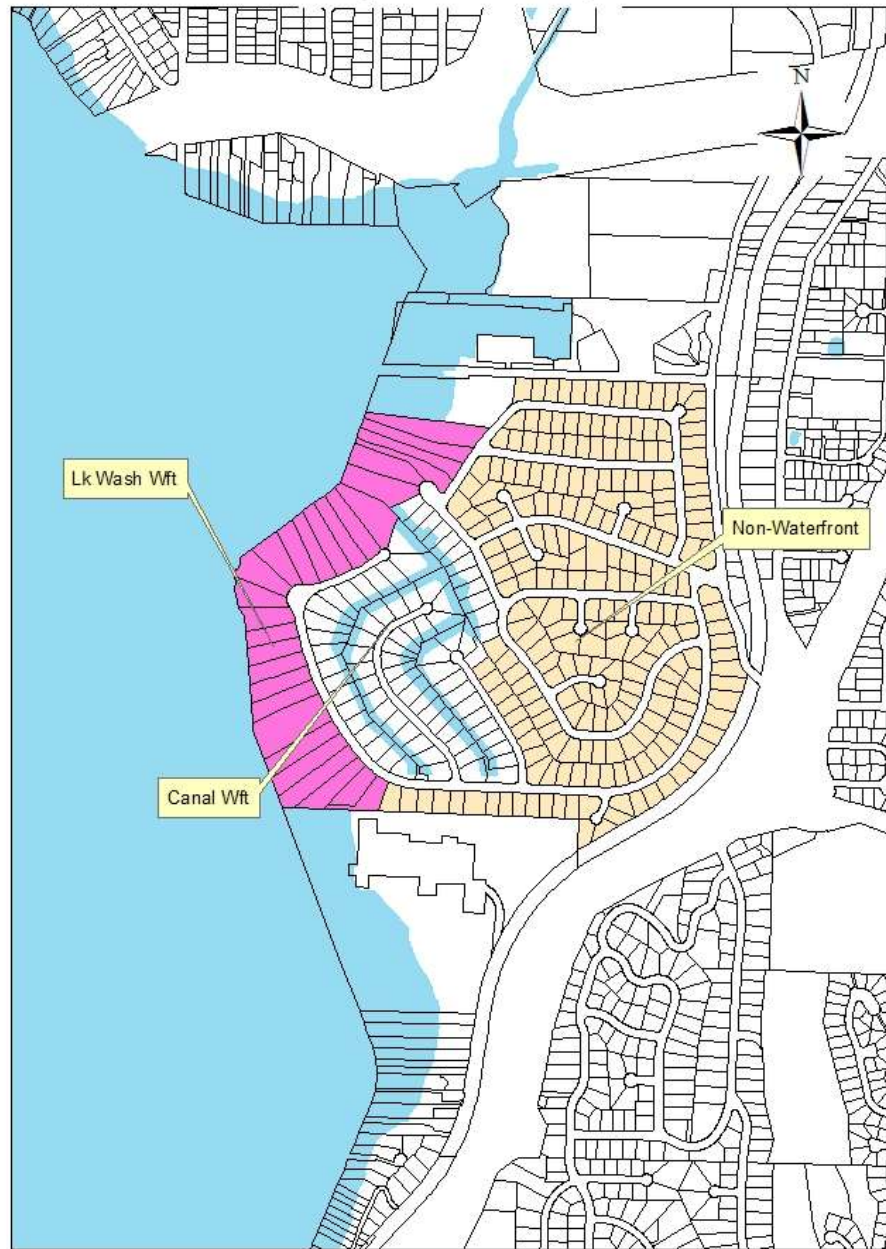
In the Canal waterfront there were 9 improved sales available for analysis having an average sale price of \$1,753,000. The analysis resulted in a 65% land to total value ratio and an average base land value of \$1,045,000. This resulted in no significant land value increase from the 2012 assessment year.

- **Non-Waterfront:**

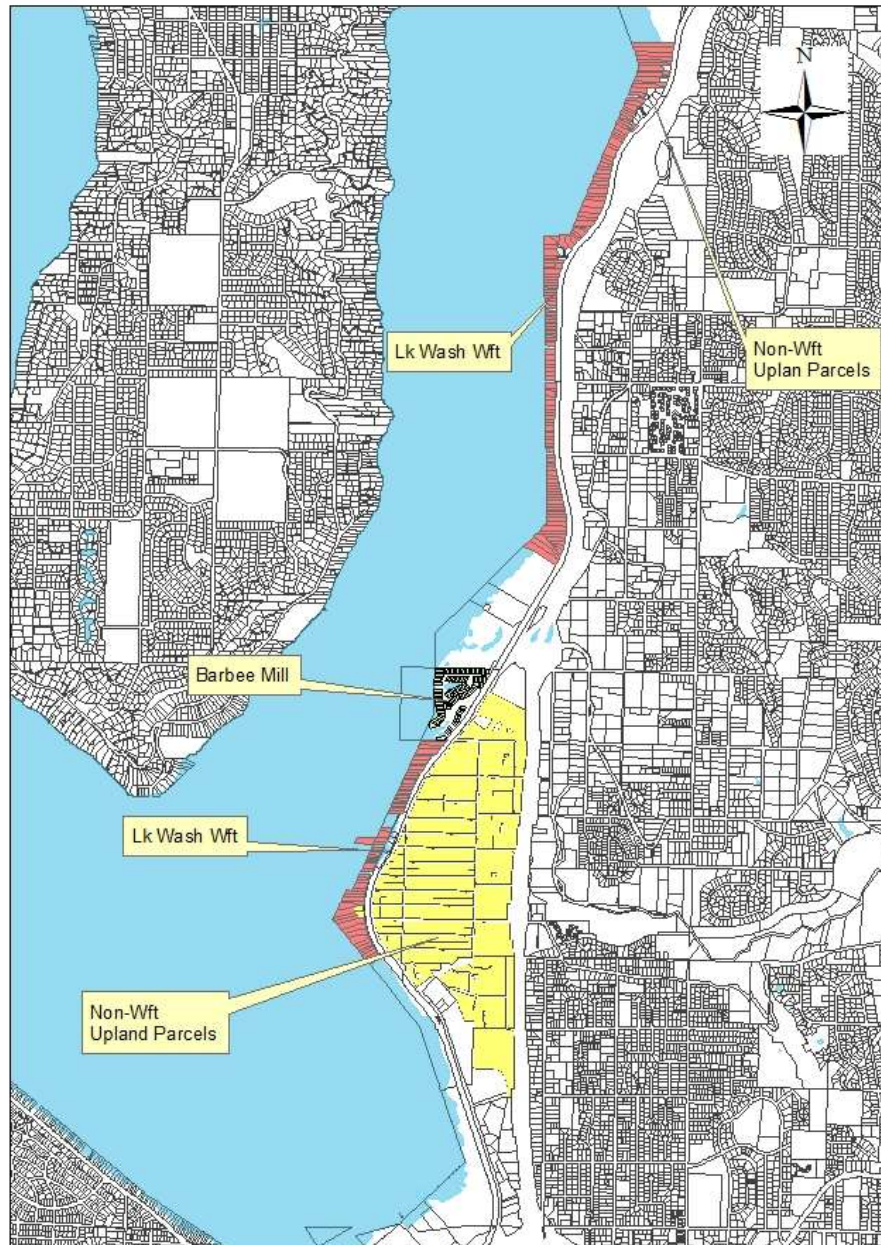
For the non-waterfront properties there were 37 improved sales available with an average sale price of \$894,000. Sales indicated a 59% land to total value ratio and an average base land value of \$480,000. This resulted in a land value increase of 18% from the 2012 assessment year.

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

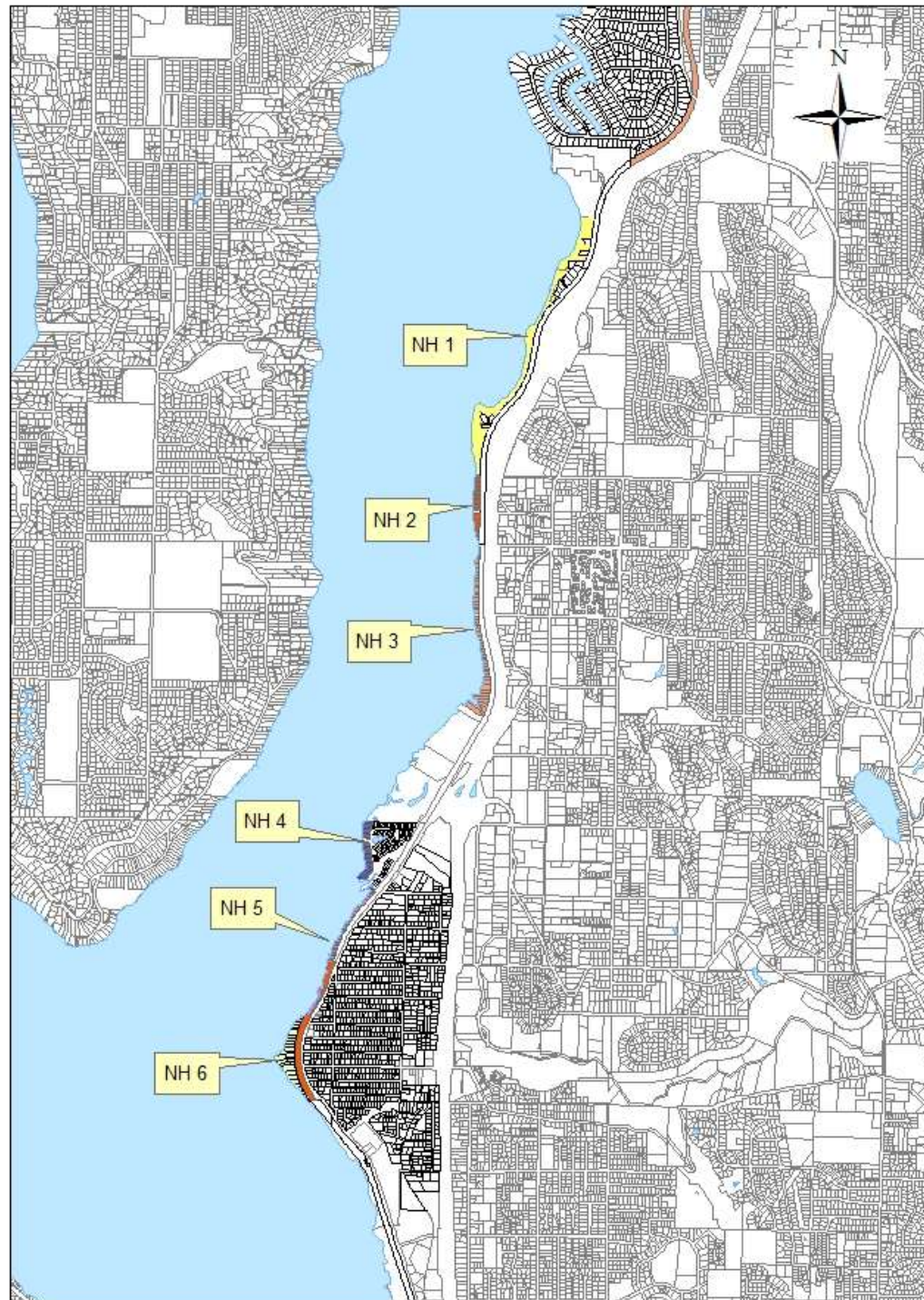
### Subarea 6 Market Areas



### Subarea 3 Market Areas



## Neighborhood Map



## Land Value Model Calibration

### Land Model Area 63

#### Area 63-3 Non Waterfront Values

The typical lot size in this area is approximately 5,000 to 6,000 square feet. Land value calculations are based on effective land area; this excludes area encumbered by access easements or driveway access area on a flag lot.

**Standard Base Land Values:**.....\$180,000  
Pleasure Point & Lakehurst (N of SE 60<sup>th</sup>).....\$220,000  
(Includes Majors: 202405, 413430, 258850, 035110, 172405)

Lots greater than 5,500 sq. ft: +\$5,000 for every 1,000 sq. ft. increment of net land area.  
Lots less than 5,500 sq. ft: -\$5,000 for every 1,000 sq. ft. increment of net land area.

Sites considered having the potential for more than one site based on current zoning:  
Add \$90,000 for each additional site.

#### **Plats with standard site values:**

Major's: 164450.....\$190,000  
164451.....\$200,000  
051850 (Barbee Mill including wft access rights).....\$230,000  
\*Sites located on Pond (coded Other Lake).....+\$70,000  
\*4 Unit Buildings (grade 9's), End units.....\$220,000  
Interior units.....\$190,000

Railway right of way.....\$2.00 per square foot

#### **Base Land Adjustments:**

Adjacent to Green belts or Native Growth Easements.....+\$10,000  
Topography issues.....-5% to -60%  
Restricted Access.....-5% to -30%  
Waterfront Rights.....+80,000  
Waterfront Proximity\*.....+\$40,000

\*(typically located one to two lots from the Lake Washington shoreline)

View Quality	Lake Washington	Territory	Olympics
Fair	+\$15,000	0	0
Average	+\$30,000	+\$15,000	+\$10,000
Good	+\$45,000	+\$25,000	+\$15,000
Excellent	+\$60,000	+\$35,000	+\$20,000

(View adjustments are cumulative)

## Land Model Continued

<b>Traffic Noise Adjustment:</b>	1 (Moderate).....	-\$10,000
	2 (High).....	-\$15,000
	3 (Extreme)* .....	-\$20,000 to -\$40,000

\* "Extreme Traffic Noise" utilized for property near I-405 and/or barrier wall receive highest reduction, the reduction decreases as distance from I-405 increases.

### **Area 63-3 Waterfront**

50 front foot site @ \$700,000

Sites under 50 front feet were adjusted downward by \$7,000 per foot.

Sites from 51 to 69 front feet were adjusted upward by \$7,000 per foot.

70 front foot site @ \$840,000

Sites from 71 to 89 front feet were adjusted upward by \$5,000 per foot

90 front foot site @ \$940,000

Sites from 91 to 109 front feet were adjusted upward by \$4,000 per foot

110 front foot site @ \$1,020,000

Sites from 111 to 129 front feet were adjusted upward by \$3,000 per foot

130 front foot site @ \$1,080,000

Sites over 130 front feet were adjusted upward by \$2,000 per foot

Note: Views for waterfront are included in the total land valuation.

Lot depth adjustment (Square Foot Lot / Water front Feet).

The standard lot depth was considered at 100 feet.

Sites under 100 feet were adjusted downward at \$500 per foot.

Sites over 100 feet were adjusted upward at \$500 per foot.

Additional back lot building sites..... + \$140,000

Lots with diminished waterfront quality..... -5% to -10%

(Located near 50th and Ripley in shallow cove area)

Properties affected negatively by stream/siltation..... -5%

Note: Flag lots - (sites with a narrow strip of land typically used for access); valued using the effective square footage of the lot rather than the actual square with %BLV noted in Real Property.

### **Waterfront Neighborhood adjustments:**

NH 1..... Baseland x 1.05	NH 2..... Baseland x 1.00
NH 3.....Baseland x .95	NH 4..... Baseland x 1.00
NH 5.... Baseland x 1.00	NH 6..... Baseland x 1.05

### **Area 63-6 Newport Shores**

**Non Waterfront:** Base lot @ \$480,000

Adjacent to Green belts or Native Growth Easements.....+ \$15,000

### **Traffic Noise Adjustment:**

1 (Moderate)	-\$10,000
2 (High)	-\$15,000
3 (Extreme)	-\$20,000

### **Canal Waterfront**

Base lot of 100 front feet @ \$1,050,000

Sites with less than 100 front feet were adjusted downward \$2,000 per foot.

Sites with more than 100 front feet were adjusted upward \$2,000 per foot.

+Additional Lake Washington Views.

Fair	+\$15,000
Average	+\$30,000
Good	+\$45,000
Excellent	+\$60,000

### **Lake Washington Waterfront**

Base lot of 110 front feet @ \$2,200,000

Sites with less than 110 front feet were adjusted downward -\$12,000 per foot.

Sites with more than 110 front feet were adjusted upward +\$12,000 per foot.

-3% for lot depth less than average (approximately 270 feet).

+3% for lot depth greater than average (approximately 270 feet).

-15% to -50% for diminished waterfront quality caused by siltation from Coal Creek.

Railway right of ways are valued at \$2.00 per square foot.

***Vacant Sales Used In This Physical Inspection Analysis  
Area 63***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	164451	0110	11/10	\$209,000	11041	N	N
3	229650	0133	05/12	\$313,000	4931	Y	N
3	229650	0135	05/12	\$313,000	4931	N	N
3	334210	0020	09/12	\$500,000	5444	Y	N
3	334210	0025	09/12	\$500,000	6420	Y	N
3	334210	0420	03/11	\$308,000	5100	N	N
3	334210	0421	03/11	\$308,000	5100	N	N
3	334210	1190	03/11	\$302,000	5400	N	N
3	334210	1665	06/12	\$320,000	5100	N	N
3	334210	1935	09/11	\$310,000	5400	N	N
3	334210	1937	09/11	\$310,000	5400	N	N
3	334210	2965	09/12	\$200,000	6480	N	N
3	334210	3125	06/12	\$180,000	5100	N	N
3	334210	4009	07/11	\$1,448,888	12357	Y	Y
3	334270	0370	11/12	\$385,000	10222	Y	N
3	334270	0466	08/12	\$221,000	11100	N	N
3	334330	2385	09/12	\$538,000	3142	Y	Y
3	334330	2385	08/12	\$458,000	3142	Y	Y
3	413430	0025	05/10	\$650,000	4558	Y	Y
3	889960	0030	09/10	\$260,000	5840	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 63***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	051850	0230	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0240	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0250	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0260	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0270	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0280	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0290	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0300	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0310	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0320	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0330	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0340	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0360	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0450	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0460	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0470	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	051850	0480	05/12	\$6,800,000	MULTI-PARCEL SALE; DEVELOPER SALE
003	322405	9109	08/11	\$250,000	GOVERNMENT AGENCY
003	334210	0030	12/12	\$380,000	NON-REPRESENTATIVE SALE
003	334210	0032	12/12	\$380,000	NON-REPRESENTATIVE SALE
003	334210	0034	08/11	\$90,000	NON-REPRESENTATIVE SALE
003	334210	0036	07/10	\$265,000	NO MARKET EXPOSURE
003	334270	0529	03/10	\$90,000	ESTATE ADMINISTRATOR

## ***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 base land value, age and houses in very good condition. In addition to standard physical property characteristics, the analysis showed that non-waterfront parcels in subarea 6, Lake Washington waterfront excluding the plat named "Barbee Mill" (major 051850) and the upland properties in "Barbee Mill" (Major 051850) were influential in the market.

Neighborhood plats including their amenities and characteristics were analyzed further. As a result of this thorough investigation several adjustments were made to these neighborhood plats.

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

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

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

*For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.069, resulting in an adjusted value of \$561,000 (\$525,000 X 1.069 = \$561,225 – rounded to the nearest \$100.)*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.959	-4.1%
2/1/2010	0.969	-3.1%
3/1/2010	0.978	-2.2%
4/1/2010	0.988	-1.2%
5/1/2010	0.997	-0.3%
6/1/2010	1.005	0.5%
7/1/2010	1.013	1.3%
8/1/2010	1.021	2.1%
9/1/2010	1.028	2.8%
10/1/2010	1.034	3.4%
11/1/2010	1.040	4.0%
12/1/2010	1.045	4.5%
1/1/2011	1.050	5.0%
2/1/2011	1.055	5.5%
3/1/2011	1.058	5.8%
4/1/2011	1.061	6.1%
5/1/2011	1.064	6.4%
6/1/2011	1.066	6.6%
7/1/2011	1.068	6.8%
8/1/2011	1.069	6.9%
9/1/2011	1.069	6.9%
10/1/2011	1.069	6.9%
11/1/2011	1.068	6.8%
12/1/2011	1.067	6.7%
1/1/2012	1.065	6.5%
2/1/2012	1.063	6.3%
3/1/2012	1.060	6.0%
4/1/2012	1.056	5.6%
5/1/2012	1.052	5.2%
6/1/2012	1.047	4.7%
7/1/2012	1.042	4.2%
8/1/2012	1.036	3.6%
9/1/2012	1.030	3.0%
10/1/2012	1.023	2.3%
11/1/2012	1.016	1.6%
12/1/2012	1.008	0.8%
1/1/2013	1.000	0.0%

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	334210	0325	03/10	\$223,800	\$220,000	650	6	1933	Vgood	5100	N	N	3117 BURNETT AVE N
3	334210	2410	05/10	\$225,000	\$224,000	760	6	1946	Good	5400	N	N	1118 N 33RD PL
3	334210	0530	09/10	\$300,000	\$310,000	820	6	1934	Vgood	5100	Y	N	2815 BURNETT AVE N
3	334210	3222	07/10	\$220,500	\$224,000	820	6	1963	Good	12161	N	N	1427 N 32ND ST
3	334210	0685	09/10	\$220,000	\$227,000	890	6	1954	Good	8400	N	N	1109 N 28TH PL
3	334210	1280	06/12	\$265,000	\$276,000	900	6	1918	Vgood	5400	N	N	1003 N 31ST ST
3	334210	1910	05/12	\$242,500	\$255,000	980	6	1962	Good	5400	N	N	1202 N 32ND ST
3	334210	1806	04/12	\$276,000	\$291,000	1320	6	1976	Vgood	5400	N	N	1013 N 33RD ST
3	334210	3152	09/12	\$224,950	\$230,000	1330	6	1949	Good	7689	N	N	3509 MEADOW AVE N
3	334210	1005	10/12	\$235,000	\$240,000	1430	6	1985	Good	5400	N	N	907 N 30TH ST
3	334210	1260	02/10	\$290,000	\$283,000	820	7	1980	Good	5100	N	N	915 N 31ST ST
3	334210	2855	07/10	\$307,125	\$311,000	900	7	1977	Good	5400	N	N	1207 N 36TH ST
3	334210	2115	01/11	\$255,000	\$268,000	960	7	1970	Good	5100	N	N	1205 N 33RD PL
3	322405	9046	04/12	\$272,000	\$287,000	1010	7	1955	Vgood	7308	N	N	1324 N 40TH ST
3	334210	2125	08/12	\$231,000	\$239,000	1010	7	1970	Good	5100	N	N	1215 N 33RD PL
3	334270	0125	10/12	\$950,000	\$969,000	1020	7	1969	Good	4045	Y	Y	3821 LAKE WASHINGTON BLVD N
3	052305	9060	02/12	\$280,000	\$297,000	1030	7	1968	Avg	12459	N	N	1307 N 28TH ST
3	229650	0122	09/12	\$295,000	\$303,000	1060	7	1967	Vgood	6975	N	N	1409 N 26TH ST
3	334210	0735	02/12	\$400,000	\$424,000	1080	7	1974	Vgood	5100	Y	N	2820 BURNETT AVE N
3	362860	0045	03/12	\$405,000	\$429,000	1150	7	1962	Vgood	8957	Y	N	1114 N 37TH ST
3	334210	2180	05/12	\$315,000	\$331,000	1160	7	1987	Avg	5100	N	N	1108 N 33RD ST
3	229650	0115	10/12	\$265,100	\$270,000	1170	7	1951	Good	6500	Y	N	1314 N 26TH ST
3	334210	0975	07/12	\$305,000	\$317,000	1180	7	1951	Vgood	6120	N	N	910 N 28TH PL
3	334270	0290	06/12	\$850,000	\$889,000	1180	7	1986	Avg	3932	Y	Y	3619 LAKE WASHINGTON BLVD N
3	183150	0020	12/12	\$229,000	\$231,000	1250	7	1963	Avg	8958	N	N	3209 MEADOW AVE N
3	334210	2145	07/10	\$350,000	\$357,000	1270	7	1987	Good	5100	N	N	1208 N 33RD ST
3	052305	9023	10/12	\$530,000	\$540,000	1280	7	1943	Good	23100	Y	N	1311 N 26TH ST
3	334210	1210	07/12	\$273,000	\$283,000	1290	7	1985	Good	5400	Y	N	1000 N 29TH ST
3	334210	3001	12/12	\$334,000	\$335,000	1300	7	1957	Avg	8100	Y	N	3502 BURNETT AVE N
3	334210	3045	12/11	\$281,500	\$300,000	1300	7	1962	Good	7560	Y	N	1006 N 36TH ST
3	334210	1429	03/10	\$290,000	\$286,000	1310	7	1949	Vgood	8100	N	N	1104 N 30TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	229650	0118	05/11	\$255,000	\$272,000	1490	7	1968	Good	7475	N	N	1412 N 26TH ST
3	334210	0400	06/10	\$335,500	\$339,000	1520	7	1943	Vgood	5100	Y	N	718 N 30TH ST
3	334210	3157	03/11	\$295,000	\$312,000	1540	7	1942	Vgood	6465	N	N	1414 N 34TH ST
3	334210	2750	05/11	\$340,500	\$363,000	1580	7	2000	Avg	5400	Y	N	900 N 34TH ST
3	334210	2216	04/12	\$277,777	\$293,000	1610	7	1963	Good	7650	N	N	1010 N 33RD ST
3	334210	0440	11/12	\$375,000	\$380,000	1960	7	1959	Good	10200	Y	N	819 N 30TH ST
3	334270	0540	12/11	\$339,000	\$361,000	1970	7	1965	Good	12839	N	N	3932 MEADOW AVE N
3	334270	0613	06/11	\$350,000	\$373,000	2580	7	2008	Avg	5030	N	N	3604 MEADOW AVE N
3	334330	2660	09/12	\$1,160,000	\$1,192,000	1130	8	1975	Vgood	3884	Y	Y	6837 RIPLEY LN SE
3	334210	1120	03/11	\$453,000	\$480,000	1150	8	1969	Vgood	10200	Y	N	2907 PARK AVE N
3	362915	0020	06/12	\$468,500	\$489,000	1240	8	1977	Good	8777	Y	N	3805 PARK AVE N
3	334210	3143	07/10	\$475,000	\$484,000	1500	8	1953	Good	24220	N	N	1425 N 36TH ST
3	334210	2880	07/12	\$349,200	\$363,000	1520	8	2001	Avg	5400	N	N	3503 PARK AVE N
3	334210	2845	11/12	\$423,000	\$429,000	1530	8	1920	Vgood	7882	Y	N	1203 N 36TH ST
3	334210	2025	10/10	\$313,700	\$325,000	1560	8	1961	Good	9690	N	N	909 N 33RD PL
3	334210	1425	10/11	\$320,000	\$342,000	1600	8	1990	Avg	5400	N	N	1112 N 30TH ST
3	362860	0040	09/10	\$519,000	\$534,000	1610	8	1962	Vgood	8788	Y	N	1202 N 37TH ST
3	334450	0236	08/10	\$433,750	\$444,000	1640	8	1979	Good	8083	Y	N	1405 N 24TH ST
3	334210	1840	06/11	\$408,000	\$435,000	1730	8	1988	Avg	5400	Y	N	1115 N 33RD ST
3	334270	0473	04/12	\$329,500	\$348,000	1860	8	1979	Good	18406	N	N	3605 MEADOW AVE N
3	334330	2600	04/10	\$1,050,000	\$1,041,000	1930	8	1938	Good	4976	Y	Y	6827 RIPLEY LN N
3	334210	1285	10/12	\$347,000	\$355,000	1952	8	1999	Avg	5400	N	N	1007 N 31ST ST
3	334210	1230	10/12	\$375,000	\$384,000	1990	8	1990	Avg	5400	N	N	918 N 29TH ST
3	334210	1150	05/11	\$375,000	\$400,000	2070	8	1981	Good	8100	N	N	1118 N 29TH ST
3	334210	2071	12/11	\$394,900	\$421,000	2170	8	1952	Vgood	7650	Y	N	1103 N 33RD PL
3	334210	1075	04/12	\$350,000	\$369,000	2230	8	1951	Good	10800	N	N	1119 N 30TH ST
3	334210	3148	10/10	\$339,900	\$353,000	2430	8	2007	Avg	6168	N	N	1507 N 36TH ST
3	334210	3220	04/12	\$400,000	\$422,000	2470	8	2002	Avg	4708	N	N	1405 N 32ND ST
3	334210	3232	03/12	\$349,000	\$369,000	2540	8	2002	Avg	4806	N	N	1411 N 32ND ST
3	334270	0556	04/10	\$399,000	\$396,000	2910	8	2008	Avg	6140	N	N	3902 MEADOW AVE N
3	229650	0120	07/11	\$470,000	\$502,000	3380	8	2007	Avg	5915	N	N	2515 MEADOW AVE N

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	413430	0055	06/11	\$1,270,000	\$1,355,000	1420	9	1978	Vgood	5335	Y	Y	5011 LAKEHURST LN
3	051850	0490	10/11	\$569,000	\$608,000	1450	9	2011	Avg	4011	N	N	4106 WILLIAMS AVE N
3	051850	0520	02/12	\$525,000	\$557,000	1450	9	2011	Avg	3413	N	N	4122 WILLIAMS AVE N
3	051850	0990	04/12	\$599,000	\$631,000	1450	9	2012	Avg	2870	Y	N	4015 WELLS AVE N
3	051850	1020	05/12	\$575,000	\$605,000	1450	9	2012	Avg	2885	Y	N	4033 WELLS AVE N
3	051850	1030	03/11	\$554,000	\$588,000	1450	9	2011	Avg	2958	Y	N	4053 WELLS AVE N
3	051850	1060	04/11	\$514,000	\$546,000	1450	9	2011	Avg	3123	N	N	4071 WELLS AVE N
3	051850	1070	12/10	\$515,000	\$539,000	1450	9	2010	Avg	3145	N	N	4075 WELLS AVE N
3	051850	1100	12/10	\$499,000	\$522,000	1450	9	2011	Avg	3794	N	N	4103 WELLS AVE N
3	051850	1110	10/10	\$500,000	\$519,000	1450	9	2010	Avg	3740	N	N	4109 WELLS AVE N
3	051850	1140	11/10	\$510,000	\$531,000	1450	9	2010	Avg	3210	N	N	4127 WELLS AVE N
3	682870	0026	08/11	\$1,285,000	\$1,374,000	1650	9	2008	Avg	4684	Y	Y	5465 PLEASURE POINT LN
3	051850	0500	10/11	\$507,700	\$543,000	1810	9	2011	Avg	2685	N	N	4112 WILLIAMS AVE N
3	051850	0510	02/12	\$502,000	\$533,000	1810	9	2011	Avg	2610	N	N	4118 WILLIAMS AVE N
3	051850	1000	05/12	\$550,000	\$579,000	1810	9	2012	Avg	1942	Y	N	4021 WELLS AVE N
3	051850	1010	05/12	\$549,000	\$578,000	1810	9	2012	Avg	1946	Y	N	4027 WELLS AVE N
3	051850	1040	08/11	\$489,000	\$523,000	1810	9	2011	Avg	2071	N	N	4059 WELLS AVE N
3	051850	1050	05/11	\$489,000	\$521,000	1810	9	2011	Avg	2148	N	N	4065 WELLS AVE N
3	051850	1080	12/10	\$485,000	\$509,000	1810	9	2010	Avg	2307	N	N	4079 WELLS AVE N
3	051850	1090	12/10	\$475,000	\$497,000	1810	9	2010	Avg	2472	N	N	4083 WELLS AVE N
3	051850	1120	11/10	\$470,000	\$489,000	1810	9	2010	Avg	2393	N	N	4115 WELLS AVE N
3	051850	1130	10/10	\$460,000	\$478,000	1810	9	2010	Avg	2284	N	N	4121 WELLS AVE N
3	334330	2860	05/10	\$1,595,000	\$1,592,000	1900	9	1980	Vgood	16319	Y	Y	5143 RIPLEY LN N
3	334210	0085	02/12	\$448,000	\$475,000	2140	9	1979	Good	6100	Y	N	805 N 33RD PL
3	413430	0075	06/12	\$1,200,000	\$1,251,000	2140	9	1987	Vgood	4051	Y	Y	5021 LAKEHURST LN
3	413430	0035	02/12	\$1,168,350	\$1,241,000	2160	9	1974	Vgood	3331	Y	Y	4855 LAKEHURST LN
3	164450	0440	02/10	\$564,000	\$550,000	2320	9	2004	Avg	8972	Y	N	1140 N 27TH PL
3	334330	2871	10/10	\$1,400,000	\$1,453,000	2340	9	1977	Vgood	18360	Y	Y	5117 RIPLEY LN N
3	164450	0030	12/10	\$521,250	\$545,000	2370	9	2003	Avg	4529	N	N	1205 N 27TH PL
3	334210	2171	08/12	\$539,950	\$559,000	2420	9	2012	Avg	5100	N	N	1116 N 33RD ST
3	322405	9083	07/11	\$560,000	\$598,000	2590	9	1996	Avg	9603	N	N	1328 N 40TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	334210	1590	01/11	\$450,000	\$474,000	2610	9	1994	Avg	5100	N	N	1115 N 32ND ST
3	334210	1687	11/10	\$460,000	\$479,000	2610	9	1992	Avg	5100	N	N	1100 N 31ST ST
3	164450	0130	07/11	\$504,000	\$539,000	2730	9	2001	Avg	4861	Y	N	1011 N 27TH PL
3	164450	0470	07/12	\$570,000	\$594,000	2730	9	2004	Avg	4969	N	N	1212 N 27TH PL
3	413430	0277	06/10	\$879,000	\$888,000	2770	9	1978	Vgood	8950	Y	N	11221 SE 50TH PL
3	164450	0340	07/11	\$492,500	\$526,000	2833	9	2004	Avg	5250	Y	N	1020 N 27TH PL
3	334270	0418	05/12	\$603,000	\$633,000	2850	9	1998	Avg	6967	Y	N	3836 LAKE WASHINGTON BLVD N
3	334270	0260	12/10	\$1,250,000	\$1,311,000	2870	9	2005	Avg	4649	Y	Y	3707 LAKE WASHINGTON BLVD N
3	164450	0050	10/11	\$625,000	\$668,000	3000	9	2001	Avg	11453	N	N	1167 N 27TH PL
3	334270	0521	03/12	\$550,000	\$617,000	3000	9	2001	Avg	7248	N	N	1315 N 39TH ST
3	334270	0521	07/10	\$605,000	\$617,000	3000	9	2001	Avg	7248	N	N	1315 N 39TH ST
3	334210	2400	08/10	\$527,500	\$542,000	3020	9	2001	Avg	5400	Y	N	1120 N 33RD PL
3	334210	2165	07/12	\$539,950	\$562,000	3070	9	2012	Avg	5100	N	N	1120 N 33RD ST
3	334270	0529	03/11	\$540,000	\$573,000	3090	9	2011	Avg	5184	N	N	3925 MEADOW AVE N
3	334210	2195	08/10	\$526,300	\$540,000	3120	9	2003	Avg	5100	N	N	1028 N 33RD ST
3	164451	0030	11/10	\$507,500	\$530,000	3150	9	2005	Avg	8643	N	N	1300 N 27TH PL
3	334210	0420	02/12	\$595,000	\$631,000	3170	9	2012	Avg	5100	N	N	810 N 30TH ST
3	334210	0421	03/12	\$586,500	\$620,000	3170	9	2012	Avg	5100	N	N	812 N 30TH ST
3	334210	1190	02/12	\$579,000	\$614,000	3170	9	2012	Avg	5400	N	N	1010 N 29TH ST
3	334210	1195	03/12	\$579,000	\$612,000	3170	9	2012	Avg	5400	N	N	1012 N 29TH ST
3	334210	2442	11/10	\$520,000	\$543,000	3180	9	2004	Avg	5404	Y	N	1100 NE 33RD PL
3	164451	0020	09/10	\$475,000	\$490,000	3190	9	2005	Avg	7222	N	N	1224 N 27TH PL
3	164451	0100	01/12	\$495,000	\$527,000	3330	9	2005	Avg	7201	Y	N	2637 PARK AVE N
3	334210	2160	06/12	\$575,000	\$601,000	3430	9	2012	Avg	5100	Y	N	1124 N 33RD ST
3	051850	0650	03/12	\$585,000	\$620,000	1550	10	2012	Avg	3503	N	N	1201 n N 41ST PL
3	051850	0660	02/12	\$596,500	\$634,000	1550	10	2012	Avg	3952	N	N	1207 N 41ST PL
3	051850	0670	09/11	\$595,000	\$636,000	1550	10	2012	Avg	4878	N	N	1213 N 41ST PL
3	051850	0680	03/12	\$565,000	\$598,000	1550	10	2012	Avg	4787	N	N	1219 N 41ST PL
3	051850	0730	12/10	\$555,000	\$581,000	1560	10	2010	Avg	3384	N	N	1229 N 42ND PL
3	051850	0740	11/10	\$560,000	\$585,000	1560	10	2010	Avg	3384	N	N	1223 N 42ND PL
3	051850	0850	07/12	\$730,000	\$761,000	1570	10	2012	Avg	3685	N	N	1115 N 42ND PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	051850	0860	07/12	\$716,056	\$746,000	1570	10	2012	Avg	3778	N	N	1121 N 42ND PL
3	051850	0890	12/11	\$675,000	\$720,000	1570	10	2012	Avg	3852	Y	N	1116 N 41ST PL
3	051850	0900	11/11	\$688,000	\$734,000	1570	10	2012	Avg	3676	Y	N	1110 N 41ST PL
3	051850	0910	03/12	\$699,000	\$740,000	1570	10	2012	Avg	3501	Y	N	1104 N 41ST PL
3	051850	0920	03/12	\$710,000	\$752,000	1570	10	2012	Avg	3337	Y	N	1038 N 41ST PL
3	051850	0930	03/12	\$720,000	\$761,000	1570	10	2012	Avg	3277	Y	N	1032 N 41ST PL
3	051850	0940	03/12	\$736,000	\$778,000	1570	10	2012	Avg	3364	Y	N	1026 N 41ST PL
3	051850	0950	09/12	\$800,000	\$822,000	1570	10	2012	Avg	3570	Y	N	1020 N 41ST PL
3	051850	0950	04/12	\$745,000	\$822,000	1570	10	2012	Avg	3570	Y	N	1020 N 41ST PL
3	051850	0960	04/12	\$761,000	\$802,000	1570	10	2012	Avg	3825	Y	N	1014 N 41ST PL
3	052305	9064	06/10	\$875,000	\$883,000	1680	10	1985	Good	16650	Y	N	2417 GARDEN CT N
3	051850	0690	06/11	\$580,000	\$619,000	1720	10	2010	Avg	5895	N	N	1225 N 41ST PL
3	051850	0700	06/11	\$585,000	\$624,000	1720	10	2011	Avg	5663	N	N	1231 N 41ST PL
3	334210	0034	11/12	\$775,000	\$785,000	2040	10	2012	Avg	2959	Y	N	3324 LAKE WASHINGTON BLVD
3	334330	1970	10/12	\$1,670,000	\$1,706,000	2190	10	1989	Vgood	5399	Y	Y	6025 HAZELWOOD LN
3	051850	0540	12/11	\$825,000	\$880,000	2210	10	2008	Avg	3685	N	N	1009 N 41ST PL
3	051850	0760	02/10	\$810,000	\$786,000	2210	10	2008	Avg	4236	N	N	1211 N 42ND PL
3	051850	0030	11/10	\$589,000	\$614,000	2560	10	2010	Avg	3816	N	N	1240 N 42ND PL
3	051850	0050	03/11	\$618,000	\$655,000	2560	10	2011	Avg	3828	N	N	1228 N 42ND ST
3	051850	0070	02/11	\$614,000	\$649,000	2560	10	2011	Avg	3840	N	N	1216 N 42ND PL
3	051850	0090	06/11	\$634,500	\$677,000	2560	10	2011	Avg	3852	N	N	1204 N 42ND ST
3	051850	0110	08/11	\$630,000	\$673,000	2560	10	2011	Avg	3865	N	N	1126 N 42ND PL
3	051850	0130	08/12	\$637,000	\$659,000	2560	10	2012	Avg	3877	N	N	1114 N 42ND PL
3	051850	0150	08/10	\$630,000	\$644,000	2560	10	2010	Avg	3889	N	N	1102 N 42ND PL
3	051850	0040	11/10	\$604,000	\$628,000	2670	10	2010	Avg	3822	N	N	1234 N 42ND PL
3	051850	0060	12/10	\$622,000	\$652,000	2670	10	2011	Avg	3834	N	N	1222 N 42ND ST
3	051850	0080	01/11	\$629,000	\$663,000	2670	10	2011	Avg	3846	N	N	1210 N 42ND PL
3	051850	0100	06/11	\$651,386	\$695,000	2670	10	2011	Avg	3858	N	N	1132 N 42ND PL
3	051850	0120	11/11	\$635,000	\$678,000	2670	10	2011	Avg	3871	N	N	1120 N 42ND PL
3	051850	0140	06/12	\$647,000	\$677,000	2670	10	2012	Avg	3883	N	N	1108 N 42ND PL
3	051850	0160	08/10	\$625,000	\$638,000	2670	10	2010	Avg	3895	N	N	1036 N 42ND PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	334210	1937	08/12	\$699,950	\$722,000	2830	10	2012	Avg	5400	N	N	1100 N 32ND ST
3	051850	0020	07/12	\$720,000	\$747,000	2870	10	2008	Avg	3783	N	N	1246 N 42ND PL
3	051850	0020	02/10	\$665,000	\$747,000	2870	10	2008	Avg	3783	N	N	1246 N 42ND PL
3	051850	0170	12/12	\$765,000	\$768,000	2920	10	2008	Avg	3901	N	N	1030 N 42ND PL
3	051850	0170	03/10	\$720,000	\$768,000	2920	10	2008	Avg	3901	N	N	1030 N 42ND PL
3	051850	0210	02/10	\$725,000	\$704,000	2920	10	2008	Avg	3942	N	N	1006 N 42ND PL
3	051850	0010	04/10	\$665,000	\$657,000	2980	10	2008	Avg	5189	N	N	1252 N 42ND PL
3	164450	0260	02/10	\$825,000	\$802,000	3060	10	2003	Avg	5590	Y	N	2715 WILLIAMS AVE N
3	334210	4050	09/10	\$1,325,000	\$1,365,000	3060	10	1979	Avg	3078	Y	Y	2727 MOUNTAIN VIEW AVE N
3	164450	0270	05/12	\$925,000	\$970,000	3080	10	2002	Avg	7614	Y	N	2719 WILLIAMS AVE N
3	334210	0941	06/12	\$835,000	\$873,000	3530	10	2010	Avg	5100	Y	N	1006 N 28TH PL
3	334270	0535	11/12	\$675,000	\$684,000	3540	10	2011	Avg	9550	Y	N	1317 N 40TH ST
3	334210	0535	01/11	\$750,000	\$791,000	3700	10	2007	Avg	5100	Y	N	2811 BURNETT AVE N
3	334210	3162	03/10	\$550,000	\$542,000	3760	10	2007	Avg	8520	N	N	1402 N 34TH ST
3	334210	0460	07/11	\$620,000	\$662,000	3940	10	2007	Avg	5016	Y	N	715 N 30TH ST
3	051850	0770	02/10	\$1,190,000	\$1,155,000	2710	11	2008	Avg	3588	Y	N	1007 N 42ND PL
3	051850	0980	12/10	\$1,025,000	\$1,075,000	2710	11	2008	Avg	3760	Y	N	1002 N 41ST PL
3	051850	0970	04/12	\$1,010,000	\$1,064,000	2820	11	2008	Avg	4912	Y	N	1008 N 41ST PL
3	172405	9019	03/12	\$1,827,000	\$1,933,000	4360	11	2001	Good	14836	Y	Y	4625 LAKE WASHINGTON BLVD SE
3	334330	2390	06/11	\$2,400,000	\$2,561,000	1460	12	2009	Avg	6351	Y	Y	6615 RIPLEY LN N
3	051850	0380	10/10	\$1,600,000	\$1,662,000	2080	12	2008	Avg	5773	Y	Y	4113 WILLIAMS AVE N
3	051850	0400	09/10	\$1,450,000	\$1,494,000	2230	12	2008	Avg	5961	Y	Y	4101 WILLIAMS AVE N
3	051850	0430	10/11	\$1,530,855	\$1,635,000	2660	12	2011	Avg	5403	Y	Y	4051 WILLIAMS AVE N
3	051850	0440	11/11	\$1,450,000	\$1,549,000	2670	12	2011	Avg	5383	Y	Y	4029 WILLIAMS AVE N
3	172405	9024	02/10	\$4,050,000	\$3,935,000	2860	12	2008	Avg	19032	Y	Y	4425 LAKE WASHINGTON BLVD SE
3	334270	0355	03/12	\$2,250,000	\$2,381,000	3390	12	2006	Avg	6107	Y	Y	3601 LAKE WASHINGTON BLVD N
6	606530	0210	09/12	\$580,000	\$596,000	1670	9	1972	Avg	14555	N	N	42 CASCADE KY
6	606531	0950	09/11	\$794,900	\$850,000	1830	9	1977	Good	13565	Y	N	78 SKAGIT KY
6	606530	0240	05/11	\$719,000	\$766,000	1870	9	1973	Good	14400	N	N	48 CASCADE KY
6	607280	0240	11/11	\$1,700,000	\$1,814,000	2030	9	1994	Good	13809	Y	Y	61 CASCADE KY
6	606530	0950	05/10	\$715,000	\$717,000	2040	9	1973	Good	14400	N	N	23 SKAGIT KY

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	606530	1220	11/10	\$704,000	\$732,000	2150	9	1969	Good	13951	N	N	36 CHELAN KY
6	606530	0670	07/12	\$730,000	\$758,000	2170	9	1972	Avg	14396	N	N	37 CASCADE KY
6	606530	0930	06/11	\$710,000	\$758,000	2180	9	1973	Good	18404	N	N	27 SKAGIT KY
6	606531	0690	06/11	\$905,000	\$965,000	2220	9	1975	Vgood	14850	N	N	33 LUMMI KY
6	606530	0630	08/12	\$775,000	\$799,000	2230	9	1973	Good	14921	N	N	25 CASCADE KY
6	606530	0780	03/10	\$700,000	\$690,000	2280	9	1972	Good	14189	N	N	13 COLUMBIA KY
6	606530	1170	02/12	\$875,000	\$928,000	2290	9	1966	Vgood	15757	N	N	26 SKAGIT KY
6	606530	0620	11/11	\$925,000	\$988,000	2330	9	1973	Vgood	15253	N	N	21 CASCADE KY
6	606530	0080	07/12	\$864,000	\$898,000	2370	9	1972	Vgood	24134	N	N	16 CASCADE KY
6	606531	1240	06/11	\$802,000	\$856,000	2400	9	1979	Good	16258	N	N	8 TULALIP KY
6	606530	1140	08/10	\$735,500	\$751,000	2470	9	1973	Good	14782	N	N	20 SKAGIT KY
6	606531	0070	12/10	\$910,000	\$954,000	2520	9	1974	Vgood	14041	N	N	28 GLACIER KY
6	606530	1290	08/12	\$890,000	\$918,000	2540	9	1967	Good	18881	N	N	50 SKAGIT KY
6	606531	0110	04/10	\$817,000	\$813,000	2540	9	1974	Good	15205	N	N	50 GLACIER KY
6	606531	0600	07/12	\$821,000	\$854,000	2570	9	1996	Avg	15247	N	N	42 ORCAS KY
6	606531	0720	02/12	\$900,000	\$954,000	2680	9	1977	Good	18477	N	N	21 LUMMI KY
6	606531	0540	03/11	\$1,011,000	\$1,073,000	2850	9	1975	Vgood	16400	N	N	30 NEWPORT KY
6	606530	1310	07/12	\$878,000	\$914,000	2860	9	1971	Vgood	14861	N	N	51 GLACIER KY
6	606531	1200	07/10	\$925,000	\$941,000	3010	9	1978	Vgood	16753	N	N	28 LOPEZ KY
6	606531	0960	05/12	\$1,100,000	\$1,156,000	3100	9	1975	Good	13919	Y	N	80 SKAGIT KY
6	606531	1290	11/12	\$925,000	\$934,000	3130	9	1977	Vgood	14600	N	N	20 TULALIP KY
6	606531	0900	07/12	\$925,000	\$962,000	3330	9	1975	Good	13747	N	N	20 LUMMI KY
6	606531	1020	09/11	\$1,110,000	\$1,187,000	3350	9	1977	Vgood	13500	N	N	11 TULALIP KY
6	606531	0820	08/12	\$1,032,500	\$1,070,000	3390	9	1976	Vgood	16805	N	N	9 LOPEZ KY
6	606531	0550	04/11	\$1,135,000	\$1,207,000	3440	9	1976	Vgood	14569	N	N	32 NEWPORT KY
6	606530	1050	02/10	\$1,112,500	\$1,086,000	3540	9	1999	Good	15575	N	N	2 SKAGIT KY
6	606530	0960	03/12	\$915,000	\$969,000	3620	9	1972	Vgood	15014	N	N	21 SKAGIT KY
6	606531	1150	05/12	\$1,120,000	\$1,174,000	3760	9	1976	Vgood	21392	N	N	18 LOPEZ KY
6	606530	0500	08/11	\$1,642,500	\$1,756,000	5140	9	1984	Vgood	11764	Y	Y	13 CRESCENT KY
6	607280	0215	11/12	\$1,350,000	\$1,372,000	1510	10	1972	Avg	15119	Y	Y	75 CASCADE KY
6	606530	0400	06/10	\$1,782,000	\$1,802,000	2030	10	1973	Vgood	11176	Y	Y	26 COLUMBIA KY

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	606530	1080	04/11	\$1,135,000	\$1,206,000	2410	10	1969	Vgood	14730	N	N	8 SKAGIT KY
6	607280	0315	08/12	\$1,608,250	\$1,658,000	2510	10	1972	Vgood	14039	Y	Y	30 CRESCENT KY
6	606531	1000	06/11	\$1,050,000	\$1,121,000	3140	10	1981	Good	13500	N	N	19 TULALIP KY
6	607280	0235	01/12	\$1,550,000	\$1,650,000	3720	10	1969	Vgood	15841	Y	Y	63 CASCADE KY
6	606530	1110	07/12	\$1,315,000	\$1,369,000	3870	10	1973	Vgood	12898	N	N	14 SKAGIT KY
6	607280	0160	01/11	\$2,090,000	\$2,196,000	3510	11	1995	Avg	17096	Y	Y	105 CASCADE KY
6	607280	0220	12/10	\$2,540,000	\$2,667,000	4600	11	2000	Avg	13912	Y	Y	73 CASCADE KY
6	607280	0115	09/10	\$3,980,000	\$4,092,000	6050	11	1987	Avg	23459	Y	Y	98 CASCADE KY
6	607280	0105	04/10	\$6,400,000	\$6,347,000	7360	12	2001	Avg	53105	Y	Y	94 CASCADE KY

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	051850	0550	09/12	\$675,000	NEW HOUSE PREVIOUSLY % COMPLETE
3	051850	0560	09/12	\$730,465	NEW HOUSE PREVIOUSLY % COMPLETE
3	051850	0630	08/12	\$615,000	BUILDER OR DEVELOPER SALES;
3	051850	0640	08/12	\$597,500	NEW HOUSE PREVIOUSLY % COMPLETE
3	051850	0810	10/12	\$785,000	NEW HOUSE NOT ON ROLL
3	051850	0820	10/12	\$750,000	NEW HOUSE PREVIOUSLY % COMPLETE
3	051850	0830	10/12	\$765,000	NEW HOUSE PREVIOUSLY % COMPLETE
3	051850	0840	10/12	\$735,000	NEW HOUSE PREVIOUSLY % COMPLETE
3	052305	9060	12/10	\$235,000	NON-REPRESENTATIVE SALE
3	164450	0120	04/12	\$358,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	172405	9018	07/11	\$1,200,000	NON-REPRESENTATIVE SALE;
3	172405	9018	12/10	\$1,050,000	ESTATE ADMINISTRATOR; PARTIAL INTEREST
3	229650	0107	12/11	\$192,000	NON-REPRESENTATIVE SALE
3	229650	0122	05/12	\$215,000	GOVERNMENT AGENCY; FORCED SALE
3	229650	0124	06/11	\$404,250	NON-REPRESENTATIVE SALE
3	312405	9076	04/12	\$668,000	PREVIOUS IMP VALUE LESS THAN 25,000
3	322405	9046	11/11	\$394,611	NO MARKET EXPOSURE
3	334210	0449	08/10	\$174,774	QUIT CLAIM DEED; RELATED PARTY
3	334210	0680	01/12	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	334210	1100	03/12	\$292,000	PREVIOUS IMP VALUE LESS THAN 25,000
3	334210	1200	11/12	\$212,000	CHARACTERISTICS CHANGED SINCE SALE
3	334210	1480	12/10	\$250,000	NON-REPRESENTATIVE SALE;
3	334210	1775	03/10	\$220,000	PREVIOUS IMP VALUE LESS THAN 25,000
3	334210	1935	11/12	\$725,000	NEW HOUSE PREVIOUSLY % COMPLETE
3	334210	1945	01/11	\$236,000	PREVIOUS IMP VALUE LESS THAN 25,000
3	334210	2165	10/11	\$475,000	NO MARKET EXPOSURE;
3	334210	2460	06/10	\$387,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	334210	2525	02/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	334210	2740	04/10	\$235,000	PREVIOUS IMP VALUE LESS THAN 25,000
3	334210	3156	10/10	\$314,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	334210	3222	03/10	\$153,800	NO MARKET EXPOSURE;
3	334210	3226	04/10	\$98,531	QUIT CLAIM DEED; RELATED PARTY
3	334210	3228	07/11	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	334210	3280	04/11	\$165,000	PREVIOUS IMP VALUE LESS THAN 25,000
3	334210	3283	07/12	\$217,000	GOVERNMENT AGENCY; SHORT SALE
3	334210	3283	04/12	\$341,224	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	334210	3924	09/11	\$1,750,000	NON-REPRESENTATIVE SALE
3	334210	3985	09/10	\$2,200,000	MULTIPLE IMPS
3	334270	0360	03/11	\$242,822	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	334270	0384	11/12	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	334270	0478	08/11	\$264,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	334270	0552	03/11	\$2,553	RELATED PARTY, FRIEND, OR NEIGHBOR
3	334270	0560	05/12	\$59,233	QUIT CLAIM DEED
3	334270	0617	01/12	\$225,000	PREVIOUS IMP VALUE LESS THAN 25,000
3	334330	1950	12/12	\$1,834,371	NO MARKET EXPOSURE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	334330	2300	11/11	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	362860	0040	04/10	\$371,102	NO MARKET EXPOSURE
3	362860	0040	03/10	\$485,226	NO MARKET EXPOSURE
3	362915	0020	04/12	\$353,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	682810	0065	10/12	\$1,370,000	MULTIPLE IMPS
6	606530	0770	01/10	\$782,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	606530	0850	04/10	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	606530	1340	10/12	\$1,020,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	606530	1390	01/12	\$757,500	PREVIOUS IMP VALUE LESS THAN 25,000
6	606531	0110	04/10	\$817,000	RELOCATION - SALE TO SERVICE;
6	606531	0200	08/10	\$1,017,000	MULTIPLE IMPS
6	606531	0280	08/10	\$2,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	606531	0420	03/12	\$1,250,000	PREVIOUS IMP VALUE LESS THAN 25,000
6	606531	0800	11/11	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	606531	1110	02/10	\$500,000	ESTATE ADMINISTRATOR; RELATED PARTY
6	606531	1200	08/10	\$915,000	RELOCATION - SALE TO SERVICE
6	607280	0250	06/12	\$1,415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	607280	0280	07/12	\$1,450,000	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 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 +8.2%. 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

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**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