

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: MEDINA/HUNTS PT./CLYDE HILL / 33

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 540

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$926,000	\$669,600	\$1,595,600	\$1,806,900	88.3%	14.61%
2008 Value	\$1,027,500	\$743,200	\$1,770,700	\$1,806,900	98.0%	14.61%
Change	+\$101,500	+\$73,600	+\$175,100		+9.7%	0.00%
% Change	+11.0%	+11.0%	+11.0%		+11.0%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity. There was no change to COV.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$1,079,900	\$574,100	\$1,654,000
2008 Value	\$1,198,300	\$637,200	\$1,835,500
Percent Change	+11.0%	+11.0%	+11.0%

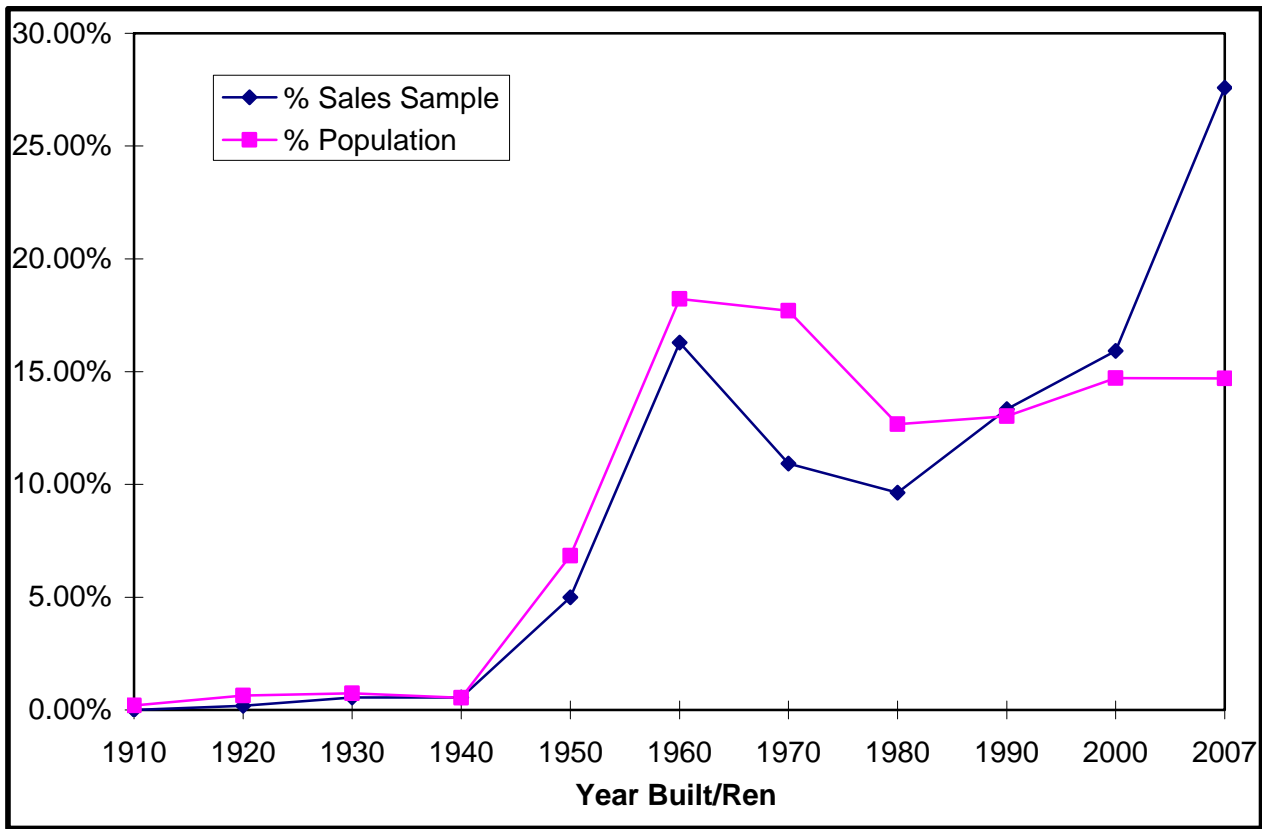
Number of one to three unit residences in the Population: 3906

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.19%
1930	3	0.56%
1940	3	0.56%
1950	27	5.00%
1960	88	16.30%
1970	59	10.93%
1980	52	9.63%
1990	72	13.33%
2000	86	15.93%
2007	149	27.59%
	540	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.20%
1920	25	0.64%
1930	29	0.74%
1940	21	0.54%
1950	267	6.84%
1960	712	18.23%
1970	691	17.69%
1980	495	12.67%
1990	509	13.03%
2000	575	14.72%
2007	574	14.70%
	3906	

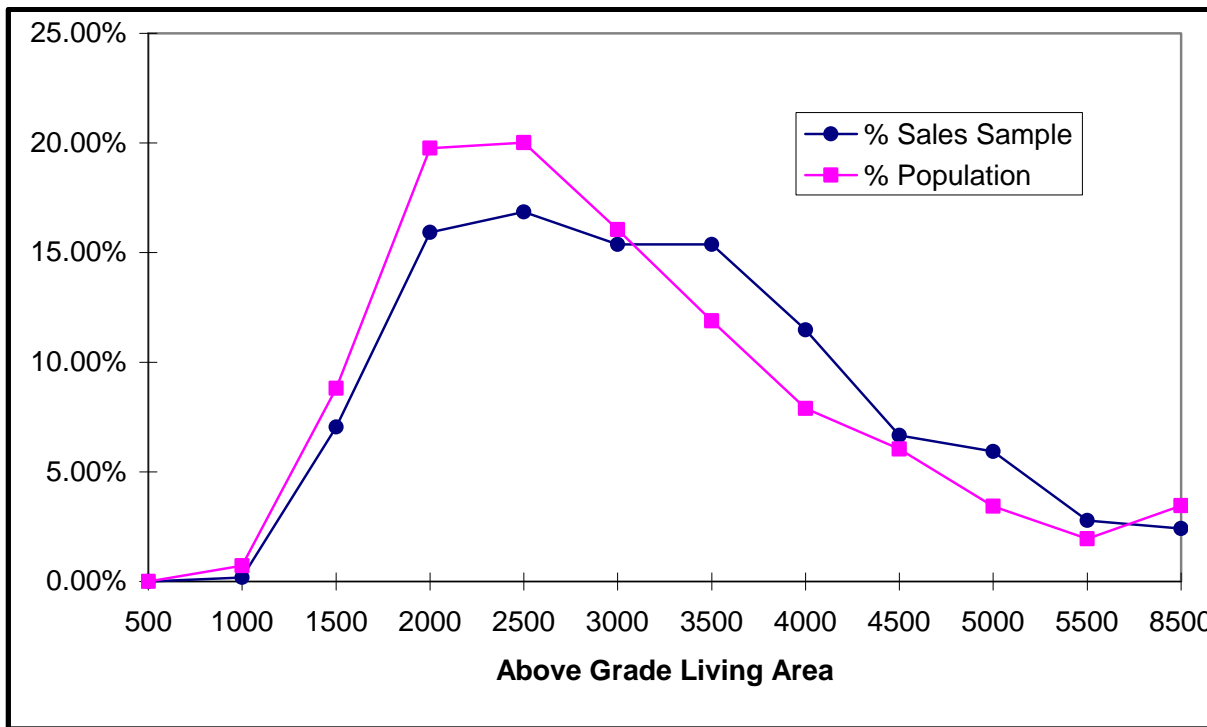


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	1	0.19%
1500	38	7.04%
2000	86	15.93%
2500	91	16.85%
3000	83	15.37%
3500	83	15.37%
4000	62	11.48%
4500	36	6.67%
5000	32	5.93%
5500	15	2.78%
8500	13	2.41%
	540	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	28	0.72%
1500	344	8.81%
2000	772	19.76%
2500	782	20.02%
3000	627	16.05%
3500	464	11.88%
4000	308	7.89%
4500	236	6.04%
5000	134	3.43%
5500	76	1.95%
12000	135	3.46%
	3906	

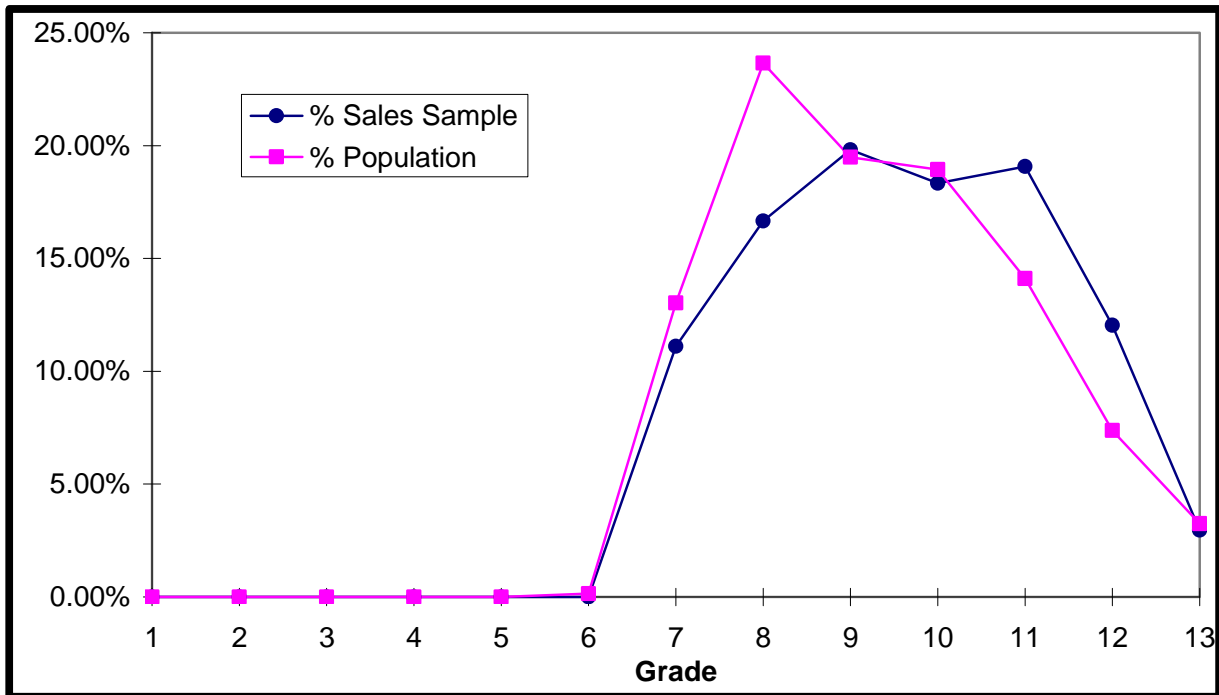


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

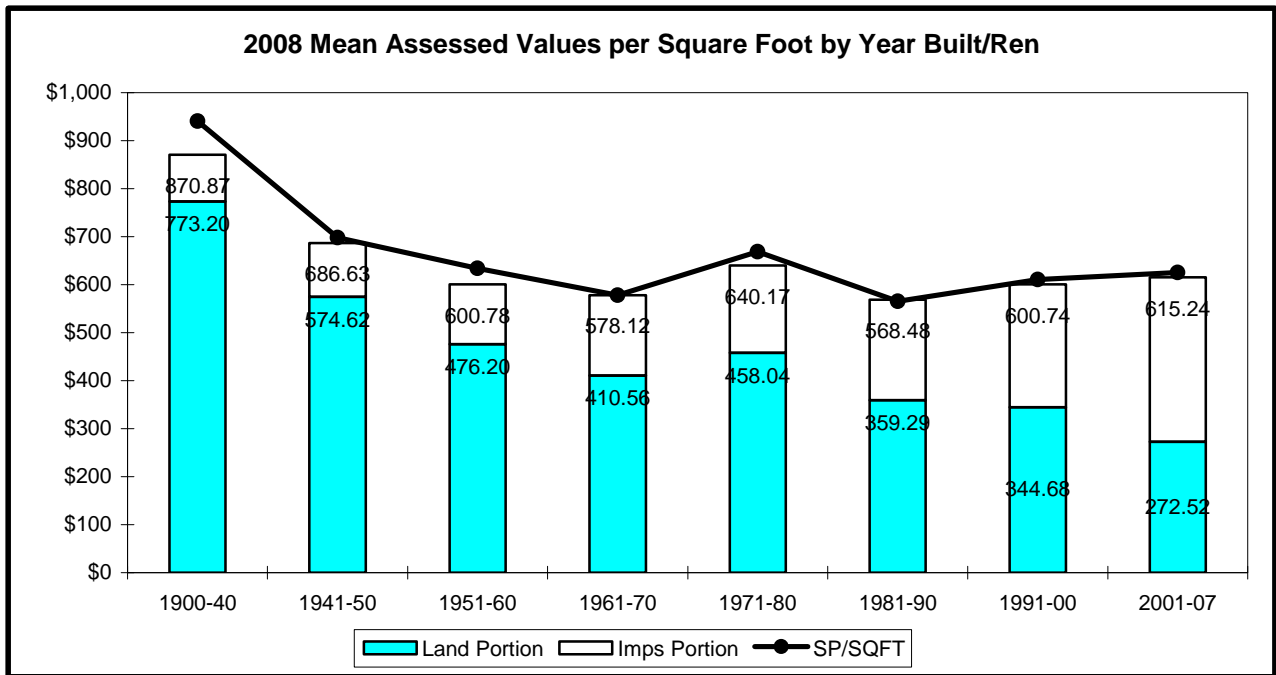
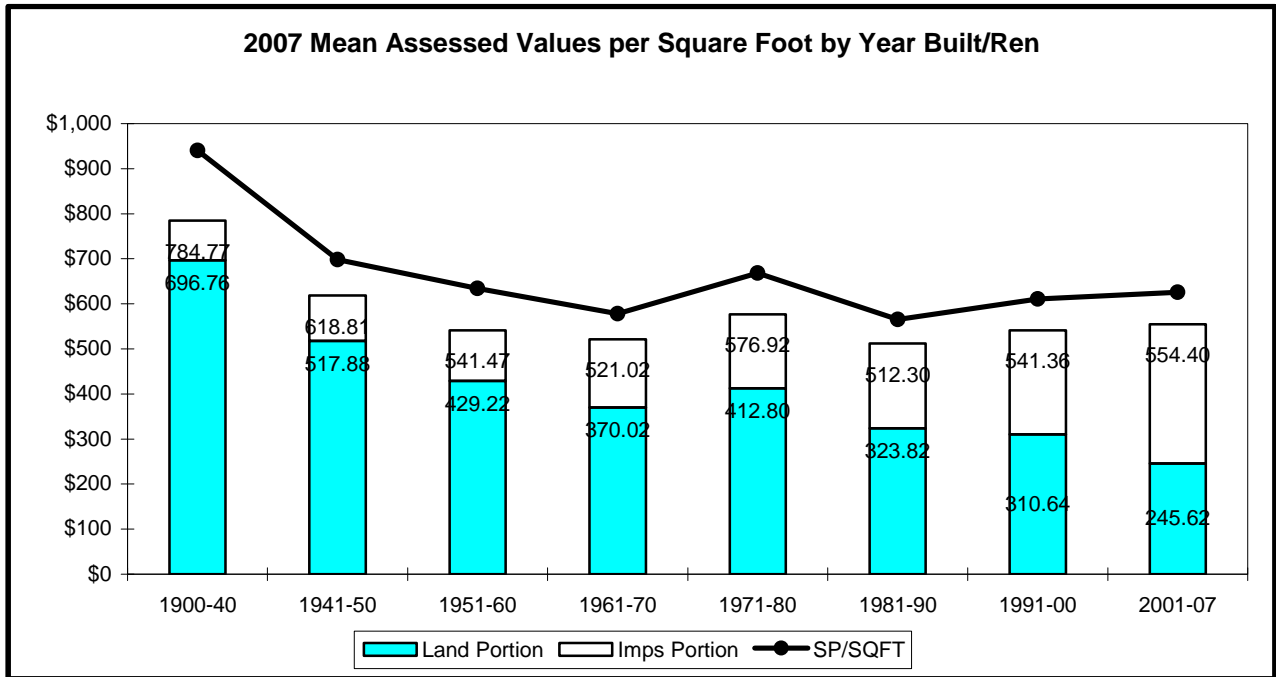
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	60	11.11%
8	90	16.67%
9	107	19.81%
10	99	18.33%
11	103	19.07%
12	65	12.04%
13	16	2.96%
	540	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	0.15%
7	509	13.03%
8	924	23.66%
9	761	19.48%
10	740	18.95%
11	551	14.11%
12	288	7.37%
13	127	3.25%
	3906	



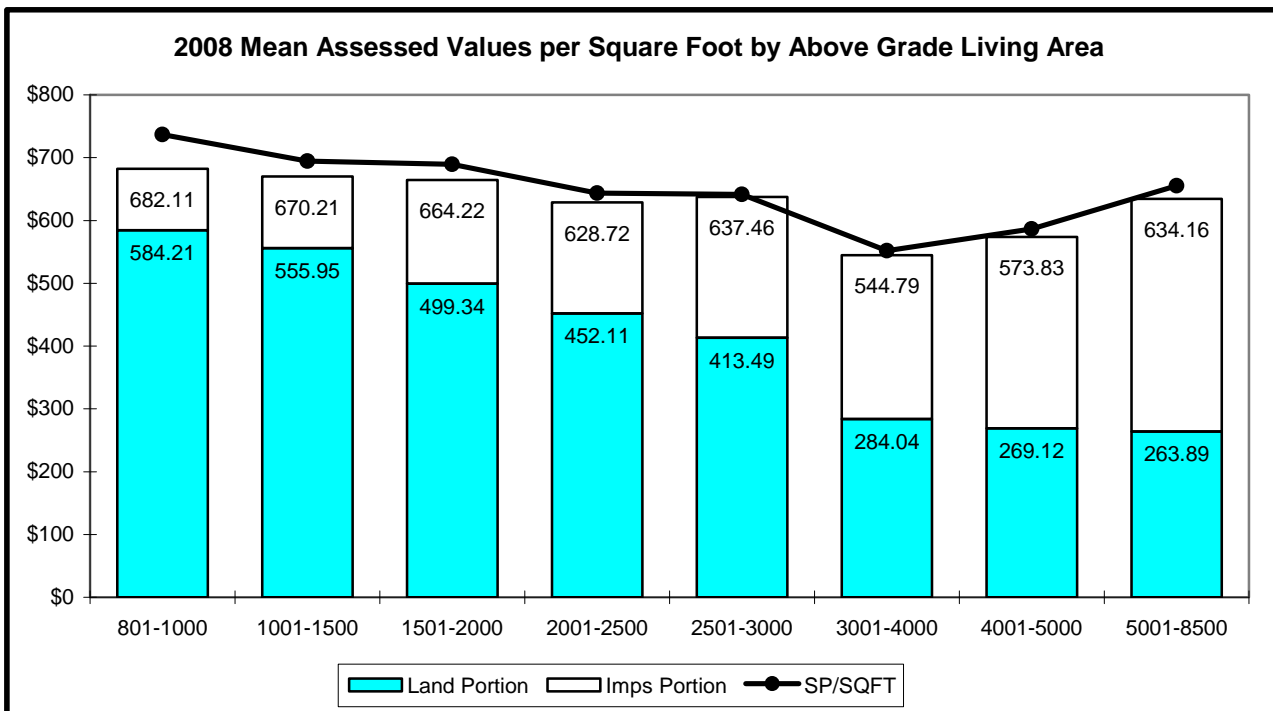
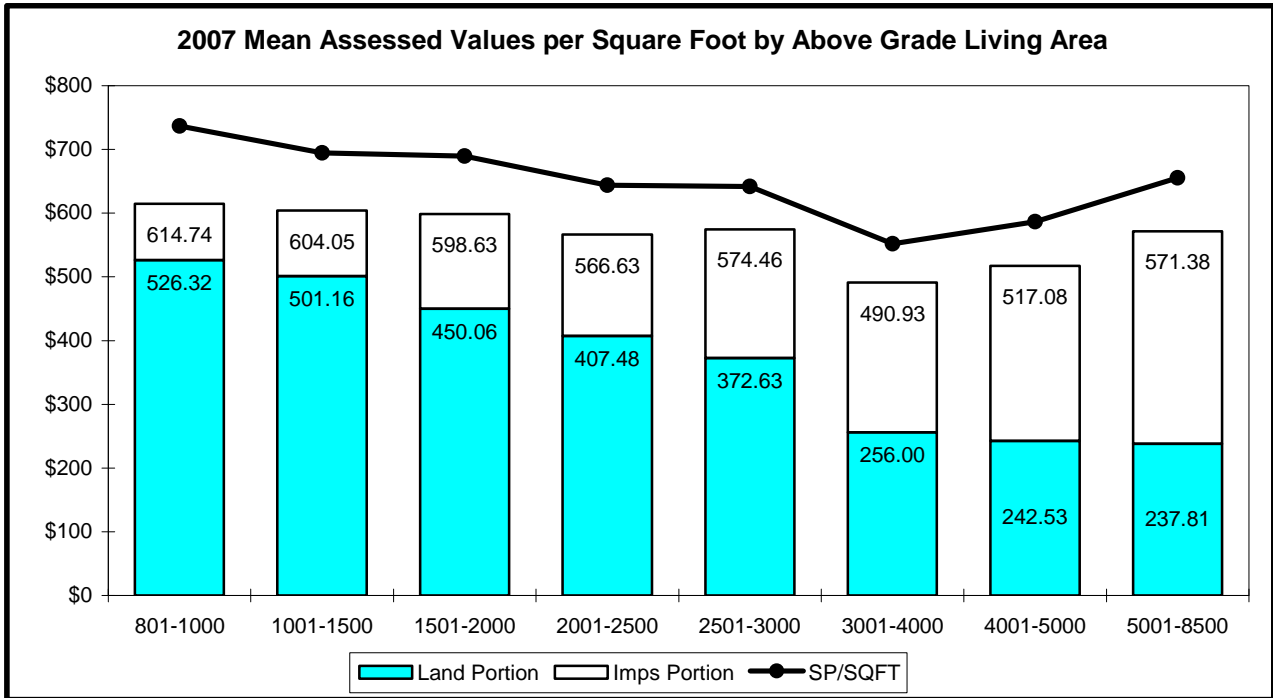
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



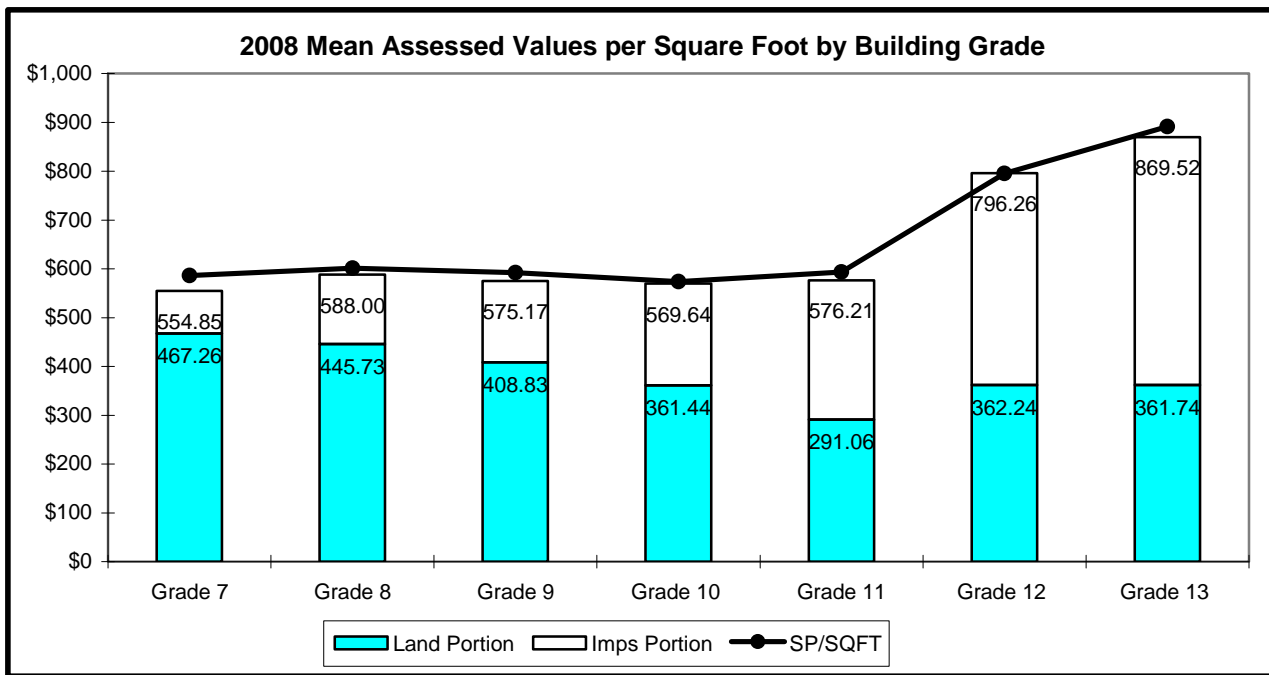
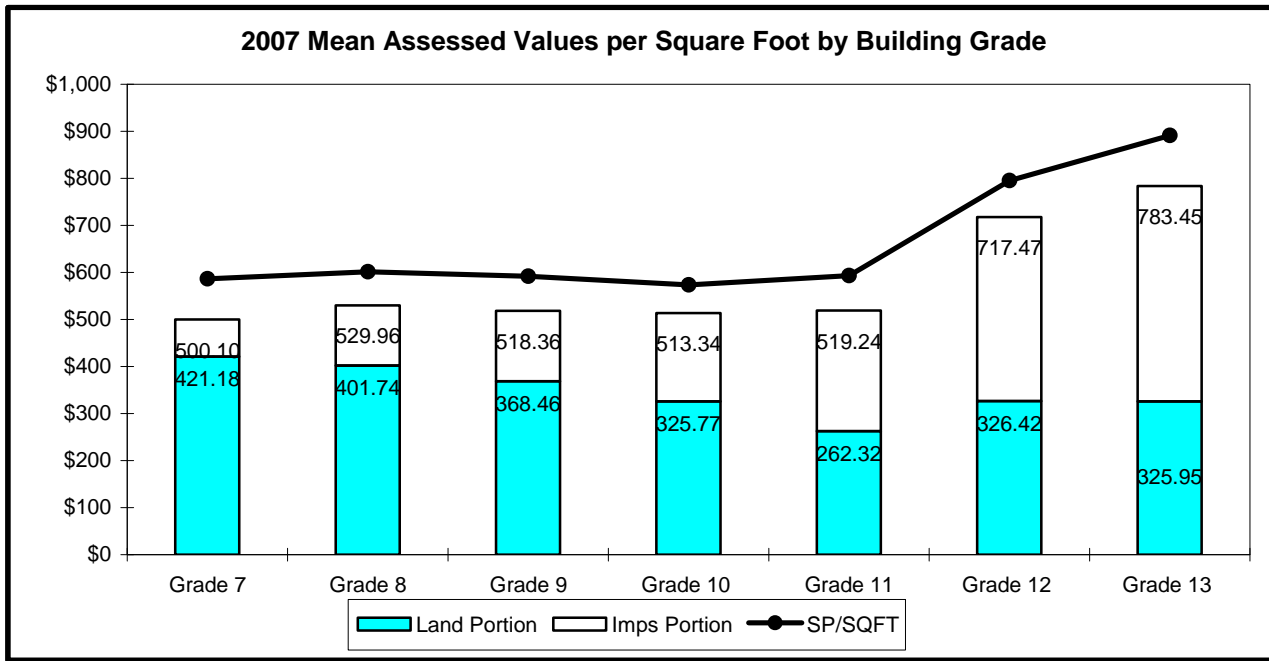
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2007 and 2008 Per Square Foot Values
By Above Grade Living Area**

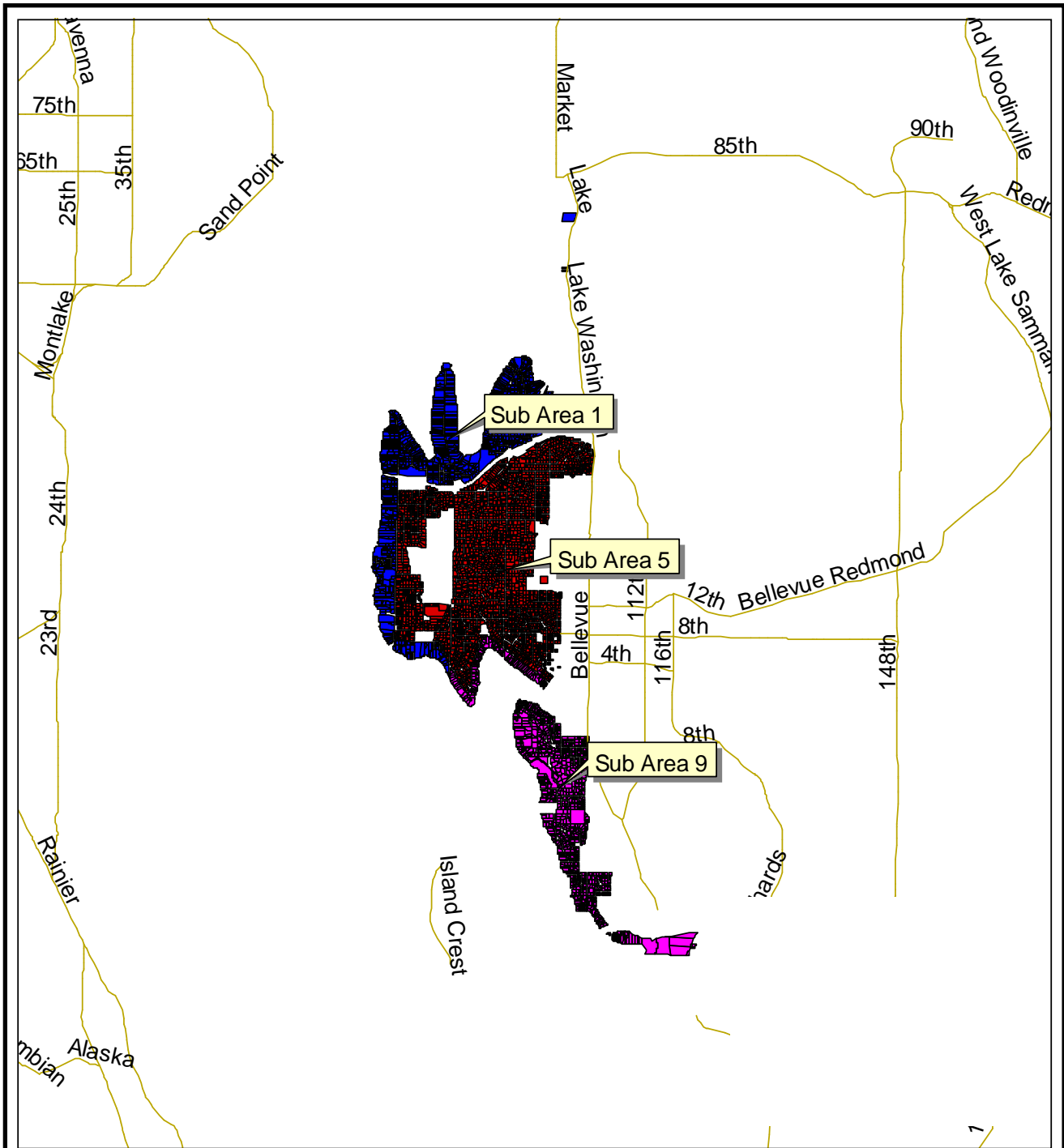


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 33

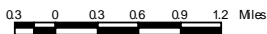
2008 Annual Update

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June 10, 2008



King County

Department of Assessments

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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 10, 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Based on the 16 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 11% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.11, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 3906 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels and maintain equalization

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.11

The resulting total value is rounded down to the next \$1,000, *then*:

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.11)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.11).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, “obsolescence”, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There are no mobile homes in Area 33.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 33 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.00%

Comments

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

There are five parcels considered Hold Outs. These unique properties have lack of sales representation and have been designated "Hold Outs" from the overall sales analysis. They will be valued separately.

920890-0079 920890-0056 362504-9004 252504-9019 201870-0274

Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is .980

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
7	60	0.850	0.943	10.9%	0.907	0.980
8	90	0.884	0.980	11.0%	0.947	1.014
9	107	0.867	0.962	11.0%	0.932	0.993
10	99	0.897	0.995	11.0%	0.965	1.025
11	103	0.872	0.968	11.0%	0.942	0.994
12	65	0.906	1.006	11.0%	0.976	1.036
13	16	0.879	0.975	11.0%	0.910	1.040
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1940	7	0.848	0.941	11.0%	0.801	1.080
1941-1950	27	0.879	0.975	11.0%	0.921	1.029
1951-1960	88	0.853	0.946	11.0%	0.916	0.977
1961-1970	59	0.905	1.005	11.0%	0.962	1.047
1971-1980	52	0.851	0.945	11.0%	0.901	0.989
1981-1990	72	0.909	1.009	11.0%	0.971	1.046
1991-2000	86	0.884	0.981	11.0%	0.954	1.009
>=2001	149	0.887	0.984	11.0%	0.962	1.006
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
AVERAGE	266	0.885	0.982	11.0%	0.965	0.999
GOOD	205	0.881	0.977	11.0%	0.956	0.999
VERY GOOD	69	0.882	0.979	11.0%	0.947	1.010
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	244	0.895	0.993	11.0%	0.975	1.012
1.5	22	0.890	0.987	11.0%	0.915	1.060
2	273	0.875	0.972	11.0%	0.955	0.988
2.5	1	0.878	0.974	11.0%	N/A	N/A

Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is .980

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

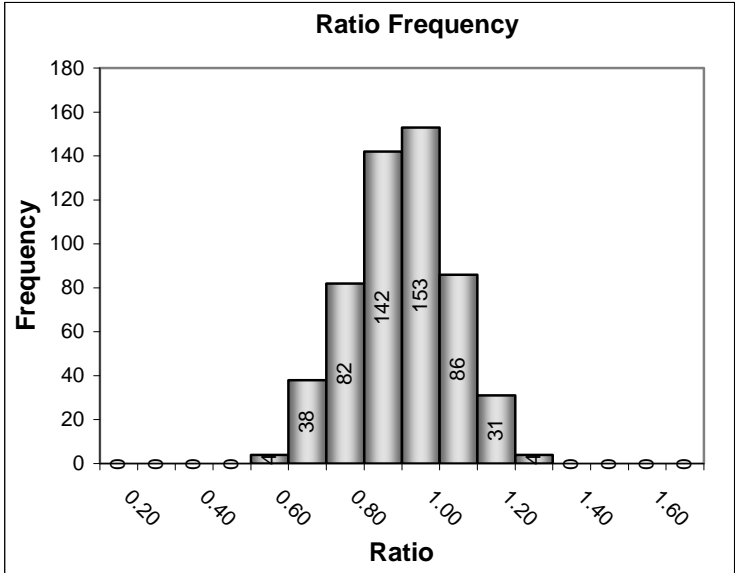
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0801-1000	1	0.834	0.926	11.0%	N/A	N/A
1001-1500	38	0.869	0.965	11.0%	0.924	1.005
1501-2000	86	0.869	0.964	11.0%	0.931	0.997
2001-2500	91	0.881	0.977	11.0%	0.945	1.009
2501-3000	83	0.895	0.993	11.0%	0.958	1.028
3001-4000	145	0.890	0.988	11.0%	0.965	1.010
4001-5000	68	0.881	0.977	11.0%	0.943	1.012
>=5001	28	0.875	0.971	11.0%	0.915	1.027
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	347	0.879	0.976	11.0%	0.960	0.991
Y	193	0.887	0.985	11.0%	0.964	1.005
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	508	0.885	0.982	11.0%	0.969	0.995
Y	32	0.873	0.969	11.0%	0.915	1.022
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	105	0.879	0.975	11.0%	0.950	1.001
5	340	0.888	0.985	11.0%	0.969	1.002
9	95	0.871	0.967	11.0%	0.939	0.995
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5000	5	0.954	1.059	11.0%	0.986	1.132
05001-08000	21	0.915	1.015	11.0%	0.950	1.080
08001-12000	140	0.861	0.956	11.0%	0.932	0.979
12001-16000	116	0.890	0.988	11.0%	0.961	1.015
16001-20000	116	0.889	0.986	11.0%	0.959	1.013
20001-30000	121	0.897	0.995	11.0%	0.967	1.023
>=30001	21	0.848	0.941	11.0%	0.875	1.007

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2007	Date of Report: 6/10/2008	Sales Dates: 1/2005 - 12/2007
Area MEDINA / HUNTS PT / CLYDE	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	540		
<i>Mean Assessed Value</i>	1,595,600		
<i>Mean Sales Price</i>	1,806,900		
<i>Standard Deviation AV</i>	929,350		
<i>Standard Deviation SP</i>	1,086,101		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.900		
<i>Median Ratio</i>	0.903		
<i>Weighted Mean Ratio</i>	0.883		
UNIFORMITY			
<i>Lowest ratio</i>	0.560		
<i>Highest ratio:</i>	1.281		
<i>Coefficient of Dispersion</i>	11.61%		
<i>Standard Deviation</i>	0.131		
<i>Coefficient of Variation</i>	14.61%		
<i>Price Related Differential (PRD)</i>	1.019		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.888		
<i>Upper limit</i>	0.914		
95% Confidence: Mean			
<i>Lower limit</i>	0.889		
<i>Upper limit</i>	0.911		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	3906		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.131		
Recommended minimum:	28		
<i>Actual sample size:</i>	540		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	266		
# ratios above mean:	274		
z:	0.344		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



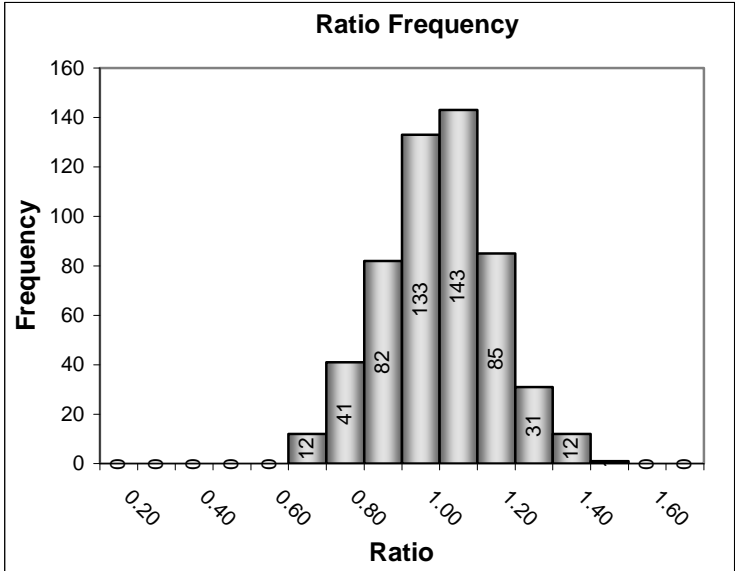
COMMENTS:

1 to 3 Unit Residences throughout area 33

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2008	Date of Report: 6/10/2008	Sales Dates: 1/2005 - 12/2007
Area MEDINA / HUNTS PT / CLYDE	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	540		
Mean Assessed Value	1,770,700		
Mean Sales Price	1,806,900		
Standard Deviation AV	1,031,587		
Standard Deviation SP	1,086,101		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.002		
Weighted Mean Ratio	0.980		
UNIFORMITY			
Lowest ratio	0.621		
Highest ratio:	1.421		
Coefficient of Dispersion	11.61%		
Standard Deviation	0.146		
Coefficient of Variation	14.61%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.013		
95% Confidence: Mean			
Lower limit	0.986		
Upper limit	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	3906		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.146		
Recommended minimum:	34		
Actual sample size:	540		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	266		
# ratios above mean:	274		
z:	0.344		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	192505	9130	1/4/05	\$610,000	1030	1150	7	1959	4	16553	N	N	9234 NE POINTS DR
001	980870	0390	7/13/07	\$1,140,000	1460	0	7	1940	4	12600	N	N	4432 92ND AVE NE
001	980870	0065	1/31/07	\$980,000	1780	0	7	1952	4	10290	N	N	3856 94TH AVE NE
001	353790	0190	4/14/05	\$630,000	1430	0	8	1952	5	12000	N	N	2831 HUNTS POINT RD
001	353790	0175	4/27/07	\$739,800	1580	0	8	1952	4	12000	N	N	8311 HUNTS POINT CIR
001	353790	0175	3/14/05	\$495,000	1580	0	8	1952	4	12000	N	N	8311 HUNTS POINT CIR
001	980870	0281	9/27/06	\$975,000	1590	0	8	1946	5	8000	N	N	9306 NE 40TH ST
001	980870	0281	6/3/05	\$895,000	1590	0	8	1946	5	8000	N	N	9306 NE 40TH ST
001	980865	0060	10/5/07	\$1,190,400	1770	580	8	1976	4	15141	N	N	9042 NE 33RD ST
001	242504	9102	5/31/06	\$3,750,000	1870	1400	8	1958	3	22645	Y	Y	3405 EVERGREEN POINT RD
001	192505	9146	5/7/07	\$1,025,000	1980	0	8	1990	4	8153	N	N	9419 POINTS DR NE
001	192505	9146	7/11/05	\$735,000	1980	0	8	1990	4	8153	N	N	9419 POINTS DR NE
001	980865	0010	1/4/06	\$950,000	1990	1020	8	1976	3	14300	N	N	9071 NE 34TH ST
001	353790	0165	6/12/06	\$775,000	2030	0	8	1967	4	24056	N	N	8301 HUNTS POINT CIR
001	242504	9197	7/20/05	\$1,067,000	2070	700	8	1963	4	20473	N	N	7920 NE 32ND ST
001	920890	0072	1/3/06	\$1,080,000	2080	0	8	1955	4	12645	N	N	1845 76TH AVE NE
001	980870	0055	8/1/07	\$1,300,000	2830	0	8	1955	5	10888	N	N	9429 NE 40TH ST
001	980810	0144	9/11/07	\$1,750,000	3030	0	8	1951	5	20749	N	N	4224 91ST AVE NE
001	980810	0144	7/9/07	\$1,350,000	3030	0	8	1951	5	20749	N	N	4224 91ST AVE NE
001	980870	0130	4/25/06	\$1,292,445	3450	0	8	1951	4	16307	N	N	3805 94TH AVE NE
001	192505	9240	5/24/06	\$1,199,950	1730	1440	9	1966	5	20498	N	N	3616 92ND AVE NE
001	980870	0771	10/31/05	\$1,175,000	1940	0	9	1982	4	12000	Y	N	4434 95TH AVE NE
001	242504	9182	8/28/06	\$1,410,000	1960	1430	9	1997	4	13068	N	N	3204 76TH AVE NE
001	980870	0605	9/15/06	\$1,550,000	2040	0	9	1994	4	12096	N	N	4010 94TH AVE NE
001	242504	9208	3/15/06	\$1,300,000	2230	1670	9	1956	5	22700	N	N	2837 76TH AVE NE
001	220740	0060	9/6/07	\$1,350,000	2260	1100	9	1965	4	14790	Y	N	9022 NE 41ST ST
001	206800	0270	5/9/07	\$1,425,000	2290	1560	9	1964	4	14980	Y	N	9127 NE 36TH ST
001	206800	0200	4/19/05	\$1,850,000	2350	2170	9	1964	5	16050	Y	N	8939 NE 36TH ST
001	739730	0243	7/3/06	\$1,150,000	2520	0	9	1990	3	10500	N	N	3301 78TH PL NE
001	242504	9056	5/26/06	\$4,700,000	2630	1270	9	1972	4	33000	Y	Y	3616 EVERGREEN POINT RD
001	980870	0045	10/30/07	\$1,500,000	2650	0	9	1953	4	20953	N	N	3845 95TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	739730	0131	10/10/06	\$1,800,000	2740	0	9	1987	5	22822	Y	Y	3240 78TH PL NE
001	980810	0191	2/15/05	\$1,250,000	2800	1000	9	1987	3	21145	N	N	3922 95TH AVE NE
001	192505	9009	7/10/07	\$1,190,000	2870	0	9	1990	3	29315	N	N	9229 POINTS DR NE
001	192505	9009	7/13/05	\$900,000	2870	0	9	1990	3	29315	N	N	9229 POINTS DR NE
001	192505	9213	8/15/07	\$1,300,000	2880	0	9	1977	4	21544	N	N	9416 NE POINTS DR
001	739730	0060	6/15/07	\$3,950,000	2890	600	9	1942	4	20160	Y	Y	3326 78TH PL NE
001	866240	0050	8/11/05	\$1,298,500	2950	0	9	1966	4	14350	N	N	9249 NE 37TH PL
001	866230	0005	12/14/06	\$1,455,000	3170	0	9	1967	4	11800	N	N	9400 NE 37TH PL
001	192505	9196	10/15/07	\$2,050,000	3750	0	9	2007	3	20588	N	N	3624 92ND AVE NE
001	757540	0010	10/26/07	\$2,125,000	4380	0	9	1977	4	18243	N	N	9089 NE 39TH PL
001	247270	0065	8/11/05	\$1,795,000	1640	1170	10	1968	4	19032	Y	Y	3008 80TH AVE NE
001	220740	0110	4/2/07	\$1,640,000	1670	1180	10	1963	4	16008	Y	N	9035 NE 41ST ST
001	353790	0140	10/16/06	\$1,350,000	1680	1570	10	2003	3	12185	N	N	3031 HUNTS POINT CIR
001	206800	0070	7/14/06	\$1,875,000	1960	1690	10	2000	4	15584	Y	N	3621 91ST AVE NE
001	242504	9125	11/15/05	\$2,625,000	2000	1380	10	1969	4	15995	Y	N	3655 EVERGREEN POINT RD
001	262900	0030	7/11/06	\$1,355,000	2060	700	10	1978	4	15200	N	N	9010 NE 34TH ST
001	206800	0130	3/10/05	\$1,750,000	2090	1190	10	1965	4	15225	Y	N	3621 90TH AVE NE
001	247270	0080	8/8/07	\$2,400,000	2140	0	10	1964	4	17020	Y	Y	3100 80TH AVE NE
001	339500	0010	7/23/07	\$1,200,000	2520	600	10	1967	4	15058	N	N	3701 92ND AVE NE
001	353490	0270	6/30/06	\$5,250,000	2610	480	10	1927	4	41650	Y	Y	4224 HUNTS POINT RD
001	192505	9132	9/13/05	\$1,050,000	2680	0	10	1990	4	25265	N	N	9441 POINTS DR NE
001	192505	9171	4/24/06	\$1,285,000	2830	0	10	2003	3	11250	N	N	3442 92ND AVE NE
001	739730	0115	6/27/07	\$1,900,000	2890	0	10	1982	3	20000	Y	N	3254 78TH PL NE
001	339500	0150	11/3/06	\$1,500,000	2950	2700	10	1964	4	15050	N	N	9013 NE 37TH PL
001	247270	0015	7/13/05	\$2,232,000	3080	0	10	1977	4	17008	Y	Y	3115 FAIRWEATHER PL
001	980810	0179	2/14/07	\$1,350,000	3120	1440	10	1990	3	25709	N	N	3930 95TH AVE NE
001	353690	0120	3/3/05	\$892,000	3150	0	10	1983	3	20794	N	N	8531 HUNTS POINT LN
001	353690	0130	7/17/05	\$1,120,000	3290	0	10	1983	3	21028	N	N	8521 HUNTS POINT LN
001	242504	9216	9/19/07	\$2,140,000	3380	0	10	1993	4	23522	N	N	7628 NE 32ND ST
001	242504	9216	4/28/06	\$1,675,000	3380	0	10	1993	4	23522	N	N	7628 NE 32ND ST
001	339500	0130	3/28/06	\$1,610,000	3470	0	10	1964	4	15139	N	N	9033 NE 37TH PL

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001	339500	0130	5/30/05	\$1,380,000	3470	0	10	1964	4	15139	N	N	9033 NE 37TH PL
001	980810	0126	7/14/06	\$1,569,000	3610	0	10	2003	3	13800	N	N	4205 94TH AVE NE
001	192505	9059	6/9/05	\$1,850,000	3790	0	10	2002	3	20935	N	N	9254 NE POINTS DR
001	353490	0530	7/19/06	\$5,071,000	3870	1800	10	2001	3	33600	Y	Y	3241 HUNTS POINT RD
001	739730	0161	5/9/06	\$3,575,000	3940	0	10	1999	3	19400	Y	Y	3226 78TH PL NE
001	192505	9220	7/26/05	\$1,280,000	4130	0	10	2004	3	13953	N	N	9220 POINTS DR NE
001	980810	0068	4/24/06	\$4,888,000	4320	0	10	1990	3	21200	Y	Y	9000 NE 42ND ST
001	206800	0060	3/23/07	\$2,900,000	5010	0	10	2007	3	15584	N	N	3620 91ST AVE NE
001	242504	9099	11/28/05	\$1,900,000	2890	1580	11	1991	3	21151	Y	Y	3207 EVERGREEN POINT RD
001	242504	9127	4/26/06	\$6,950,000	2990	1980	11	1996	4	30350	Y	Y	3630 EVERGREEN POINT RD
001	247270	0050	12/15/06	\$4,000,000	3050	3050	11	1965	5	20503	Y	Y	3009 FAIRWEATHER PL
001	353690	0050	4/21/06	\$1,349,000	3070	0	11	1979	3	22076	N	N	8520 HUNTS POINT LN
001	192505	9266	3/15/05	\$1,175,000	3340	0	11	1987	4	15007	N	N	3462 92ND AVE NE
001	192505	9244	1/20/06	\$1,575,000	3480	0	11	2000	3	20001	N	N	9265 POINTS DR NE
001	399990	0060	1/2/07	\$2,325,000	3480	820	11	1965	4	23248	Y	N	1631 RAMBLING LN
001	339500	0160	4/26/05	\$4,800,000	3490	2410	11	1991	4	29100	Y	Y	9003 NE 37TH PL
001	353790	0080	7/24/06	\$1,955,000	3760	0	11	2005	3	12023	N	N	3028 HUNTS POINT CIR
001	980810	0180	6/13/05	\$1,475,000	3850	0	11	2000	3	14276	N	N	3923 97TH AVE NE
001	980870	0490	4/25/07	\$1,750,000	3940	0	11	1994	3	11480	N	N	4409 95TH AVE NE
001	980870	0490	7/12/05	\$1,585,000	3940	0	11	1994	3	11480	N	N	4409 95TH AVE NE
001	353790	0008	1/11/06	\$1,972,500	4040	0	11	2005	3	13206	N	N	3143 HUNTS POINT RD
001	980870	0839	5/2/07	\$5,500,000	4200	0	11	1998	3	16900	Y	Y	4680 95TH AVE NE
001	739730	0061	3/14/06	\$1,732,000	4210	0	11	1988	3	20000	N	N	3324 78TH PL NE
001	980850	0060	6/20/07	\$1,970,000	4760	0	11	1999	3	16882	Y	N	3727 96TH AVE NE
001	242504	9063	3/24/05	\$3,625,000	4830	0	11	1990	4	22257	Y	Y	3317 EVERGREEN POINT RD
001	353490	0435	10/9/06	\$8,700,000	2290	1320	12	1974	5	51762	Y	Y	3811 HUNTS POINT RD
001	739730	0140	6/22/05	\$5,200,000	4340	1810	12	1997	3	41400	Y	Y	3234 78TH PL NE
001	980870	0110	9/5/06	\$2,850,000	4610	0	12	2005	3	16167	N	N	3812 94TH AVE NE
001	353490	0210	3/7/07	\$7,900,000	4710	0	12	1976	4	46609	Y	Y	4014 HUNTS POINT RD
001	353790	0121	6/17/05	\$2,700,000	4720	110	12	1985	4	25417	Y	Y	3111 HUNTS POINT CIR
001	980870	0259	9/24/05	\$2,795,000	5260	0	12	2005	3	18632	N	N	3808 92ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	242504	9229	9/27/07	\$3,950,000	5410	0	12	1990	3	24000	Y	N	3319 EVERGREEN POINT RD
001	353490	0140	9/18/07	\$6,300,000	5510	0	12	1988	3	47611	Y	Y	3622 HUNTS POINT RD
001	194230	0030	10/13/05	\$3,400,000	6025	0	12	2000	3	25000	N	N	1251 EVERGREEN POINT RD
001	220740	0010	11/9/06	\$3,495,000	3500	3390	13	2005	3	15013	Y	N	9072 NE 41ST ST
001	247270	0090	6/7/05	\$4,100,000	4260	0	13	2004	3	17283	Y	Y	3120 80TH AVE NE
001	194230	0040	9/21/05	\$5,050,000	4540	1850	13	2001	3	25000	N	N	1253 EVERGREEN POINT RD
001	242504	9186	5/9/07	\$3,600,000	4740	0	13	1997	3	19166	Y	N	3421 EVERGREEN POINT RD
001	920890	0036	6/25/07	\$3,300,000	5020	0	13	1998	4	20158	N	N	2201 EVERGREEN POINT RD
001	252504	9208	10/28/05	\$4,480,000	5150	0	13	2000	3	31080	N	N	1135 EVERGREEN POINT RD
001	252504	9071	5/29/07	\$3,000,000	5340	380	13	1991	3	26672	N	N	1237 EVERGREEN POINT RD
001	926960	0020	5/19/06	\$3,998,000	5510	920	13	2005	3	20482	Y	N	2795 EVERGREEN POINT RD
001	353490	0065	10/10/06	\$7,170,000	6450	1525	13	2000	3	38968	Y	Y	3252 HUNTS POINT RD
005	192505	9154	10/23/06	\$857,500	1030	0	7	1952	4	6816	N	N	3102 92ND AVE NE
005	192505	9154	7/13/05	\$599,990	1030	0	7	1952	4	6816	N	N	3102 92ND AVE NE
005	247270	0110	11/15/05	\$585,000	1040	720	7	1981	4	13270	N	N	8004 NE 28TH ST
005	165150	0070	1/30/06	\$707,000	1180	0	7	1951	4	7800	N	N	3023 92ND PL NE
005	931390	0025	3/6/07	\$950,000	1190	0	7	1953	4	9030	N	N	8449 NE 9TH ST
005	165150	0050	3/9/07	\$750,000	1210	0	7	1951	4	6526	N	N	2837 92ND PL NE
005	886100	0100	11/30/05	\$805,000	1250	1070	7	2005	3	9872	N	N	3036 100TH AVE NE
005	326230	0950	8/27/07	\$800,000	1290	0	7	1955	3	8119	N	N	2414 78TH AVE NE
005	542570	0160	9/28/05	\$629,900	1320	690	7	1967	3	9382	N	N	8049 NE 28TH ST
005	438920	1058	3/20/06	\$730,000	1330	0	7	1951	5	7302	N	N	733 96TH AVE NE
005	410710	0181	10/30/07	\$1,385,000	1360	950	7	1948	4	13860	Y	N	9247 NE 13TH ST
005	438920	1260	2/15/06	\$850,000	1380	1230	7	1953	4	9490	N	N	9203 NE 5TH ST
005	054010	0840	3/30/06	\$650,000	1390	0	7	1955	4	10262	N	N	2807 88TH AVE NE
005	155210	0040	9/8/07	\$1,425,000	1490	550	7	1953	4	10505	Y	N	1325 98TH AVE NE
005	155210	0040	8/22/06	\$1,169,000	1490	550	7	1953	4	10505	Y	N	1325 98TH AVE NE
005	896480	1015	5/24/06	\$1,020,000	1560	0	7	1951	4	11306	N	N	9675 EVERGREEN DR
005	326230	0700	10/11/07	\$830,000	1590	0	7	1952	3	7925	N	N	2457 78TH AVE NE
005	165150	0035	4/26/07	\$800,000	1610	0	7	1951	4	10885	N	N	3022 92ND PL NE
005	221050	0015	9/4/07	\$925,000	1620	0	7	1954	4	13200	N	N	826 84TH AVE NE

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005	155210	0015	10/28/06	\$935,000	1630	0	7	1953	4	10800	Y	N	9704 NE 13TH ST
005	302530	0170	6/28/07	\$1,525,000	1640	890	7	2004	3	19852	Y	N	7657 NE 14TH ST
005	326230	1456	3/10/05	\$665,000	1820	0	7	1997	3	9064	N	N	7914 NE 24TH ST
005	438920	1201	10/28/05	\$710,000	1830	0	7	1949	3	8316	N	N	9220 NE 5TH ST
005	896480	0430	5/23/05	\$840,000	1890	0	7	1990	3	13527	Y	N	9847 BELFAIR RD
005	412210	0035	8/10/06	\$769,950	1960	0	7	1954	5	19276	N	N	3203 103RD PL NE
005	326230	0255	9/25/07	\$1,360,000	2100	1120	7	1962	5	10087	N	N	7622 NE 22ND ST
005	931390	0015	12/22/06	\$975,000	2100	0	7	1952	4	7645	N	N	8446 NE 9TH ST
005	438920	0876	6/9/05	\$1,150,000	2130	840	7	1986	4	12750	Y	N	9563 NE 1ST ST
005	302505	9144	6/6/05	\$900,000	2140	790	7	1955	4	20112	N	N	2030 92ND AVE NE
005	192505	9123	4/18/06	\$975,000	2170	0	7	1951	4	25264	N	N	8815 NE 28TH ST
005	249810	0035	1/26/05	\$780,000	2280	0	7	1988	4	11985	N	N	9440 NE LAKE WASHINGTON BLVD
005	931390	0020	4/1/05	\$856,000	2280	0	7	1954	4	8220	N	N	8445 NE 9TH ST
005	249810	0015	10/12/07	\$1,500,000	2520	0	7	1988	3	11984	Y	N	9501 NE 1ST ST
005	438920	1076	12/2/07	\$1,100,000	2530	0	7	1955	5	10400	Y	N	9530 NE 1ST ST
005	896480	0700	7/6/06	\$1,061,000	1130	0	8	1948	4	11788	N	N	1022 SUNSET WAY
005	165350	0060	1/8/07	\$1,300,000	1280	290	8	1954	4	12239	N	N	9115 NE 21ST PL
005	332350	0020	2/15/07	\$1,050,000	1300	600	8	1960	3	10065	N	N	1022 88TH AVE NE
005	896480	0575	3/23/06	\$1,230,000	1370	0	8	1949	4	10814	Y	N	9668 EVERGREEN DR
005	383550	0425	2/23/07	\$1,175,000	1470	1420	8	1981	4	16680	N	N	1044 89TH AVE NE
005	896480	1001	9/6/07	\$1,675,000	1520	1360	8	1949	4	13444	N	N	9663 EVERGREEN DR
005	054010	0085	4/26/05	\$770,000	1560	740	8	1977	4	29034	N	N	9018 NE POINTS DR
005	410710	0103	9/28/07	\$1,795,000	1570	1040	8	1952	4	17000	Y	N	1440 92ND AVE NE
005	896480	0265	9/10/07	\$1,717,000	1600	0	8	1949	4	9791	Y	N	9822 VINEYARD CREST
005	383550	2815	4/12/05	\$830,000	1640	1470	8	1954	4	9930	Y	N	8809 NE 2ND PL
005	896480	0335	8/14/07	\$1,250,000	1650	0	8	1953	4	13347	Y	N	1014 BELFAIR RD
005	896480	0395	10/12/05	\$1,295,000	1670	1670	8	1951	4	12800	Y	N	9856 VINEYARD CREST
005	165150	0030	4/23/06	\$781,000	1700	0	8	1951	4	9023	N	N	3012 92ND PL NE
005	252504	9157	12/12/05	\$1,075,000	1730	690	8	1955	5	9120	Y	N	1017 84TH AVE NE
005	412270	0070	5/23/07	\$1,100,000	1730	830	8	1967	4	16480	N	N	3312 102ND AVE NE
005	187290	0040	6/21/06	\$1,303,000	1750	670	8	1950	5	16600	N	N	9105 NE 1ST ST

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005	896480	0505	1/31/07	\$1,315,000	1760	0	8	1950	4	13051	Y	N	9830 BELFAIR RD
005	256630	0045	3/18/06	\$1,350,000	1790	1020	8	1960	5	11463	N	N	9441 NE 16TH ST
005	542630	0020	8/31/06	\$975,000	1790	0	8	2006	3	8961	N	N	2452 80TH AVE NE
005	383550	0660	7/3/06	\$1,110,000	1800	1800	8	1955	5	15415	N	N	9120 NE 1ST ST
005	808440	0295	4/27/07	\$1,120,000	1800	0	8	1978	4	9719	N	N	2605 98TH AVE NE
005	896480	0185	6/13/07	\$1,880,000	1830	1580	8	1953	4	12788	Y	N	9628 HILLTOP RD
005	896480	0185	8/12/05	\$1,600,000	1830	1580	8	1953	4	12788	Y	N	9628 HILLTOP RD
005	896480	0885	4/3/06	\$1,500,000	1840	0	8	1950	4	13362	Y	N	9368 VINEYARD CREST
005	252504	9195	5/20/05	\$820,000	1860	0	8	1992	4	9338	N	N	1049 84TH AVE NE
005	256630	0110	10/7/05	\$1,100,000	1880	1500	8	1995	3	9765	Y	N	9421 NE 18TH ST
005	302530	0210	7/11/07	\$1,250,000	1880	0	8	1951	4	8675	Y	N	7852 NE 14TH ST
005	549400	0040	3/1/07	\$1,427,400	1930	730	8	2006	3	9547	Y	N	19 94TH AVE NE
005	808490	0070	4/19/05	\$1,050,000	1930	910	8	1967	4	17442	Y	N	9201 NE 26TH ST
005	438920	0695	8/2/07	\$1,500,000	1990	0	8	2001	3	9148	N	N	710 98TH AVE NE
005	808440	0269	11/8/06	\$1,100,000	2010	0	8	1975	4	10125	N	N	9630 NE 26TH ST
005	808490	0064	8/13/07	\$1,630,000	2030	1910	8	1966	4	16618	Y	N	9231 NE 26TH ST
005	155210	0095	6/2/06	\$1,499,000	2040	1480	8	1953	4	12302	Y	N	9811 NE 13TH ST
005	155210	0095	2/4/05	\$1,100,000	2040	1480	8	1953	4	12302	Y	N	9811 NE 13TH ST
005	362504	9108	5/10/06	\$1,190,000	2040	1040	8	1979	4	16034	N	N	7742 OVERLAKE DR W
005	302505	9086	8/30/07	\$950,000	2050	0	8	1961	4	18786	N	N	2320 92ND AVE NE
005	326230	0900	7/6/06	\$955,000	2070	240	8	1972	4	8120	N	N	2647 79TH AVE NE
005	383550	0525	3/26/07	\$980,000	2170	0	8	1961	3	10800	N	N	1060 89TH AVE NE
005	542630	0010	11/21/06	\$1,180,000	2180	850	8	1983	4	11987	N	N	2606 80TH AVE NE
005	896480	0620	9/14/06	\$1,475,000	2210	0	8	1953	5	12079	Y	N	1016 EVERGREEN DR
005	187290	0006	8/6/07	\$929,800	2270	0	8	2006	3	9000	N	N	844 NE LAKE WASHINGTON BLVD
005	896480	0555	7/16/07	\$1,400,000	2280	0	8	1949	4	11026	Y	N	9643 VINEYARD CREST
005	326230	0855	11/1/07	\$1,300,000	2300	0	8	1997	3	12150	N	N	2610 78TH AVE NE
005	326230	0855	10/7/05	\$949,000	2300	0	8	1997	3	12150	N	N	2610 78TH AVE NE
005	362504	9100	7/25/07	\$1,649,000	2320	360	8	1977	5	17132	N	N	8245 NE 8TH ST
005	412210	0040	7/26/06	\$925,000	2320	1110	8	1955	5	14984	N	N	3217 103RD PL NE
005	896480	0690	5/18/07	\$1,820,000	2320	0	8	1950	4	11974	Y	N	9309 VINEYARD CREST

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Area 33
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	256630	0030	6/5/07	\$1,510,000	2330	1060	8	1956	4	11550	N	N	9425 NE 16TH ST
005	896480	0725	3/30/06	\$1,211,000	2360	0	8	1949	4	9600	N	N	930 SUNSET WAY
005	438920	0999	5/1/05	\$875,000	2430	0	8	1987	4	10134	N	N	524 96TH AVE NE
005	192505	9098	4/20/06	\$950,000	2470	0	8	1959	4	22173	N	N	9220 NE 31ST ST
005	165180	0310	3/14/06	\$1,100,000	2480	0	8	1968	3	20600	N	N	1500 86TH AVE NE
005	808440	0385	5/25/05	\$940,000	2490	0	8	1994	3	9855	N	N	9630 NE 27TH ST
005	931560	0120	6/7/05	\$975,000	2530	0	8	1964	4	20140	N	N	8426 NE 21ST PL
005	890750	0070	2/13/07	\$2,600,000	2550	780	8	1956	4	23985	Y	N	9000 NE 14TH ST
005	256630	0020	5/11/07	\$1,600,000	2660	860	8	1954	4	17351	Y	N	1615 94TH AVE NE
005	256630	0020	7/6/06	\$1,370,000	2660	860	8	1954	4	17351	Y	N	1615 94TH AVE NE
005	054010	0551	5/27/05	\$875,000	2680	0	8	1991	3	28740	N	N	8830 NE 28TH ST
005	542470	0240	4/26/05	\$1,675,000	2710	870	8	1987	5	25912	Y	N	600 84TH AVE NE
005	254070	0150	10/26/05	\$1,210,000	2924	0	8	1999	4	16080	N	N	8607 NE 12TH ST
005	412210	0125	8/25/05	\$772,000	2980	0	8	1955	5	12821	N	N	3118 103RD AVE NE
005	165180	0100	5/25/06	\$1,338,000	3300	0	8	1966	4	21120	N	N	1501 86TH AVE NE
005	256630	0005	8/23/06	\$1,250,000	3520	0	8	1955	4	15756	N	N	1755 94TH AVE NE
005	383550	0405	6/21/07	\$975,000	1320	1310	9	1974	3	11430	N	N	1080 89TH AVE NE
005	412270	0140	12/29/05	\$730,000	1350	1110	9	1978	4	15338	Y	N	9840 NE 34TH ST
005	383550	2325	11/1/06	\$1,150,000	1360	460	9	1950	3	13826	Y	N	543 OVERLAKE DR E
005	247000	0245	7/6/07	\$1,750,000	1570	570	9	1987	3	19859	N	N	2022 77TH AVE NE
005	201870	0185	4/22/05	\$1,380,000	1770	1000	9	2003	3	10812	Y	N	411 84TH AVE NE
005	896480	0635	5/18/07	\$2,600,000	1780	1140	9	2000	3	13356	Y	N	9421 VINEYARD CREST
005	439560	0060	12/16/05	\$555,000	1780	0	9	2005	5	2067	N	N	223 98TH AVE NE
005	192505	9270	3/11/05	\$628,500	1780	1110	9	1996	3	51366	N	N	9632 NE 35TH PL
005	302505	9182	3/27/07	\$1,190,000	1790	1600	9	1974	4	19936	N	N	2113 94TH AVE NE
005	808540	0335	7/7/05	\$1,350,000	1800	1580	9	1959	4	16304	Y	N	9620 NE 28TH ST
005	410710	0202	4/3/07	\$2,150,000	1840	900	9	1951	5	19800	Y	N	9411 NE 14TH ST
005	302505	9126	8/15/06	\$1,488,000	1920	1110	9	1998	3	19857	N	N	1628 92ND AVE NE
005	896480	0975	10/23/06	\$1,555,000	1940	1250	9	1992	4	14904	Y	N	9611 EVERGREEN DR
005	890750	0050	10/30/06	\$1,950,000	1950	1540	9	1959	4	25270	Y	N	9027 NE 15TH ST
005	808540	0301	12/2/05	\$1,180,000	1970	1320	9	1992	5	8504	Y	N	2901 98TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	896480	0020	8/1/06	\$1,500,000	2010	0	9	1950	3	14844	Y	N	9641 HILLTOP RD
005	932020	0100	8/21/07	\$1,400,000	2050	0	9	1965	4	19039	N	N	1617 85TH AVE NE
005	165180	0430	3/9/05	\$1,350,000	2110	1840	9	1992	3	20100	Y	N	1461 88TH AVE NE
005	896480	0910	10/18/05	\$1,099,500	2130	0	9	1992	5	10400	N	N	913 SUNSET WAY
005	546130	0130	11/27/07	\$2,000,000	2140	1140	9	1959	4	20444	Y	N	8911 NE 19TH ST
005	931560	0060	3/17/05	\$935,000	2170	1570	9	1965	4	20140	N	N	8435 NE 21ST PL
005	025160	0080	3/23/07	\$1,725,000	2210	1680	9	1974	4	20008	Y	N	9404 NE 26TH ST
005	025160	0080	12/19/05	\$1,400,000	2210	1680	9	1974	4	20008	Y	N	9404 NE 26TH ST
005	896480	0130	6/13/07	\$1,925,000	2220	0	9	1957	4	11135	Y	N	9514 VINEYARD CREST
005	932020	0040	3/3/05	\$1,402,000	2220	2210	9	1964	5	20826	N	N	1701 86TH AVE NE
005	896480	0695	8/23/07	\$1,000,000	2230	0	9	1949	3	13529	N	N	1038 SUNSET WAY
005	302505	9186	6/7/05	\$1,960,400	2250	1930	9	1979	4	19602	Y	N	1432 88TH AVE NE
005	410710	0262	5/17/05	\$995,000	2310	0	9	1979	5	10125	Y	N	9707 NE 14TH ST
005	383550	2544	10/13/05	\$1,486,000	2380	2140	9	1977	4	17824	Y	N	329 OVERLAKE DR E
005	383550	2544	4/1/05	\$1,475,000	2380	2140	9	1977	4	17824	Y	N	329 OVERLAKE DR E
005	931560	0140	10/13/05	\$1,350,000	2380	1500	9	1967	5	19870	N	N	2111 86TH AVE NE
005	025150	0270	11/13/06	\$1,180,000	2410	0	9	1973	5	22450	N	N	9200 NE 28TH PL
005	025150	0210	9/12/06	\$1,375,000	2460	0	9	2001	3	20249	N	N	3015 93RD PL NE
005	546130	0330	12/26/06	\$1,550,000	2460	0	9	1956	5	18846	Y	N	9120 NE 19TH ST
005	326230	1575	5/10/06	\$1,142,000	2470	0	9	2000	3	10827	N	N	2615 80TH AVE NE
005	542570	0205	4/25/07	\$1,500,000	2550	1910	9	1994	3	16953	N	N	2605 82ND AVE NE
005	542570	0205	5/24/05	\$1,050,000	2550	1910	9	1994	3	16953	N	N	2605 82ND AVE NE
005	542710	0120	5/14/07	\$1,560,000	2570	0	9	1980	4	16484	N	N	2515 MEDINA CIR
005	326230	0215	8/4/06	\$1,310,000	2580	0	9	1977	4	16238	N	N	2240 EVERGREEN POINT RD
005	808440	0006	1/2/07	\$1,198,000	2610	0	9	2001	3	8933	N	N	2410 96TH AVE NE
005	255900	0060	9/20/06	\$1,462,500	2640	0	9	1962	4	20237	Y	N	2310 91ST PL NE
005	062690	0040	5/29/07	\$1,650,000	2710	0	9	1955	4	11800	N	N	900 87TH AVE NE
005	542711	0040	2/3/05	\$825,000	2740	0	9	1984	3	16007	N	N	2557 MEDINA CIR
005	247000	0120	9/22/05	\$1,190,000	2760	0	9	1968	4	24206	N	N	2001 77TH AVE NE
005	932380	0110	2/2/05	\$1,545,000	2850	500	9	1968	4	14477	Y	N	9037 NE 16TH ST
005	896480	0125	2/26/07	\$1,750,000	2910	0	9	2005	3	11231	Y	N	9524 VINEYARD CREST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	896480	0840	6/28/05	\$1,200,000	2980	0	9	1999	4	17746	N	N	1047 SUNSET WAY
005	362504	9041	6/24/05	\$1,235,000	2990	0	9	1995	4	10000	N	N	7614 OVERLAKE DR W
005	054010	0452	5/31/07	\$1,700,000	3020	0	9	2003	3	36000	N	N	8843 POINTS DR NE
005	542710	0140	8/8/05	\$1,002,500	3020	0	9	1979	4	16495	N	N	2507 MEDINA CIR
005	896480	0550	3/27/07	\$1,650,000	3040	0	9	1989	3	12005	Y	N	9633 VINEYARD CREST
005	896480	0550	4/27/06	\$1,470,000	3040	0	9	1989	3	12005	Y	N	9633 VINEYARD CREST
005	886100	0230	4/14/05	\$1,185,000	3130	1730	9	2004	3	12464	N	N	10052 NE 30TH PL
005	192505	9127	7/6/07	\$1,785,000	3140	0	9	1952	4	30091	N	N	9232 NE 31ST ST
005	302505	9087	10/17/05	\$1,425,000	3160	1580	9	1964	4	20390	N	N	2034 94TH AVE NE
005	165180	0470	7/23/07	\$1,470,000	3220	0	9	1971	4	20000	N	N	8609 NE 14TH ST
005	931560	0070	3/26/07	\$1,125,000	3230	0	9	1964	4	20140	N	N	8425 NE 21ST PL
005	165190	0180	2/25/05	\$950,000	3240	0	9	1978	4	20360	N	N	2505 85TH AVE NE
005	644730	0270	3/13/07	\$2,600,000	3280	250	9	1949	5	25632	Y	N	8400 NE 4TH ST
005	438920	1067	1/10/07	\$1,910,000	3410	0	9	2002	3	10010	Y	N	502 95TH AVE NE
005	326230	0880	9/17/07	\$1,725,000	3490	0	9	1974	4	14210	N	N	2609 79TH AVE NE
005	932030	0120	10/11/05	\$1,200,000	3550	0	9	1969	5	18095	N	N	1628 86TH AVE NE
005	054010	0010	11/13/07	\$1,259,900	3580	0	9	2007	3	30694	N	N	9021 NE 32ND PL
005	438920	0692	6/11/07	\$1,799,000	3640	0	9	2006	3	8655	N	N	729 99TH AVE NE
005	438920	1075	8/24/06	\$1,600,000	3680	0	9	1982	5	13351	Y	N	9511 NE 5TH ST
005	165180	0060	2/7/07	\$1,575,000	3750	0	9	1966	5	20280	N	N	1323 85TH AVE NE
005	054010	0100	7/3/07	\$1,500,000	3920	820	9	1965	4	29034	N	N	9004 NE POINTS DR
005	254070	0300	2/26/07	\$1,390,000	4680	0	9	1974	5	8100	N	N	8420 NE 10TH ST
005	383550	2870	7/9/07	\$1,900,000	4700	0	9	1965	5	13200	Y	N	8846 OVERLAKE DR W
005	165600	0040	8/29/06	\$1,900,000	1800	1120	10	2005	3	20005	Y	N	9060 NE 26TH ST
005	644800	0100	2/26/07	\$1,645,000	1850	1850	10	1976	5	20570	N	N	1211 88TH PL NE
005	438920	0786	10/21/05	\$1,350,000	1900	1900	10	1959	5	9993	Y	N	9401 NE 1ST ST
005	438920	0786	4/13/05	\$1,270,000	1900	1900	10	1959	5	9993	Y	N	9401 NE 1ST ST
005	932030	0150	5/11/06	\$1,620,000	2030	1990	10	1998	3	19469	N	N	1631 86TH AVE NE
005	438920	0430	1/4/06	\$1,200,000	2300	0	10	1986	3	9225	Y	N	9751 NE 1ST ST
005	247000	0200	9/19/06	\$1,700,000	2330	120	10	1964	3	27418	N	N	1824 77TH AVE NE
005	025150	0180	5/25/06	\$1,188,600	2450	1050	10	1970	4	18168	N	N	3016 93RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	302505	9185	3/8/07	\$1,860,000	2450	1750	10	1997	3	18295	Y	N	1462 88TH AVE NE
005	336850	0080	6/28/06	\$2,010,000	2450	1920	10	1977	5	20150	Y	N	1301 91ST AVE NE
005	094260	0025	9/11/07	\$1,675,000	2470	0	10	1977	4	19916	N	N	1800 94TH AVE NE
005	317460	0070	5/4/06	\$1,110,000	2530	0	10	1982	4	19848	N	N	2790 85TH PL NE
005	165180	0330	8/4/05	\$1,580,000	2610	1750	10	2001	3	21000	N	N	1446 86TH AVE NE
005	644860	0190	4/4/05	\$1,130,000	2680	650	10	1965	3	26894	N	N	8624 NE 19TH ST
005	221050	0008	6/14/05	\$1,138,000	2750	480	10	1987	3	15210	Y	N	802 84TH AVE NE
005	808440	0105	6/29/06	\$1,350,000	2810	0	10	2006	3	6750	N	N	9619 NE 25TH ST
005	165150	0045	4/26/07	\$1,550,000	2840	0	10	2001	3	14730	N	N	3040 92ND PL NE
005	165150	0045	8/23/05	\$1,089,000	2840	0	10	2001	3	14730	N	N	3040 92ND PL NE
005	955740	0070	6/4/07	\$925,000	2870	0	10	1975	4	20660	N	N	8626 NE 26TH PL
005	252504	9146	5/4/05	\$1,310,000	2900	0	10	2003	3	8424	N	N	7615 NE 12TH ST
005	252504	9146	2/4/05	\$1,100,000	2900	0	10	2003	3	8424	N	N	7615 NE 12TH ST
005	438920	0625	5/16/05	\$1,193,950	3010	0	10	2005	3	7800	N	N	428 98TH AVE NE
005	302530	0260	7/26/07	\$2,250,000	3020	0	10	1987	4	20020	N	N	7658 NE 14TH ST
005	410710	0287	3/10/07	\$1,500,000	3020	0	10	1997	5	9450	N	N	9817 NE 14TH ST
005	886100	0005	7/25/06	\$1,200,000	3030	0	10	2000	3	14201	N	N	10260 NE 30TH PL
005	438920	0640	7/24/06	\$1,426,000	3070	0	10	2001	3	8570	N	N	517 99TH AVE NE
005	025150	0230	1/30/06	\$1,150,000	3080	0	10	1971	4	19934	N	N	9316 NE 30TH ST
005	896480	0445	5/27/05	\$1,375,000	3110	0	10	2003	3	14872	Y	N	9821 BELFAIR RD
005	890760	0080	11/20/06	\$1,565,000	3150	360	10	1976	5	10730	N	N	1210 88TH PL NE
005	542711	0090	3/14/07	\$1,310,100	3200	0	10	1984	4	20808	N	N	2548 MEDINA CIR
005	165190	0190	3/1/07	\$1,500,000	3220	0	10	1978	4	20878	N	N	2501 85TH AVE NE
005	438920	1180	6/8/07	\$1,846,000	3240	540	10	2003	3	12945	N	N	9408 NE 5TH ST
005	336850	0070	6/19/07	\$2,730,000	3260	600	10	2002	3	19240	Y	N	1363 91ST AVE NE
005	252504	9168	5/12/05	\$1,250,000	3270	0	10	2001	3	14700	N	N	811 82ND AVE NE
005	808440	0110	1/31/07	\$1,765,000	3360	770	10	2007	3	8899	N	N	2416 96TH AVE NE
005	326230	0057	2/1/06	\$1,381,000	3370	0	10	1990	3	16087	N	N	2616 EVERGREEN POINT RD
005	438920	0710	6/18/05	\$1,398,000	3380	0	10	2000	3	8570	N	N	720 98TH AVE NE
005	553610	0015	9/5/06	\$1,500,000	3440	0	10	1997	4	9787	N	N	1367 99TH AVE NE
005	247010	0170	3/10/05	\$2,175,000	3600	1150	10	1965	4	29523	N	N	2242 79TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	929090	0040	3/22/06	\$1,285,000	3600	0	10	1968	5	19110	N	N	8715 NE 21ST ST
005	410710	0303	7/3/06	\$1,650,000	3620	0	10	2006	3	8700	N	N	1215 100TH AVE NE
005	890750	0035	11/14/06	\$2,200,000	3670	930	10	1956	4	21525	Y	N	8862 NE 14TH ST
005	412250	0050	5/8/06	\$1,700,000	3680	1240	10	1996	4	13246	Y	N	9827 NE 33RD ST
005	054010	0120	12/14/06	\$1,200,000	3720	0	10	2000	3	17662	N	N	8900 NE POINTS DR
005	326230	0575	11/27/06	\$1,925,000	3790	0	10	2004	3	8119	N	N	2227 78TH AVE NE
005	808490	0145	5/5/05	\$1,425,000	3830	0	10	1998	3	16202	N	N	9520 NE 24TH ST
005	302505	9115	1/14/05	\$1,500,000	3840	0	10	2005	3	11364	N	N	9460 NE 20TH ST
005	254070	0320	4/18/07	\$1,640,000	3950	0	10	2006	3	9225	N	N	1004 84TH AVE NE
005	931560	0210	3/29/06	\$1,400,000	4160	0	10	1964	4	19535	N	N	8426 NE 22ND PL
005	332350	0050	5/31/06	\$1,870,000	4200	0	10	2005	3	11668	N	N	1035 88TH AVE NE
005	438920	0685	5/3/05	\$1,439,000	4200	0	10	2004	3	12821	N	N	703 99TH AVE NE
005	209900	0070	6/26/06	\$2,202,000	4400	0	10	2006	3	22412	Y	N	9514 NE 13TH ST
005	808490	0110	3/26/07	\$2,240,000	4520	0	10	2004	3	16200	N	N	9445 NE 25TH ST
005	332350	0005	3/28/07	\$2,550,000	4840	0	10	2006	3	13800	N	N	1006 88TH AVE NE
005	438920	0570	2/24/06	\$900,000	1880	0	11	2005	3	4681	N	N	9811 NE 4TH ST
005	438920	0565	2/2/06	\$885,000	2020	0	11	2005	3	5202	N	N	9801 NE 4TH ST
005	438920	0563	3/23/06	\$875,000	2160	0	11	2005	3	4471	N	N	9819 NE 4TH ST
005	896480	0480	1/23/07	\$2,380,000	2190	1910	11	2006	3	13315	Y	N	9851 BELFAIR LN
005	064320	0110	10/12/05	\$1,650,000	2200	1890	11	1992	3	20047	Y	N	2405 91ST PL NE
005	302505	9157	4/20/07	\$1,795,000	2350	750	11	1961	4	23084	N	N	9223 NE 19TH ST
005	025162	0140	7/19/05	\$1,300,000	2470	1320	11	1976	4	20756	Y	N	2719 95TH AVE NE
005	064320	0010	3/12/07	\$2,145,000	2560	1680	11	1985	4	20002	Y	N	2410 91ST PL NE
005	165030	0010	3/3/06	\$1,950,000	2620	1510	11	1984	4	23549	Y	N	2323 89TH PL NE
005	165180	0040	6/4/07	\$1,450,000	2640	0	11	1966	3	20400	N	N	1357 85TH AVE NE
005	302505	9130	11/29/05	\$1,625,000	2845	0	11	2001	3	12880	Y	N	9120 NE 17TH ST
005	808540	0295	1/4/05	\$1,905,000	2850	1690	11	1985	5	16304	Y	N	9708 NE 29TH ST
005	896480	0385	3/29/07	\$2,700,000	3070	2650	11	2006	3	14161	Y	N	9842 VINEYARD CREST
005	808440	0430	6/8/05	\$1,400,000	3180	0	11	2001	3	10648	N	N	9725 NE 28TH ST
005	326230	0818	4/17/07	\$1,850,000	3290	500	11	2006	3	8797	N	N	2646 78TH AVE NE
005	054010	0856	6/29/07	\$1,080,000	3320	0	11	1990	3	15700	N	N	8530 NE 28TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	412250	0040	10/26/05	\$2,200,000	3330	1620	11	2004	3	20291	Y	N	3232 98TH AVE NE
005	054010	0860	3/23/06	\$885,000	3340	0	11	1988	3	17970	N	N	8500 NE 28TH ST
005	326230	0005	5/16/05	\$1,359,000	3360	0	11	1990	3	16050	N	N	2790 EVERGREEN POINT RD
005	410710	0305	6/27/07	\$1,775,000	3370	1140	11	2001	3	6565	N	N	1219 100TH AVE NE
005	410710	0305	4/7/05	\$1,150,000	3370	1140	11	2001	3	6565	N	N	1219 100TH AVE NE
005	064320	0090	10/16/06	\$2,434,000	3440	2100	11	1985	3	22518	Y	N	9102 NE 25TH PL
005	438920	1241	1/16/07	\$1,851,000	3480	1210	11	2001	3	6900	N	N	190 94TH AVE NE
005	254070	0168	8/30/05	\$1,150,000	3490	0	11	1983	3	16306	N	N	8608 NE 10TH ST
005	247020	0060	6/10/05	\$1,650,000	3510	0	11	1965	5	19975	Y	N	1556 79TH PL NE
005	896480	0250	6/26/07	\$2,888,000	3540	0	11	2007	3	12504	Y	N	1004 PARK RD
005	025162	0070	6/16/06	\$1,315,000	3560	0	11	1977	4	19024	N	N	9401 NE 27TH ST
005	896480	0815	6/28/07	\$2,925,000	3640	2370	11	2006	3	13867	N	N	1001 SUNSET WAY
005	201870	0050	3/19/07	\$2,100,000	3660	0	11	1996	3	18498	N	N	8206 OVERLAKE DR W
005	201870	0050	6/9/05	\$1,800,000	3660	0	11	1996	3	18498	N	N	8206 OVERLAKE DR W
005	302530	0353	3/10/06	\$1,750,000	3690	0	11	1969	4	18818	N	N	7651 NE 16TH ST
005	302505	9100	7/11/07	\$2,800,000	3700	0	11	1974	4	28387	Y	N	9434 NE 20TH ST
005	252504	9258	7/16/07	\$1,950,000	3750	780	11	1985	3	16000	N	N	7842 NE 10TH ST
005	808440	0340	5/25/07	\$1,690,000	3790	0	11	1991	3	11070	N	N	9625 NE 27TH PL
005	758370	0090	3/26/07	\$2,080,000	3820	0	11	2005	3	12670	N	N	9117 NE 10TH ST
005	758370	0090	2/26/06	\$1,950,000	3820	0	11	2005	3	12670	N	N	9117 NE 10TH ST
005	326230	0515	9/12/06	\$1,950,000	3840	0	11	1993	4	16238	N	N	2244 77TH AVE NE
005	410710	0308	6/2/06	\$1,725,001	3850	0	11	1999	3	11242	N	N	1203 100TH AVE NE
005	438920	1096	10/26/06	\$2,375,000	3880	730	11	2006	3	9041	Y	N	9539 NE 5TH ST
005	410710	0280	10/13/05	\$1,600,000	3970	0	11	2005	3	8641	N	N	1340 99TH AVE NE
005	064320	0040	9/19/06	\$2,210,000	4010	1100	11	1985	5	22210	Y	N	9153 NE 25TH PL
005	410710	0209	9/8/06	\$2,625,000	4010	0	11	1987	3	21120	Y	N	9425 NE 14TH ST
005	980600	0010	7/17/07	\$1,767,500	4070	0	11	1984	4	20005	N	N	2777 91ST PL NE
005	438920	0745	5/9/07	\$2,388,000	4100	0	11	2007	3	8570	N	N	526 97TH AVE NE
005	542470	0070	8/16/07	\$3,145,000	4110	1390	11	2006	3	11407	N	N	8636 NE 7TH ST
005	187290	0091	7/16/07	\$1,900,000	4165	0	11	2000	3	13611	N	N	710 NE LAKE WASHINGTON BLVD
005	302505	9106	1/18/07	\$1,875,000	4190	0	11	2006	3	11280	N	N	2110 92ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	808150	0060	10/15/07	\$2,100,000	4280	0	11	1984	4	20296	N	N	9606 NE 30TH PL
005	808490	0065	2/23/05	\$1,850,000	4290	0	11	1998	3	16312	Y	N	9219 NE 26TH ST
005	302530	0095	5/17/07	\$2,730,000	4300	0	11	1999	3	19844	N	N	7640 NE 12TH ST
005	758370	0065	2/15/07	\$2,185,000	4350	0	11	2006	3	12466	N	N	801 92ND AVE NE
005	165250	0010	1/28/06	\$1,680,000	4420	0	11	2003	3	20759	N	N	9019 NE 28TH ST
005	252504	9248	3/9/07	\$2,592,928	4510	0	11	2006	3	17199	N	N	7642 NE 10TH ST
005	302505	9188	5/10/07	\$2,050,000	4510	0	11	1989	3	20080	N	N	2009 96TH AVE NE
005	249810	0030	3/30/07	\$2,999,500	4600	1350	11	2006	3	11985	Y	N	9430 NE LAKE WASHINGTON BLVD
005	383550	0070	6/22/06	\$2,249,159	4610	0	11	2005	3	11025	N	N	1020 91ST AVE NE
005	808490	0160	12/15/05	\$2,430,026	4660	0	11	2005	3	16200	Y	N	9237 NE 25TH ST
005	886100	0170	8/13/07	\$2,570,000	4670	870	11	2006	3	10185	N	N	10203 NE 31ST PL
005	207900	0050	5/11/06	\$2,140,000	4790	0	11	2003	3	20299	N	N	3401 96TH AVE NE
005	796090	0060	9/27/07	\$1,945,000	4880	150	11	1982	4	20100	Y	N	2317 88TH PL NE
005	758370	0063	11/15/07	\$2,475,000	4920	0	11	2006	3	12090	N	N	805 92ND AVE NE
005	383550	0610	1/16/07	\$2,350,000	5060	0	11	2006	3	12670	N	N	817 91ST AVE NE
005	410710	0192	7/28/05	\$2,300,000	5120	0	11	1990	5	18638	Y	N	9235 NE 14TH ST
005	252504	9030	12/28/07	\$3,700,000	5520	0	11	2001	3	25912	N	N	7640 NE 8TH ST
005	932030	0190	8/15/07	\$3,350,000	5600	0	11	2007	3	22219	N	N	1610 85TH AVE NE
005	758370	0080	12/22/06	\$2,655,000	5650	0	11	2006	3	12670	N	N	9106 NE 9TH ST
005	896480	0760	6/9/05	\$2,225,000	2480	1800	12	2001	3	16445	Y	N	9358 EVERGREEN DR
005	932380	0055	3/30/06	\$2,688,000	2620	2090	12	2005	3	11079	Y	N	1715 91ST AVE NE
005	025161	0010	8/9/06	\$1,500,000	2690	2690	12	1969	4	21090	Y	N	2726 95TH AVE NE
005	896480	0890	8/31/07	\$3,000,000	2760	1800	12	1995	3	13363	Y	N	9357 HILLTOP RD
005	252504	9238	12/19/05	\$2,575,000	2790	2370	12	2005	3	16082	N	N	7807 NE 12TH ST
005	808490	0025	4/26/05	\$1,895,000	2790	2710	12	1988	3	16616	Y	N	9403 NE 26TH ST
005	383550	2230	5/8/07	\$3,825,000	2860	2490	12	2002	3	17160	Y	N	518 UPLAND RD
005	383550	2230	5/11/05	\$3,150,000	2860	2490	12	2002	3	17160	Y	N	518 UPLAND RD
005	932380	0075	6/24/05	\$2,700,000	3060	900	12	2001	3	12077	Y	N	1700 90TH AVE NE
005	165030	0070	5/15/06	\$2,550,000	3120	2040	12	1984	4	19938	Y	N	2200 89TH AVE NE
005	180200	0030	4/19/07	\$3,150,000	3260	2040	12	2006	3	20054	N	N	2241 95TH AVE NE
005	252504	9023	7/6/06	\$2,640,000	3290	3110	12	2001	3	24291	N	N	7831 NE 12TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	890750	0055	3/15/07	\$4,500,000	3290	2530	12	2006	3	22500	Y	N	9026 NE 14TH PL
005	187290	0035	7/21/05	\$2,875,000	3320	3020	12	2005	3	17376	Y	N	9027 NE 1ST ST
005	252504	9165	9/5/06	\$2,245,000	3350	1760	12	1994	4	18720	N	N	1034 76TH AVE NE
005	542470	0035	10/20/05	\$2,200,000	3350	660	12	2001	3	11407	N	N	8446 NE 7TH ST
005	165180	0400	8/18/05	\$2,500,000	3380	2530	12	2003	3	20500	N	N	1431 88TH AVE NE
005	438920	1062	10/24/07	\$2,998,000	3460	1650	12	2007	3	10010	Y	N	9530 NE 5TH ST
005	180200	0040	10/4/06	\$3,200,000	3470	1570	12	2006	3	20319	N	N	2231 95TH AVE NE
005	546130	0070	9/20/07	\$3,475,000	3510	2450	12	2006	3	19189	Y	N	9031 NE 19TH ST
005	896480	0565	6/2/05	\$2,618,000	3780	1890	12	2003	3	13868	Y	N	925 PARK RD
005	410710	0163	5/30/06	\$2,427,500	3820	2180	12	2000	3	13200	N	N	9207 NE 13TH ST
005	438920	1121	6/27/05	\$2,350,000	3850	1800	12	2004	3	7800	Y	N	9433 NE 5TH ST
005	302530	0245	8/29/06	\$2,125,000	3960	0	12	1992	4	19857	N	N	7804 NE 14TH ST
005	252504	9260	11/3/06	\$2,500,000	3980	1360	12	2006	3	12163	N	N	1010 82ND AVE NE
005	252504	9199	6/17/05	\$2,250,000	4000	0	12	1999	4	16220	N	N	817 82ND AVE NE
005	808440	0030	3/9/05	\$1,600,000	4070	0	12	2001	3	12825	N	N	9626 NE 24TH ST
005	192505	9085	9/7/07	\$2,640,000	4110	0	12	1995	3	33808	N	N	3003 96TH AVE NE
005	326230	0420	6/20/05	\$2,175,000	4180	0	12	1999	4	16236	N	N	2030 77TH AVE NE
005	410710	0188	5/15/06	\$2,990,000	4210	1730	12	1999	4	14850	Y	N	1315 94TH AVE NE
005	808150	0020	3/23/05	\$2,450,000	4290	0	12	1984	4	21305	Y	N	9633 NE 30TH PL
005	808540	0320	7/5/07	\$3,500,000	4340	1130	12	2003	3	16306	Y	N	9621 NE 29TH ST
005	886100	0250	8/8/07	\$2,700,000	4340	1650	12	2007	3	10089	N	N	10222 NE 30TH PL
005	796090	0010	10/5/05	\$3,192,500	4460	1740	12	2005	3	26652	Y	N	8829 NE 24TH ST
005	256630	0015	8/28/06	\$2,573,950	4550	0	12	2006	3	13593	N	N	1625 94TH AVE NE
005	362504	9105	6/14/06	\$2,650,000	4550	0	12	2000	3	18831	N	N	7620 OVERLAKE DR W
005	362504	9105	6/1/05	\$2,376,000	4550	0	12	2000	3	18831	N	N	7620 OVERLAKE DR W
005	808490	0040	2/7/07	\$3,400,000	4600	860	12	2006	3	16200	Y	N	9434 NE 25TH ST
005	252504	9233	11/11/05	\$2,625,000	4780	0	12	2005	3	16065	N	N	7815 NE 12TH ST
005	155210	0100	4/16/07	\$3,270,000	4910	1250	12	2006	3	13980	Y	N	9819 NE 13TH ST
005	252504	9112	7/23/07	\$3,150,000	4910	0	12	1998	3	19247	N	N	7641 NE 12TH ST
005	256630	0070	3/30/06	\$2,515,000	5030	0	12	2005	3	14655	N	N	1620 94TH AVE NE
005	302505	9093	5/30/06	\$2,864,000	5090	0	12	2006	3	23669	N	N	2115 94TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	808440	0065	10/30/06	\$2,200,000	5390	0	12	2001	3	14266	N	N	2423 98TH AVE NE
005	808440	0065	1/19/05	\$1,925,000	5390	0	12	2001	3	14266	N	N	2423 98TH AVE NE
005	362504	9042	7/20/06	\$3,400,000	5490	0	12	2005	3	19897	N	N	7728 OVERLAKE DR W
005	252504	9025	7/3/07	\$4,088,888	5620	1880	12	2003	3	29369	N	N	7820 NE 10TH ST
005	192505	9081	9/12/06	\$2,865,500	6180	0	12	2006	3	21697	N	N	9312 NE 32ND ST
005	896480	0315	6/28/06	\$3,100,000	6980	0	12	2005	3	22507	Y	N	9900 VINEYARD CREST
005	438920	0787	9/5/07	\$2,625,000	2590	2450	13	2002	3	10000	Y	N	9406 LAKE WASHINGTON BLVD NE
005	808490	0015	11/15/06	\$3,250,000	4320	1850	13	2006	3	16615	Y	N	9433 NE 26TH ST
005	890761	0020	6/19/07	\$4,500,000	5500	1960	13	1998	3	12420	Y	N	8840 NE 15TH PL
005	247010	0110	1/20/05	\$5,500,000	6200	1800	13	2001	3	35069	N	N	2010 79TH AVE NE
005	302505	9179	4/11/05	\$6,228,772	7600	0	13	1993	5	63597	Y	N	1750 92ND AVE NE
009	573960	0425	3/6/07	\$700,000	950	490	7	1956	4	8040	N	N	10111 SE 8TH ST
009	807790	0035	4/24/07	\$650,000	1030	1030	7	1954	4	11775	N	N	1639 104TH AVE SE
009	066600	0200	9/6/06	\$650,000	1080	0	7	1952	3	10710	N	N	10255 SE 6TH ST
009	386090	0121	3/1/05	\$575,000	1120	1120	7	1957	4	6639	N	N	1821 104TH AVE SE
009	062900	0730	7/17/06	\$850,000	1140	350	7	1947	4	9800	N	N	10609 SE 29TH ST
009	062900	0730	6/8/05	\$720,000	1140	350	7	1947	4	9800	N	N	10609 SE 29TH ST
009	778740	0075	7/17/07	\$1,000,000	1150	1150	7	1954	5	23001	N	N	100 CEDAR CREST LN
009	082405	9199	8/21/07	\$755,000	1200	0	7	1954	3	10018	N	N	10318 SE 25TH ST
009	052405	9126	3/15/07	\$777,500	1270	1080	7	1963	4	11025	N	N	1648 103RD AVE SE
009	549310	0215	5/16/06	\$780,000	1270	0	7	1928	5	9008	N	N	540 98TH AVE SE
009	052405	9132	6/22/07	\$755,000	1340	890	7	1950	4	10454	N	N	2001 104TH AVE SE
009	062900	0410	8/29/06	\$845,000	1400	1400	7	1957	5	9750	N	N	10401 SE 27TH ST
009	573960	1195	4/21/06	\$645,000	1510	1510	7	1968	4	16950	N	N	10210 SE 10TH ST
009	604340	0037	2/20/07	\$800,000	1570	0	7	1952	4	9787	N	N	10234 SE 16TH ST
009	234430	0099	5/13/05	\$650,000	1600	0	7	1955	5	11788	N	N	10532 SE 32ND ST
009	234430	0124	2/18/07	\$815,000	1630	0	7	1963	4	10770	N	N	3009 106TH AVE SE
009	062900	0459	2/1/06	\$724,220	1660	440	7	1950	3	8990	N	N	10405 SE 28TH ST
009	066600	0437	6/2/06	\$745,000	1830	0	7	1953	5	13658	N	N	10130 SE 8TH ST
009	052405	9174	6/2/05	\$675,000	1930	0	7	1951	4	8400	N	N	10227 SE 16TH ST
009	938910	0070	5/25/07	\$3,125,000	2080	1400	7	1930	4	18550	Y	Y	506 OVERLAKE DR E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	082405	9285	11/27/07	\$731,150	2180	0	7	1947	4	15000	N	N	22 ENATAI DR
009	082405	9089	6/14/07	\$1,450,000	2290	0	7	1940	3	16117	Y	N	10312 SE 25TH ST
009	604340	0021	10/2/07	\$740,000	2970	0	7	1949	3	16110	N	N	1419 104TH AVE SE
009	776870	0285	4/24/06	\$1,000,000	1520	780	8	1973	4	19020	N	N	9535 SE SHORELAND DR
009	234430	0120	10/12/05	\$660,000	1530	460	8	1980	4	8931	N	N	10521 SE 30TH ST
009	062900	0721	8/31/06	\$825,000	1780	1680	8	1962	4	12220	N	N	2808 107TH AVE SE
009	062900	0575	10/18/07	\$1,240,000	2160	220	8	1931	5	11500	N	N	10610 SE 27TH PL
009	062405	9025	11/27/06	\$830,000	2350	0	8	1956	5	15120	N	N	1840 100TH AVE SE
009	062900	0800	1/20/05	\$1,020,000	2350	0	8	1949	5	18975	N	N	10526 SE 28TH ST
009	062900	0600	2/23/06	\$1,125,000	2410	0	8	1911	4	15269	N	N	2811 106TH PL SE
009	062900	0725	3/13/06	\$809,000	2440	0	8	1964	4	12913	N	N	10706 SE 29TH ST
009	062900	0838	7/12/06	\$1,133,000	2570	1160	8	1949	5	13920	N	N	10528 SE 29TH ST
009	386140	0116	7/16/07	\$1,310,000	2950	0	8	1956	5	21338	N	N	10108 SE 21ST ST
009	776870	0165	12/23/05	\$945,000	1120	1110	9	1975	4	9300	Y	N	9510 SE SHORELAND DR
009	549311	0030	12/2/05	\$1,150,000	1530	1430	9	1985	4	21089	Y	N	9602 SE 7TH ST
009	032200	0020	6/23/05	\$525,000	1660	0	9	1986	3	3398	N	N	627 BELLEVUE WAY SE
009	062900	0350	10/22/07	\$1,535,000	1870	1190	9	1994	3	8655	N	N	10410 SE 27TH ST
009	062405	9060	7/5/07	\$1,300,000	1960	1220	9	1951	5	11394	N	N	1615 100TH AVE SE
009	062405	9060	4/21/05	\$1,150,000	1960	1220	9	1951	5	11394	N	N	1615 100TH AVE SE
009	062900	0565	5/26/05	\$915,000	2120	0	9	2001	3	7000	N	N	10535 SE 29TH ST
009	234430	0115	3/21/05	\$849,800	2370	0	9	2002	3	8237	N	N	10513 SE 30TH ST
009	549310	0771	7/2/07	\$1,030,000	2490	0	9	1988	3	11490	N	N	9931 SE 5TH ST
009	549310	0337	7/24/07	\$1,700,000	2550	2140	9	1958	4	12333	Y	N	9706 SE 5TH ST
009	234430	0025	6/25/07	\$2,355,000	2630	1450	9	1977	4	27676	Y	Y	3257 106TH AVE SE
009	386140	0051	5/8/06	\$1,005,000	2660	0	9	2000	3	11226	N	N	2015 104TH AVE SE
009	052405	9065	9/6/07	\$1,250,000	2680	0	9	1984	5	19530	N	N	1506 100TH AVE SE
009	778740	0050	12/8/06	\$1,300,000	2730	810	9	1956	5	41016	N	N	110 NORTHSIDE RD
009	082405	9043	2/22/05	\$850,000	2770	0	9	1977	4	9170	N	N	2545 104TH AVE SE
009	562730	1025	9/7/06	\$1,425,000	2920	0	9	1976	4	18067	Y	N	916 SE SHORELAND DR
009	062900	0510	8/13/07	\$1,360,000	3020	0	9	2003	3	8622	N	N	10500 SE 27TH PL
009	326830	0045	4/18/06	\$1,800,000	2000	2000	10	1962	5	16751	Y	N	10201 SE 23RD ST

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	562730	0202	9/25/06	\$1,375,000	2170	0	10	1975	4	15464	Y	N	403 94TH AVE SE
009	082405	9171	3/17/06	\$1,448,000	2510	940	10	2004	3	9147	N	N	2417 104TH AVE SE
009	776870	0296	4/13/05	\$955,000	2550	1020	10	1993	3	12188	Y	N	9417 SE SHORELAND DR
009	549311	0020	5/29/07	\$2,000,000	2830	1190	10	1989	4	18745	Y	N	9610 SE 7TH ST
009	778740	0036	6/30/05	\$1,100,000	3030	0	10	1992	3	42197	N	N	206 NORTHSIDE RD
009	052405	9299	11/14/06	\$1,725,000	3180	700	10	1981	3	33700	N	N	1808 100TH AVE SE
009	062405	9057	6/14/06	\$1,260,000	3200	0	10	2004	3	8590	N	N	1611 KILLARNEY WAY
009	062405	9069	4/24/06	\$1,625,000	3280	1300	10	1977	3	29916	Y	N	1831 101ST AVE SE
009	549220	0075	11/7/06	\$1,298,000	3290	1670	10	2006	3	8462	N	N	10014 SE 8TH ST
009	549310	0325	9/13/05	\$1,312,500	3430	0	10	1996	3	9985	N	N	9811 SE SHORELAND DR
009	062900	0555	12/7/05	\$1,525,000	3440	0	10	1992	4	16000	N	N	10521 SE 29TH ST
009	573960	0025	10/13/05	\$1,198,000	3630	0	10	2005	3	7500	N	N	816 100TH AVE SE
009	549311	0070	6/12/06	\$1,482,500	3800	1400	10	1982	4	27068	Y	N	501 97TH PL SE
009	082405	9170	3/9/07	\$1,499,000	4160	0	10	2006	3	9583	N	N	2413 104TH AVE SE
009	386090	0136	2/5/07	\$1,689,000	4750	0	10	2006	3	12128	N	N	1935 104TH AVE SE
009	562730	0904	6/20/07	\$2,188,000	2270	1630	11	2004	3	20000	Y	N	918 SE SHORELAND DR
009	549310	0205	10/27/06	\$1,502,000	2300	1740	11	1989	4	16478	Y	N	505 99TH AVE SE
009	549440	0130	10/4/07	\$3,400,000	2370	540	11	1989	3	12717	Y	Y	333 SHORELAND DR SE
009	062405	9048	5/18/06	\$1,450,000	2510	1040	11	2005	3	6931	N	N	1934 100TH AVE SE
009	383550	2975	8/2/07	\$2,650,000	2810	580	11	2001	3	10362	Y	N	232 OVERLAKE DR E
009	383550	2975	6/15/05	\$2,288,001	2810	580	11	2001	3	10362	Y	N	232 OVERLAKE DR E
009	549310	0100	8/2/07	\$1,795,000	3150	1000	11	2001	3	8000	Y	N	805 100TH AVE SE
009	052405	9178	4/22/07	\$1,430,500	3450	1410	11	2000	3	10786	N	N	10209 SE 16TH ST
009	386147	0060	7/25/05	\$1,494,000	3610	0	11	1996	3	20723	N	N	1662 101ST PL SE
009	234430	0040	8/2/06	\$3,800,000	3700	360	11	1952	5	32468	Y	Y	3229 106TH AVE SE
009	950220	0035	11/21/07	\$2,150,000	3730	1130	11	2005	3	13676	Y	N	10041 SE 25TH ST
009	386147	0010	9/12/07	\$1,800,000	3800	0	11	1996	3	21190	N	N	10128 SE 16TH PL
009	386147	0150	3/9/05	\$1,375,000	3860	0	11	1995	3	19741	N	N	1633 100TH PL SE
009	386140	0095	5/31/05	\$1,675,000	3870	0	11	2001	3	12473	N	N	10217 SE 21ST ST
009	549310	0336	4/4/07	\$2,450,000	3930	940	11	2006	3	9225	Y	N	9750 SE 5TH ST
009	062900	0810	3/21/06	\$2,470,000	4410	1400	11	2000	3	20673	N	N	10516 SE 28TH ST

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	386147	0080	7/3/06	\$1,567,000	4630	0	11	1995	3	19597	N	N	1653 101ST PL SE
009	549310	0366	3/9/05	\$1,545,000	4670	1180	11	1978	4	22885	Y	N	9539 SE 5TH ST
009	386140	0050	11/17/06	\$1,975,000	4780	0	11	2005	3	11399	N	N	2112 104TH PL SE
009	549310	0221	5/22/06	\$1,950,000	4990	1370	11	1998	3	16497	Y	N	614 98TH AVE SE
009	082405	9115	6/9/05	\$3,100,000	2710	1090	12	2001	3	18100	Y	Y	7 ENATAI DR
009	776870	0170	7/8/05	\$3,900,000	2930	1630	12	2005	3	15450	Y	Y	9520 SE SHORELAND DR
009	700010	1070	6/24/05	\$2,760,000	3510	1420	12	1989	5	4400	Y	Y	11205 SE LAKE RD
009	938910	0010	4/28/06	\$2,950,000	3610	2200	12	1981	4	25316	Y	N	336 OVERLAKE DR E
009	082405	9120	12/15/05	\$2,015,000	3930	1220	12	2005	3	13000	N	N	1 ENATAI DR
009	385990	0060	11/17/05	\$2,850,000	4360	1940	12	2004	3	16065	Y	N	2095 BLARNEY PL SE
009	082405	9017	12/8/06	\$2,550,000	5470	300	12	1989	3	14218	Y	N	10401 SE 30TH ST
009	781940	0010	6/7/06	\$3,900,000	3700	1580	13	1988	4	21116	Y	N	8901 GROAT POINT DR
009	438920	0925	9/7/05	\$6,650,000	5780	1640	13	2001	3	29934	Y	Y	9621 LAKE WASHINGTON BLVD NE

**Improved Sales Removed from this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	082505	9201	8/15/06	\$1,650,000	PREVIMP<=25K
001	159190	0020	5/14/07	\$7,000,000	IMP COUNT;MULTI-PARCEL SALE
001	180170	0050	6/26/07	\$9,400,000	SAS DIAGNOSTIC OUTLIER
001	192505	9109	7/16/07	\$1,050,000	PREVIMP<=25K
001	192505	9113	11/4/05	\$1,285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	192505	9113	10/27/05	\$1,285,000	RELOCATION - SALE TO SERVICE
001	192505	9152	3/17/05	\$867,750	NON-REPRESENTATIVE SALE
001	192505	9196	9/20/06	\$1,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	201870	0145	11/8/06	\$725,000	PREVIMP<=25K
001	206800	0040	4/4/06	\$2,663,970	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	206800	0060	11/21/05	\$1,020,000	DOR RATIO
001	206800	0180	11/1/05	\$3,250,000	%COMPL
001	206800	0270	10/17/05	\$1,025,000	SAS DIAGNOSTIC OUTLIER
001	220740	0100	11/23/05	\$3,460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	242504	9137	5/19/05	\$1,750,000	DOR RATIO
001	242504	9137	8/8/05	\$2,670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	242504	9147	9/16/05	\$4,618,000	PREVIMP<=25K
001	242504	9184	6/19/06	\$845,000	PREVIMP<=25K
001	242504	9221	4/28/05	\$625,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	242504	9225	11/15/05	\$7,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	242504	9232	10/31/06	\$1,800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	242504	9241	2/1/07	\$4,075,000	OBSOL
001	242504	9251	7/19/06	\$15,000,000	SAS DIAGNOSTIC OUTLIER
001	242504	9268	10/12/05	\$1,145,000	%COMPL
001	247270	0030	4/24/06	\$2,777,335	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	247270	0035	5/12/05	\$2,000,888	OBSOL
001	247270	0040	6/28/07	\$1,634,933	SAS DIAGNOSTIC OUTLIER
001	247270	0065	9/21/06	\$2,100,000	QUESTIONABLE PER APPRAISAL
001	247270	0075	2/9/05	\$1,990,000	QUESTIONABLE PER APPRAISAL
001	252504	9013	4/14/05	\$6,890,000	IMP COUNT
001	252504	9015	12/29/05	\$5,750,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	339500	0050	7/7/06	\$1,350,000	BUILDER OR DEVELOPER SALES;
001	353490	0066	7/2/07	\$4,850,000	SAS DIAGNOSTIC OUTLIER
001	353490	0090	4/18/06	\$3,850,000	IMP COUNT;PREVIMP<=25K
001	353490	0095	9/9/05	\$7,498,000	IMP COUNT
001	353490	0181	9/1/05	\$3,550,000	DOR RATIO
001	353490	0275	9/13/05	\$7,700,000	%COMPL
001	353490	0445	1/20/05	\$8,400,000	IMP COUNT
001	353490	0515	4/25/07	\$5,800,000	PREVIMP<=25K
001	353490	0525	4/19/05	\$3,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	353490	0531	4/7/05	\$2,975,000	OBSOL;NON-REPRESENTATIVE SALE
001	353690	0080	7/12/05	\$1,080,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	353790	0155	4/6/07	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	353790	0160	1/27/05	\$779,144	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	362504	9099	11/1/05	\$4,450,000	OBSOL

**Improved Sales Removed from this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	400050	0055	5/17/06	\$3,300,000	NO MARKET EXPOSURE; PLOTTAGE
001	542730	0046	6/16/05	\$5,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	565350	0040	2/5/07	\$1,855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	675620	0020	8/2/05	\$2,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	739730	0081	4/25/06	\$1,101,000	PLOTTAGE
001	739730	0101	8/24/05	\$3,510,000	OBSOL
001	739730	0120	8/22/06	\$11,000,000	IMP COUNT
001	739730	0130	4/19/07	\$3,150,000	SAS DIAGNOSTIC OUTLIER
001	739730	0212	9/19/07	\$3,195,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	739730	0212	4/14/06	\$975,000	DOR RATIO;%COMPL
001	866230	0030	5/5/05	\$795,000	NON-REPRESENTATIVE SALE
001	866240	0020	3/15/06	\$1,800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	920890	0010	1/10/05	\$1,700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	920890	0075	11/14/05	\$3,385,000	OBSOL
001	920890	0157	6/22/07	\$7,900,000	SAS DIAGNOSTIC OUTLIER
001	926960	0070	5/24/07	\$2,440,000	ACTIVE PERMIT BEFORE SALE>25K
001	926960	0070	5/24/07	\$2,455,750	ACTIVE PERMIT BEFORE SALE>25K
001	980810	0026	11/14/05	\$3,725,000	OBSOL
001	980810	0026	7/20/05	\$3,250,000	OBSOL
001	980810	0092	3/7/07	\$1,625,000	OBSOL
001	980810	0100	6/7/07	\$2,425,000	IMP COUNT
001	980865	0060	6/7/05	\$775,000	SAS DIAGNOSTIC OUTLIER
001	980870	0395	2/22/06	\$600,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	980870	0415	3/7/07	\$1,000,000	PREVIMP<=25K;UNFIN AREA
001	980870	0690	8/20/07	\$925,000	PREVIMP<=25K
001	980870	0975	8/30/05	\$1,700,000	OBSOL;ESTATE ADMINISTRATOR
001	980870	0975	8/30/05	\$1,700,000	OBSOL;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	980870	1015	4/24/06	\$3,000,000	IRELATED PARTY, FRIEND, OR NEIGHBOR
005	025150	0010	11/19/05	\$1,865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	025150	0080	6/26/06	\$1,144,640	%COMPL
005	025150	0080	2/22/06	\$1,080,000	%COMPL
005	025150	0120	3/22/05	\$1,430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	025150	0260	10/17/07	\$1,795,000	SAS DIAGNOSTIC OUTLIER
005	025150	0280	3/24/05	\$833,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	054010	0060	4/18/07	\$1,100,000	SAS DIAGNOSTIC OUTLIER
005	054010	0110	4/5/05	\$699,000	OBSOL
005	054010	0500	8/24/06	\$1,250,000	BUILDER OR DEVELOPER SALES;
005	054010	0514	8/30/06	\$1,100,000	PREVIMP<=25K
005	054010	0841	5/8/06	\$600,000	NO MARKET EXPOSURE
005	063200	0130	8/9/05	\$1,300,000	BUILDER OR DEVELOPER SALES;
005	087800	0050	3/1/06	\$1,200,000	%COMPL
005	155210	0050	7/27/05	\$760,000	PREVIMP<=25K
005	155210	0055	6/1/06	\$1,500,000	PLOTTAGE
005	155210	0100	10/21/05	\$900,000	DOR RATIO
005	155210	0130	1/9/07	\$1,100,000	NO MARKET EXPOSURE

**Improved Sales Removed from this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	165150	0005	6/10/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	165350	0045	5/3/06	\$1,177,000	PREVIMP<=25K
005	165350	0060	7/14/06	\$808,500	NO MARKET EXPOSURE
005	165350	0070	3/21/05	\$710,000	SAS DIAGNOSTIC OUTLIER
005	180200	0030	6/7/05	\$750,000	DOR RATIO
005	187290	0006	12/19/05	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	187290	0030	10/19/06	\$840,000	NO MARKET EXPOSURE
005	187290	0055	12/4/07	\$900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192505	9150	11/30/06	\$825,000	SAS DIAGNOSTIC OUTLIER
005	192505	9193	2/26/07	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	192505	9193	12/21/05	\$1,455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	192505	9217	2/2/06	\$1,572,500	DIAGNOSTIC SAS OUTLIER
005	201870	0060	6/14/06	\$1,000,000	PREVIMP<=25K
005	201870	0065	4/14/05	\$820,000	PREVIMP<=25K
005	201870	0117	6/3/06	\$939,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	202505	9012	6/14/06	\$566,000	PREVIMP<=25K
005	202505	9012	7/4/05	\$425,000	PREVIMP<=25K
005	202505	9012	2/8/05	\$335,000	25K;RELATED PARTY, FRIEND, OR NEIGHBOR
005	202505	9123	2/8/05	\$305,000	DOR RATIO
005	207900	0060	10/28/05	\$830,000	OBSOL
005	207900	0070	8/17/05	\$835,000	DOR RATIO;OBSOL
005	209900	0010	6/1/06	\$2,100,000	PLOTTAGE
005	209900	0070	3/22/05	\$1,075,000	DOR RATIO
005	221050	0004	7/13/06	\$925,000	PREVIMP<=25K
005	221050	0006	12/14/05	\$1,535,000	RELOCATION - SALE BY SERVICE;
005	221050	0006	12/14/05	\$1,535,000	RELOCATION - SALE TO SERVICE
005	221050	0009	3/15/05	\$650,000	NO MARKET EXPOSURE
005	221050	0016	6/30/06	\$950,000	%COMPL;NO MARKET EXPOSURE
005	247000	0090	5/23/05	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	247000	0200	5/19/06	\$1,133,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
005	247000	0245	1/24/07	\$1,400,000	NO MARKET EXPOSURE
005	247010	0010	5/25/07	\$1,700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	247010	0150	11/8/05	\$2,000,000	OBSOL
005	247010	0160	10/5/06	\$2,350,000	OBSOL
005	247270	0110	5/18/05	\$455,000	RELOCATION - SALE BY SERVICE;
005	247270	0110	5/18/05	\$455,000	RELOCATION - SALE TO SERVICE
005	249810	0035	4/9/07	\$1,410,800	SAS DIAGNOSTIC OUTLIER
005	252504	9078	2/14/05	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	252504	9094	6/14/05	\$730,000	DOR RATIO
005	252504	9100	8/18/05	\$1,225,000	DOR RATIO;%COMPL;UNFIN AREA
005	252504	9147	4/21/05	\$620,000	DOR RATIO
005	252504	9167	3/24/05	\$775,000	DOR RATIO
005	252504	9242	1/18/06	\$1,115,000	BUILDER OR DEVELOPER SALES;
005	254070	0040	4/25/06	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	254070	0100	5/3/05	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed from this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	254070	0200	5/30/06	\$1,195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	254070	0280	9/28/06	\$1,210,000	NO MARKET EXPOSURE
005	254070	0320	6/30/05	\$675,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
005	256630	0015	2/18/05	\$700,000	DOR RATIO
005	256630	0045	5/24/05	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	302505	9027	6/7/06	\$1,460,000	PREVIMP<=25K
005	302505	9055	4/13/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	302505	9055	2/27/07	\$1,050,000	NO MARKET EXPOSURE
005	302505	9072	4/4/05	\$1,050,000	SAS DIAGNOSTIC OUTLIER
005	302505	9076	1/3/05	\$1,300,000	DOR RATIO
005	302505	9085	1/9/07	\$950,000	TEAR DOWN
005	302505	9089	4/9/07	\$965,000	PREVIMP<=25K
005	302505	9124	10/20/05	\$856,000	PREVIMP<=25K
005	302505	9125	8/16/06	\$760,000	%COMPL;NO MARKET EXPOSURE
005	302505	9126	4/27/06	\$1,340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	302505	9127	4/18/05	\$1,245,000	DOR RATIO
005	302530	0207	6/6/06	\$1,180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	302530	0341	2/1/05	\$760,000	%COMPL
005	302530	0370	10/26/05	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0020	1/11/06	\$995,000	SAS DIAGNOSTIC OUTLIER
005	326230	0123	6/26/06	\$1,030,000	NO MARKET EXPOSURE
005	326230	0385	1/5/05	\$175,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	326230	0385	1/3/05	\$175,000	DOR RATIO;STATEMENT TO DOR
005	326230	0410	2/16/05	\$1,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0480	11/29/05	\$675,000	%COMPL
005	326230	0480	5/5/05	\$610,000	%COMPL;QUESTIONABLE PER APPRAISAL
005	326230	0500	11/16/07	\$1,200,000	SAS DIAGNOSTIC OUTLIER
005	326230	0585	11/13/07	\$1,400,000	PREVIMP<=25K
005	326230	0585	9/11/06	\$1,295,000	PREVIMP<=25K
005	326230	0675	7/5/06	\$615,000	QUESTIONABLE PER APPRAISAL
005	326230	0715	3/18/05	\$500,000	DOR RATIO
005	326230	0725	5/5/06	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0795	3/16/05	\$500,000	DOR RATIO
005	326230	0815	6/6/06	\$346,890	NO MARKET EXPOSURE
005	326230	0835	5/2/07	\$1,200,000	PREVIMP<=25K
005	326230	0835	11/3/06	\$775,000	PREVIMP<=25K
005	326230	0950	8/28/07	\$1,200,000	SAS DIAGNOSTIC OUTLIER
005	332350	0005	8/10/05	\$665,000	DOR RATIO
005	332350	0040	12/18/06	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	383550	0106	6/27/07	\$1,525,000	SAS DIAGNOSTIC OUTLIER
005	383550	0106	5/26/06	\$952,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	383550	0140	12/28/06	\$950,000	PREVIMP<=25K
005	383550	0160	11/19/07	\$918,108	PREVIMP<=25K
005	383550	0198	12/5/07	\$3,450,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383550	0246	5/5/05	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	383550	0415	4/28/06	\$775,000	BUILDER OR DEVELOPER SALES
005	383550	0415	10/5/05	\$675,000	DOR RATIO;%COMPL;NO MARKET EXPOSURE
005	383550	0610	5/13/05	\$664,500	DOR RATIO
005	383550	2190	9/13/05	\$1,300,000	%COMPL
005	383550	2190	3/29/05	\$1,050,000	%COMPL
005	383550	2510	8/12/05	\$2,100,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
005	383550	2720	9/22/05	\$2,197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	410710	0062	7/28/07	\$2,688,000	STATEMENT TO DOR;
005	410710	0102	7/3/05	\$700,000	DOR RATIO
005	410710	0104	5/3/05	\$850,000	NO MARKET EXPOSURE; TENANT
005	410710	0121	3/8/07	\$4,150,000	SAS DIAGNOSTIC OUTLIER
005	410710	0121	4/28/05	\$403,000	DOR RATIO;QUIT CLAIM DEED
005	410710	0141	4/26/06	\$1,700,000	PREVIMP<=25K
005	410710	0183	9/18/06	\$1,625,000	BUILDER OR DEVELOPER SALES;
005	410710	0191	4/27/06	\$1,340,000	PREVIMP<=25K
005	410710	0200	1/31/06	\$715,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	410710	0200	1/31/06	\$715,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	410710	0202	6/7/06	\$2,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	410710	0204	2/1/05	\$1,300,000	NON-REPRESENTATIVE SALE
005	410710	0221	6/14/06	\$1,695,000	%COMPL;NO MARKET EXPOSURE
005	410710	0221	12/20/05	\$1,300,000	DOR RATIO;%COMPL;NO MARKET EXPOSURE
005	410710	0281	2/23/06	\$999,250	NO MARKET EXPOSURE
005	410710	0282	8/3/06	\$1,050,000	PREVIMP<=25K;NO MARKET EXPOSURE
005	410710	0285	7/22/05	\$457,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	410710	0287	4/5/06	\$1,060,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	410710	0303	2/14/05	\$550,000	DOR RATIO
005	410710	0307	1/29/07	\$901,000	PREVIMP<=25K
005	412210	0145	6/29/05	\$565,000	SAS DIAGNOSTIC OUTLIER
005	412210	0160	8/19/05	\$477,500	NON-REPRESENTATIVE SALE
005	412230	0090	10/17/05	\$760,000	DOR RATIO
005	412290	0020	10/26/05	\$1,010,000	SAS DIAGNOSTIC OUTLIER
005	412290	0040	4/27/05	\$769,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	412290	0050	4/28/06	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	412290	0150	1/7/05	\$739,000	RELOCATION - SALE BY SERVICE;
005	412290	0160	2/8/05	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	438920	0432	6/6/07	\$1,490,000	PREVIMP<=25K
005	438920	0432	7/5/06	\$1,250,000	PREVIMP<=25K
005	438920	0530	11/7/06	\$570,000	TEAR DOWN;
005	438920	0635	3/19/07	\$1,500,000	NO MARKET EXPOSURE
005	438920	0645	7/19/07	\$1,090,000	PREVIMP<=25K
005	438920	0665	5/3/06	\$1,065,000	IMP COUNT;NO MARKET EXPOSURE
005	438920	0695	8/28/06	\$1,285,000	NO MARKET EXPOSURE
005	438920	0723	7/3/06	\$950,000	%COMPL
005	438920	0726	6/26/07	\$890,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	438920	0740	4/25/06	\$700,000	PREVIMP<=25K

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	438920	0745	4/26/06	\$795,000	DOR RATIO
005	438920	0761	5/27/05	\$790,000	NO MARKET EXPOSURE
005	438920	0773	4/25/06	\$1,100,000	IMP COUNT;PREVIMP<=25K
005	438920	0955	7/26/07	\$1,795,000	SAS DIAGNOSTIC OUTLIER
005	438920	0959	12/20/06	\$900,000	BUILDER OR DEVELOPER SALES
005	438920	0970	2/24/05	\$745,000	DOR RATIO
005	438920	0996	7/7/06	\$978,500	NO MARKET EXPOSURE
005	438920	1062	6/10/05	\$799,000	DOR RATIO
005	438920	1095	11/29/05	\$900,000	%COMPL
005	438920	1096	5/2/05	\$630,000	DOR RATIO
005	438920	1192	12/10/07	\$1,075,000	PREVIMP<=25K
005	438920	1192	7/12/07	\$900,000	PREVIMP<=25K
005	438920	1231	6/9/05	\$960,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
005	542470	0070	3/28/05	\$775,000	DOR RATIO
005	542470	0075	4/5/06	\$920,000	PREVIMP<=25K
005	542470	0080	1/10/07	\$955,000	PREVIMP<=25K
005	542570	0020	2/25/05	\$570,000	NO MARKET EXPOSURE
005	542570	0030	6/29/05	\$686,085	DOR RATIO;BUILDER OR DEVELOPER SALES
005	542570	0030	12/22/05	\$711,393	QUIT CLAIM DEED
005	542570	0030	6/30/06	\$3,900,000	QUESTIONABLE PER APPRAISAL
005	542570	0030	6/14/06	\$2,650,000	QUESTIONABLE PER APPRAISAL
005	542570	0255	8/23/05	\$718,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	542711	0070	5/19/06	\$289,059	DOR RATIO;NO MARKET EXPOSURE
005	546130	0020	8/2/05	\$1,475,000	%COMPL
005	546130	0220	4/8/05	\$1,300,000	DOR RATIO;%COMPL
005	546130	0250	4/26/05	\$1,320,000	NO MARKET EXPOSURE
005	546130	0330	6/29/05	\$1,495,000	NO MARKET EXPOSURE
005	549400	0040	5/24/06	\$899,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	619430	0242	3/1/05	\$425,000	SAS DIAGNOSTIC OUTLIER
005	644730	0085	12/15/05	\$1,237,500	DOR RATIO;%COMPL
005	644730	0096	9/26/05	\$1,485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	644730	0175	3/11/05	\$1,250,000	PREVIMP<=25K
005	644730	0265	9/25/06	\$200,000	DOR RATIO;STATEMENT TO DOR
005	644730	0265	8/25/06	\$1,300,000	NO MARKET EXPOSURE
005	644730	0320	2/28/06	\$1,450,000	NO MARKET EXPOSURE
005	644860	0120	5/23/06	\$1,150,000	%COMPL
005	644860	0120	5/19/05	\$1,500,000	%COMPL
005	644860	0122	8/21/06	\$1,180,000	%COMPL
005	644860	0150	8/15/05	\$1,325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	749000	0010	8/20/07	\$1,408,190	SAS DIAGNOSTIC OUTLIER
005	749000	0040	10/10/06	\$96,724	DOR RATIO;QUESTIONABLE PER APPRAISAL
005	749000	0040	9/19/06	\$96,724	DOR RATIO;QUESTIONABLE PER APPRAISAL
005	749000	0040	9/20/06	\$96,724	DOR RATIO;QUESTIONABLE PER APPRAISAL
005	749000	0040	9/26/06	\$96,724	DOR RATIO;QUESTIONABLE PER APPRAISAL
005	749000	0040	10/4/06	\$96,724	DOR RATIO;QUESTIONABLE PER APPRAISAL

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	758370	0035	1/27/05	\$695,000	DOR RATIO
005	758370	0080	4/5/05	\$573,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
005	805600	0062	3/13/06	\$1,100,000	DOR RATIO;%COMPL
005	808440	0105	1/21/05	\$345,000	DOR RATIO
005	808440	0111	10/27/05	\$551,000	PREVIMP<=25K
005	808440	0145	5/25/07	\$750,000	PREVIMP<=25K
005	808440	0251	12/5/07	\$975,000	PREVIMP<=25K
005	808440	0440	6/8/06	\$924,950	PREVIMP<=25K
005	808490	0015	4/19/05	\$850,000	DOR RATIO
005	808490	0020	9/15/06	\$2,700,000	SAS DIAGNOSTIC OUTLIER
005	808490	0020	1/5/05	\$899,000	DOR RATIO
005	808540	0045	8/22/07	\$1,025,000	PREVIMP<=25K
005	808540	0055	10/25/06	\$622,000	DOR RATIO;QUIT CLAIM DEED
005	808540	0095	4/2/05	\$768,000	NON-REPRESENTATIVE SALE
005	808540	0161	4/23/07	\$820,000	PREVIMP<=25K
005	808540	0171	12/19/06	\$1,000,000	PREVIMP<=25K
005	808540	0181	2/17/05	\$644,350	PREVIMP<=25K
005	808540	0184	2/22/05	\$710,000	PREVIMP<=25K
005	886100	0100	8/1/06	\$385,352	DOR RATIO;QUIT CLAIM DEED
005	886100	0160	3/21/05	\$500,000	PREVIMP<=25K
005	886100	0170	10/13/05	\$490,000	DOR RATIO
005	886100	0185	6/19/06	\$600,000	DOR RATIO;%COMPL
005	886100	0250	10/25/05	\$530,000	DOR RATIO
005	890750	0040	11/8/06	\$1,600,000	NO MARKET EXPOSURE
005	890750	0055	5/18/05	\$1,269,000	DOR RATIO
005	890760	0110	5/31/05	\$1,790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	890762	0020	12/7/05	\$1,335,000	SAS DIAGNOSTIC OUTLIER
005	890762	0030	3/10/06	\$1,495,000	SAS DIAGNOSTIC OUTLIER
005	890762	0050	10/17/05	\$1,085,000	%COMPL
005	890762	0050	2/4/05	\$900,000	DOR RATIO
005	896480	0020	3/24/05	\$925,000	SAS DIAGNOSTIC OUTLIER
005	896480	0020	6/27/05	\$163,625	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	896480	0020	11/8/05	\$761,375	RELATED PARTY, FRIEND, OR NEIGHBOR
005	896480	0040	8/18/06	\$1,300,000	NO MARKET EXPOSURE
005	896480	0045	4/27/06	\$1,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0115	3/1/06	\$950,000	NO MARKET EXPOSURE
005	896480	0120	4/24/06	\$2,368,000	UNFIN AREA
005	896480	0125	6/27/05	\$785,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	896480	0145	6/10/05	\$1,140,000	NON-REPRESENTATIVE SALE
005	896480	0240	3/8/05	\$900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	896480	0250	2/22/06	\$1,125,000	DOR RATIO
005	896480	0250	2/17/05	\$932,000	DOR RATIO
005	896480	0305	10/18/05	\$1,184,000	DOR RATIO
005	896480	0325	5/4/05	\$850,000	DOR RATIO;%COMPL
005	896480	0330	8/17/05	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	896480	0330	6/1/06	\$1,200,000	NO MARKET EXPOSURE
005	896480	0355	10/10/06	\$1,160,000	PREVIMP<=25K
005	896480	0360	7/24/07	\$2,900,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	896480	0360	3/31/06	\$950,000	DOR RATIO
005	896480	0370	7/14/06	\$1,290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	896480	0385	6/6/05	\$850,000	DOR RATIO
005	896480	0410	5/21/07	\$1,110,800	PREVIMP<=25K
005	896480	0410	5/10/06	\$915,000	PREVIMP<=25K
005	896480	0415	10/19/07	\$900,000	PREVIMP<=25K
005	896480	0490	12/6/07	\$1,400,000	PREVIMP<=25K
005	896480	0490	4/16/07	\$1,300,000	PREVIMP<=25K
005	896480	0510	5/17/07	\$1,350,000	PREVIMP<=25K
005	896480	0730	4/28/05	\$654,750	PREVIMP<=25K;NO MARKET EXPOSURE
005	896480	0815	9/12/06	\$2,925,000	DOUBLE SALES
005	896480	0860	2/23/06	\$1,275,000	NO MARKET EXPOSURE
005	896480	0885	3/30/05	\$1,100,000	SAS DIAGNOSTIC OUTLIER
005	896480	0915	11/8/05	\$880,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	896480	0945	5/19/06	\$910,000	%COMPL
005	896480	1010	3/28/06	\$930,000	PREVIMP<=25K;NO MARKET EXPOSURE
005	896480	1015	4/8/05	\$708,000	TENANT
005	896480	1030	11/10/06	\$1,306,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	896480	1030	8/13/05	\$907,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	929090	0030	3/9/05	\$865,000	SAS DIAGNOSTIC OUTLIER
005	929090	0130	5/12/05	\$920,000	SAS DIAGNOSTIC OUTLIER
005	929090	0140	4/23/07	\$1,150,000	PREVIMP<=25K
005	929090	0140	8/25/06	\$1,100,000	PREVIMP<=25K
005	931330	0030	8/16/07	\$2,350,000	SAS DIAGNOSTIC OUTLIER
005	931560	0150	6/29/05	\$855,000	NO MARKET EXPOSURE
005	932030	0070	5/4/05	\$999,000	ESTATE ADMINISTRATOR
005	932030	0190	10/5/05	\$800,000	DOR RATIO
005	932380	0070	1/31/06	\$1,125,000	%COMPL
005	932380	0105	12/28/05	\$995,000	PREVIMP<=25K
005	955740	0080	7/23/05	\$979,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	955740	0140	4/1/05	\$855,000	SAS DIAGNOSTIC OUTLIER
009	029200	0030	10/23/06	\$157,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	032200	0010	11/27/06	\$495,000	NO MARKET EXPOSURE
009	052405	9074	5/7/07	\$3,200,000	SAS DIAGNOSTIC OUTLIER
009	052405	9228	10/10/05	\$1,800,000	SAS DIAGNOSTIC OUTLIER
009	052405	9240	5/23/05	\$500,000	QUIT CLAIM DEED
009	062405	9012	6/22/07	\$7,696,000	SAS DIAGNOSTIC OUTLIER
009	062405	9025	4/28/05	\$680,000	NO MARKET EXPOSURE
009	062405	9047	6/4/07	\$1,500,000	SAS DIAGNOSTIC OUTLIER
009	062405	9077	3/6/07	\$300,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	062900	0400	5/1/06	\$1,315,000	UNFIN AREA
009	062900	0479	7/14/05	\$873,000	ESTATE ADMINISTRATOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	062900	0570	10/13/06	\$850,000	PREVIMP<=25K
009	062900	0605	7/27/07	\$1,195,000	RELOCATION - SALE BY SERVICE;
009	062900	0605	5/3/07	\$1,195,000	RELOCATION - SALE TO SERVICE
009	062900	0610	6/10/05	\$30,155	DOR RATIO;STATEMENT TO DOR
009	062900	0655	3/24/05	\$1,450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	062900	0665	8/9/05	\$965,000	NO MARKET EXPOSURE
009	062900	0775	8/16/07	\$1,300,000	PREVIMP<=25K
009	062900	0785	5/20/05	\$1,325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	062900	0816	8/3/05	\$800,000	NO MARKET EXPOSURE
009	062900	0816	4/5/05	\$1,025,000	TEAR DOWN; NO MARKET EXPOSURE
009	062900	0818	8/7/05	\$540,000	DOR RATIO;%COMPL;NO MARKET EXPOSURE
009	062900	0825	2/18/05	\$36,000	DOR RATIO
009	066600	0230	4/26/07	\$880,000	PREVIMP<=25K
009	066600	0232	7/11/05	\$445,000	PREVIMP<=25K
009	082405	9089	11/29/06	\$1,050,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	082405	9099	7/31/07	\$3,275,000	IMP COUNT
009	082405	9170	11/16/05	\$480,000	DOR RATIO
009	082405	9226	10/13/05	\$1,137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	234430	0071	4/10/06	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	234430	0096	4/26/05	\$599,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	249810	0055	3/30/05	\$5,185,654	IMP COUNT;OBSOL
009	249810	0065	6/10/05	\$3,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	257120	0010	2/23/05	\$689,000	NON-REPRESENTATIVE SALE
009	326830	0055	5/1/06	\$521,500	DOR RATIO;NO MARKET EXPOSURE
009	326830	0055	7/1/05	\$519,925	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
009	326830	0105	4/6/06	\$919,000	NO MARKET EXPOSURE
009	385990	0115	3/25/05	\$780,000	NO MARKET EXPOSURE
009	385990	0200	12/12/05	\$1,040,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	386090	0136	8/12/05	\$575,000	DOR RATIO
009	386140	0040	6/27/06	\$998,000	OBSOL
009	386140	0066	4/28/05	\$432,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	438920	0460	9/2/05	\$1,750,000	PREVIMP<=25K;GOVERNMENT AGENCY
009	438920	0460	1/14/05	\$1,650,000	PREVIMP<=25K;GOVERNMENT AGENCY
009	438920	0461	12/5/07	\$3,630,000	GOVERNMENT AGENCY
009	549160	0030	10/25/06	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	549160	0060	9/14/05	\$975,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	549170	0030	11/5/07	\$1,600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	549170	0090	2/1/05	\$950,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	549170	0170	5/18/05	\$1,675,000	NO MARKET EXPOSURE
009	549170	0210	10/24/06	\$838,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	549220	0005	1/12/06	\$550,000	PREVIMP<=25K
009	549220	0030	7/13/05	\$492,000	PREVIMP<=25K
009	549220	0040	12/20/06	\$795,000	DOR RATIO;%COMPL;UNFIN AREA
009	549220	0040	10/4/05	\$510,000	DOR RATIO;%COMPL;UNFIN AREA
009	549220	0060	5/23/07	\$750,000	PREVIMP<=25K

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	549220	0075	9/29/05	\$498,000	DOR RATIO
009	549310	0336	8/11/05	\$675,000	DOR RATIO
009	549720	0090	6/10/05	\$599,000	SAS DIAGNOSTIC OUTLIER
009	562730	0202	8/29/05	\$1,125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	562730	1710	3/5/07	\$950,000	STATEMENT TO DOR;
009	573960	0075	9/25/06	\$725,000	DOR RATIO
009	573960	0460	1/3/06	\$665,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	573960	1300	3/26/07	\$543,000	PREVIMP<=25K
009	573960	1300	11/1/06	\$500,000	PREVIMP<=25K;NO MARKET EXPOSURE
009	644730	0030	2/15/05	\$5,500,000	%COMPL
009	776870	0190	3/12/07	\$1,550,000	SAS DIAGNOSTIC OUTLIER
009	776870	0230	5/7/07	\$4,020,000	SAS DIAGNOSTIC OUTLIER
009	776870	0285	6/18/07	\$650,000	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
009	776870	0325	8/11/06	\$1,700,000	PREVIMP<=25K
009	778740	0020	9/22/05	\$900,000	PREVIMP<=25K
009	778740	0030	5/19/06	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	778740	0080	4/12/05	\$2,600,000	UNFIN AREA
009	778740	0085	8/16/05	\$775,000	DOR RATIO
009	778740	0085	8/16/05	\$775,000	DOR RATIO
009	778740	0090	8/8/06	\$1,805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	778740	0115	5/2/05	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	778740	0150	2/17/06	\$750,000	DOR RATIO;%COMPL
009	807790	0030	8/30/06	\$640,000	%COMPL
009	938910	0045	8/29/06	\$1,285,000	PREVIMP<=25K
009	938910	0045	1/3/05	\$950,000	PREVIMP<=25K
009	938910	0050	8/29/06	\$1,285,000	PREVIMP<=25K

**Vacant Sales Used in this Annual Update Analysis
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	192505	9157	11/3/2006	\$885,000	10000	N	N
001	201870	0160	12/20/2006	\$675,000	9502	N	N
001	242504	9237	11/29/2007	\$2,543,375	20700	Y	Y
001	980810	0150	7/20/2006	\$1,305,000	15360	Y	N
001	980850	0090	1/24/2006	\$20,000	7000	N	N
001	980870	0741	2/26/2007	\$2,050,000	17600	Y	N
005	054010	0125	8/29/2007	\$570,000	17210	N	N
005	054010	0125	11/6/2006	\$450,000	17210	N	N
005	054010	0455	12/20/2006	\$1,360,000	27964	N	N
005	054010	0546	5/26/2006	\$764,000	23369	N	N
005	094260	0015	6/19/2007	\$1,600,000	20160	Y	N
005	252504	9270	7/26/2006	\$1,300,000	18069	N	N
005	252504	9271	7/5/2005	\$905,000	16001	N	N
005	256630	0060	4/7/2005	\$875,000	13204	N	N
005	302505	9191	4/16/2007	\$400,000	12200	N	N
009	549310	0338	7/16/2007	\$885,000	10015	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192505	9054	1/27/2005	\$280,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	192505	9157	1/27/2005	\$517,500	EXEMPT FROM EXCISE TAX;
001	192505	9254	8/18/2005	\$2,100,000	TEAR DOWN; ESTATE ADMINISTRATOR
001	192505	9254	3/20/2007	\$4,250,000	DOR RATIO
001	220740	0010	7/19/2005	\$900,000	TEAR DOWN;
001	353790	0008	3/24/2005	\$570,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	353790	0010	2/24/2005	\$218,158	STATEMENT TO DOR;
001	353790	0010	2/24/2005	\$915,000	DOR RATIO
001	353790	0080	2/10/2005	\$650,000	TEAR DOWN;
001	353790	0145	9/14/2006	\$875,000	TEAR DOWN;
001	920890	0051	12/21/2005	\$4,350,000	TEAR DOWN;
001	980870	0110	5/31/2005	\$700,000	NO MARKET EXPOSURE;
001	980870	0235	7/26/2006	\$1,260,000	TEAR DOWN
001	980870	0235	4/25/2007	\$1,410,000	TEAR DOWN
001	980870	0741	2/16/2005	\$1,700,000	TEAR DOWN;
005	054010	0455	7/7/2006	\$835,000	TEAR DOWN;
005	054010	0546	4/7/2005	\$520,000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
005	221050	0018	4/10/2006	\$860,000	NO MARKET EXPOSURE;
005	247010	0040	4/9/2007	\$1,650,000	TEAR DOWN;
005	247010	0040	3/14/2006	\$1,350,000	TEAR DOWN;
005	252504	9117	2/27/2006	\$1,550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	362504	9113	5/4/2006	\$1,800,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	383550	2509	10/24/2006	\$1,300,000	NO MARKET EXPOSURE;
005	410710	0121	6/14/2006	\$870,000	TEAR DOWN; CORPORATE AFFILIATES;
005	410710	0280	1/18/2005	\$550,000	TEAR DOWN;
005	438920	0015	3/30/2005	\$475,000	TEAR DOWN;
005	438920	0564	12/8/2005	\$885,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	542470	0045	7/20/2006	\$875,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	542470	0060	4/20/2006	\$2,025,000	PLOTTAGE;
005	644860	0230	4/3/2006	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	886100	0260	7/11/2006	\$30,000	PLOTTAGE;
005	890750	0015	2/17/2005	\$502,500	TEAR DOWN; NO MARKET EXPOSURE
005	896480	0015	10/3/2006	\$1,650,000	TEAR DOWN;
005	896480	0275	8/10/2005	\$940,000	TEAR DOWN;
005	896480	0315	2/18/2005	\$950,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX;
005	896480	0425	4/6/2006	\$1,150,000	CORPORATE AFFILIATES;
009	062405	9097	12/27/2007	\$25,000	DOR RATIO
009	082405	9156	9/13/2006	\$575,000	BUILDER OR DEVELOPER SALES;
009	386090	0136	10/17/2006	\$882,000	BUILDER OR DEVELOPER SALES;
009	386140	0050	4/13/2005	\$625,000	TEAR DOWN;
009	386140	0070	3/14/2005	\$753,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	549170	0160	12/6/2005	\$750,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor’s Property Record Files, Assessors Real Property Data Base, separate studies, Assessor’s Procedures, Assessor’s field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its “market value” or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*




King County

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King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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<http://www.kingcounty.gov/assessor/>

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor 
SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. 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.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr