

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** North Sammamish / 35

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 1808

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2007 Value</b>	\$186,500	\$369,100	\$555,600	\$626,100	88.7%	13.78%
<b>2008 Value</b>	\$206,900	\$411,300	\$618,200	\$626,100	98.7%	13.56%
<b>Change</b>	+\$20,400	+\$42,200	+\$62,600		+10.0%	-0.22%
<b>% Change</b>	+10.9%	+11.4%	+11.3%		+11.3%	-1.60%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -1.60% represent an improvement.

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
<b>2007 Value</b>	\$190,000	\$348,100	\$538,100
<b>2008 Value</b>	\$210,700	\$389,300	\$600,000
<b>Percent Change</b>	+10.9%	+11.8%	+11.5%

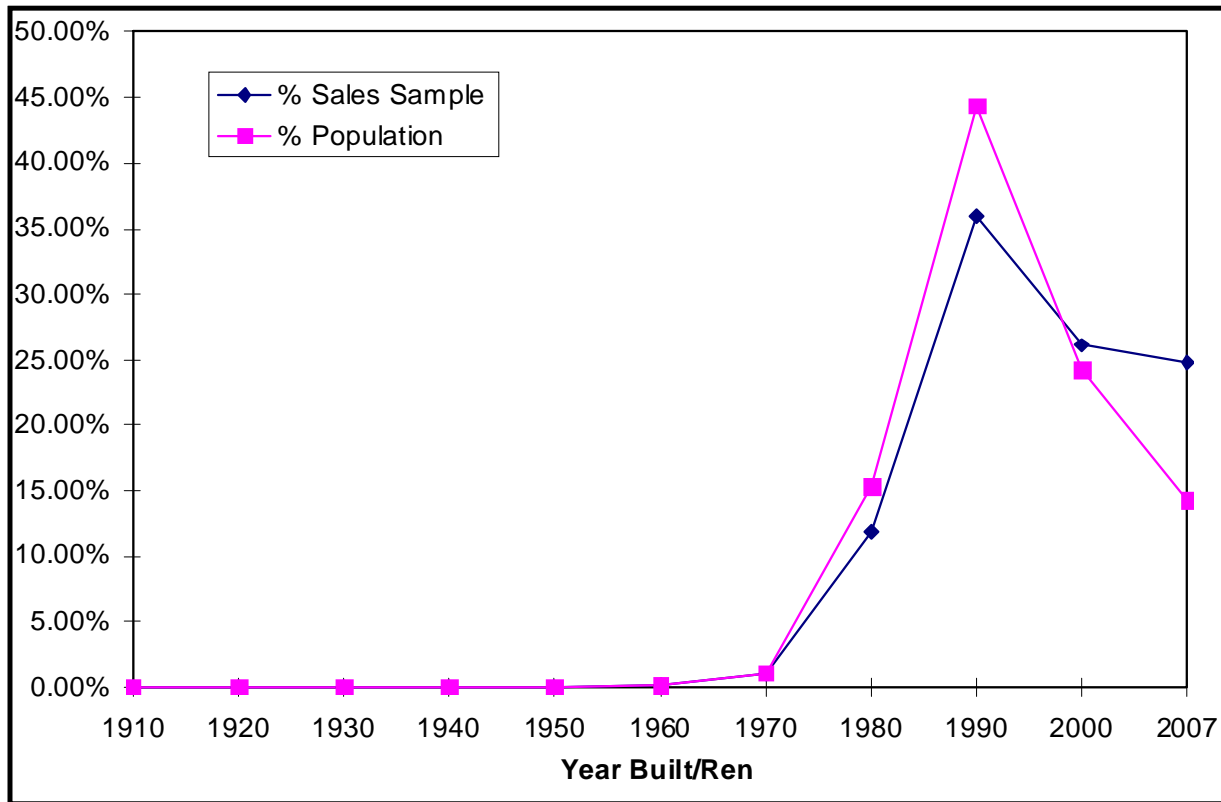
Number of one to three unit residences in the Population: 7903

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, major 240550 Evanscreek Pond, major 635260 Old Mill Point, and grades 11, 12, and 13 have ratios (assessed value/sale price) higher than the population, so the formula adjusts these properties downward in comparison to the rest of the population. Major 357840, Inglewood Glen, have ratios (assessed value/sale price) lower than the population, so the formula adjusts these properties upward in comparison to the rest of the population. The formula adjusts for these differences thus improving equalization.

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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.06%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	4	0.22%
1970	18	1.00%
1980	215	11.89%
1990	651	36.01%
2000	472	26.11%
2007	447	24.72%
	1808	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	6	0.08%
1930	1	0.01%
1940	4	0.05%
1950	8	0.10%
1960	14	0.18%
1970	89	1.13%
1980	1216	15.39%
1990	3509	44.40%
2000	1919	24.28%
2007	1135	14.36%
	7903	

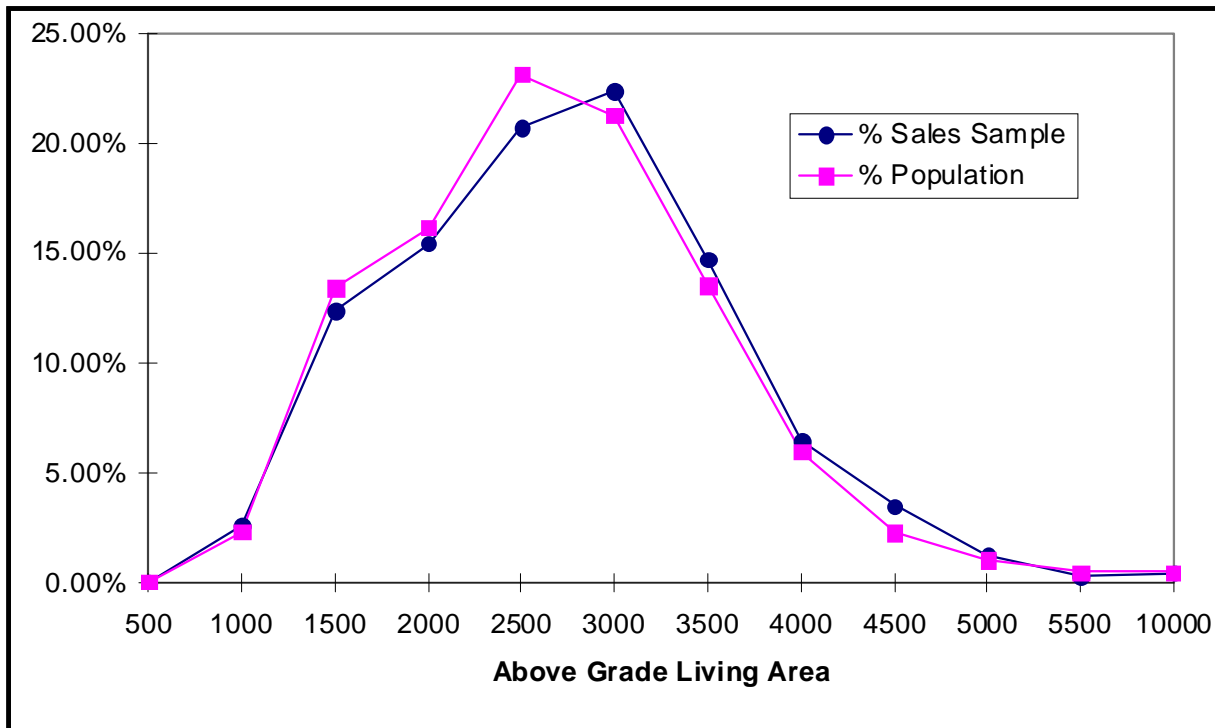


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	47	2.60%
1500	224	12.39%
2000	279	15.43%
2500	374	20.69%
3000	404	22.35%
3500	266	14.71%
4000	116	6.42%
4500	63	3.48%
5000	22	1.22%
5500	5	0.28%
10000	8	0.44%
	1808	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	182	2.30%
1500	1060	13.41%
2000	1279	16.18%
2500	1829	23.14%
3000	1680	21.26%
3500	1069	13.53%
4000	471	5.96%
4500	178	2.25%
5000	81	1.02%
5500	36	0.46%
10000	36	0.46%
	7903	

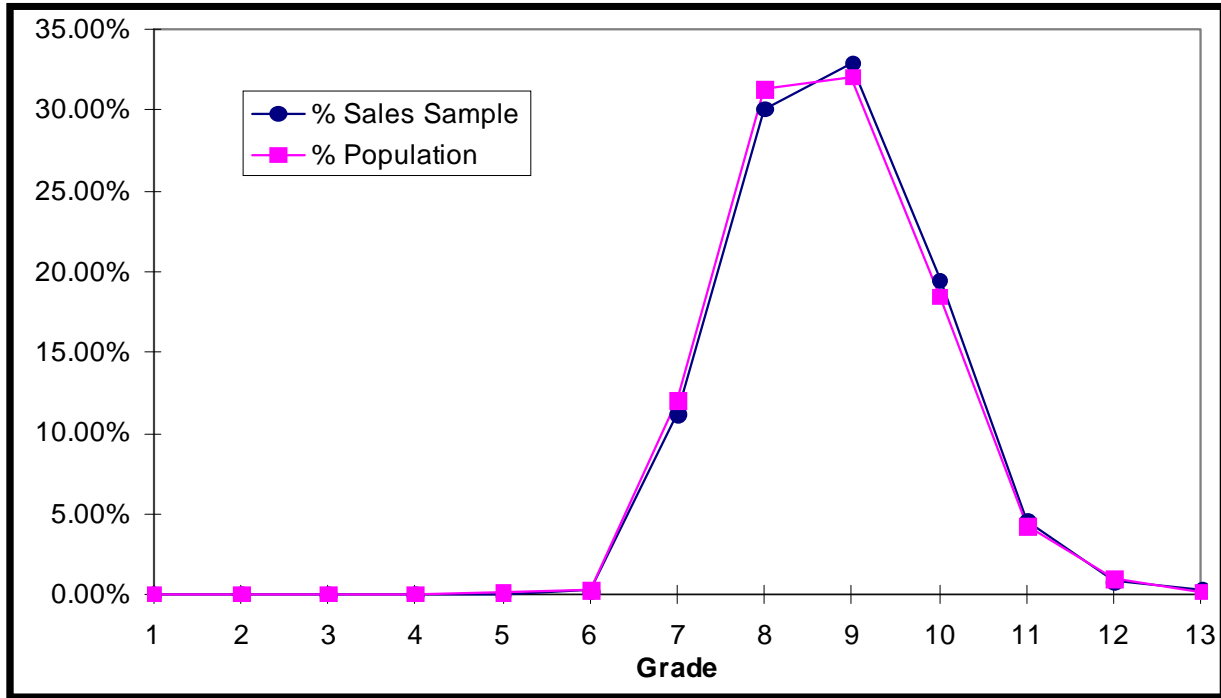


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

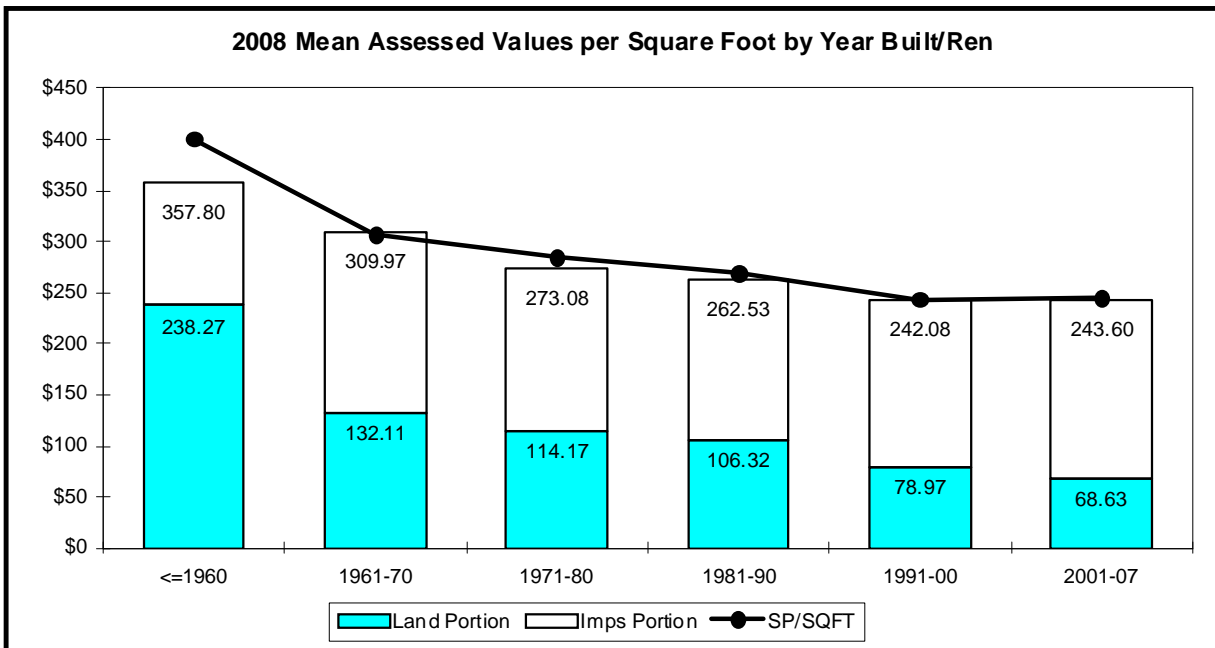
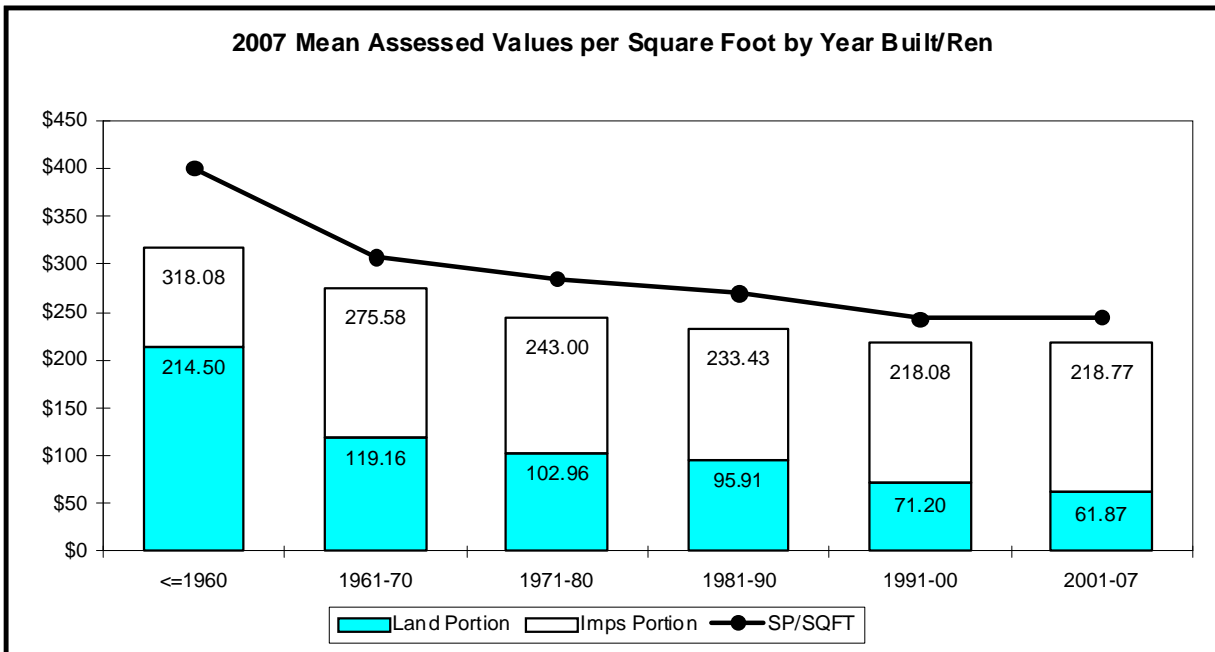
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.06%
6	5	0.28%
7	203	11.23%
8	545	30.14%
9	596	32.96%
10	353	19.52%
11	83	4.59%
12	15	0.83%
13	7	0.39%
	1808	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	1	0.01%
5	11	0.14%
6	27	0.34%
7	951	12.03%
8	2476	31.33%
9	2538	32.11%
10	1463	18.51%
11	337	4.26%
12	81	1.02%
13	17	0.22%
	7903	



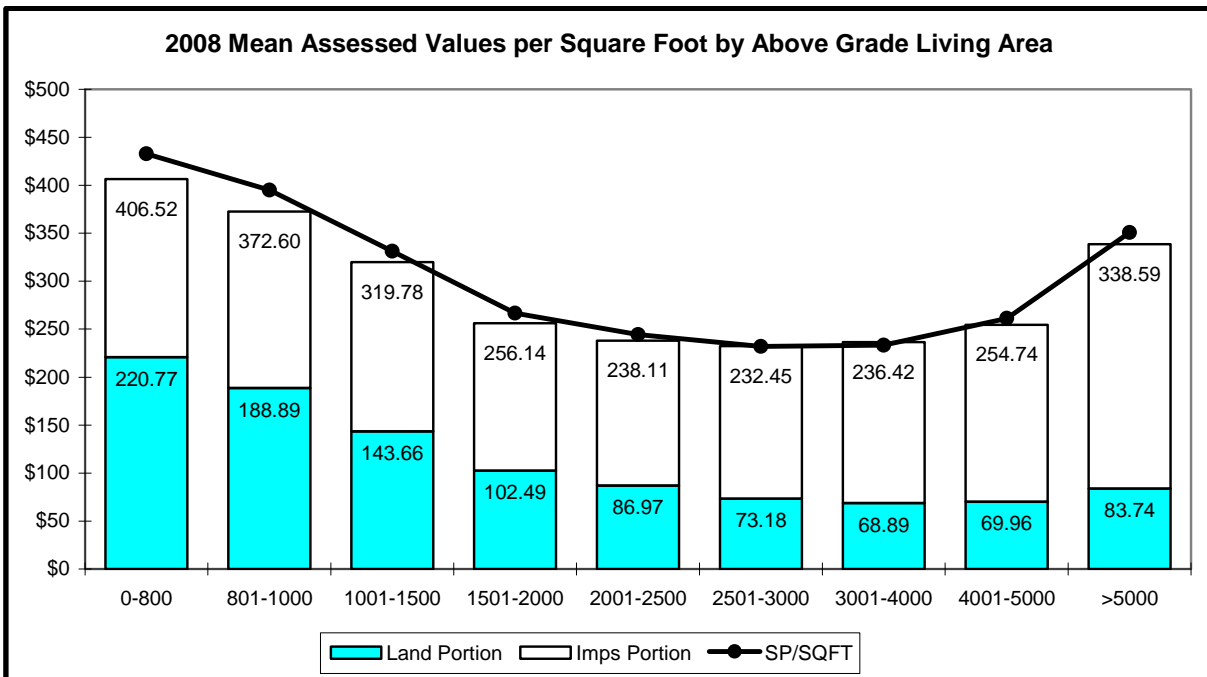
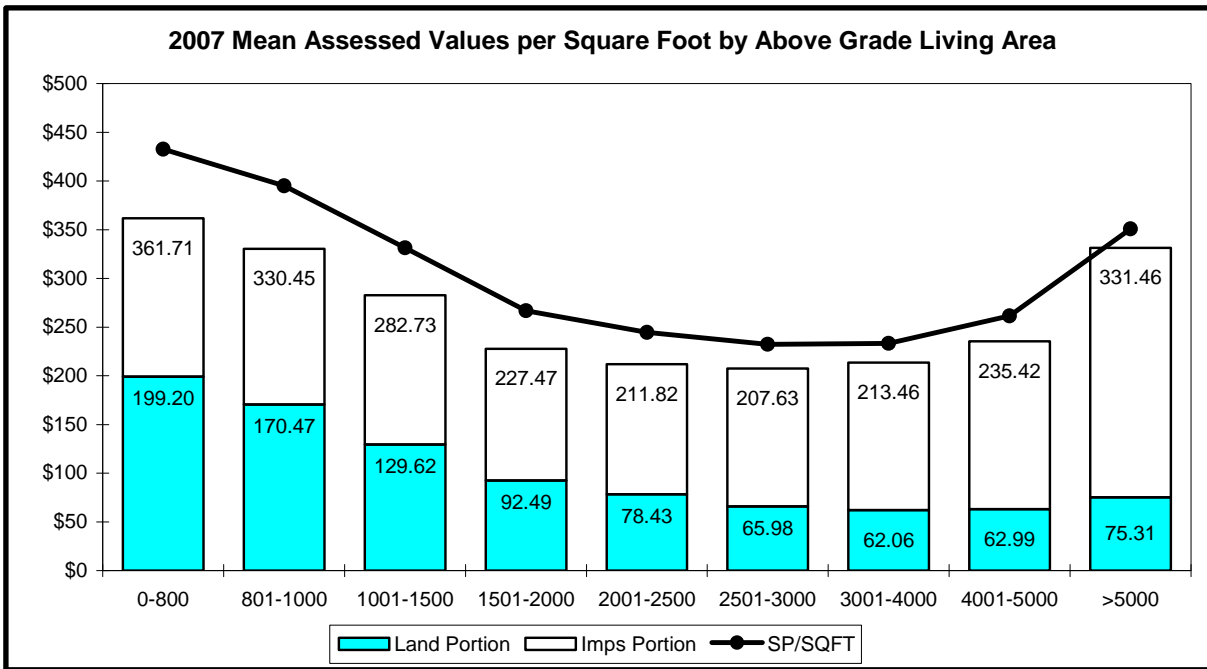
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



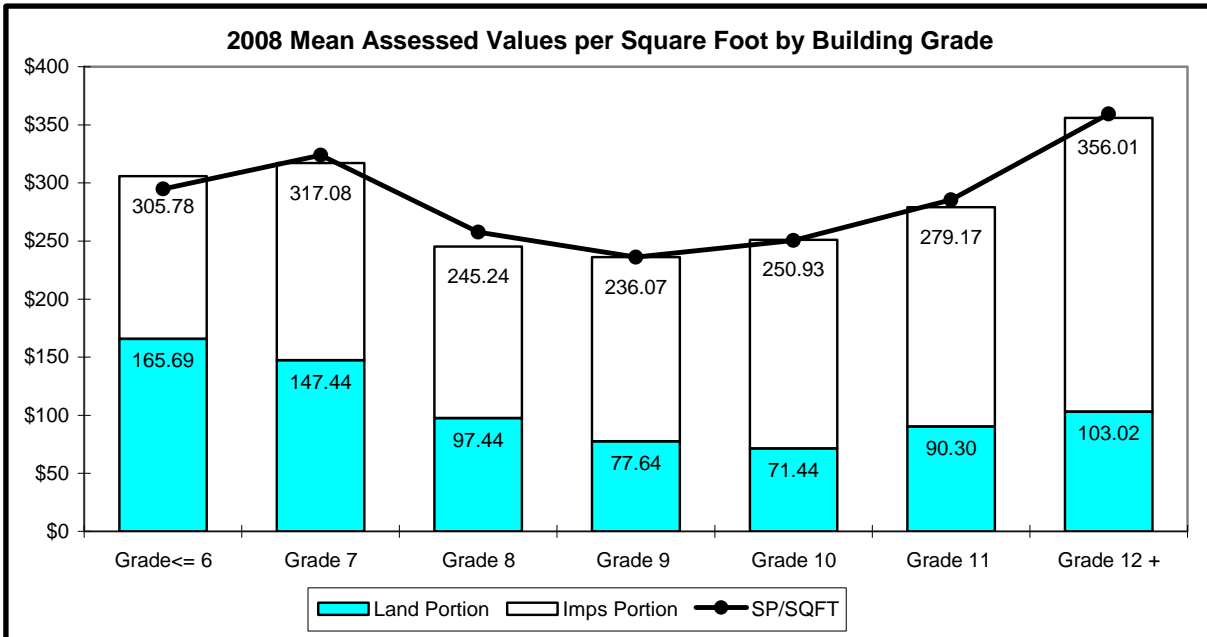
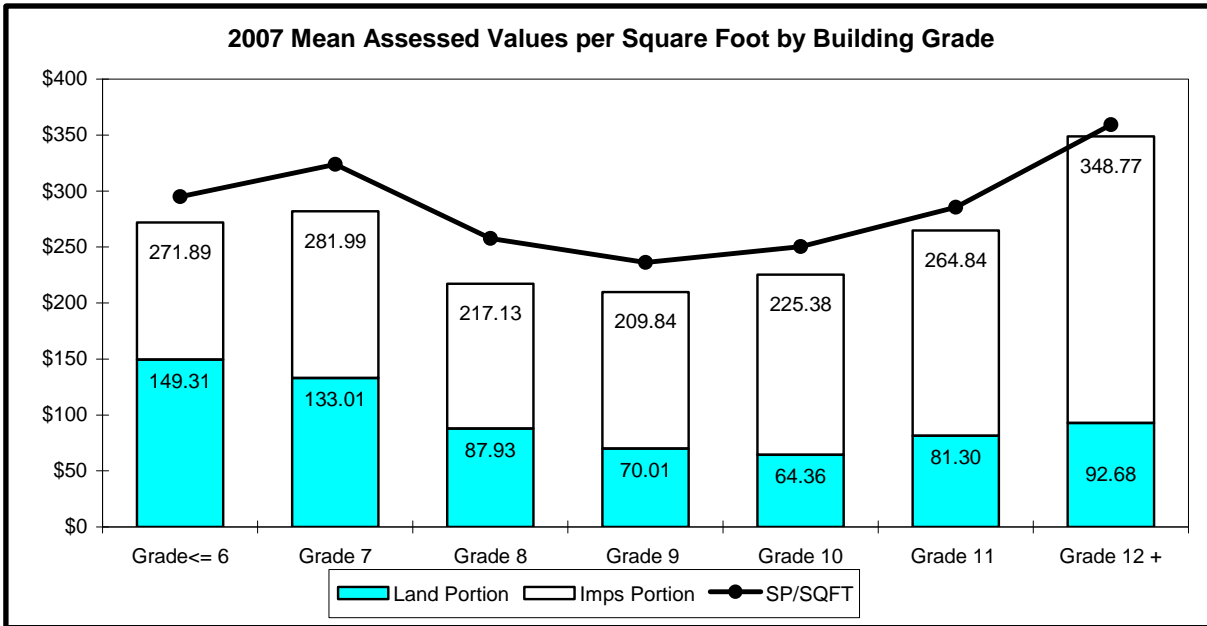
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

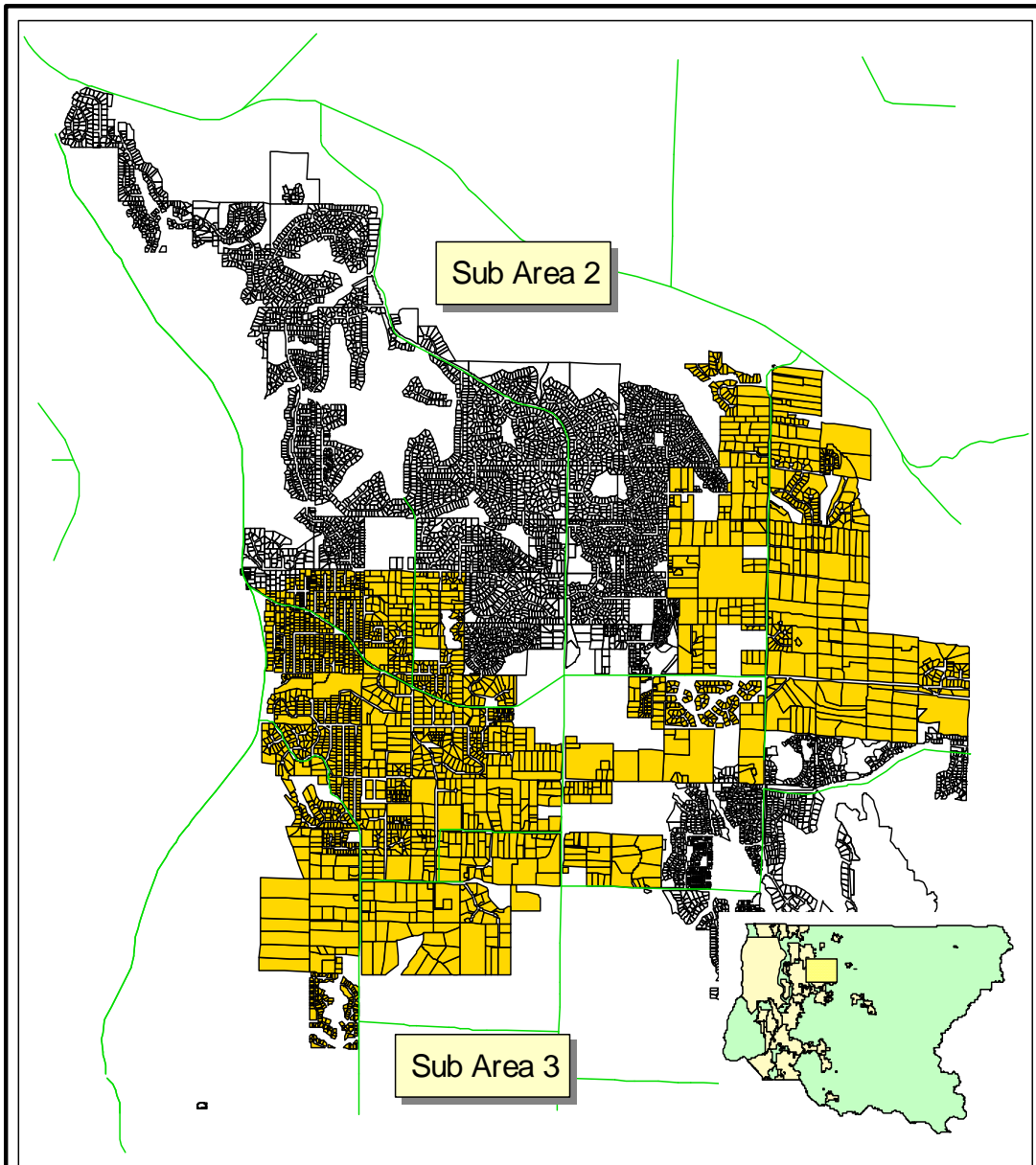


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## 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 35

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King County  
Department of Assessments

- Legend**
-  Road35.shp
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## **Annual Update Process**

***Effective Date of Appraisal: January 1, 2008***

***Date of Appraisal Report: 03/25/2008***

### ***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 31 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 12.3% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.1126, 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 1808 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 several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments through the area. For instance, major 240550 Evanscreek Pond, major 635260 Old Mill Point, and grades 11, 12, and 13 have ratios (assessed value/sale price) higher than the population, so the formula adjusts these properties downward in comparison to the rest of the population. Major 357840, Inglewood Glen, have ratios (assessed value/sale price) lower than the population, so the formula adjusts there properties upward in comparison to the rest of the population.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value \* 0.8880988 - 0.05190049 (If Major 357840) + 0.1608977 (If Major 240550) + 0.08392014 (If Major 635260) + 0.06014787 (If Grade=11) + 0.06883022 (If Grade=12) + 0.1280317 (If Grade=13)

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 \* 1.114)
  - \*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 resulting total value is calculated as follows (2008 Land Value + Previous Improvement Value \* 1.00)
  - \*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, 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 were not enough mobile home sales for a separate analysis. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value \* 1.00, with results rounded down to the next \$1,000

### ***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 35 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)

12.60%

<b>EVANSCREEK POND</b>	<b>Yes</b>
<b>Major 240550</b>	
% Adjustment	-17.27%
<b>INGLEWOOD GLEN</b>	<b>Yes</b>
<b>Major 357840</b>	
% Adjustment	6.99%
<b>OLD MILL POINT</b>	<b>Yes</b>
<b>Major 635260</b>	
% Adjustment	-9.72%
<b>Grade11</b>	<b>Yes</b>
% Adjustment	-7.14%
<b>Grade12</b>	<b>Yes</b>
% Adjustment	-8.10%
<b>Grade13</b>	<b>Yes</b>
% Adjustment	-14.19%

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, major 240550, Evanscreek Pond would approximately receive a -4.67% downward adjustment (12.6%-17.27%). 22 parcels or .2% of the population would receive this adjustment. There were 7 sales.

Homes in major 357840, Inglewood Glen would approximately receive a 19.59% upward adjustment (12.60% +6.99%). 181 parcels or 2% of the population would receive this adjustment. There were 30 sales.

Home in major 635260, Old Mill Point would *approximately* receive a 2.88% upward adjustment (12.6%-9.72%) 74 parcels or .9% of the population would receive this adjustment. There were 27 sales.

Grade 11, grade 12, and grade 13, were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

91.02% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

There were no properties that would receive a multiple variable adjustment.

### Area 35 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
240550	Evanscreek Pond	7	22	31%	SE-28-25-6	2	10	1990	NE 222rd St and NE 19 <sup>th</sup> PL
357840	Inglewood Glen	30	181	16.6%	SE-28-25-6	2	8	1980 thru 1987	NE 224rd St and NE 12 <sup>th</sup> PL
240550	Old Mill Point	27	74	36.4%	SE-18-25-6	2	8	2000 thru 2005	NE 44 <sup>th</sup> and 194th PL NE

## Area 35 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 .987

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	6	0.917	1.032	12.5%	0.835	1.228
7	203	0.877	0.986	12.4%	0.967	1.006
8	545	0.849	0.958	12.8%	0.947	0.969
9	596	0.890	1.001	12.5%	0.991	1.012
10	353	0.899	1.001	11.4%	0.987	1.015
11	83	0.930	0.981	5.4%	0.948	1.013
12	15	0.946	0.988	4.5%	0.939	1.038
13	7	0.993	0.977	-1.6%	0.856	1.097
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1961	5	0.826	0.929	12.5%	0.686	1.173
1961-1970	18	0.894	1.006	12.5%	0.921	1.090
1971-1980	215	0.857	0.961	12.1%	0.941	0.982
1981-1990	651	0.871	0.977	12.2%	0.967	0.987
1991-2000	472	0.907	1.001	10.4%	0.990	1.012
>2000	447	0.896	0.994	10.9%	0.981	1.006
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	3	0.750	0.844	12.5%	0.358	1.330
Average	1699	0.888	0.987	11.2%	0.981	0.994
Good	94	0.890	0.998	12.1%	0.969	1.027
Very Good	12	0.886	0.980	10.5%	0.839	1.120

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

Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	401	0.855	0.964	12.7%	0.951	0.977
1.5	35	0.890	0.992	11.5%	0.930	1.054
2	1368	0.893	0.992	11.0%	0.985	0.999
2.5	4	1.007	1.069	6.2%	0.856	1.281
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	6	0.837	0.940	12.4%	0.856	1.024
0801-1000	41	0.836	0.943	12.8%	0.894	0.992
1001-1500	224	0.854	0.965	13.1%	0.947	0.983
1501-2000	279	0.852	0.960	12.6%	0.944	0.975
2001-2500	374	0.867	0.974	12.4%	0.961	0.988
2501-3000	404	0.895	1.002	11.9%	0.989	1.015
3001-4000	382	0.914	1.012	10.7%	0.999	1.025
4001-5000	85	0.900	0.974	8.1%	0.943	1.005
>5000	13	0.946	0.962	1.7%	0.867	1.057
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1720	0.887	0.988	11.4%	0.981	0.994
Y	88	0.901	0.986	9.4%	0.955	1.018
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1808	0.887	0.987	11.3%	0.981	0.994
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	1366	0.883	0.985	11.5%	0.978	0.992
3	442	0.898	0.994	10.6%	0.980	1.008

## Area 35 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 .987

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.

Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	7	0.849	0.954	12.4%	0.869	1.039
03000-05000	116	0.878	0.987	12.3%	0.962	1.011
05001-08000	484	0.896	1.003	11.9%	0.991	1.015
08001-12000	672	0.876	0.980	11.9%	0.970	0.990
12001-16000	257	0.876	0.974	11.2%	0.957	0.991
16001-20000	91	0.899	0.993	10.4%	0.959	1.027
20001-30000	68	0.906	0.989	9.2%	0.955	1.024
30001-43559	35	0.916	0.998	8.9%	0.947	1.048
1AC-3AC	58	0.905	1.003	10.9%	0.961	1.046
3.01AC-5AC	12	0.930	0.988	6.2%	0.871	1.104
5.1AC-10AC	8	0.926	0.958	3.5%	0.758	1.157
<b>EVANS CREEK POND Plat240550</b>	<b>COUNT</b>	<b>2007 WEIGHTED MEAN</b>	<b>2008 WEIGHTED MEAN</b>	<b>PERCENT CHANGE</b>	<b>2008 LOWER 95% C.L.</b>	<b>2008 UPPER 95% C.L.</b>
N	1801	0.887	0.988	11.3%	0.981	0.994
Y	7	1.039	0.990	-4.7%	0.890	1.090
<b>INGLEWOOD GLEN Plat357840</b>	<b>COUNT</b>	<b>2007 WEIGHTED MEAN</b>	<b>2008 WEIGHTED MEAN</b>	<b>PERCENT CHANGE</b>	<b>2008 LOWER 95% C.L.</b>	<b>2008 UPPER 95% C.L.</b>
N	1778	0.888	0.987	11.2%	0.981	0.994
Y	30	0.825	0.985	19.4%	0.939	1.032
<b>OLD MILL POINT Plat635260</b>	<b>COUNT</b>	<b>2007 WEIGHTED MEAN</b>	<b>2008 WEIGHTED MEAN</b>	<b>PERCENT CHANGE</b>	<b>2008 LOWER 95% C.L.</b>	<b>2008 UPPER 95% C.L.</b>
N	1781	0.886	0.987	11.4%	0.981	0.994
Y	27	0.959	0.986	2.8%	0.938	1.035

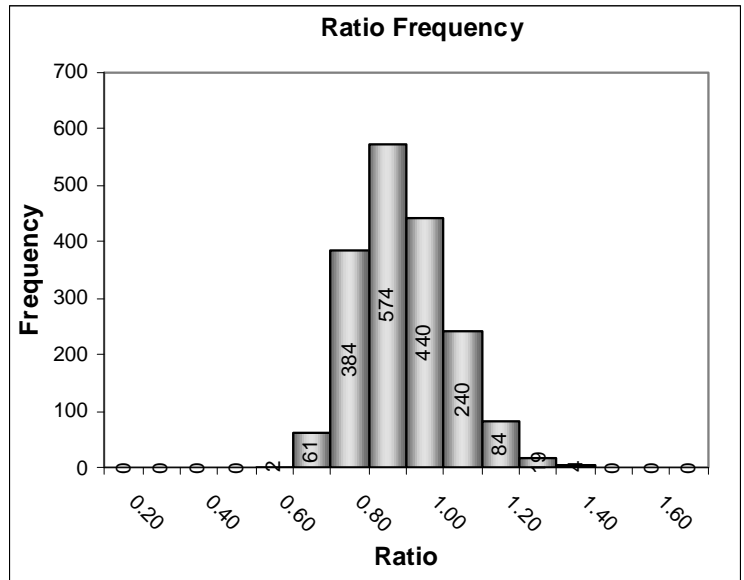


# Annual Update Ratio Study Report (Before)

## 2007 Assessments

<b>District/Team:</b> NE/Team 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 3/26/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 35	<b>Appr ID:</b> JRAM	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	1808
Mean Assessed Value	555,600
Mean Sales Price	626,100
Standard Deviation AV	255,824
Standard Deviation SP	277,097
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.893
Median Ratio	0.878
Weighted Mean Ratio	0.887
<b>UNIFORMITY</b>	
Lowest ratio	0.570
Highest ratio:	1.388
Coefficient of Dispersion	11.23%
Standard Deviation	0.123
Coefficient of Variation	13.78%
Price Related Differential (PRD)	1.006
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.873
Upper limit	0.886
<b>95% Confidence: Mean</b>	
Lower limit	0.887
Upper limit	0.899
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	7903
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.123
Recommended minimum:	24
Actual sample size:	1808
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	988
# ratios above mean:	820
z:	3.951
Conclusion:	Non-normal



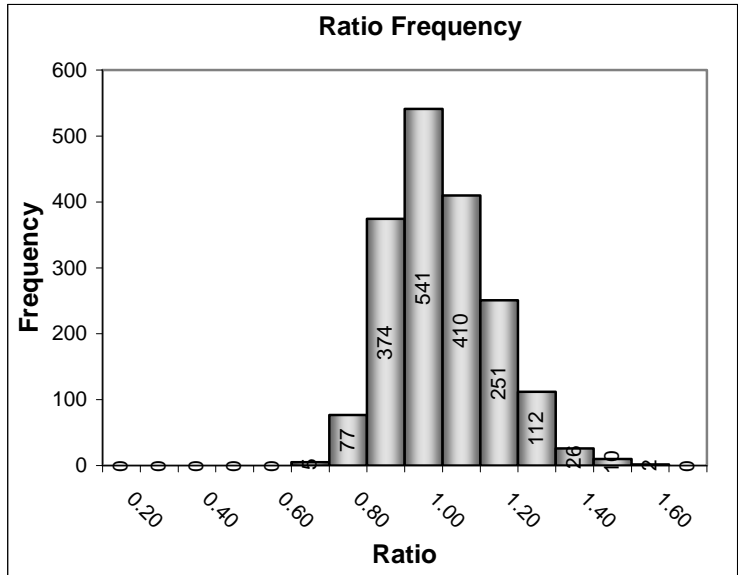
### COMMENTS:

1 to 3 Unit Residences throughout area 35

# Annual Update Ratio Study Report (After)

## 2008 Assessments

<b>District/Team:</b> NE/Team 2	<b>Lien Date:</b> 01/01/2008	<b>Date of Report:</b> 4/30/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 35	<b>Appr ID:</b> JRAM	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1808		
<b>Mean Assessed Value</b>	618,200		
<b>Mean Sales Price</b>	626,100		
<b>Standard Deviation AV</b>	262,193		
<b>Standard Deviation SP</b>	277,097		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.984		
<b>Weighted Mean Ratio</b>	0.987		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.641		
<b>Highest ratio:</b>	1.563		
<b>Coefficient of Dispersion</b>	10.99%		
<b>Standard Deviation</b>	0.135		
<b>Coefficient of Variation</b>	13.56%		
<b>Price Related Differential (PRD)</b>	1.012		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.975		
Upper limit	0.991		
<b>95% Confidence: Mean</b>			
Lower limit	0.993		
Upper limit	1.005		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	7903		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.135		
<b>Recommended minimum:</b>	29		
<b>Actual sample size:</b>	1808		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	987		
# ratios above mean:	821		
z:	3.904		
<b>Conclusion:</b>	Non-normal		



**COMMENTS:**

1 to 3 Unit Residences throughout area 35

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 35  
(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
002	681780	0940	4/20/06	\$325,000	770	0	7	1982	3	10973	N	N	2913 230TH AVE NE
002	681780	0330	5/1/06	\$354,000	780	310	7	1981	3	10481	N	N	2434 231ST PL NE
002	681780	0360	8/3/07	\$395,000	780	340	7	1981	3	10389	N	N	23106 NE 25TH WAY
002	681780	0370	10/26/05	\$339,950	800	380	7	1981	3	12170	N	N	2510 231ST AVE NE
002	681780	0430	3/28/05	\$303,000	800	380	7	1981	3	11794	N	N	2540 231ST AVE NE
002	681780	0510	8/10/05	\$328,200	800	380	7	1981	3	12324	N	N	2522 230TH AVE NE
002	681780	1280	9/24/07	\$381,500	820	440	7	1984	3	13514	N	N	2611 229TH PL NE
002	681780	1280	6/18/05	\$327,500	820	440	7	1984	3	13514	N	N	2611 229TH PL NE
002	681780	0960	5/23/05	\$283,000	830	420	7	1983	3	11868	N	N	2901 230TH AVE NE
002	681780	1010	4/17/06	\$364,500	830	420	7	1983	3	10348	N	N	2707 230TH AVE NE
002	681780	0730	9/19/06	\$379,500	850	430	7	1984	3	11071	N	N	2812 230TH AVE NE
002	681780	0990	7/11/06	\$416,000	850	430	7	1983	3	10452	N	N	2803 230TH AVE NE
002	681780	1040	3/17/05	\$289,950	850	430	7	1983	3	12086	N	N	22962 NE 26TH PL
002	771580	0200	8/8/05	\$305,000	860	410	7	1982	3	7200	N	N	1820 211TH PL NE
002	681781	0250	5/24/06	\$378,355	880	0	7	1984	3	14102	N	N	3018 229TH PL NE
002	771580	0060	12/8/06	\$435,000	880	590	7	1981	4	8370	N	N	1706 211TH WAY NE
002	771580	0060	8/26/05	\$410,000	880	590	7	1981	4	8370	N	N	1706 211TH WAY NE
002	681781	0310	4/7/06	\$360,000	900	430	7	1984	3	15678	N	N	3009 229TH PL NE
002	681781	0380	8/14/07	\$450,000	900	430	7	1984	3	11247	N	N	2717 229TH PL NE
002	681780	0380	7/5/07	\$355,000	910	0	7	1981	3	10900	N	N	2518 231ST AVE NE
002	681780	1480	6/29/05	\$310,000	910	0	7	1981	3	10800	N	N	2414 231ST PL NE
002	771580	1320	9/26/07	\$410,000	910	680	7	1981	3	7200	N	N	1747 211TH WAY NE
002	681780	0270	5/12/06	\$378,000	920	240	7	1980	3	11690	N	N	2445 231ST PL NE
002	681780	0290	7/21/06	\$370,000	920	240	7	1980	3	11266	N	N	2429 231ST PL NE
002	681780	0400	5/8/06	\$386,500	920	240	7	1981	3	16903	N	N	2528 231ST AVE NE
002	681780	0460	7/12/05	\$340,000	920	240	7	1981	3	11985	N	N	2525 231ST AVE NE
002	681780	1090	8/24/06	\$389,000	920	240	7	1983	3	11609	N	N	22967 NE 26TH PL
002	681780	0520	12/23/05	\$334,000	940	260	7	1981	3	10700	N	N	23005 NE 27TH ST
002	681780	0630	3/16/05	\$234,000	940	240	7	1981	3	10541	N	N	23013 NE 28TH ST
002	681780	0680	2/14/05	\$294,000	940	240	7	1981	3	12023	N	N	23034 NE 28TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	681780	0930	11/7/05	\$344,571	940	260	7	1982	3	11296	N	N	2919 230TH AVE NE
002	771580	0220	10/11/07	\$424,950	1010	430	7	1982	3	9775	N	N	1834 211TH PL NE
002	771580	0410	7/19/05	\$399,000	1010	510	7	1984	3	9100	N	N	1840 211TH CT NE
002	660022	0100	7/21/05	\$399,950	1020	700	7	1982	4	13615	N	N	2317 228TH PL NE
002	771580	0070	10/10/07	\$400,000	1020	440	7	1981	4	8550	N	N	1711 211TH PL NE
002	771580	1100	6/26/07	\$460,000	1020	420	7	1982	3	8120	N	N	21137 NE 18TH ST
002	771580	1100	4/26/06	\$390,000	1020	420	7	1982	3	8120	N	N	21137 NE 18TH ST
002	771580	0610	2/23/05	\$320,000	1030	680	7	1981	2	7490	N	N	20905 NE 19TH PL
002	660022	0070	7/14/06	\$345,000	1040	0	7	1982	3	14574	N	N	2301 228TH PL NE
002	681780	0350	4/7/05	\$310,000	1060	0	7	1981	3	10902	N	N	23116 NE 25TH WAY
002	681780	0650	6/24/05	\$330,000	1060	240	7	1981	3	10267	N	N	23033 NE 28TH ST
002	771580	0050	6/6/07	\$440,000	1060	440	7	1982	3	6808	N	N	1700 211TH WAY NE
002	771580	0580	2/24/06	\$372,000	1060	480	7	1981	2	7560	N	N	20807 NE 19TH PL
002	771580	0620	5/12/06	\$382,500	1060	480	7	1981	3	7560	N	N	20917 NE 19TH PL
002	771580	0360	4/4/05	\$349,000	1080	0	7	1984	3	8424	N	N	1808 211TH CT NE
002	660022	0180	5/15/06	\$344,000	1090	0	7	1982	3	15299	N	N	2330 229TH AVE NE
002	660022	0260	5/5/05	\$279,990	1120	0	7	1981	3	12271	N	N	2312 229TH AVE NE
002	771580	0330	8/29/07	\$439,950	1120	970	7	1983	3	8034	N	N	21130 NE 18TH ST
002	771580	0670	11/14/06	\$404,140	1130	310	7	1981	3	7623	N	N	1820 210TH CT NE
002	570630	0100	9/24/07	\$438,300	1170	0	7	1987	3	14948	N	N	23240 NE 10TH PL
002	660022	0300	2/13/07	\$429,900	1180	1050	7	1981	3	12753	N	N	2200 229TH AVE NE
002	752505	0030	4/1/05	\$315,000	1180	300	7	1981	3	10733	N	N	1618 220TH PL NE
002	771580	0250	8/13/07	\$444,950	1180	350	7	1984	3	9840	N	N	1850 211TH PL NE
002	681780	1400	9/12/07	\$439,000	1190	380	7	1984	3	12075	N	N	22906 NE 25TH WAY
002	681780	1430	4/2/07	\$479,500	1190	600	7	1985	3	11430	N	N	22814 NE 25TH WAY
002	752505	0110	9/13/05	\$410,000	1190	760	7	1981	3	10494	N	N	1611 220TH PL NE
002	771580	0300	5/10/06	\$420,000	1200	910	7	1983	3	8190	N	N	1823 211TH PL NE
002	660022	0730	7/19/07	\$407,000	1210	0	7	1982	4	14726	N	N	2027 228TH PL NE
002	660022	0750	12/7/06	\$402,000	1210	0	7	1981	4	12957	N	N	22814 NE 21ST PL
002	664400	0060	4/19/07	\$410,000	1220	0	7	1987	3	7461	N	N	1806 225TH PL NE
002	664400	0060	4/13/05	\$317,500	1220	0	7	1987	3	7461	N	N	1806 225TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	664400	0080	7/7/06	\$401,250	1220	0	7	1987	3	9532	N	N	1839 225TH PL NE
002	664400	0110	2/27/07	\$469,950	1220	290	7	1987	3	9936	N	N	1815 225TH PL NE
002	664400	0120	4/6/06	\$399,950	1220	290	7	1987	3	10428	N	N	1807 225TH PL NE
002	664400	0140	9/26/05	\$385,000	1220	0	7	1987	3	14372	N	N	1811 225TH PL NE
002	771580	0490	8/18/05	\$403,000	1240	720	7	1982	3	8075	N	N	1818 211TH WAY NE
002	771580	0530	4/12/05	\$345,000	1240	340	7	1983	3	12788	N	N	20914 NE 19TH PL
002	771580	0950	10/21/05	\$418,000	1250	860	7	1981	3	7500	N	N	21039 NE 17TH ST
002	660022	0080	9/13/05	\$319,000	1280	0	7	1982	3	15028	N	N	2305 228TH PL NE
002	681780	0690	7/26/07	\$408,500	1290	0	7	1981	4	10957	N	N	23028 NE 28TH ST
002	752505	0050	4/11/07	\$482,000	1330	330	7	1981	3	12815	N	N	1632 220TH PL NE
002	752505	0070	5/20/05	\$356,000	1330	330	7	1982	3	12920	N	N	1637 220TH PL NE
002	771580	0290	1/25/05	\$334,000	1340	530	7	1982	3	8512	N	N	1839 211TH PL NE
002	752500	0060	3/9/07	\$480,000	1380	0	7	1990	3	33409	N	N	1840 220TH PL NE
002	752500	0060	3/16/06	\$466,000	1380	0	7	1990	3	33409	N	N	1840 220TH PL NE
002	570630	0110	10/26/07	\$409,000	1390	0	7	1987	3	14824	N	N	23218 NE 10TH PL
002	660022	0700	2/10/05	\$315,000	1390	0	7	1984	3	17219	N	N	2011 228TH PL NE
002	660022	0640	12/6/06	\$460,000	1460	0	7	1982	3	12188	N	N	22825 NE 21ST PL
002	660022	0090	4/4/06	\$377,000	1500	0	7	1981	3	14467	N	N	2311 228TH PL NE
002	660022	0800	7/21/05	\$315,000	1500	0	7	1982	3	11480	N	N	22811 NE 22ND ST
002	681780	1020	3/22/07	\$490,500	1500	430	7	1983	3	11092	N	N	2603 230TH AVE NE
002	771580	0310	8/11/05	\$373,000	1510	0	7	1987	3	7280	N	N	1815 211TH PL NE
002	771580	0450	6/3/05	\$386,000	1520	0	7	1983	3	7125	N	N	1817 211TH CT NE
002	570630	0030	4/14/06	\$500,000	1530	300	7	1987	3	16039	N	N	23229 NE 10TH PL
002	771580	0440	2/23/05	\$359,950	1550	0	7	1984	4	7125	N	N	1825 211TH CT NE
002	771580	1030	7/24/06	\$405,000	1620	0	7	1983	4	8125	N	N	1734 211TH WAY NE
002	752505	0160	2/21/07	\$499,950	1660	0	7	1981	4	12184	N	N	22013 NE 18TH ST
002	771580	1300	6/27/06	\$395,000	1680	0	7	1981	3	6454	N	N	1801 211TH WAY NE
002	660022	0210	5/24/05	\$385,000	1690	0	7	1982	3	12880	N	N	2410 231ST PL NE
002	771580	0560	6/13/05	\$389,000	1690	0	7	1987	3	7380	N	N	20816 NE 19TH PL
002	771580	0470	8/22/05	\$340,000	1740	0	7	1982	3	6555	N	N	1802 211TH WAY NE
002	660022	0760	6/20/05	\$399,950	1820	0	7	1983	3	10759	N	N	22820 NE 21ST PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	681780	1130	5/13/05	\$345,950	1840	0	7	1984	3	13244	N	N	22924 NE 25TH WAY
002	750440	0650	2/15/05	\$409,500	1900	590	7	1978	3	12220	N	N	1730 216TH PL NE
002	660022	0010	6/22/06	\$492,000	2110	0	7	1981	3	14226	N	N	22804 NE 22ND ST
002	807841	0130	2/23/07	\$450,000	890	310	8	1987	3	8977	N	N	23402 NE 29TH PL
002	357840	0210	1/4/05	\$315,950	960	530	8	1984	3	18607	N	N	1460 224TH AVE NE
002	357840	1530	5/1/07	\$440,000	1000	470	8	1983	3	10560	N	N	22519 NE 12TH PL
002	750400	1190	3/15/05	\$396,000	1000	1030	8	1976	3	12410	N	N	2241 SAHALEE DR W
002	357840	1410	8/8/05	\$390,000	1010	460	8	1980	3	10969	N	N	22416 NE 13TH CT
002	357840	1670	3/17/06	\$353,000	1010	0	8	1981	3	12464	N	N	22509 NE 14TH DR
002	771580	1150	11/1/05	\$350,000	1030	640	8	1981	3	8256	N	N	21038 NE 17TH ST
002	357840	0350	5/4/07	\$434,950	1080	480	8	1983	3	12012	N	N	1426 223RD PL NE
002	357840	1750	5/16/07	\$439,990	1080	400	8	1983	3	13141	N	N	22705 NE 12TH PL
002	750440	0600	10/10/05	\$378,000	1080	960	8	1978	3	12457	N	N	21714 NE 18TH WAY
002	287290	0010	4/25/07	\$365,900	1090	0	8	1987	3	9862	N	N	22720 NE 18TH PL
002	750440	0170	6/8/06	\$510,000	1100	1010	8	1978	3	12023	N	N	21818 NE 17TH CT
002	771580	0500	4/26/06	\$470,000	1100	760	8	1983	3	7600	N	N	1826 211TH WAY NE
002	771580	1230	5/8/07	\$515,000	1100	350	8	1981	3	11760	N	N	20916 NE 17TH ST
002	771580	0650	8/9/06	\$474,000	1130	310	8	1981	4	8690	N	N	1819 211TH WAY NE
002	750440	0700	2/21/07	\$449,950	1160	890	8	1978	3	15324	N	N	21642 NE 18TH PL
002	193905	0090	9/29/05	\$395,000	1180	260	8	1988	3	12093	N	N	22615 NE 14TH PL
002	325990	0030	6/3/06	\$465,000	1180	400	8	1991	3	7589	N	N	1735 221ST PL NE
002	325990	0150	5/4/07	\$464,900	1180	400	8	1991	3	8310	N	N	1718 221ST PL NE
002	325990	0170	5/8/07	\$475,000	1180	400	8	1991	3	8493	N	N	1730 221ST PL NE
002	325990	0170	5/9/06	\$465,000	1180	400	8	1991	3	8493	N	N	1730 221ST PL NE
002	357840	0960	8/17/07	\$509,000	1180	820	8	1984	3	10301	N	N	22038 NE 15TH ST
002	750440	0450	6/15/06	\$435,000	1180	890	8	1978	3	12054	N	N	1842 218TH PL NE
002	357840	0480	2/13/07	\$515,000	1200	820	8	1984	3	17359	N	N	1227 224TH PL NE
002	357840	0480	8/22/06	\$484,950	1200	820	8	1984	3	17359	N	N	1227 224TH PL NE
002	357840	1580	3/31/05	\$330,000	1200	640	8	1980	3	8614	N	N	22608 NE 12TH PL
002	771580	0810	5/24/06	\$498,750	1200	550	8	1981	3	15645	N	N	1626 209TH PL NE
002	750440	0800	9/15/05	\$428,000	1210	880	8	1978	3	17409	N	N	1823 216TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	807840	0040	5/17/07	\$459,000	1220	370	8	1984	3	7875	N	N	2510 233RD PL NE
002	865151	0400	3/26/07	\$530,000	1220	850	8	1981	3	9019	N	N	20900 NE 44TH ST
002	178540	0140	5/24/07	\$477,300	1240	420	8	1981	3	15971	N	N	22525 NE 23RD CT
002	178540	0180	9/27/05	\$372,000	1240	0	8	1981	3	12916	N	N	2219 226TH PL NE
002	865151	0460	6/22/07	\$490,000	1240	630	8	1982	3	12309	N	N	20702 NE 44TH ST
002	193905	0150	6/11/07	\$398,000	1250	0	8	1988	3	7931	N	N	1411 227TH PL NE
002	193905	0150	3/21/05	\$320,000	1250	0	8	1988	3	7931	N	N	1411 227TH PL NE
002	195440	0110	6/16/05	\$349,500	1250	0	8	1988	3	7566	N	N	22127 NE 9TH PL
002	807840	0180	2/1/06	\$430,000	1250	480	8	1984	3	8437	N	N	2617 234TH AVE NE
002	865151	0390	8/17/06	\$510,000	1250	880	8	1981	4	9107	N	N	20908 NE 44TH ST
002	357840	1540	9/7/05	\$352,500	1260	360	8	1983	3	10560	N	N	22527 NE 12TH PL
002	807840	0410	2/9/07	\$475,250	1260	490	8	1985	3	7808	N	N	2509 233RD PL NE
002	865151	1030	7/3/07	\$540,000	1260	860	8	1981	3	9146	N	N	20706 NE 42ND PL
002	807840	0130	4/23/07	\$499,000	1270	480	8	1985	3	8213	N	N	2637 234TH AVE NE
002	357840	0440	11/7/06	\$449,500	1280	440	8	1982	3	12156	N	N	1317 224TH PL NE
002	357840	0500	8/16/06	\$537,000	1280	940	8	1982	3	15757	N	N	1211 224TH PL NE
002	357840	1000	7/5/05	\$425,000	1290	570	8	1984	3	9700	N	N	22008 NE 15TH ST
002	357840	1630	11/9/05	\$449,950	1290	630	8	1983	3	13162	N	N	22516 NE 12TH PL
002	807841	0060	8/23/06	\$499,900	1290	470	8	1985	3	8237	N	N	2810 233RD PL NE
002	807841	0330	4/12/05	\$392,000	1290	510	8	1987	3	9433	N	N	2803 233RD PL NE
002	178540	0710	10/6/05	\$485,000	1300	290	8	1983	3	12576	N	N	1926 224TH PL NE
002	178540	0710	4/13/05	\$372,950	1300	290	8	1983	3	12576	N	N	1926 224TH PL NE
002	357840	1380	8/25/05	\$420,000	1300	630	8	1983	3	11791	N	N	22421 NE 13TH CT
002	807841	0100	11/13/07	\$500,000	1310	510	8	1987	3	7668	N	N	23343 NE 29TH PL
002	357840	0880	9/17/07	\$496,500	1320	420	8	1984	3	9999	N	N	1316 220TH PL NE
002	865151	0920	4/13/07	\$517,000	1320	420	8	1984	3	10768	N	N	4226 205TH PL NE
002	357840	1450	1/17/06	\$434,000	1330	420	8	1984	3	9468	N	N	1239 225TH AVE NE
002	807845	0140	9/1/05	\$445,000	1330	480	8	1990	3	7140	N	N	23805 NE 25TH WAY
002	721572	1290	4/25/06	\$420,000	1330	0	8	2000	3	5404	N	N	920 242ND CT SE
002	721572	1290	6/28/07	\$356,400	1330	0	8	2000	3	5404	N	N	920 242ND CT SE
002	865151	0360	8/23/05	\$365,000	1340	0	8	1984	3	9371	N	N	20932 NE 44TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	178540	0270	7/12/05	\$415,200	1350	280	8	1981	3	15869	N	N	2224 226TH PL NE
002	807843	0330	6/14/05	\$424,950	1350	590	8	1988	3	8894	N	N	23440 NE 28TH PL
002	807842	0010	5/5/05	\$403,000	1360	460	8	1988	3	8887	N	N	2829 234TH PL NE
002	357840	0680	3/30/06	\$475,000	1370	880	8	1984	3	23342	N	N	1328 222ND PL NE
002	807841	0370	6/6/07	\$445,000	1370	0	8	1985	3	7417	N	N	2713 233RD PL NE
002	807848	0010	10/4/05	\$421,902	1380	490	8	1990	3	9639	N	N	23551 NE 29TH ST
002	357840	1310	7/14/05	\$410,000	1390	480	8	1982	3	13954	N	N	22434 NE 12TH CT
002	660022	0610	6/6/06	\$492,450	1400	480	8	1985	3	12000	N	N	2025 230TH PL NE
002	750400	1020	5/18/07	\$487,000	1400	0	8	1972	3	12750	N	N	2025 208TH PL NE
002	178540	0100	1/20/06	\$460,000	1420	560	8	1984	3	15002	N	N	22612 NE 23RD PL
002	287290	0300	7/19/07	\$425,000	1420	0	8	1983	3	10685	N	N	1915 226TH PL NE
002	357840	1110	9/27/05	\$399,950	1420	510	8	1983	3	9768	N	N	1325 220TH PL NE
002	660022	0550	4/4/06	\$449,900	1440	0	8	1983	3	11787	N	N	22913 NE 20TH PL
002	681780	1150	8/14/07	\$535,000	1440	720	8	2003	3	10987	N	N	2526 229TH PL NE
002	287290	0390	8/10/06	\$443,500	1450	360	8	1984	3	8158	N	N	1849 226TH PL NE
002	807840	0120	10/10/05	\$377,500	1450	0	8	1985	3	7949	N	N	2641 234TH AVE NE
002	865152	0350	11/18/05	\$449,950	1450	680	8	1986	3	8013	N	N	21113 NE 43RD PL
002	807843	0030	8/17/05	\$448,000	1460	500	8	1989	3	9686	N	N	2621 235TH CT NE
002	357840	1360	11/14/07	\$430,000	1470	520	8	1984	3	13826	N	N	1226 224TH PL NE
002	807840	0150	4/7/06	\$421,952	1470	0	8	1984	3	8970	N	N	2629 234TH AVE NE
002	807841	0040	9/12/05	\$389,950	1480	0	8	1987	3	8000	N	N	2732 233RD PL NE
002	357840	0620	7/28/06	\$430,000	1500	370	8	1983	3	17807	N	N	22027 NE 13TH PL
002	750440	0860	11/28/06	\$421,000	1510	780	8	1979	4	12000	N	N	1731 216TH PL NE
002	865151	1150	10/10/06	\$585,000	1510	680	8	1986	4	11544	N	N	20713 NE 44TH ST
002	865151	0610	7/8/05	\$401,000	1520	0	8	1983	3	11085	N	N	4009 204TH AVE NE
002	896199	0130	6/8/07	\$525,000	1530	0	8	1999	3	6489	N	N	485 243RD PL SE
002	357840	1330	4/25/05	\$356,000	1540	0	8	1983	3	9154	N	N	22422 NE 12TH CT
002	195444	0330	4/21/06	\$478,000	1550	530	8	1987	3	7551	N	N	22327 NE 11TH PL
002	750446	0220	1/25/07	\$435,000	1560	0	8	1978	3	12068	N	N	21610 NE 16TH ST
002	865151	0320	4/16/07	\$635,000	1560	1510	8	1986	3	11475	N	N	21014 NE 44TH ST
002	721572	1670	8/14/06	\$486,000	1560	0	8	1999	3	5475	N	N	1116 243RD PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	721572	1960	3/6/06	\$412,000	1560	0	8	1999	3	5382	N	N	24253 SE 11TH PL
002	721572	2010	6/28/05	\$425,000	1560	0	8	1999	3	5259	N	N	24213 SE 11TH PL
002	750420	0190	7/5/06	\$400,000	1570	0	8	1978	3	5436	N	N	20819 NE 25TH ST
002	751070	0050	8/22/05	\$449,900	1570	950	8	1986	3	15014	N	N	1301 232ND PL NE
002	807840	0290	10/25/07	\$489,000	1570	0	8	1985	3	8092	N	N	23406 NE 27TH ST
002	865151	0440	8/1/06	\$465,000	1570	0	8	1981	3	24012	N	N	20714 NE 44TH ST
002	721572	1650	8/3/06	\$450,000	1570	0	8	1999	3	5302	N	N	24270 SE 11TH PL
002	721572	1880	7/27/06	\$500,000	1570	0	8	1999	3	6108	N	N	24263 SE 12TH CT
002	195441	0080	2/14/06	\$408,000	1580	0	8	1987	3	9285	N	N	22454 NE 10TH ST
002	750410	0350	12/22/05	\$499,950	1580	680	8	1982	3	13020	N	N	2717 221ST AVE NE
002	750410	0350	4/28/05	\$480,000	1580	680	8	1982	3	13020	N	N	2717 221ST AVE NE
002	807840	0250	4/26/07	\$455,000	1580	0	8	1984	3	8879	N	N	2608 234TH AVE NE
002	195444	0170	7/23/07	\$476,000	1590	440	8	1988	3	8468	N	N	1121 221ST CT NE
002	195442	0340	7/5/07	\$443,500	1600	0	8	1988	3	7008	N	N	908 223RD CT NE
002	195443	0250	6/14/07	\$505,000	1600	550	8	1987	3	6212	N	N	917 224TH AVE NE
002	195440	0180	2/9/07	\$459,995	1620	0	8	1987	3	7044	N	N	22116 NE 9TH PL
002	750440	0340	10/24/07	\$530,000	1620	980	8	1978	3	12003	N	N	1614 219TH PL NE
002	750440	0560	6/10/05	\$404,000	1620	920	8	1978	3	12665	N	N	1811 218TH PL NE
002	807841	0030	7/20/07	\$465,000	1620	0	8	1985	3	7606	N	N	2726 233RD PL NE
002	178540	0290	4/21/06	\$450,000	1630	0	8	1981	3	16345	N	N	2217 227TH AVE NE
002	325990	0070	7/20/07	\$455,000	1630	0	8	1991	3	8154	N	N	1713 221ST PL NE
002	325990	0090	7/30/07	\$470,000	1630	0	8	1991	3	8942	N	N	1703 221ST PL NE
002	325990	0130	3/28/07	\$439,950	1630	0	8	1991	3	12017	N	N	1712 221ST PL NE
002	178540	0300	6/26/06	\$469,500	1640	0	8	1981	3	15258	N	N	2207 227TH AVE NE
002	195440	0310	5/23/06	\$439,500	1640	550	8	1988	3	8171	N	N	22129 NE 10TH PL
002	865151	1200	6/30/06	\$470,000	1650	0	8	1986	3	9794	N	N	4317 209TH AVE NE
002	721572	1040	2/20/07	\$439,300	1650	0	8	1999	3	4500	N	N	918 243RD PL SE
002	721572	1210	6/21/07	\$515,500	1650	0	8	1999	3	5735	N	N	24201 SE 10TH PL
002	721572	1240	7/24/07	\$505,000	1650	0	8	2000	3	5514	N	N	24218 SE 10TH PL
002	721572	1330	7/9/07	\$495,000	1650	0	8	2000	3	4218	N	N	940 242ND CT SE
002	721572	1330	4/15/05	\$373,000	1650	0	8	2000	3	4218	N	N	940 242ND CT SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	721573	0760	4/28/05	\$365,000	1650	0	8	2001	3	5132	N	N	1431 242ND PL SE
002	721573	0930	8/23/05	\$401,000	1650	0	8	2001	3	4648	N	N	24208 SE 14TH CT
002	721573	0960	6/10/05	\$379,000	1650	0	8	2001	3	5637	N	N	24202 SE 14TH CT
002	750440	0080	1/22/07	\$522,000	1660	880	8	1978	3	12046	N	N	21709 NE 18TH WAY
002	750401	0230	4/18/05	\$470,450	1680	700	8	1977	3	14300	N	N	3418 SAHALEE DR W
002	865151	1120	5/19/05	\$352,810	1680	0	8	1982	3	8681	N	N	4230 208TH AVE NE
002	195440	0170	2/7/06	\$425,000	1690	0	8	1987	3	7319	N	N	22120 NE 9TH PL
002	357840	0660	12/13/06	\$456,775	1700	0	8	1987	3	16033	N	N	22125 NE 13TH PL
002	807840	0280	11/3/05	\$390,000	1700	0	8	1985	3	7739	N	N	2640 234TH AVE NE
002	287290	0110	4/5/05	\$356,000	1710	0	8	1983	3	9629	N	N	1918 226TH PL NE
002	357840	1620	9/7/05	\$375,000	1710	0	8	1983	3	13594	N	N	22524 NE 12TH PL
002	750400	0970	9/18/07	\$510,000	1710	0	8	1972	3	12218	N	N	2409 SAHALEE DR W
002	865151	0890	8/2/06	\$458,828	1710	0	8	1984	3	9327	N	N	4227 205TH PL NE
002	865151	1140	8/1/06	\$612,500	1710	1680	8	1984	3	10565	N	N	20714 NE 43RD ST
002	807843	0240	9/26/06	\$479,000	1730	0	8	1988	3	7886	N	N	23604 NE 27TH ST
002	807843	0320	8/21/07	\$490,000	1730	0	8	1988	3	8258	N	N	2805 235TH PL NE
002	865151	1370	4/6/07	\$615,000	1730	1160	8	1985	4	9441	N	N	4332 210TH CT NE
002	750420	0020	6/19/06	\$352,000	1740	0	8	1971	3	3600	N	N	2406 SAHALEE DR W
002	750420	0030	5/5/05	\$356,000	1740	0	8	1971	3	3750	N	N	2408 SAHALEE DR W
002	195443	0170	8/23/06	\$469,950	1750	0	8	1988	3	6907	N	N	934 224TH CT NE
002	807841	0020	3/13/07	\$469,990	1750	0	8	1987	3	7797	N	N	2720 233RD PL NE
002	721573	0870	6/11/07	\$480,500	1750	0	8	2001	3	4305	N	N	24205 SE 14TH CT
002	750400	0990	4/26/06	\$500,000	1760	0	8	1972	3	25625	N	N	2401 SAHALEE DR W
002	863576	0040	6/15/07	\$445,000	1770	0	8	1999	3	3993	N	N	714 239TH PL SE
002	863576	0060	9/14/07	\$450,000	1770	0	8	1999	3	4436	N	N	702 239TH PL SE
002	863576	0300	3/22/06	\$415,000	1770	0	8	1999	3	2936	N	N	23917 SE 7TH LN
002	863576	0340	9/10/07	\$450,500	1770	0	8	1999	3	3936	N	N	23947 SE 7TH LN
002	863576	0380	11/3/05	\$385,000	1770	0	8	1999	3	2936	N	N	23979 SE 7TH LN
002	863576	0400	1/26/05	\$310,000	1770	0	8	1999	3	3337	N	N	23995 SE 7TH LN
002	863576	0530	2/1/05	\$334,000	1770	0	8	1999	3	3011	N	N	746 239TH LN SE
002	863576	0550	9/18/06	\$422,500	1770	0	8	1999	3	3027	N	N	734 239TH LN SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	865154	0170	5/27/06	\$555,000	1780	550	8	1981	3	11834	N	N	21008 NE 36TH ST
002	865154	0170	3/29/05	\$440,000	1780	550	8	1981	3	11834	N	N	21008 NE 36TH ST
002	195440	0060	10/25/07	\$475,000	1790	0	8	1989	3	7167	N	N	920 221ST AVE NE
002	195440	0160	4/18/06	\$465,000	1790	0	8	1987	3	6655	N	N	22124 NE 9TH PL
002	195440	0430	7/17/07	\$538,600	1790	0	8	1989	3	7622	N	N	945 221ST AVE NE
002	807842	0210	9/11/07	\$513,000	1790	0	8	1988	3	7627	N	N	2824 235TH PL NE
002	357840	1730	5/3/06	\$480,000	1800	0	8	1984	3	11069	N	N	22615 NE 12TH PL
002	721572	0950	4/10/07	\$525,000	1800	0	8	1998	3	7806	N	N	24218 SE 9TH ST
002	721572	1140	8/5/05	\$421,000	1800	0	8	1999	3	4507	N	N	24257 SE 10TH PL
002	721572	1150	8/16/05	\$418,000	1800	0	8	1999	3	4500	N	N	24249 SE 10TH PL
002	721572	1170	10/11/07	\$499,950	1800	0	8	1999	3	4500	N	N	24233 SE 10TH PL
002	721572	1190	5/27/05	\$400,000	1800	0	8	1999	3	4678	N	N	24217 SE 10TH PL
002	721572	1200	7/23/07	\$515,000	1800	0	8	1999	3	4836	N	N	24209 SE 10TH PL
002	721572	1250	3/9/05	\$384,000	1800	0	8	2000	3	5529	N	N	939 242ND CT SE
002	721572	1370	11/21/06	\$475,000	1800	0	8	1999	3	4519	N	N	24256 SE 10TH PL
002	721572	1390	5/10/06	\$492,000	1800	0	8	1999	3	5391	N	N	24272 SE 10TH PL
002	721572	1470	10/11/07	\$472,500	1800	0	8	1999	3	4910	N	N	24267 SE 9TH ST
002	721572	1470	2/14/06	\$467,500	1800	0	8	1999	3	4910	N	N	24267 SE 9TH ST
002	721573	0730	10/20/05	\$430,000	1800	0	8	2001	3	4338	N	N	1419 242ND PL SE
002	721573	0810	2/2/05	\$384,900	1800	0	8	2000	3	6052	N	N	1438 242ND PL SE
002	721573	0850	10/23/07	\$500,000	1800	0	8	2001	3	5307	N	N	1428 242ND PL SE
002	721573	0850	10/19/06	\$497,000	1800	0	8	2001	3	5307	N	N	1428 242ND PL SE
002	721573	0860	5/18/05	\$400,000	1800	0	8	2001	3	7310	N	N	24203 SE 14TH CT
002	721573	0900	8/23/06	\$496,450	1800	0	8	2001	3	4579	N	N	24215 SE 14TH CT
002	721573	0940	12/9/05	\$433,000	1800	0	8	2001	3	4779	N	N	24206 SE 14TH CT
002	721573	0970	10/2/07	\$505,000	1800	0	8	2001	3	4991	N	N	1404 242ND PL SE
002	178540	0200	4/26/06	\$497,500	1810	0	8	1981	3	15105	N	N	2209 226TH PL NE
002	178540	0200	10/26/05	\$407,000	1810	0	8	1981	3	15105	N	N	2209 226TH PL NE
002	195440	0370	6/13/05	\$380,000	1810	570	8	1990	3	6582	N	N	1007 221ST AVE NE
002	750401	0310	5/10/06	\$449,500	1810	0	8	1976	3	11480	N	N	3510 SAHALEE DR W
002	865151	0060	6/6/05	\$450,000	1810	340	8	1984	3	8601	N	N	4115 209TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	865152	0490	7/21/05	\$457,500	1810	460	8	1984	3	8105	N	N	21040 NE 42ND ST
002	195444	0120	9/29/06	\$470,000	1820	0	8	1988	3	10233	N	N	22108 NE 11TH PL
002	750446	0230	8/1/07	\$474,900	1820	0	8	1978	3	12065	N	N	1604 216TH AVE NE
002	863576	0030	10/4/05	\$412,000	1820	0	8	1999	3	4046	N	N	720 239TH PL SE
002	863576	0350	6/13/06	\$410,000	1820	0	8	1999	3	2935	N	N	23955 SE 7TH LN
002	863576	0370	4/1/05	\$345,000	1820	0	8	1999	3	2935	N	N	23971 SE 7TH LN
002	863576	0430	2/2/07	\$436,000	1820	0	8	1999	3	3152	N	N	772 239TH PL SE
002	863576	0560	5/10/07	\$445,000	1820	0	8	1999	3	3027	N	N	728 239TH LN SE
002	807844	0180	12/13/06	\$515,000	1830	0	8	1990	3	7735	N	N	23350 NE 25TH WAY
002	863576	0080	8/23/06	\$415,800	1830	0	8	1999	3	2839	N	N	23970 SE 7TH ST
002	863576	0100	11/1/06	\$429,950	1830	0	8	1999	3	2839	N	N	23956 SE 7TH ST
002	863576	0150	5/18/05	\$350,000	1830	0	8	1999	3	2839	N	N	23920 SE 7TH ST
002	863576	0190	6/8/05	\$373,000	1830	0	8	1999	3	3136	N	N	713 239TH LN SE
002	863576	0210	8/22/07	\$448,000	1830	0	8	1999	3	3296	N	N	725 239TH LN SE
002	863576	0210	7/20/05	\$379,000	1830	0	8	1999	3	3296	N	N	725 239TH LN SE
002	863576	0250	11/8/06	\$435,000	1830	0	8	1999	3	3167	N	N	749 239TH LN SE
002	807845	0630	9/21/05	\$455,000	1840	0	8	1991	3	8036	N	N	2432 234TH CT NE
002	287290	0430	6/13/07	\$465,000	1850	0	8	1982	3	8880	N	N	1825 226TH PL NE
002	287290	0430	1/4/05	\$344,750	1850	0	8	1982	3	8880	N	N	1825 226TH PL NE
002	357840	1480	7/20/06	\$467,500	1850	0	8	1983	3	10722	N	N	1215 225TH AVE NE
002	807841	0240	8/1/07	\$536,000	1850	0	8	1987	3	9054	N	N	23223 NE 29TH CT
002	807840	0400	9/13/05	\$374,500	1860	0	8	1984	4	7693	N	N	2517 233RD PL NE
002	807842	0250	7/17/07	\$499,500	1860	0	8	1988	3	7970	N	N	23426 NE 29TH PL
002	807845	0280	2/16/05	\$372,150	1860	0	8	1990	3	6886	N	N	23705 NE 27TH ST
002	807848	0120	6/11/07	\$494,900	1860	0	8	1990	3	13445	N	N	23540 NE 29TH ST
002	195440	0390	6/23/05	\$500,500	1880	1080	8	1989	3	6635	N	N	969 221ST AVE NE
002	660022	0360	4/13/05	\$389,000	1880	0	8	1986	3	12853	N	N	23006 NE 21ST ST
002	195443	0290	1/19/05	\$377,000	1890	0	8	1990	3	8485	N	N	22401 NE 9TH DR
002	660022	0470	7/18/06	\$554,650	1890	630	8	1986	4	11700	N	N	2019 231ST PL NE
002	807842	0130	7/11/05	\$430,000	1890	0	8	1988	3	8225	N	N	2824 234TH PL NE
002	865151	1220	1/5/06	\$466,000	1890	0	8	1986	3	10190	N	N	4307 209TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	178540	0700	1/27/05	\$416,500	1900	0	8	1983	3	15293	N	N	1933 224TH PL NE
002	195440	0050	7/23/07	\$510,000	1900	0	8	1989	3	6608	N	N	918 221ST AVE NE
002	195444	0060	5/17/07	\$475,000	1900	0	8	1987	3	8744	N	N	22306 NE 11TH PL
002	807841	0340	11/2/07	\$517,450	1900	0	8	1985	3	6750	N	N	2735 233RD PL NE
002	865151	0130	5/24/05	\$410,000	1900	0	8	1984	3	7932	N	N	4118 209TH PL NE
002	195443	0030	8/16/06	\$489,950	1910	0	8	1989	3	8665	N	N	22456 NE 9TH DR
002	750420	0120	8/18/05	\$359,900	1910	0	8	1971	3	5040	N	N	2426 SAHALEE DR W
002	807841	0150	4/20/07	\$500,000	1910	0	8	1987	3	7439	N	N	23346 NE 29TH PL
002	807842	0040	10/18/05	\$451,000	1910	0	8	1987	3	9154	N	N	2817 234TH PL NE
002	721572	0590	8/24/07	\$510,000	1910	0	8	1999	3	5387	N	N	24018 SE 11TH PL
002	721572	0880	8/11/06	\$529,950	1910	0	8	1999	3	7246	N	N	24041 SE 9TH CT
002	721572	1580	2/9/07	\$529,950	1910	0	8	1999	3	4917	N	N	24220 SE 11TH PL
002	721572	1620	3/7/05	\$415,000	1910	0	8	1999	3	5630	N	N	24252 SE 11TH PL
002	721572	1770	11/17/05	\$502,000	1910	0	8	2000	3	6460	N	N	1230 243RD PL SE
002	721572	1790	5/16/06	\$535,000	1910	0	8	2000	3	6804	N	N	1231 243RD PL SE
002	721572	1820	4/12/06	\$510,000	1910	0	8	2000	3	7794	N	N	1221 243RD PL SE
002	721572	1950	6/11/07	\$525,000	1910	0	8	1999	3	5032	N	N	1127 243RD PL SE
002	721573	0120	9/12/05	\$460,000	1910	0	8	2000	3	5500	N	N	24009 SE 12TH PL
002	721573	0140	10/7/05	\$476,000	1910	0	8	2000	3	5852	N	N	24021 SE 12TH PL
002	225390	0120	6/7/05	\$435,000	1910	0	8	2003	3	4265	N	N	1117 231ST PL NE
002	225390	0130	2/23/07	\$535,000	1910	0	8	2003	3	3778	N	N	1113 231ST PL NE
002	195440	0350	4/19/07	\$484,000	1920	0	8	1989	3	6062	N	N	22108 NE 10TH PL
002	195442	0070	3/22/05	\$440,000	1920	700	8	1991	3	10158	N	N	22325 NE 9TH DR
002	807843	0280	10/20/05	\$420,000	1920	0	8	1988	3	7035	N	N	2800 235TH PL NE
002	863575	1190	2/13/07	\$542,250	1920	0	8	1999	3	4200	N	N	579 239TH AVE SE
002	863575	1260	8/9/07	\$519,000	1920	0	8	1998	3	4200	N	N	527 239TH AVE SE
002	863575	1330	6/23/06	\$515,000	1920	0	8	1998	3	4200	N	N	526 239TH AVE SE
002	357840	0630	5/23/05	\$389,000	1930	0	8	1986	3	17938	N	N	22107 NE 13TH PL
002	807842	0030	8/23/05	\$451,000	1930	0	8	1987	3	9107	N	N	2821 234TH PL NE
002	660022	0520	8/14/06	\$526,050	1940	0	8	1983	3	11978	N	N	22927 NE 20TH PL
002	664620	0370	3/2/06	\$437,750	1940	0	8	1990	3	6516	Y	N	22306 NE 17TH CT

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	195440	0440	3/31/05	\$455,000	1950	0	8	1989	3	8552	N	N	941 221ST AVE NE
002	807842	0230	4/28/06	\$500,000	1950	0	8	1988	3	9906	N	N	23438 NE 29TH PL
002	807843	0080	4/28/05	\$415,000	1960	0	8	1988	3	7571	N	N	23511 NE 27TH ST
002	807846	0120	12/12/06	\$533,400	1960	0	8	1991	3	8109	N	N	23514 NE 24TH CT
002	195443	0160	8/15/05	\$425,000	1970	0	8	1988	3	7866	N	N	930 224TH CT NE
002	195443	0340	9/13/07	\$595,000	1970	1020	8	1992	3	8319	N	N	22431 NE 9TH DR
002	807842	0140	7/3/06	\$520,000	1970	0	8	1988	3	7346	N	N	2828 234TH PL NE
002	863575	1110	5/9/05	\$393,950	1970	0	8	1998	3	4200	N	N	23903 SE 6TH ST
002	195444	0210	4/24/07	\$499,000	1980	0	8	1988	3	6644	N	N	1102 221ST AVE NE
002	660022	0510	12/8/05	\$519,000	1980	0	8	1983	3	14479	N	N	2010 230TH PL NE
002	750420	0160	3/16/05	\$330,500	1980	0	8	1975	3	5208	N	N	2434 208TH PL NE
002	807846	0640	3/13/06	\$500,950	1980	0	8	1993	3	6630	N	N	2439 239TH PL NE
002	865151	1520	3/30/06	\$472,000	1980	0	8	1984	3	8367	N	N	4201 208TH AVE NE
002	225390	0070	6/5/07	\$520,000	1980	0	8	2002	3	4318	N	N	1112 231ST PL NE
002	807841	0260	10/29/07	\$495,000	1990	0	8	1987	3	12082	N	N	23231 NE 29TH CT
002	807846	0070	12/5/06	\$525,000	1990	0	8	1991	3	8925	N	N	23359 NE 24TH PL
002	750420	0110	9/2/05	\$347,000	2000	0	8	1971	3	3450	N	N	2424 SAHALEE DR W
002	750420	0230	9/7/06	\$450,000	2000	0	8	1971	3	3375	N	N	2415 209TH AVE NE
002	807845	0190	3/23/06	\$474,940	2000	0	8	1990	3	7033	N	N	2508 239TH PL NE
002	195440	0120	12/7/05	\$431,000	2010	0	8	1987	3	6544	N	N	22131 NE 9TH PL
002	807842	0100	1/5/05	\$382,500	2010	0	8	1987	3	9015	N	N	2810 234TH PL NE
002	225390	0030	11/15/06	\$497,500	2010	0	8	2002	3	4123	N	N	1042 231ST PL NE
002	225390	0140	7/27/05	\$460,400	2010	0	8	2003	3	3150	N	N	1109 231ST PL NE
002	287290	0250	5/13/05	\$415,000	2020	0	8	1984	3	10589	N	N	22506 NE 19TH PL
002	664620	0420	10/21/05	\$490,000	2020	0	8	1990	3	8044	N	N	1617 223RD PL NE
002	752700	0260	9/22/05	\$610,000	2020	0	8	1965	4	20000	Y	N	18731 NE 55TH ST
002	195443	0140	4/25/07	\$474,950	2030	0	8	1988	3	5770	N	N	22409 NE 10TH ST
002	807846	0200	5/21/07	\$541,500	2040	0	8	1991	3	10261	N	N	23412 NE 24TH PL
002	807846	0800	12/13/05	\$475,000	2040	0	8	1993	3	8226	N	N	23746 NE 24TH PL
002	807841	0110	11/14/06	\$480,000	2050	0	8	1987	3	8049	N	N	23351 NE 29TH PL
002	807845	0530	9/6/05	\$462,000	2050	0	8	1991	3	8342	N	N	2451 236TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	807845	0620	6/19/06	\$537,000	2050	0	8	1991	3	7106	N	N	2436 234TH CT NE
002	807840	0300	11/2/06	\$520,000	2060	0	8	1984	3	7370	N	N	23344 NE 27TH ST
002	865152	0390	1/18/07	\$580,000	2060	0	8	1984	3	7000	N	N	4211 212TH AVE NE
002	863575	1230	11/15/06	\$517,000	2060	0	8	1999	3	4200	N	N	557 239TH AVE SE
002	863575	1540	3/16/07	\$550,000	2060	0	8	1999	3	4500	N	N	23813 SE 5TH ST
002	863575	1540	4/13/05	\$425,000	2060	0	8	1999	3	4500	N	N	23813 SE 5TH ST
002	195440	0020	9/12/05	\$408,000	2070	0	8	1986	3	6584	N	N	22200 NE 9TH DR
002	807846	0260	11/22/05	\$495,000	2070	0	8	1991	3	9419	N	N	2421 237TH CT NE
002	865152	0440	4/6/05	\$450,000	2070	0	8	1984	3	10134	N	N	21108 NE 42ND ST
002	660022	0380	4/19/06	\$491,000	2080	0	8	1987	3	13189	N	N	23022 NE 21ST ST
002	863575	1200	3/14/06	\$515,000	2080	0	8	1999	3	5334	N	N	515 239TH AVE SE
002	863575	1390	4/19/07	\$525,000	2080	0	8	1998	3	5310	N	N	568 239TH AVE SE
002	863575	1390	7/22/05	\$461,000	2080	0	8	1998	3	5310	N	N	568 239TH AVE SE
002	896199	0010	8/20/07	\$575,000	2080	0	8	1999	3	6159	N	N	415 243RD PL SE
002	195444	0180	5/23/06	\$508,000	2090	0	8	1988	3	8143	N	N	22010 NE 11TH ST
002	751070	0090	3/8/05	\$409,000	2090	0	8	1986	3	15000	N	N	1326 232ND PL NE
002	807846	0590	6/22/06	\$520,250	2090	0	8	1993	3	6630	N	N	2471 239TH PL NE
002	721573	0290	10/4/05	\$466,550	2090	0	8	2000	3	5496	N	N	24008 SE 12TH PL
002	357840	1150	5/26/05	\$428,600	2100	0	8	1984	3	10468	N	N	22001 NE 12TH PL
002	863575	1160	6/1/06	\$547,500	2100	0	8	1999	3	5869	N	N	23804 SE 6TH ST
002	863575	1310	12/21/05	\$492,000	2100	0	8	1998	3	4200	N	N	514 239TH AVE SE
002	752700	0270	4/22/05	\$679,950	2110	0	8	1974	3	19930	Y	N	18721 NE 55TH ST
002	865151	1070	5/9/05	\$434,950	2110	0	8	1981	3	12501	N	N	20711 NE 42ND PL
002	721572	1730	5/10/05	\$370,000	2110	0	8	1999	3	5161	N	N	1206 243RD PL SE
002	195442	0010	7/5/06	\$499,500	2120	0	8	1990	3	8562	N	N	22207 NE 9TH DR
002	941640	0010	3/8/06	\$452,000	2120	0	8	2002	3	5614	N	N	23307 NE 8TH PL
002	178540	0150	5/10/07	\$530,000	2130	0	8	1985	3	15074	N	N	22529 NE 23RD CT
002	195442	0020	9/23/05	\$430,000	2130	0	8	1988	3	10066	N	N	22213 NE 9TH DR
002	865151	1100	11/1/05	\$458,000	2130	0	8	1982	3	11267	N	N	4214 208TH AVE NE
002	664620	0670	5/19/07	\$541,500	2140	0	8	1992	4	7290	Y	N	1720 223RD PL NE
002	752700	0140	9/19/07	\$815,000	2140	1810	8	1968	4	19414	N	N	19007 NE 51ST ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	865152	0080	8/1/07	\$539,500	2140	0	8	1987	3	20790	N	N	4119 211TH CT NE
002	195442	0150	3/4/05	\$379,900	2150	0	8	1988	3	6707	N	N	922 223RD PL NE
002	195442	0170	12/12/06	\$405,000	2150	0	8	1988	3	7484	N	N	932 223RD PL NE
002	807846	0760	6/10/05	\$470,000	2150	0	8	1992	3	9453	N	N	2457 238TH PL NE
002	660022	0540	6/7/07	\$570,000	2160	0	8	1984	3	12085	N	N	22917 NE 20TH PL
002	865152	0470	8/1/07	\$550,000	2160	0	8	1987	3	7368	N	N	21052 NE 42ND ST
002	178540	0410	10/10/05	\$483,000	2170	0	8	1981	3	16304	N	N	22601 NE 20TH PL
002	721572	0510	3/18/06	\$536,000	2170	0	8	1999	3	5454	N	N	24019 SE 11TH PL
002	721572	1590	6/12/05	\$422,000	2170	0	8	1999	3	4893	N	N	24228 SE 11TH PL
002	721572	1660	4/25/06	\$530,000	2170	0	8	1999	3	6171	N	N	1108 243RD PL SE
002	721572	1680	8/20/05	\$478,000	2170	0	8	1999	3	5499	N	N	1122 243RD PL SE
002	721572	1780	11/9/07	\$555,000	2170	0	8	2000	3	7897	N	N	1234 243RD PL SE
002	721572	1940	9/19/06	\$557,000	2170	0	8	1999	3	4984	N	N	1133 243RD PL SE
002	721572	2000	11/21/06	\$530,000	2170	0	8	1999	3	5283	N	N	24221 SE 11TH PL
002	721572	2020	7/25/05	\$458,850	2170	0	8	1999	3	7278	N	N	24205 SE 11TH PL
002	721573	0180	2/17/06	\$529,950	2170	0	8	2001	3	6228	N	N	24041 SE 12TH PL
002	721573	0210	2/23/05	\$435,000	2170	0	8	2001	3	5312	N	N	1120 241ST AVE SE
002	721573	0220	1/24/05	\$420,000	2170	0	8	2001	3	5076	N	N	1114 241ST AVE SE
002	721573	0250	7/20/07	\$550,000	2170	0	8	2000	3	5472	N	N	24034 SE 12TH PL
002	863575	1420	5/20/05	\$431,000	2180	0	8	1999	3	5068	N	N	590 239TH AVE SE
002	178540	0210	1/12/06	\$428,000	2190	0	8	1981	3	15491	N	N	2205 226TH PL NE
002	807843	0430	4/6/06	\$492,000	2190	0	8	1988	3	7807	N	N	23439 NE 28TH PL
002	807844	0090	10/11/07	\$520,000	2190	0	8	1991	3	7559	N	N	23341 NE 25TH WAY
002	865155	0070	4/27/05	\$426,000	2190	0	8	1985	3	8261	N	N	4313 212TH AVE NE
002	941640	0020	3/26/07	\$548,000	2200	0	8	2002	3	3885	N	N	23311 NE 8TH PL
002	865155	0060	4/18/06	\$517,000	2210	0	8	1985	3	8942	N	N	21127 NE 43RD CT
002	195443	0070	7/6/05	\$411,890	2220	0	8	1988	3	7628	N	N	918 224TH CT NE
002	142530	0030	8/30/05	\$505,000	2230	0	8	1997	3	8269	N	N	23128 NE 18TH ST
002	142530	0100	10/6/06	\$720,000	2230	1180	8	1997	3	6800	N	N	1602 232ND AVE NE
002	142530	0200	2/16/07	\$585,000	2230	0	8	1997	3	6299	N	N	23115 NE 18TH ST
002	865158	0730	7/14/05	\$533,000	2240	0	8	1985	3	7927	N	N	20021 NE 42ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	752700	0020	4/14/06	\$657,000	2250	0	8	1999	3	19270	N	N	18732 NE 55TH ST
002	807846	0110	8/13/07	\$546,500	2250	0	8	1991	3	12408	N	N	23517 NE 24TH CT
002	225390	0090	5/5/05	\$430,000	2250	0	8	2002	3	4409	N	N	1122 231ST PL NE
002	195440	0270	1/22/07	\$524,000	2260	0	8	1988	3	6752	N	N	22113 NE 10TH PL
002	807846	0530	3/8/07	\$589,000	2260	0	8	1993	3	7140	N	N	2464 239TH PL NE
002	865151	1350	3/30/07	\$556,000	2260	0	8	1984	3	12130	N	N	4322 210TH CT NE
002	195442	0130	5/2/05	\$448,000	2280	0	8	1987	3	6747	N	N	912 223RD PL NE
002	752700	0240	3/21/05	\$496,000	2280	1000	8	1990	3	20127	Y	N	18765 NE 55TH ST
002	807843	0260	7/26/05	\$462,500	2280	0	8	1990	3	7035	N	N	2712 235TH PL NE
002	807845	0460	8/28/06	\$554,900	2280	0	8	1990	3	8734	N	N	23708 NE 25TH WAY
002	807720	0110	7/27/06	\$592,400	2310	0	8	1987	3	8127	N	N	2100 232ND PL NE
002	807846	0280	2/4/05	\$424,977	2310	0	8	1992	3	10665	N	N	2409 237TH CT NE
002	957803	0080	10/4/07	\$625,000	2310	0	8	2004	3	5550	N	N	1019 244TH CT SE
002	957803	0080	7/28/05	\$530,000	2310	0	8	2004	3	5550	N	N	1019 244TH CT SE
002	957803	0130	2/3/06	\$572,500	2310	0	8	2004	3	5732	N	N	917 244TH CT SE
002	957803	0130	1/25/06	\$572,500	2310	0	8	2004	3	5732	N	N	917 244TH CT SE
002	807846	0770	7/3/07	\$565,000	2320	0	8	1993	3	8237	N	N	2451 238TH PL NE
002	664620	0570	9/12/05	\$529,000	2330	870	8	1990	3	7776	Y	N	1502 223RD PL NE
002	863576	0090	5/18/07	\$479,950	2330	0	8	1999	3	3610	N	N	23962 SE 7TH ST
002	863576	0180	3/8/07	\$471,000	2330	0	8	1999	3	4044	N	N	707 239TH LN SE
002	863576	0200	11/14/05	\$432,000	2330	0	8	1999	3	5406	N	N	719 239TH LN SE
002	863576	0220	9/25/06	\$456,000	2330	0	8	1999	3	4139	N	N	731 239TH LN SE
002	863576	0280	6/22/05	\$418,000	2330	0	8	1999	3	5217	N	N	23905 SE 7TH LN
002	863576	0480	8/30/07	\$509,000	2330	0	8	1999	3	3610	N	N	23966 SE 7TH LN
002	863576	0620	10/31/05	\$430,000	2330	0	8	1999	3	4099	N	N	23969 SE 7TH ST
002	807846	0780	7/27/07	\$560,000	2340	0	8	1992	3	8942	N	N	2447 238TH PL NE
002	865150	1120	2/10/06	\$548,000	2340	0	8	1982	3	9062	N	N	20531 NE 37TH WAY
002	751070	0010	2/24/05	\$447,000	2360	0	8	1987	3	15864	N	N	1345 232ND PL NE
002	865151	0220	8/24/05	\$475,000	2360	0	8	1985	3	10243	N	N	4318 210TH PL NE
002	856296	0100	5/25/05	\$437,500	2380	0	8	1987	3	15136	N	N	22617 NE 15TH PL
002	941640	0080	3/16/05	\$430,990	2400	0	8	2002	3	6000	N	N	824 233RD PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	697995	0030	12/1/05	\$555,000	2410	0	8	1996	3	12355	N	N	22620 NE 19TH ST
002	142530	0180	9/8/06	\$535,000	2410	0	8	1997	3	5693	N	N	1721 232ND AVE NE
002	941640	0070	11/2/06	\$527,000	2410	0	8	2002	3	6000	N	N	818 233RD PL NE
002	941640	0410	8/18/05	\$460,500	2410	0	8	2002	3	5794	N	N	821 233RD PL NE
002	865152	0170	12/13/06	\$574,950	2460	0	8	1984	3	13035	Y	N	4122 211TH PL NE
002	863575	0740	9/5/06	\$496,000	2460	0	8	1998	3	4200	N	N	23808 SE 5TH ST
002	863575	0770	2/15/05	\$409,950	2460	0	8	1999	3	4200	N	N	23832 SE 5TH ST
002	863575	0800	5/23/05	\$419,950	2460	0	8	1999	3	4200	N	N	23910 SE 5TH ST
002	863575	0820	5/11/06	\$550,000	2460	0	8	1999	3	4200	N	N	23926 SE 5TH ST
002	863575	0840	8/20/07	\$529,000	2460	0	8	1999	3	4814	N	N	23942 SE 5TH ST
002	863575	0920	5/24/05	\$414,000	2460	0	8	1998	3	4200	N	N	528 240TH AVE SE
002	856296	0110	1/28/05	\$400,500	2480	0	8	1986	3	13716	N	N	22627 NE 15TH PL
002	896197	0020	9/16/05	\$494,500	2490	0	8	1999	3	5963	N	N	24313 SE 2ND CT
002	896197	0220	12/6/05	\$505,000	2490	0	8	1999	3	5485	N	N	229 243RD AVE SE
002	865151	0510	11/21/06	\$547,558	2500	0	8	1984	3	12794	N	N	4233 204TH AVE NE
002	896198	0190	12/19/05	\$490,000	2500	0	8	1999	3	5612	N	N	315 243RD AVE SE
002	721572	1890	4/24/06	\$602,000	2510	0	8	1999	3	8427	N	N	24268 SE 12TH CT
002	957803	0030	3/24/05	\$484,500	2520	0	8	2005	3	5929	N	N	1004 244TH CT SE
002	865151	0660	6/25/07	\$617,000	2530	0	8	1983	3	11357	N	N	20415 NE 41ST ST
002	856296	0040	6/30/05	\$446,000	2570	0	8	1985	3	11075	N	N	22642 NE 15TH PL
002	807846	0840	7/12/07	\$630,000	2580	0	8	1992	3	8942	N	N	23722 NE 24TH PL
002	142530	0060	2/8/05	\$575,000	2590	1000	8	1997	3	6000	N	N	1714 232ND AVE NE
002	957803	0020	4/4/05	\$496,500	2590	0	8	2005	3	5414	N	N	1000 244TH CT SE
002	957803	0110	3/16/05	\$488,000	2590	0	8	2005	3	5782	N	N	1007 244TH CT SE
002	957803	0160	4/19/05	\$492,500	2590	0	8	2005	3	5286	N	N	905 244TH CT SE
002	178540	0740	10/3/05	\$490,000	2600	0	8	1983	3	12525	N	N	22421 NE 20TH ST
002	957803	0060	11/3/05	\$539,950	2600	0	8	2003	3	5583	N	N	1016 244TH CT SE
002	957803	0100	2/2/05	\$496,000	2620	0	8	2005	3	6959	N	N	1011 244TH CT SE
002	863575	0750	7/28/06	\$575,000	2640	0	8	1999	3	4200	N	N	23816 SE 5TH ST
002	863575	0830	3/23/07	\$530,000	2640	0	8	1999	3	4200	N	N	23934 SE 5TH ST
002	863575	0980	2/15/05	\$410,000	2640	0	8	1998	3	4200	N	N	564 240TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	863575	1000	1/25/05	\$397,000	2640	0	8	1998	3	4200	N	N	576 240TH AVE SE
002	896198	0010	4/10/07	\$599,750	2650	0	8	2000	3	8656	N	N	328 243RD AVE SE
002	896198	0150	6/8/07	\$573,000	2650	0	8	1999	3	6507	N	N	24310 SE 3RD PL
002	896198	0200	9/8/06	\$579,950	2650	0	8	1999	3	5694	N	N	307 243RD AVE SE
002	664620	0590	6/1/06	\$650,000	2660	360	8	1993	3	7278	Y	N	1514 223RD PL NE
002	750401	0210	1/18/05	\$475,000	2660	0	8	1976	3	12000	N	N	3410 SAHALEE DR W
002	896197	0230	5/11/05	\$499,500	2670	0	8	1999	3	6531	N	N	235 243RD AVE SE
002	896197	0560	5/15/06	\$532,500	2670	0	8	1999	3	5895	N	N	247 243RD AVE SE
002	941640	0380	8/10/07	\$567,000	2670	0	8	2002	3	6525	N	N	827 233RD PL NE
002	941640	0450	9/21/05	\$431,620	2670	0	8	2001	3	5250	N	N	23306 NE 8TH PL
002	185490	0590	3/2/05	\$519,500	2670	0	8	2003	3	9463	N	N	110 248TH PL NE
002	185490	0580	5/10/07	\$669,000	2680	0	8	2003	3	7707	N	N	114 248TH PL NE
002	664620	0750	1/25/05	\$459,950	2690	0	8	1990	3	11686	N	N	1712 224TH CT NE
002	865152	0190	12/16/05	\$535,000	2690	0	8	1985	3	20317	Y	N	21129 NE 42ND ST
002	896197	0030	9/15/05	\$490,000	2740	0	8	1999	3	6098	N	N	24321 SE 2ND CT
002	290930	0170	11/1/06	\$664,000	2810	0	8	2001	3	6301	N	N	312 239TH WAY SE
002	941640	0040	7/12/07	\$605,000	2820	0	8	2002	3	5500	N	N	23319 NE 8TH PL
002	290930	0230	6/28/05	\$557,000	2820	0	8	2001	3	6825	N	N	218 239TH WAY SE
002	957803	0050	5/9/06	\$617,890	2840	0	8	2003	3	7823	N	N	1020 244TH CT SE
002	957803	0050	5/16/05	\$539,950	2840	0	8	2003	3	7823	N	N	1020 244TH CT SE
002	957803	0090	5/2/07	\$711,500	2840	0	8	2004	3	5919	N	N	1015 244TH CT SE
002	957803	0090	1/17/05	\$499,950	2840	0	8	2004	3	5919	N	N	1015 244TH CT SE
002	290930	0280	9/8/05	\$599,950	2850	0	8	2001	3	8620	N	N	202 239TH WAY SE
002	185490	0400	4/2/07	\$637,000	2860	0	8	2004	3	9430	N	N	24734 NE 3RD PL
002	185490	0400	1/19/05	\$451,191	2860	0	8	2004	3	9430	N	N	24734 NE 3RD PL
002	185490	0200	5/5/05	\$513,000	2920	0	8	2003	3	4925	N	N	24517 NE 3RD PL
002	750440	0360	8/3/07	\$560,000	2940	0	8	1979	3	12002	N	N	1634 219TH PL NE
002	185490	0110	12/20/06	\$645,000	2990	0	8	2003	3	10169	N	N	252 245TH PL NE
002	185490	0410	1/31/05	\$468,189	2990	0	8	2004	3	5342	N	N	24738 NE 3RD PL
002	185490	0430	2/1/05	\$456,948	2990	0	8	2005	3	5400	N	N	24746 NE 3RD PL
002	185490	0450	1/21/05	\$471,863	2990	0	8	2004	3	5016	N	N	24754 NE 3RD PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	957803	0150	6/19/07	\$655,000	3010	0	8	2005	3	5940	N	N	909 244TH CT SE
002	957803	0150	2/8/05	\$489,500	3010	0	8	2005	3	5940	N	N	909 244TH CT SE
002	896197	0190	10/25/05	\$510,000	3040	0	8	1999	3	6887	N	N	207 243RD AVE SE
002	896197	0570	9/20/05	\$499,000	3040	0	8	2000	3	5940	N	N	253 243RD AVE SE
002	896198	0130	1/17/06	\$515,000	3040	0	8	2000	3	6050	N	N	24326 SE 3RD PL
002	896198	0160	6/6/07	\$591,000	3040	0	8	1999	3	6794	N	N	24302 SE 3RD PL
002	896198	0170	9/23/06	\$621,000	3040	0	8	2000	3	6477	N	N	327 243RD AVE SE
002	941640	0390	8/11/05	\$458,500	3040	0	8	2002	3	4350	N	N	825 233RD PL NE
002	178540	0470	7/25/06	\$560,000	3090	0	8	1983	3	14469	N	N	22424 NE 20TH ST
002	185490	0080	8/10/06	\$669,950	3160	0	8	2003	3	7676	N	N	238 245TH PL NE
002	185490	0100	11/1/07	\$673,750	3160	0	8	2003	3	8701	N	N	248 245TH PL NE
002	185490	0100	4/20/05	\$580,000	3160	0	8	2003	3	8701	N	N	248 245TH PL NE
002	185490	0140	4/6/05	\$526,500	3160	0	8	2003	3	8740	N	N	245 245TH PL NE
002	185490	0250	9/9/05	\$591,000	3160	0	8	2003	3	7496	N	N	222 246TH CT NE
002	185490	0290	5/9/07	\$675,000	3160	0	8	2005	3	4967	N	N	224 246TH CT NE
002	185490	0330	3/1/05	\$485,526	3160	0	8	2005	3	6961	N	N	24607 NE 3RD PL
002	185490	0420	5/10/05	\$570,000	3160	0	8	2004	3	5330	N	N	24742 NE 3RD PL
002	185490	0420	2/24/05	\$483,396	3160	0	8	2004	3	5330	N	N	24742 NE 3RD PL
002	185490	0440	1/4/05	\$510,026	3160	0	8	2004	3	5936	N	N	24750 NE 3RD PL
002	185490	0090	10/12/06	\$675,000	3170	0	8	2003	3	8363	N	N	242 245TH PL NE
002	941640	0370	8/8/06	\$629,995	3200	0	8	2002	3	6535	N	N	911 233RD PL NE
002	941640	0440	7/24/06	\$599,000	3200	0	8	2001	3	6454	N	N	807 233RD PL NE
002	941640	0440	7/24/06	\$599,000	3200	0	8	2001	3	6454	N	N	807 233RD PL NE
002	290930	0200	10/18/05	\$595,000	3200	0	8	2003	3	5251	N	N	230 239TH WAY SE
002	750440	0720	6/8/05	\$423,500	3220	0	8	1979	3	12794	N	N	21632 NE 18TH PL
002	178540	0640	8/17/06	\$685,000	3300	530	8	1984	3	16277	N	N	22338 NE 22ND ST
002	750440	0130	4/4/06	\$560,000	3300	0	8	1978	3	13205	N	N	21831 NE 18TH WAY
002	896198	0110	6/12/07	\$659,950	3369	0	8	1999	3	8931	N	N	24338 SE 3RD PL
002	896197	0550	8/29/07	\$608,000	3420	0	8	1999	3	6356	N	N	241 243RD AVE SE
002	896198	0030	8/20/07	\$619,000	3420	0	8	2000	3	6637	N	N	24309 SE 3RD PL
002	896198	0140	12/12/06	\$570,000	3420	0	8	2000	3	6206	N	N	24318 SE 3RD PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	896197	0100	7/30/07	\$595,000	3440	0	8	1999	3	6446	N	N	24322 SE 2ND CT
002	896197	0130	8/14/06	\$575,000	3440	0	8	1999	3	7119	N	N	234 243RD AVE SE
002	290930	0840	4/20/06	\$669,900	3490	0	8	2003	3	5927	N	N	337 239TH WAY SE
002	920650	0080	2/27/07	\$1,200,000	5290	0	8	1985	3	48352	N	N	19669 NE 44TH PL
002	865150	1160	9/14/05	\$484,250	1200	0	9	1981	3	9955	N	N	20603 NE 37TH WAY
002	750411	0170	2/6/07	\$550,000	1390	1020	9	1988	3	9780	N	N	2532 226TH PL NE
002	750411	0170	2/16/05	\$407,000	1390	1020	9	1988	3	9780	N	N	2532 226TH PL NE
002	193910	0480	12/27/06	\$485,000	1400	470	9	1987	3	8602	N	N	1818 230TH AVE NE
002	159200	1040	12/26/06	\$506,950	1450	700	9	1985	3	9078	N	N	1407 228TH CT NE
002	807720	0560	8/10/07	\$550,000	1490	520	9	1987	4	8248	N	N	1929 232ND PL NE
002	193910	0470	4/20/07	\$499,950	1540	490	9	1987	3	7717	N	N	1802 230TH AVE NE
002	750400	0920	7/13/05	\$547,000	1560	470	9	1972	3	12410	N	N	2425 SAHALEE DR W
002	750400	0030	5/23/07	\$574,500	1570	950	9	1974	4	17037	N	N	2040 215TH PL NE
002	750400	0030	3/21/05	\$455,000	1570	950	9	1974	4	17037	N	N	2040 215TH PL NE
002	865150	0060	2/1/07	\$535,000	1590	500	9	1981	3	12322	N	N	20709 NE 38TH ST
002	159200	0050	5/13/05	\$429,000	1630	740	9	1984	3	9517	N	N	22835 NE 14TH ST
002	193912	0440	4/20/06	\$450,000	1640	0	9	1989	3	9576	N	N	1923 235TH CT NE
002	193911	0010	6/20/07	\$610,000	1660	670	9	1988	3	7600	N	N	23023 NE 19TH DR
002	750401	0860	2/9/05	\$399,000	1710	870	9	1977	3	12100	N	N	3225 SAHALEE DR W
002	865150	0470	10/17/06	\$598,000	1720	620	9	1984	3	10771	N	N	3825 206TH PL NE
002	750400	1430	8/24/06	\$449,000	1740	0	9	1974	3	12000	N	N	21463 NE 20TH CT
002	750401	0990	3/27/07	\$555,900	1740	1050	9	1976	3	11985	N	N	2611 SAHALEE DR W
002	750402	0350	3/3/06	\$550,000	1760	1050	9	1978	3	12350	N	N	2404 SAHALEE DR E
002	750401	0390	6/6/05	\$520,000	1780	0	9	1975	3	13500	N	N	21010 NE 33RD PL
002	865150	0630	4/8/05	\$485,000	1790	620	9	1984	3	10551	N	N	3714 204TH CT NE
002	750411	0790	6/27/05	\$464,900	1800	580	9	1984	3	9565	N	N	22421 NE 25TH WAY
002	750401	0330	11/22/05	\$529,950	1810	760	9	1976	3	11640	N	N	3415 211TH AVE NE
002	750402	0050	3/31/05	\$500,200	1810	1580	9	1978	3	12000	N	N	2910 SAHALEE DR E
002	750400	0290	2/24/05	\$460,000	1860	1380	9	1977	3	13978	N	N	2073 211TH AVE NE
002	750402	1320	11/23/05	\$595,000	1860	1140	9	1978	3	13208	N	N	21531 NE 29TH ST
002	750400	1220	5/19/06	\$596,000	1870	700	9	1976	3	12479	N	N	2229 SAHALEE DR W

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	807720	0350	7/17/06	\$553,000	1930	0	9	1987	3	8066	N	N	2231 233RD AVE NE
002	159200	1000	11/1/07	\$445,000	1950	0	9	1987	3	7598	N	N	1404 228TH CT NE
002	750402	1340	2/20/07	\$595,000	1950	1090	9	1979	3	12929	N	N	21519 NE 29TH ST
002	865150	0130	6/14/07	\$540,000	1950	0	9	1982	3	25383	N	N	20730 NE 38TH ST
002	750400	0220	6/15/05	\$499,000	1990	580	9	1976	3	11900	N	N	2016 211TH AVE NE
002	193910	0430	2/24/05	\$389,000	2000	0	9	1987	3	8534	N	N	1815 230TH AVE NE
002	750400	1210	5/25/06	\$685,000	2000	0	9	1978	5	12410	N	N	2233 SAHALEE DR W
002	865151	0250	12/22/05	\$525,000	2000	0	9	1982	3	29723	Y	N	4404 211TH CT NE
002	750402	0100	5/18/06	\$510,000	2010	0	9	1979	3	12193	N	N	2820 SAHALEE DR E
002	750402	0100	6/30/05	\$430,000	2010	0	9	1979	3	12193	N	N	2820 SAHALEE DR E
002	750400	0630	8/1/06	\$500,000	2030	0	9	1974	3	12495	N	N	2205 209TH PL NE
002	193913	0640	10/4/05	\$480,000	2040	0	9	1992	3	8450	N	N	1811 230TH CT NE
002	159200	0420	5/26/06	\$512,000	2050	0	9	1988	3	8193	N	N	22917 NE 12TH PL
002	865150	0830	6/22/05	\$478,000	2050	0	9	1982	3	14328	N	N	20411 NE 38TH PL
002	159200	0750	9/4/07	\$515,000	2060	0	9	1987	3	8830	N	N	23002 NE 14TH ST
002	865150	0480	12/14/06	\$565,000	2060	0	9	1984	3	10206	N	N	3823 206TH PL NE
002	807721	0170	8/18/05	\$460,000	2070	0	9	1990	3	8493	N	N	23406 NE 21ST ST
002	807720	0130	3/24/05	\$428,000	2080	0	9	1986	3	8775	N	N	2116 232ND PL NE
002	437940	0190	2/3/06	\$566,173	2090	0	9	2005	3	4493	N	N	23527 NE 13TH PL
002	437940	0620	1/5/06	\$575,270	2090	0	9	2005	3	4158	N	N	1135 236TH PL NE
002	193910	0230	12/1/05	\$540,000	2100	1080	9	1988	3	8720	Y	N	22914 NE 17TH PL
002	865153	0490	7/28/05	\$532,000	2100	0	9	1984	3	10699	N	N	3836 203RD AVE NE
002	865158	0020	9/19/05	\$476,000	2100	0	9	1985	3	6566	N	N	20313 NE 40TH CT
002	193911	0130	6/22/05	\$435,000	2110	0	9	1987	3	7377	N	N	1832 232ND CT NE
002	750410	1670	1/4/06	\$576,285	2110	0	9	1979	3	11250	N	N	22232 NE 28TH ST
002	865158	0610	10/26/05	\$440,000	2110	0	9	1985	3	8452	N	N	4313 202ND AVE NE
002	750400	0680	5/25/06	\$449,950	2120	0	9	1974	3	10790	N	N	2424 209TH AVE NE
002	807721	0770	10/20/05	\$445,000	2120	0	9	1987	3	7616	N	N	2317 234TH CT NE
002	750400	1090	4/25/05	\$463,000	2130	0	9	1987	4	14850	N	N	2319 SAHALEE DR W
002	865150	0220	5/30/06	\$556,000	2150	0	9	1982	3	9123	N	N	20614 NE 38TH ST
002	865150	0730	7/6/05	\$465,000	2150	0	9	1985	3	10270	N	N	20414 NE 37TH WAY

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	865158	0770	6/8/05	\$466,570	2150	0	9	1984	3	8789	N	N	20125 NE 42ND ST
002	159200	0220	1/3/05	\$390,000	2160	0	9	1986	3	9109	N	N	1332 229TH PL NE
002	750402	0120	10/1/07	\$543,000	2160	0	9	1978	3	12000	N	N	2808 SAHALEE DR E
002	807721	0360	7/2/07	\$589,000	2160	0	9	1990	3	8625	N	N	2023 236TH AVE NE
002	807721	0600	3/10/05	\$432,500	2160	0	9	1990	3	8893	N	N	2335 236TH AVE NE
002	863575	0070	7/23/07	\$660,000	2160	1260	9	1998	3	7417	N	N	679 237TH PL SE
002	863575	0150	10/22/07	\$600,000	2160	0	9	1999	3	7186	N	N	631 237TH PL SE
002	807721	0530	12/9/05	\$541,632	2170	0	9	1989	3	9243	N	N	2217 235TH CT NE
002	865150	0650	11/7/05	\$505,000	2170	0	9	1982	3	13614	N	N	3722 204TH CT NE
002	159200	0640	6/22/05	\$480,644	2180	0	9	1984	3	9246	N	N	1308 230TH AVE NE
002	193910	0090	2/27/07	\$642,500	2180	1060	9	1987	3	9520	N	N	1719 229TH AVE NE
002	865150	0290	3/20/07	\$599,950	2180	0	9	1982	3	11200	N	N	3820 206TH PL NE
002	865158	0630	2/17/06	\$540,000	2180	0	9	1986	3	7400	N	N	4241 202ND AVE NE
002	896197	0350	10/22/07	\$599,990	2180	0	9	1999	3	8035	N	N	24276 SE 1ST PL
002	159200	0680	7/17/07	\$535,000	2190	0	9	1987	3	10370	N	N	23115 NE 14TH ST
002	807720	0400	2/5/07	\$575,000	2190	0	9	1987	3	8195	N	N	2201 233RD AVE NE
002	865158	0200	1/12/06	\$539,950	2190	0	9	1985	3	14847	N	N	4340 202ND AVE NE
002	159200	0210	6/9/06	\$540,000	2200	0	9	1986	3	10485	N	N	1328 229TH PL NE
002	750400	0400	9/23/05	\$495,000	2200	750	9	1974	3	10560	N	N	2214 209TH PL NE
002	750402	0710	8/29/05	\$533,500	2200	0	9	1978	3	12474	N	N	2117 SAHALEE DR E
002	807720	0520	8/22/07	\$546,000	2200	0	9	1986	3	7615	N	N	23203 NE 21ST PL
002	865150	0900	8/10/05	\$485,000	2200	0	9	1984	3	11732	N	N	3849 204TH AVE NE
002	750400	0930	9/8/06	\$532,250	2210	0	9	1972	5	12495	N	N	2421 SAHALEE DR W
002	721572	0400	4/14/06	\$545,000	2210	0	9	1999	3	7463	N	N	23977 SE 10TH ST
002	721572	0760	8/8/05	\$480,000	2210	0	9	1999	3	6840	N	N	24031 SE 10TH ST
002	159200	0520	10/20/06	\$545,000	2230	0	9	1987	3	8833	N	N	23013 NE 13TH ST
002	807720	0340	3/31/05	\$445,000	2230	0	9	1987	3	9861	N	N	2239 233RD AVE NE
002	750402	0600	9/26/06	\$639,500	2240	0	9	1977	3	11730	N	N	2210 SAHALEE DR E
002	865153	0440	8/3/06	\$565,000	2240	0	9	1984	3	12791	N	N	3804 203RD AVE NE
002	750400	0560	2/5/07	\$577,000	2250	0	9	1974	3	10800	N	N	2413 209TH PL NE
002	856296	0060	11/7/05	\$482,000	2250	0	9	1988	3	11342	N	N	22626 NE 15TH PL



**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	159200	0060	10/26/07	\$537,000	2260	0	9	1984	3	8404	N	N	22841 NE 14TH ST
002	750411	0270	3/21/05	\$375,000	2260	0	9	1987	3	13002	N	N	2616 226TH PL NE
002	865153	0360	5/20/05	\$705,000	2260	0	9	1984	3	13955	Y	N	20215 NE 38TH CT
002	437940	0420	12/18/06	\$649,950	2260	0	9	2006	3	5293	N	N	1129 235TH PL NE
002	437940	0540	6/25/07	\$666,080	2260	0	9	2006	3	4500	N	N	1110 235TH PL NE
002	750401	0850	5/4/06	\$550,000	2270	0	9	1976	3	12100	N	N	3301 SAHALEE DR W
002	865150	1070	7/7/06	\$610,500	2270	0	9	1982	3	10839	N	N	20425 NE 37TH WAY
002	750411	0010	11/18/05	\$543,000	2280	0	9	1989	3	11561	N	N	22716 NE 25TH WAY
002	865153	0030	12/8/05	\$577,500	2280	0	9	1984	3	8923	N	N	20312 NE 39TH ST
002	865158	0740	8/3/05	\$530,000	2280	0	9	1985	3	8201	N	N	20101 NE 42ND ST
002	896197	0470	10/18/06	\$595,000	2280	0	9	1999	3	6756	N	N	157 241ST PL SE
002	193912	0380	6/13/05	\$448,900	2290	0	9	1989	3	8402	N	N	1906 235TH CT NE
002	750401	0760	5/5/05	\$508,000	2290	180	9	1976	3	11900	N	N	3414 211TH AVE NE
002	865158	0430	4/20/06	\$626,000	2290	0	9	1985	3	9113	N	N	4244 201ST AVE NE
002	159200	0660	6/20/06	\$602,000	2300	0	9	1988	3	8540	N	N	23011 NE 14TH ST
002	282506	9072	10/18/06	\$585,000	2300	0	9	1980	4	45302	N	N	1029 227TH AVE NE
002	306641	0220	10/30/07	\$595,000	2300	0	9	1989	3	10879	N	N	2110 223RD PL NE
002	750400	1150	6/5/06	\$749,000	2300	0	9	1977	5	7500	N	N	2257 SAHALEE DR W
002	750410	0510	4/4/05	\$487,000	2300	0	9	1987	3	11200	N	N	2437 220TH PL NE
002	865158	0190	11/16/05	\$542,450	2300	0	9	1985	3	11133	N	N	4332 202ND AVE NE
002	322460	0130	9/19/06	\$610,000	2300	0	9	1999	3	6542	N	N	109 242ND AVE SE
002	322460	0410	8/2/05	\$492,000	2300	0	9	1998	3	6632	N	N	108 242ND CT SE
002	322460	0410	3/14/05	\$457,500	2300	0	9	1998	3	6632	N	N	108 242ND CT SE
002	193912	0230	4/28/06	\$530,000	2310	0	9	1989	3	7436	N	N	23403 NE 19TH DR
002	865150	0210	5/10/06	\$498,000	2310	0	9	1984	3	15036	N	N	3815 207TH PL NE
002	865150	0490	5/30/06	\$563,100	2310	0	9	1984	3	10419	N	N	3817 206TH PL NE
002	865150	1100	5/30/06	\$635,000	2310	0	9	1981	3	13148	N	N	20449 NE 37TH WAY
002	865158	0590	3/8/05	\$453,950	2310	0	9	1986	3	10360	N	N	4339 202ND AVE NE
002	322460	0140	10/14/05	\$535,000	2310	0	9	1999	3	5948	N	N	24160 SE 1ST CT
002	322460	0300	9/2/05	\$484,950	2310	0	9	1999	3	5960	N	N	130 242ND AVE SE
002	322460	0430	7/3/07	\$625,000	2310	0	9	1998	3	5944	N	N	113 243RD PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	170305	0420	5/17/05	\$490,000	2310	0	9	2003	3	5526	N	N	2215 238TH PL NE
002	170305	0530	7/23/07	\$604,950	2310	0	9	2003	3	4262	N	N	23732 NE 22ND ST
002	437940	0040	7/19/05	\$524,950	2310	0	9	2005	3	4405	N	N	23518 NE 13TH PL
002	437940	0390	7/7/06	\$592,510	2310	0	9	2005	3	5090	N	N	1209 235TH PL NE
002	193912	0340	11/13/06	\$532,750	2320	0	9	1990	3	8921	N	N	1919 236TH AVE NE
002	807720	0120	7/16/07	\$649,950	2320	0	9	1987	3	8892	N	N	2108 232ND PL NE
002	807721	0270	4/29/05	\$469,950	2320	0	9	1990	3	9102	N	N	2004 235TH PL NE
002	865153	0450	8/2/06	\$649,950	2320	0	9	1984	3	12000	N	N	3812 203RD AVE NE
002	193910	0030	5/3/06	\$555,000	2340	0	9	1989	3	8624	N	N	1833 229TH AVE NE
002	193911	0310	11/2/05	\$586,000	2340	0	9	1988	3	7650	N	N	23022 NE 19TH DR
002	863575	0210	3/1/05	\$449,495	2340	0	9	1998	3	6394	N	N	23796 SE 7TH PL
002	863575	0310	7/11/07	\$630,000	2340	0	9	1998	3	8447	N	N	560 237TH AVE SE
002	863575	0310	5/16/06	\$610,000	2340	0	9	1998	3	8447	N	N	560 237TH AVE SE
002	750401	0370	3/25/05	\$430,000	2350	0	9	1976	3	12350	N	N	21024 NE 33RD PL
002	865153	0370	10/16/06	\$622,800	2350	0	9	1984	3	12066	N	N	20219 NE 38TH CT
002	322460	0110	5/18/06	\$615,000	2350	0	9	1999	3	7142	N	N	24202 E MAIN DR
002	664620	0020	1/25/05	\$409,950	2360	0	9	1990	3	9232	N	N	22436 NE 18TH ST
002	865150	0920	8/1/07	\$639,950	2360	0	9	1983	3	8960	N	N	3837 204TH AVE NE
002	865158	0390	6/9/06	\$601,000	2360	0	9	1984	3	8865	N	N	4208 201ST AVE NE
002	865158	0390	8/11/05	\$529,950	2360	0	9	1984	3	8865	N	N	4208 201ST AVE NE
002	896198	0370	7/18/05	\$522,000	2360	0	9	2000	3	7034	N	N	186 241ST PL SE
002	437940	0050	7/13/07	\$700,000	2360	530	9	2006	3	4814	N	N	23514 NE 13TH PL
002	437940	0070	6/21/07	\$705,000	2360	530	9	2006	3	4833	N	N	23506 NE 13TH PL
002	437940	0090	5/30/07	\$695,000	2360	530	9	2006	3	4829	N	N	1305 235TH CT NE
002	437940	0130	9/6/07	\$705,000	2360	530	9	2006	3	5657	N	N	1239 235TH CT NE
002	865161	0690	7/12/07	\$645,000	2365	0	9	1999	3	5444	N	N	20641 NE 30TH CT
002	750402	0920	12/6/06	\$620,000	2370	0	9	1977	3	12075	N	N	2305 SAHALEE DR E
002	865158	0440	11/8/05	\$539,000	2370	0	9	1985	3	8354	N	N	4308 201ST AVE NE
002	322460	0030	3/14/06	\$574,950	2380	0	9	1998	3	5506	N	N	24320 E MAIN DR
002	322460	0080	9/20/05	\$539,000	2380	0	9	1998	3	5726	N	N	24224 E MAIN DR
002	322460	0220	10/21/05	\$545,500	2380	0	9	1999	3	7585	N	N	24115 SE 1ST CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	170305	0190	2/2/05	\$437,500	2380	0	9	2001	3	4028	N	N	2206 238TH PL NE
002	170305	0210	7/1/05	\$525,000	2380	0	9	2002	3	5245	N	N	2210 238TH PL NE
002	170305	0470	9/8/06	\$637,500	2380	0	9	2001	3	5776	N	N	2205 238TH PL NE
002	865150	0940	1/10/07	\$567,950	2390	0	9	1983	3	9296	N	N	3825 204TH AVE NE
002	865153	0280	9/23/05	\$673,486	2390	0	9	1984	3	10125	Y	N	3817 203RD AVE NE
002	863575	0240	1/5/07	\$622,000	2390	0	9	1998	3	6500	N	N	23709 SE 5TH PL
002	863575	0290	8/1/06	\$635,000	2390	0	9	1998	3	6667	N	N	542 237TH AVE SE
002	437940	0400	11/26/06	\$583,450	2390	0	9	2006	3	5090	N	N	1205 235TH PL NE
002	437940	0490	9/19/07	\$659,950	2390	0	9	2006	3	5249	N	N	1031 235TH PL NE
002	437940	0520	3/26/07	\$670,927	2390	0	9	2006	3	5916	N	N	1032 235TH PL NE
002	159200	0370	11/22/05	\$529,995	2400	0	9	1987	3	13383	N	N	22904 NE 12TH PL
002	193912	0270	1/27/06	\$550,000	2400	0	9	1990	3	8469	N	N	1825 235TH PL NE
002	306641	0190	3/28/05	\$479,900	2400	0	9	1988	3	10977	N	N	22318 NE 22ND ST
002	750410	1310	3/5/07	\$622,000	2400	0	9	1983	3	10285	N	N	22116 NE 27TH PL
002	750410	1310	2/21/06	\$540,000	2400	0	9	1983	3	10285	N	N	22116 NE 27TH PL
002	807720	0070	1/10/07	\$610,000	2400	0	9	1987	3	9615	N	N	23256 NE 20TH PL
002	865150	0610	5/25/05	\$505,000	2400	0	9	1983	3	9624	N	N	3700 204TH CT NE
002	865161	0480	9/6/05	\$617,000	2400	0	9	1998	3	6042	N	N	3062 206TH WAY NE
002	865161	0540	2/14/07	\$615,000	2400	0	9	1999	3	5881	N	N	3026 206TH WAY NE
002	664620	0770	2/16/07	\$625,000	2410	0	9	1990	3	15899	Y	N	1704 224TH CT NE
002	865158	0750	9/20/05	\$540,000	2410	0	9	1985	3	8906	N	N	20109 NE 42ND ST
002	193910	0080	7/29/05	\$465,500	2420	0	9	1987	3	9618	N	N	1727 229TH AVE NE
002	193911	0140	1/24/07	\$565,000	2420	0	9	1990	3	8249	N	N	1836 232ND CT NE
002	193913	0590	10/19/05	\$523,000	2420	0	9	1990	3	6983	N	N	1807 231ST AVE NE
002	664620	0790	4/21/05	\$496,500	2420	0	9	1990	3	13556	N	N	1701 224TH CT NE
002	865158	0550	11/4/05	\$560,000	2420	0	9	1988	3	10595	N	N	4318 201ST PL NE
002	062981	1050	9/10/07	\$627,500	2420	0	9	1997	3	6834	N	N	24835 NE 1ST PL
002	306641	0530	4/27/06	\$600,000	2430	0	9	1988	3	11159	N	N	2121 221ST PL NE
002	750411	0600	8/22/07	\$600,000	2430	0	9	1988	3	10183	N	N	2613 226TH PL NE
002	750411	0750	2/17/06	\$640,000	2440	550	9	1991	3	12368	N	N	2519 225TH PL NE
002	807720	0030	8/9/07	\$645,000	2440	0	9	1987	3	8266	N	N	23253 NE 20TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	865150	0500	5/31/07	\$599,950	2440	0	9	1982	3	9840	N	N	3813 206TH PL NE
002	193912	0090	6/9/05	\$515,000	2450	0	9	1990	3	8281	N	N	1837 231ST PL NE
002	750410	0370	9/4/05	\$425,000	2450	0	9	1982	3	13485	N	N	22016 NE 27TH PL
002	896197	0260	8/17/05	\$540,000	2450	0	9	2000	3	7016	N	N	24231 SE 1ST PL
002	896198	0350	4/1/05	\$479,000	2450	0	9	2000	3	6723	N	N	178 241ST PL SE
002	193912	0050	5/14/07	\$622,000	2460	0	9	1989	3	8029	N	N	23106 NE 18TH PL
002	193912	0280	3/20/06	\$563,500	2460	0	9	1990	3	8465	N	N	1821 235TH PL NE
002	306640	1150	6/3/05	\$520,000	2460	0	9	1989	3	12066	N	N	21621 NE 20TH WAY
002	750411	0250	9/15/06	\$645,000	2460	0	9	1987	3	10759	N	N	22630 NE 26TH CT
002	865150	0530	4/3/07	\$600,000	2460	0	9	1983	3	10992	N	N	3801 206TH PL NE
002	865153	0080	5/15/06	\$591,000	2460	0	9	1983	3	10657	N	N	20206 NE 39TH ST
002	750410	1610	7/17/07	\$564,000	2470	0	9	1979	3	13800	N	N	2808 223RD PL NE
002	193912	0290	5/22/06	\$665,000	2480	1000	9	1990	3	10029	N	N	1817 235TH PL NE
002	750402	0610	3/15/07	\$485,000	2480	0	9	1978	3	12070	N	N	2206 SAHALEE DR E
002	750410	0430	7/3/07	\$654,000	2480	0	9	1984	3	10400	N	N	22018 NE 26TH PL
002	807721	0060	4/25/06	\$564,500	2480	0	9	1990	3	8460	N	N	23503 NE 22ND ST
002	193912	0240	2/4/05	\$429,000	2490	0	9	1990	3	6884	N	N	23409 NE 19TH DR
002	750411	0390	9/5/07	\$635,500	2490	340	9	1987	3	16922	N	N	22420 NE 28TH ST
002	750401	0470	5/2/05	\$600,100	2493	0	9	1976	5	9900	N	N	21021 NE 32ND PL
002	306641	0260	10/5/05	\$574,200	2500	0	9	1989	3	10037	N	N	2024 223RD PL NE
002	750410	1630	4/13/05	\$410,000	2500	0	9	1990	3	13500	N	N	2827 223RD PL NE
002	750410	1600	4/3/07	\$567,500	2510	0	9	1979	3	11770	N	N	22330 NE 28TH ST
002	865161	0520	9/29/05	\$600,000	2520	0	9	1999	3	6305	N	N	3038 206TH WAY NE
002	865161	0590	4/20/07	\$680,000	2520	0	9	1999	3	6215	N	N	20551 NE 31ST ST
002	193911	0090	5/7/07	\$639,950	2530	0	9	1987	3	8137	N	N	23121 NE 19TH DR
002	750411	0350	10/4/07	\$535,000	2540	0	9	1988	3	12414	N	N	22520 NE 28TH ST
002	750411	0350	6/19/07	\$535,000	2540	0	9	1988	3	12414	N	N	22520 NE 28TH ST
002	750411	0350	9/26/05	\$485,000	2540	0	9	1988	3	12414	N	N	22520 NE 28TH ST
002	865158	0010	1/4/07	\$552,000	2540	0	9	1985	3	6195	N	N	20305 NE 40TH CT
002	437940	0150	6/27/06	\$674,640	2540	0	9	2005	3	5781	N	N	1231 235TH CT NE
002	437940	0260	4/3/06	\$586,962	2540	0	9	2005	3	4694	N	N	1306 236TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	437940	0360	10/17/06	\$692,705	2540	0	9	2006	3	7803	N	N	1221 235TH PL NE
002	437940	0430	8/29/07	\$696,965	2540	0	9	2006	3	5354	N	N	1125 235TH PL NE
002	437940	0480	2/27/07	\$684,950	2540	0	9	2006	3	4950	N	N	1105 235TH PL NE
002	193913	0660	9/25/06	\$599,800	2550	0	9	1991	3	7720	N	N	23016 NE 18TH ST
002	750402	0560	2/21/07	\$606,000	2550	0	9	1977	3	11990	N	N	2232 SAHALEE DR E
002	750400	0370	12/13/05	\$619,000	2560	0	9	1984	4	12040	N	N	2013 211TH AVE NE
002	941640	0240	5/23/05	\$488,000	2560	0	9	2002	3	6181	N	N	1017 233RD PL NE
002	306640	0020	5/21/07	\$660,000	2570	0	9	1989	3	10550	N	N	2009 216TH PL NE
002	750401	0160	11/9/05	\$557,000	2570	0	9	1976	3	12000	N	N	3322 SAHALEE DR W
002	807721	0320	12/4/06	\$624,000	2570	0	9	1990	3	8886	N	N	2028 235TH PL NE
002	807721	0410	3/25/07	\$609,950	2570	0	9	1990	3	8492	N	N	23500 NE 22ND ST
002	863575	0100	6/15/07	\$650,600	2570	0	9	1998	3	5198	N	N	661 237TH PL SE
002	193913	0020	3/9/05	\$450,000	2580	0	9	1990	3	8344	N	N	1751 233RD PL NE
002	437940	0020	5/10/05	\$527,950	2580	0	9	2005	3	4732	N	N	23526 NE 13TH PL
002	437940	0460	7/3/07	\$694,870	2580	0	9	2006	3	4950	N	N	1113 235TH PL NE
002	437940	0740	12/8/05	\$643,043	2580	0	9	2005	3	8646	N	N	825 235TH AVE NE
002	193910	0180	4/6/05	\$397,500	2590	0	9	1987	3	7547	N	N	22904 NE 16TH PL
002	170305	0460	4/21/05	\$495,000	2590	0	9	2001	3	8338	N	N	2207 238TH PL NE
002	750402	0330	7/21/05	\$488,000	2600	0	9	1978	3	12268	N	N	2412 SAHALEE DR E
002	170305	0060	9/20/05	\$630,000	2600	770	9	2001	3	7734	N	N	2212 239TH PL NE
002	170305	0130	6/29/06	\$645,000	2600	0	9	2003	3	5543	N	N	2215 239TH PL NE
002	437940	0160	9/6/05	\$533,950	2600	0	9	2005	3	7699	N	N	1234 235TH CT NE
002	437940	0170	9/19/05	\$549,950	2600	0	9	2005	3	5720	N	N	1238 235TH CT NE
002	437940	0180	9/12/05	\$548,974	2600	0	9	2005	3	5093	N	N	1306 235TH CT NE
002	437940	0200	3/1/07	\$644,000	2600	0	9	2005	3	4775	N	N	23531 SE 13TH PL
002	437940	0200	6/21/05	\$571,734	2600	0	9	2005	3	4775	N	N	23531 SE 13TH PL
002	437940	0210	2/9/06	\$599,465	2600	0	9	2005	3	6454	N	N	23610 NE 13TH PL
002	437940	0240	6/9/06	\$589,950	2600	0	9	2005	3	6966	N	N	1314 236TH PL NE
002	437940	0250	4/17/06	\$679,000	2600	0	9	2005	3	6051	N	N	1310 236TH PL NE
002	437940	0250	3/16/06	\$542,950	2600	0	9	2005	3	6051	N	N	1310 236TH PL NE
002	437940	0330	3/31/06	\$606,362	2600	0	9	2005	3	10686	N	N	1232 236TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	437940	0350	12/12/06	\$714,611	2600	0	9	2006	3	8785	N	N	1225 235TH PL NE
002	437940	0370	5/3/06	\$630,671	2600	0	9	2005	3	7803	N	N	1217 235TH PL NE
002	437940	0380	6/21/06	\$655,872	2600	0	9	2005	3	4950	N	N	1213 235TH PL NE
002	437940	0410	12/20/06	\$680,000	2600	0	9	2005	3	5304	N	N	1133 235TH PL NE
002	437940	0410	6/21/06	\$626,362	2600	0	9	2005	3	5304	N	N	1133 235TH PL NE
002	437940	0440	6/6/07	\$689,660	2600	0	9	2006	3	5342	N	N	1121 235TH PL NE
002	437940	0470	12/12/06	\$684,950	2600	0	9	2005	3	4950	N	N	1109 235TH PL NE
002	437940	0500	8/23/07	\$684,950	2600	0	9	2005	3	6062	N	N	1029 235TH PL NE
002	437940	0530	11/17/06	\$691,120	2600	0	9	2005	3	4500	N	N	1106 235TH PL NE
002	437940	0600	8/4/06	\$690,000	2600	0	9	2005	3	6758	N	N	1138 235TH PL NE
002	437940	0630	1/19/06	\$620,320	2600	0	9	2005	3	4499	N	N	1131 236TH PL SE
002	437940	0710	11/15/05	\$578,950	2600	0	9	2005	3	7524	N	N	813 235TH AVE NE
002	437940	0750	11/7/05	\$673,850	2600	0	9	2005	3	8770	N	N	829 235TH AVE NE
002	437940	0850	3/2/06	\$569,950	2600	0	9	2005	3	6924	N	N	23423 NE 10TH PL
002	437940	0870	6/5/06	\$654,318	2600	0	9	2005	3	7373	N	N	23415 NE 10TH PL
002	031950	0010	8/28/06	\$629,950	2610	0	9	1994	3	9002	N	N	1406 233RD AVE NE
002	031950	0490	10/2/06	\$649,950	2610	0	9	1996	3	7866	N	N	23154 NE 15TH CT
002	031950	0560	7/26/07	\$646,500	2610	0	9	1996	3	7558	Y	N	1427 232ND AVE NE
002	159200	0100	5/12/06	\$675,000	2610	0	9	1984	3	8507	N	N	1323 229TH PL NE
002	750410	0310	10/20/06	\$562,600	2610	0	9	1984	3	9975	N	N	2819 220TH PL NE
002	807721	0050	4/27/05	\$469,000	2610	0	9	1990	3	8145	N	N	23417 NE 22ND ST
002	865153	0020	7/20/06	\$610,000	2610	0	9	1983	3	9361	N	N	20318 NE 39TH ST
002	031950	0620	12/21/05	\$607,500	2620	0	9	1994	3	8682	N	N	23122 NE 14TH CT
002	750410	1650	6/19/07	\$625,000	2620	0	9	1979	3	10902	N	N	2813 223RD PL NE
002	750411	0500	6/16/06	\$640,000	2620	0	9	1987	3	11188	N	N	2705 226TH AVE NE
002	170305	0200	10/10/05	\$545,000	2620	0	9	2001	3	5450	N	N	2208 238TH PL NE
002	437940	0080	2/21/07	\$729,256	2620	360	9	2006	3	4319	N	N	23502 NE 13TH PL
002	437940	0100	3/19/07	\$732,950	2620	360	9	2006	3	4300	N	N	1301 235TH CT NE
002	437940	0120	1/19/07	\$729,950	2620	360	9	2006	3	4580	N	N	1243 235TH CT NE
002	193911	0070	5/19/06	\$555,000	2630	0	9	1987	3	9288	N	N	23103 NE 19TH DR
002	159200	0300	8/23/06	\$595,000	2640	0	9	1984	3	10826	N	N	1213 230TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	750402	0580	7/2/07	\$683,500	2640	0	9	1977	3	11700	N	N	2218 SAHALEE DR E
002	193910	0130	5/8/06	\$569,950	2650	0	9	1987	3	8911	N	N	1603 229TH AVE NE
002	865161	0500	1/19/06	\$619,000	2650	0	9	1998	3	6041	N	N	3050 206TH WAY NE
002	193913	0100	11/27/06	\$545,000	2670	0	9	1990	3	7500	N	N	23260 NE 17TH ST
002	664620	0690	6/21/07	\$639,900	2670	0	9	1996	3	6146	N	N	22337 NE 18TH ST
002	750411	0050	1/4/07	\$612,000	2670	0	9	1996	3	11877	N	N	2522 227TH PL NE
002	193912	0060	4/5/07	\$633,000	2680	0	9	1989	3	8293	N	N	1810 231ST PL NE
002	193912	0060	10/13/05	\$535,000	2680	0	9	1989	3	8293	N	N	1810 231ST PL NE
002	193911	0240	3/3/05	\$438,500	2690	0	9	1987	3	7697	N	N	23118 NE 19TH DR
002	193912	0330	4/9/06	\$595,000	2690	0	9	1990	3	8422	N	N	1834 235TH PL NE
002	863575	0040	9/19/06	\$660,000	2690	1160	9	1999	3	6262	N	N	23775 SE 7TH PL
002	193913	0010	5/4/06	\$625,000	2700	0	9	1990	3	8934	N	N	1759 233RD PL NE
002	306640	1050	8/8/05	\$550,000	2700	1270	9	1987	3	15345	N	N	21825 NE 20TH WAY
002	807720	0460	1/8/07	\$672,500	2700	0	9	1988	3	9774	N	N	23220 NE 21ST PL
002	062981	1260	12/26/06	\$660,000	2700	0	9	1999	3	13810	N	N	24845 NE 3RD PL
002	863575	0220	3/31/05	\$495,000	2700	0	9	1998	3	6632	N	N	23790 SE 7TH PL
002	941640	0170	9/14/05	\$559,000	2700	0	9	2002	3	5956	N	N	1022 233RD PL NE
002	193913	0090	5/24/07	\$652,500	2710	0	9	1990	3	9022	N	N	23266 NE 17TH ST
002	193913	0090	5/22/07	\$652,500	2710	0	9	1990	3	9022	N	N	23266 NE 17TH ST
002	664620	0240	5/17/07	\$619,000	2710	0	9	1990	3	9226	Y	N	1822 221ST PL NE
002	750401	0420	5/25/07	\$829,000	2710	0	9	2006	3	11640	N	N	21019 NE 33RD PL
002	750415	0010	5/18/06	\$557,000	2710	0	9	1977	3	13131	N	N	2006 212TH AVE NE
002	863575	0110	8/15/05	\$539,500	2710	0	9	1998	3	5239	N	N	655 237TH PL SE
002	863575	0180	3/11/05	\$470,000	2710	0	9	1998	3	8708	N	N	648 237TH PL SE
002	863575	0230	3/14/06	\$593,000	2710	0	9	1998	3	7193	N	N	23715 SE 5TH PL
002	863575	0260	2/9/05	\$460,000	2710	0	9	1999	3	6722	N	N	524 237TH AVE SE
002	863575	0380	3/8/07	\$655,000	2710	0	9	1998	3	9887	N	N	559 237TH AVE SE
002	170305	0380	11/17/05	\$580,000	2710	0	9	2002	3	6276	N	N	2223 238TH PL NE
002	170305	0400	10/9/07	\$660,000	2710	0	9	2002	3	5948	N	N	2219 238TH PL NE
002	306641	0850	5/31/05	\$499,500	2720	0	9	1989	3	10006	N	N	2201 223RD PL NE
002	807720	0020	10/3/06	\$665,000	2720	0	9	1987	3	9169	N	N	23247 NE 20TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	807721	0400	6/27/07	\$669,950	2720	0	9	1989	3	8637	N	N	23508 NE 22ND ST
002	865150	0950	8/17/06	\$675,000	2720	0	9	1983	3	10751	N	N	3819 204TH AVE NE
002	031950	0060	10/10/06	\$670,000	2730	0	9	1997	3	10251	N	N	23315 NE 15TH ST
002	031950	0210	1/2/07	\$630,000	2730	0	9	1997	3	8316	N	N	1521 233RD PL NE
002	062981	1080	12/28/06	\$645,000	2730	0	9	1998	3	6932	N	N	24852 NE 1ST PL
002	062981	1130	3/27/06	\$635,000	2730	0	9	1999	3	6747	N	N	24853 NE 2ND CT
002	031950	0270	7/2/07	\$700,000	2740	0	9	1996	3	7347	N	N	23274 NE 15TH ST
002	031950	0310	8/31/05	\$585,000	2740	0	9	1995	3	8207	N	N	23252 NE 15TH ST
002	193913	0410	5/25/07	\$545,000	2740	0	9	1991	3	7508	N	N	1632 233RD PL NE
002	062981	1020	6/7/06	\$679,500	2740	0	9	1998	3	8288	N	N	24847 NE 1ST PL
002	062981	1140	5/24/05	\$519,000	2740	0	9	1998	3	8866	N	N	24849 NE 2ND CT
002	062981	1190	4/18/05	\$522,000	2740	0	9	1998	3	11379	N	N	24862 NE 2ND CT
002	062981	1210	3/9/05	\$520,000	2740	0	9	1999	3	9407	N	N	231 249TH PL NE
002	062981	1290	4/6/05	\$540,000	2740	0	9	1999	3	9317	N	N	24838 NE 3RD PL
002	062981	1530	3/23/07	\$708,000	2740	0	9	1998	3	12387	N	N	24926 NE 1ST PL
002	437940	0340	5/18/07	\$764,950	2740	0	9	2006	3	6721	N	N	1229 235TH PL NE
002	031950	0090	1/24/06	\$620,000	2750	0	9	1996	3	7779	N	N	23331 NE 15TH ST
002	031950	0300	10/20/05	\$604,950	2750	0	9	1996	3	6987	N	N	23258 NE 15TH ST
002	159200	0690	6/24/05	\$540,000	2750	0	9	1984	3	10472	N	N	1400 231ST CT NE
002	752500	0100	10/23/06	\$585,000	2750	0	9	1980	3	11360	N	N	1817 220TH PL NE
002	807720	0010	7/12/07	\$649,950	2750	0	9	1986	3	8872	N	N	23241 NE 20TH PL
002	062981	0990	5/23/05	\$555,500	2760	0	9	1998	3	10924	N	N	24867 NE 1ST PL
002	865161	0700	5/13/05	\$599,950	2760	0	9	1999	3	7489	N	N	20649 NE 30TH CT
002	193912	0020	6/20/05	\$497,500	2770	0	9	1989	3	9544	N	N	23214 NE 18TH PL
002	062981	1090	1/31/05	\$462,500	2770	0	9	1998	3	7837	N	N	24858 NE 1ST PL
002	437940	0610	2/3/06	\$675,000	2770	0	9	2005	3	6633	N	N	1139 236TH PL NE
002	062981	1230	8/24/06	\$630,000	2780	0	9	1999	3	6739	N	N	241 249TH PL NE
002	062981	1410	5/2/06	\$714,990	2780	0	9	1999	3	8836	N	N	242 249TH PL NE
002	193910	0310	6/26/06	\$543,500	2790	0	9	1987	3	8209	N	N	1744 229TH AVE NE
002	062981	1280	11/30/05	\$585,000	2790	0	9	1999	3	10855	N	N	24837 NE 3RD PL
002	863575	0530	7/21/05	\$571,000	2790	0	9	1999	3	9713	N	N	23706 SE 4TH PL



**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	322460	0280	2/15/05	\$495,000	2790	0	9	1999	3	7187	N	N	144 242ND AVE SE
002	322460	0370	5/22/07	\$675,500	2790	0	9	1998	3	9161	N	N	133 242ND CT SE
002	322460	0380	7/10/06	\$624,000	2790	0	9	1998	3	8498	N	N	132 242ND CT SE
002	322460	0420	3/1/06	\$599,950	2790	0	9	1998	3	7084	N	N	105 243RD PL SE
002	322460	0420	4/4/05	\$455,000	2790	0	9	1998	3	7084	N	N	105 243RD PL SE
002	896197	0380	2/1/05	\$497,500	2790	0	9	2000	3	7095	N	N	24244 SE 1ST PL
002	896197	0440	5/13/05	\$510,000	2790	0	9	1999	3	5852	N	N	141 242ND AVE SE
002	896198	0260	6/4/07	\$709,000	2790	0	9	1999	3	7183	N	N	193 241ST PL SE
002	896198	0390	9/13/06	\$640,000	2790	0	9	2000	3	7155	N	N	194 241ST PL SE
002	193910	0590	10/3/05	\$520,000	2800	0	9	1990	3	7894	N	N	22920 NE 19TH DR
002	865161	0530	10/25/07	\$710,000	2805	0	9	1999	3	7406	N	N	3032 206TH WAY NE
002	193911	0250	9/18/05	\$497,000	2810	0	9	1987	3	8083	N	N	23110 NE 19TH DR
002	863575	0430	8/23/07	\$660,000	2810	0	9	1999	3	7000	N	N	531 237TH AVE SE
002	863575	0430	5/12/05	\$526,000	2810	0	9	1999	3	7000	N	N	531 237TH AVE SE
002	863575	0550	2/10/05	\$483,000	2810	0	9	1998	3	6208	N	N	23718 SE 4TH PL
002	863575	0580	4/5/07	\$640,000	2810	0	9	1998	3	6759	N	N	23729 SE 4TH PL
002	863575	0720	7/26/05	\$556,000	2810	0	9	1999	3	7038	N	N	23716 SE 5TH PL
002	193910	0695	6/28/07	\$622,000	2820	0	9	1991	3	7866	N	N	22905 NE 16TH PL
002	193913	0070	7/1/05	\$525,000	2820	0	9	1990	3	8307	N	N	23284 NE 17TH ST
002	750402	1050	10/6/06	\$760,000	2820	0	9	1978	3	12000	N	N	2515 SAHALEE DR E
002	807721	0470	9/12/05	\$514,000	2820	0	9	1988	3	8698	N	N	2224 234TH AVE NE
002	062981	1160	5/16/05	\$539,950	2840	0	9	1999	3	7928	N	N	24844 NE 2ND CT
002	750410	0560	5/18/06	\$653,000	2860	0	9	1984	3	12750	N	N	2417 220TH PL NE
002	863575	0570	9/22/06	\$661,250	2860	0	9	1998	3	7376	N	N	23730 SE 4TH PL
002	896197	0520	11/14/05	\$589,000	2860	0	9	2000	3	6294	N	N	171 242ND WAY SE
002	437940	0700	12/7/05	\$614,550	2860	0	9	2005	3	6656	N	N	809 235TH AVE NE
002	664620	0050	5/31/07	\$690,000	2870	0	9	1990	3	11761	N	N	22414 NE 18TH ST
002	863575	0690	6/13/05	\$549,000	2870	0	9	1998	3	7348	N	N	518 237TH AVE SE
002	322460	0170	10/12/06	\$677,500	2880	0	9	1999	3	6843	N	N	24136 SE 1ST CT
002	437940	0730	1/9/06	\$614,646	2880	0	9	2005	3	6564	N	N	821 235TH AVE NE
002	437940	0860	12/19/05	\$615,570	2880	0	9	2005	3	7129	N	N	23419 NE 10TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	437940	0880	6/30/06	\$749,675	2880	0	9	2005	3	5898	N	N	23411 NE 10TH PL
002	941640	0310	7/19/06	\$689,990	2900	0	9	2001	3	7128	N	N	1007 233RD PL NE
002	193913	0320	7/11/05	\$570,000	2910	0	9	1991	3	8076	N	N	23265 NE 16TH PL
002	750402	1380	12/27/06	\$775,000	2920	0	9	1978	3	15400	N	N	2919 216TH AVE NE
002	865161	1700	6/20/07	\$835,000	2920	0	9	2002	3	8754	N	N	20643 NE 25TH CT
002	865161	1700	6/6/06	\$741,950	2920	0	9	2002	3	8754	N	N	20643 NE 25TH CT
002	863575	0460	3/14/05	\$520,000	2920	0	9	1998	3	7112	N	N	513 237TH AVE SE
002	437940	0220	3/1/06	\$616,464	2930	0	9	2005	3	7806	N	N	23614 NE 13TH PL
002	437940	0230	12/6/05	\$598,950	2930	0	9	2005	3	9592	N	N	1318 236TH PL NE
002	437940	0680	4/7/06	\$674,030	2930	0	9	2005	3	7823	N	N	801 235TH AVE NE
002	437940	0720	11/10/05	\$615,348	2930	0	9	2005	3	11028	N	N	817 235TH AVE NE
002	193910	0270	6/26/07	\$600,000	2940	0	9	1987	3	8566	N	N	1710 229TH AVE NE
002	721572	0460	11/7/06	\$672,800	2970	0	9	1999	3	10335	N	N	1043 240TH WAY SE
002	721572	0720	8/24/05	\$594,950	2970	0	9	1999	3	7943	N	N	24004 SE 10TH CT
002	721572	0830	10/25/05	\$575,000	2970	0	9	1999	3	7607	N	N	24006 SE 10TH ST
002	721572	0840	9/26/05	\$586,900	2970	0	9	2001	3	8090	N	N	24009 SE 9TH CT
002	721573	0010	5/1/07	\$706,000	2970	0	9	2001	3	6986	N	N	1314 241ST PL SE
002	721573	0010	4/27/05	\$545,000	2970	0	9	2001	3	6986	N	N	1314 241ST PL SE
002	721573	0100	7/6/06	\$695,000	2970	0	9	2000	3	8819	N	N	24004 SE 13TH PL
002	721573	0370	6/9/06	\$695,000	2970	0	9	2000	3	8138	N	N	1301 240TH WAY SE
002	664620	0680	10/18/06	\$599,000	2980	0	9	2000	3	8958	N	N	22323 NE 18TH ST
002	282506	9082	1/13/05	\$526,500	2980	0	9	2001	3	8279	N	N	1610 216TH AVE NE
002	290930	0210	6/9/06	\$715,000	2980	0	9	2003	3	6931	N	N	226 239TH WAY SE
002	571190	0030	2/5/07	\$689,000	2980	0	9	2003	3	7453	N	N	25417 NE 3RD PL
002	437940	0320	4/6/06	\$669,800	2980	0	9	2005	3	6344	N	N	1236 236TH PL NE
002	437940	0830	3/20/06	\$707,898	2980	0	9	2005	3	6973	N	N	23431 NE 10TH PL
002	170305	0100	3/3/05	\$545,000	2990	0	9	2003	3	6966	N	N	2302 239TH PL NE
002	807720	0210	10/17/05	\$534,000	3000	0	9	1987	3	8308	N	N	2302 233RD AVE NE
002	170305	0180	6/7/06	\$699,950	3000	0	9	2001	3	5907	N	N	2205 239TH PL NE
002	750410	0850	9/7/07	\$623,000	3010	0	9	1983	3	10800	N	N	2417 223RD PL NE
002	437940	0690	11/23/05	\$638,362	3010	0	9	2005	3	7628	N	N	805 235TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	807720	0360	6/20/05	\$469,500	3030	0	9	1987	3	6813	N	N	2225 233RD AVE NE
002	896197	0360	11/29/05	\$629,000	3030	0	9	1999	3	9594	N	N	24260 SE 1ST PL
002	896197	0360	3/7/05	\$560,250	3030	0	9	1999	3	9594	N	N	24260 SE 1ST PL
002	193913	0050	4/24/07	\$669,000	3050	0	9	1990	3	8095	N	N	1727 233RD PL NE
002	193913	0190	6/20/05	\$504,000	3060	0	9	1990	3	7800	N	N	23285 NE 17TH ST
002	750402	1160	9/2/05	\$550,000	3060	0	9	1980	3	13630	N	N	2723 SAHALEE DR E
002	193911	0270	1/17/05	\$419,000	3090	0	9	1988	3	7906	N	N	23054 NE 19TH DR
002	800147	0090	8/23/05	\$698,000	3090	0	9	2001	3	9106	N	N	20504 NE 21ST CT
002	800147	0200	8/15/07	\$821,000	3090	0	9	2000	3	8773	N	N	20508 NE 22ND CT
002	750400	1240	8/22/05	\$690,000	3120	0	9	1977	3	12494	N	N	2221 SAHALEE DR W
002	750410	0280	9/5/06	\$660,000	3150	0	9	1983	3	14744	N	N	2837 220TH PL NE
002	721572	0330	11/21/05	\$621,000	3150	0	9	1999	3	10403	N	N	23976 SE 10TH ST
002	721572	0650	7/6/06	\$680,000	3150	0	9	1999	3	7275	N	N	24029 SE 10TH CT
002	721572	0710	3/10/07	\$690,000	3150	0	9	1999	3	8523	N	N	24012 SE 10TH CT
002	721572	0740	8/16/05	\$585,000	3150	0	9	1999	3	8313	N	N	24015 SE 10TH ST
002	721572	0750	8/11/05	\$587,500	3150	0	9	1999	3	6954	N	N	24023 SE 10TH ST
002	721572	0810	11/2/06	\$687,000	3150	0	9	1999	3	7947	N	N	24022 SE 10TH ST
002	721572	0930	4/6/07	\$763,000	3150	0	9	1999	3	11919	N	N	24026 SE 9TH CT
002	721573	0020	4/23/07	\$670,000	3150	0	9	2001	3	7059	N	N	1308 241ST PL SE
002	721573	0040	8/3/06	\$675,000	3150	0	9	2001	3	9130	N	N	24042 SE 13TH PL
002	721573	0450	1/6/06	\$642,000	3150	0	9	2001	3	9599	N	N	1426 240TH WAY SE
002	721573	0470	3/17/05	\$561,000	3150	0	9	2001	3	8084	N	N	24040 SE 15TH PL
002	721573	0630	1/7/05	\$521,000	3150	0	9	2001	3	6175	N	N	1423 241ST PL SE
002	721573	0670	6/2/06	\$670,000	3150	0	9	2001	3	6627	N	N	1420 241ST PL SE
002	750402	0300	6/28/07	\$729,000	3160	0	9	1977	3	12359	N	N	2424 SAHALEE DR E
002	571190	0050	11/3/06	\$749,950	3200	1500	9	2003	3	6524	N	N	25430 NE 3RD PL
002	750411	0150	1/19/06	\$670,000	3210	420	9	1992	3	9600	N	N	2518 226TH PL NE
002	865161	1610	4/21/05	\$700,000	3210	0	9	2001	3	9680	N	N	20644 NE 25TH CT
002	193913	0390	11/9/05	\$552,000	3220	0	9	1991	3	8188	N	N	1618 233RD PL NE
002	571190	0240	6/26/06	\$699,990	3220	0	9	2004	3	8085	N	N	25303 NE 3RD PL
002	306641	0170	2/23/05	\$519,000	3230	0	9	1988	3	10852	N	N	2218 223RD PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	571190	0160	9/13/07	\$810,000	3230	0	9	2004	3	10634	N	N	25202 NE 3RD PL
002	800147	0160	8/24/07	\$812,500	3240	0	9	2000	3	10274	N	N	20526 NE 22ND CT
002	750410	0870	2/8/06	\$579,900	3320	0	9	1982	3	9360	N	N	2409 223RD PL NE
002	750410	0870	3/1/05	\$489,500	3320	0	9	1982	3	9360	N	N	2409 223RD PL NE
002	721572	0480	9/6/07	\$720,000	3360	0	9	1999	3	10335	N	N	1115 240TH WAY SE
002	721572	0480	7/11/06	\$674,500	3360	0	9	1999	3	10335	N	N	1115 240TH WAY SE
002	800147	0230	6/17/05	\$745,500	3420	0	9	2000	3	8435	N	N	20521 NE 23RD CT
002	290930	0470	10/16/05	\$720,000	3440	0	9	2001	3	7247	N	N	214 238TH AVE SE
002	800147	0260	2/10/06	\$820,000	3450	0	9	2001	3	10909	N	N	20537 NE 23RD CT
002	800147	0220	7/24/06	\$824,000	3520	0	9	2001	3	7407	N	N	20515 NE 23RD CT
002	800147	0220	6/22/05	\$745,000	3520	0	9	2001	3	7407	N	N	20515 NE 23RD CT
002	143758	0020	6/28/05	\$869,190	3530	0	9	2005	3	8619	N	N	265 259TH AVE NE
002	865161	1630	4/27/06	\$835,000	3540	0	9	2001	3	8765	N	N	20628 NE 25TH CT
002	800147	0250	11/16/06	\$797,000	3760	0	9	2001	3	6807	N	N	20533 NE 23RD CT
002	800147	0250	9/1/05	\$769,950	3760	0	9	2001	3	6807	N	N	20533 NE 23RD CT
002	143758	0030	7/17/07	\$915,000	3780	0	9	2005	3	8530	N	N	261 259TH AVE NE
002	143758	0030	12/20/05	\$880,000	3780	0	9	2005	3	8530	N	N	261 259TH AVE NE
002	750402	0260	12/1/06	\$693,000	3800	0	9	1977	3	18000	N	N	21912 NE 24TH CT
002	716760	0170	7/21/06	\$784,500	3810	0	9	2002	3	7992	N	N	25727 NE 4TH PL
002	290930	0610	1/24/06	\$770,000	3870	0	9	2001	3	8880	N	N	324 238TH AVE SE
002	800147	0300	8/14/07	\$930,000	3920	0	9	2001	3	7709	N	N	20522 NE 23RD CT
002	800147	0300	6/10/05	\$859,900	3920	0	9	2001	3	7709	N	N	20522 NE 23RD CT
002	290930	0590	4/5/06	\$840,000	3970	0	9	2001	3	8729	N	N	323 238TH AVE SE
002	143758	0110	8/3/05	\$852,000	3990	0	9	2005	3	9132	N	N	205 259TH AVE NE
002	716760	0100	3/8/06	\$844,000	4000	0	9	2002	3	8000	N	N	25806 NE 4TH PL
002	290930	0650	11/16/06	\$769,900	4020	0	9	2003	3	8788	N	N	311 239TH CT SE
002	290930	0650	11/16/06	\$769,900	4020	0	9	2003	3	8788	N	N	311 239TH CT SE
002	143758	0010	5/23/05	\$905,000	4150	0	9	2005	3	9446	N	N	269 259TH AVE NE
002	716760	0190	5/15/07	\$850,000	4440	0	9	2002	3	8215	N	N	25739 NE 4TH PL
002	750402	1290	8/18/06	\$570,000	1300	1230	10	1980	3	12049	N	N	21619 NE 29TH ST
002	357530	0450	9/22/05	\$550,000	1630	980	10	1998	3	6263	Y	N	1530 EAST LAKE SAMMAMISH PKWY NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	357530	0490	8/26/05	\$510,000	1630	980	10	1998	3	8011	Y	N	1542 EAST LAKE SAMMAMISH PKWY NE
002	357530	0489	9/13/05	\$545,000	1630	980	10	1998	3	9127	Y	N	1554 EAST LAKE SAMMAMISH PKWY NE
002	750400	0480	5/9/05	\$747,000	2070	710	10	1977	3	17981	N	N	2432 209TH PL NE
002	306641	0910	7/28/05	\$465,000	2090	0	10	1988	3	10026	N	N	22205 NE 23RD ST
002	865148	0180	10/26/05	\$579,000	2090	0	10	1987	3	9101	N	N	20621 NE 34TH PL
002	306640	0180	10/31/07	\$590,000	2120	0	10	1987	3	10000	N	N	21710 NE 22ND ST
002	865148	0020	3/17/06	\$605,000	2120	0	10	1987	3	9343	N	N	20515 NE 35TH PL
002	750403	0040	6/1/05	\$595,000	2130	600	10	1979	3	12255	N	N	20829 NE 26TH PL
002	306640	0770	6/12/05	\$475,000	2140	0	10	1987	3	11149	N	N	2008 216TH PL NE
002	306641	0740	1/8/07	\$537,000	2150	0	10	1987	3	10749	N	N	2138 222ND PL NE
002	750400	0470	6/19/07	\$750,000	2160	920	10	1977	3	16250	N	N	2416 209TH PL NE
002	750415	0090	5/30/07	\$662,500	2190	800	10	1978	3	11203	N	N	2015 212TH AVE NE
002	750410	1380	2/24/06	\$559,950	2240	0	10	1983	3	12420	N	N	22207 NE 28TH PL
002	750405	0100	4/19/05	\$470,000	2250	0	10	1982	3	9900	N	N	3337 SAHALEE WAY NE
002	865148	0210	10/27/05	\$610,000	2250	0	10	1987	3	10404	N	N	20633 NE 34TH PL
002	306640	0400	12/22/06	\$625,000	2260	0	10	1988	3	10962	N	N	21936 NE 20TH WAY
002	306641	0290	7/25/07	\$635,000	2280	0	10	1987	3	10010	N	N	2012 223RD PL NE
002	750403	0140	11/8/05	\$535,000	2280	0	10	1978	3	13320	N	N	20806 NE 26TH PL
002	205010	0360	7/1/07	\$1,050,000	2310	1080	10	1997	3	17573	Y	N	5311 189TH AVE NE
002	750411	0510	8/28/06	\$624,000	2320	0	10	1985	3	14505	N	N	2704 226TH AVE NE
002	750402	0990	3/6/06	\$579,000	2330	0	10	1979	3	11997	N	N	2407 SAHALEE DR E
002	750403	0110	9/27/06	\$685,000	2330	0	10	1978	4	11000	N	N	20832 NE 26TH PL
002	205010	0120	12/16/05	\$790,000	2370	950	10	1994	3	13194	Y	N	5121 188TH PL NE
002	306640	0450	8/18/05	\$529,950	2390	0	10	1987	3	10534	N	N	2223 220TH PL NE
002	750400	0870	8/16/06	\$630,000	2390	1560	10	1974	3	18161	N	N	2511 SAHALEE DR W
002	306640	0480	10/23/07	\$600,000	2490	0	10	1987	3	12669	N	N	2305 220TH PL NE
002	306640	0480	10/23/07	\$600,000	2490	0	10	1987	3	12669	N	N	2305 220TH PL NE
002	750410	0170	6/10/05	\$555,000	2500	0	10	1984	3	11088	N	N	2834 220TH PL NE
002	865148	0070	4/13/06	\$650,500	2500	0	10	1987	3	11199	N	N	3421 206TH PL NE
002	306640	0190	5/30/07	\$649,950	2510	0	10	1987	3	10000	N	N	21718 NE 22ND ST
002	750403	0200	4/3/07	\$679,000	2510	0	10	1979	3	13000	Y	N	2732 209TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	750403	0200	3/27/06	\$545,000	2510	0	10	1979	3	13000	Y	N	2732 209TH AVE NE
002	750410	0480	4/25/05	\$462,500	2510	0	10	1984	3	11200	N	N	2525 221ST AVE NE
002	182930	0080	1/9/07	\$629,750	2520	0	10	1988	3	12873	N	N	22415 NE 30TH CT
002	306640	0710	7/6/05	\$553,000	2520	0	10	1987	3	10012	N	N	2118 216TH PL NE
002	750401	0900	10/24/05	\$570,000	2520	0	10	1978	3	12000	N	N	3123 SAHALEE DR W
002	750410	0670	8/28/07	\$637,400	2520	0	10	1984	3	11371	N	N	2427 222ND AVE NE
002	750402	0480	6/7/06	\$611,500	2530	0	10	1977	3	13205	N	N	21620 NE 24TH ST
002	865148	0270	6/29/07	\$730,000	2550	0	10	1986	3	19681	N	N	3432 206TH PL NE
002	182930	0020	5/10/06	\$625,000	2560	0	10	1989	3	10783	N	N	22313 NE 30TH ST
002	306640	0590	6/15/07	\$650,000	2570	0	10	1987	3	10099	N	N	2037 219TH PL NE
002	306641	0040	6/16/05	\$524,950	2590	0	10	1987	3	10000	N	N	22104 NE 23RD ST
002	306641	0150	4/2/07	\$650,000	2590	0	10	1988	3	10832	N	N	2310 223RD CT NE
002	357530	0295	2/22/05	\$530,000	2590	0	10	1998	3	8642	Y	N	1548 EAST LAKE SAMMAMISH PKWY NE
002	240550	0140	8/24/06	\$625,000	2620	0	10	1990	3	10154	N	N	1918 222ND AVE NE
002	240550	0140	8/17/05	\$519,950	2620	0	10	1990	3	10154	N	N	1918 222ND AVE NE
002	865148	0080	6/29/05	\$580,000	2620	0	10	1986	3	10616	N	N	20530 NE 34TH PL
002	240550	0070	5/30/06	\$625,000	2630	0	10	1990	3	8879	N	N	1911 224TH PL NE
002	306640	0130	10/17/06	\$675,000	2650	0	10	1987	3	11108	N	N	21600 NE 22ND CT
002	327589	0210	1/19/06	\$652,445	2650	0	10	1992	3	10640	N	N	4615 191ST PL NE
002	306641	0050	9/13/05	\$549,000	2660	0	10	1987	3	10000	N	N	22112 NE 23RD ST
002	750403	0090	2/24/06	\$599,750	2660	0	10	1978	3	9900	N	N	20850 NE 26TH PL
002	750410	1050	9/27/07	\$767,000	2660	0	10	1987	3	11610	N	N	2529 224TH PL NE
002	327589	0030	7/18/07	\$720,000	2680	0	10	1995	3	8777	N	N	19106 NE 51ST ST
002	865148	0370	7/5/07	\$750,000	2680	0	10	1986	3	9508	N	N	20404 NE 35TH ST
002	205010	0020	9/20/06	\$718,000	2690	0	10	1995	3	10622	N	N	5325 188TH PL NE
002	205010	0210	5/16/07	\$917,000	2690	0	10	1997	3	17461	Y	N	5134 189TH AVE NE
002	205010	0430	5/2/06	\$783,000	2690	0	10	1995	3	13089	Y	N	5136 188TH PL NE
002	750402	1480	11/14/06	\$655,000	2690	0	10	1987	3	11706	N	N	21722 NE 29TH ST
002	750410	0640	4/19/06	\$560,000	2690	0	10	1982	3	11000	N	N	2444 220TH PL NE
002	306640	0440	6/24/05	\$523,000	2700	0	10	1986	3	10078	N	N	2207 220TH PL NE
002	865148	0510	7/26/06	\$689,500	2720	0	10	1987	3	11422	N	N	20343 NE 34TH CT

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	182930	0390	11/2/05	\$605,000	2730	0	10	1989	3	9204	N	N	22225 NE 31ST ST
002	240550	0110	2/23/05	\$479,950	2740	0	10	1990	3	8794	N	N	22310 NE 19TH ST
002	306640	0060	6/6/06	\$649,500	2750	0	10	1987	4	10000	N	N	2039 216TH PL NE
002	750403	0160	5/6/05	\$600,000	2750	0	10	1979	3	11500	N	N	2727 209TH AVE NE
002	240550	0010	6/21/06	\$580,000	2760	0	10	1990	3	9514	N	N	22420 NE 19TH ST
002	750411	0670	9/14/07	\$569,500	2810	0	10	1984	3	10497	N	N	2501 226TH PL NE
002	240550	0100	5/3/05	\$510,000	2830	0	10	1990	3	8169	N	N	22316 NE 19TH ST
002	306640	0170	7/15/05	\$508,500	2830	0	10	1986	3	10000	N	N	21702 NE 22ND ST
002	240550	0050	5/18/05	\$554,000	2840	0	10	1990	3	9354	N	N	1920 224TH PL NE
002	635260	0140	4/30/07	\$817,000	2840	0	10	2000	3	8262	N	N	19147 NE 44TH CT
002	750402	0190	7/30/07	\$667,000	2850	0	10	1978	3	12000	N	N	2606 SAHALEE DR E
002	635260	0190	4/26/07	\$839,000	2850	0	10	2000	3	7570	N	N	19197 NE 44TH CT
002	306641	0920	7/7/05	\$500,000	2870	0	10	1987	3	10400	N	N	22121 NE 23RD ST
002	327589	0400	3/8/07	\$725,000	2890	0	10	1993	3	8250	N	N	4604 191ST PL NE
002	327589	0400	3/20/06	\$719,000	2890	0	10	1993	3	8250	N	N	4604 191ST PL NE
002	327589	0400	9/6/06	\$640,549	2890	0	10	1993	3	8250	N	N	4604 191ST PL NE
002	327589	0220	4/29/05	\$583,000	2910	0	10	1992	3	10640	N	N	4609 191ST PL NE
002	920650	0020	9/5/07	\$845,000	2910	0	10	2005	3	8400	N	N	19643 NE 44TH PL
002	920650	0020	10/3/05	\$839,950	2910	0	10	2005	3	8400	N	N	19643 NE 44TH PL
002	951092	0010	7/25/06	\$863,000	2930	0	10	1993	3	17022	N	N	24324 SE 17TH PL
002	182930	0560	4/25/06	\$634,000	2940	0	10	1987	3	9220	N	N	22318 NE 30TH ST
002	750411	0330	8/24/07	\$665,000	2940	0	10	1987	3	11651	N	N	2734 226TH PL NE
002	750411	0640	9/22/05	\$575,000	2940	0	10	1985	3	11460	N	N	2525 226TH PL NE
002	158700	0070	9/19/06	\$1,150,000	2940	830	10	2005	3	7618	N	N	4123 198TH CT NE
002	635260	0090	7/11/06	\$839,000	2940	0	10	2002	3	5715	N	N	19152 NE 44TH CT
002	920650	0230	7/13/06	\$1,169,950	2940	830	10	2005	3	10650	N	N	19622 NE 42ND WAY
002	920650	0250	3/15/07	\$1,205,145	2940	830	10	2006	3	8899	N	N	19614 NE 42ND WAY
002	306640	0730	2/13/07	\$701,000	2960	0	10	1986	3	10000	N	N	2102 216TH PL NE
002	205010	0420	9/6/05	\$795,000	2970	0	10	1994	3	11475	Y	N	5130 188TH PL NE
002	750405	0020	6/5/06	\$801,000	2970	1600	10	1989	3	11974	N	N	3305 SAHALEE WAY NE
002	750410	1190	6/4/07	\$666,000	2970	0	10	1984	3	13340	N	N	22139 NE 26TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	158700	0060	1/13/06	\$922,300	2970	1040	10	2005	3	11597	N	N	4129 198TH CT NE
002	750403	0150	6/7/06	\$650,000	2980	0	10	1979	3	9600	N	N	2733 209TH AVE NE
002	750403	0150	1/11/06	\$565,000	2980	0	10	1979	3	9600	N	N	2733 209TH AVE NE
002	172506	9109	5/23/07	\$865,000	3000	510	10	1988	3	12330	Y	N	19933 NE 42ND ST
002	635260	0180	12/4/06	\$858,330	3000	0	10	2000	3	8262	N	N	19191 NE 44TH CT
002	750410	1680	7/3/06	\$589,995	3010	0	10	1984	3	11776	N	N	22227 NE 28TH PL
002	635260	0470	6/14/07	\$989,000	3010	0	10	2005	3	8543	N	N	19323 NE 42ND CT
002	865148	0360	6/3/05	\$557,950	3030	0	10	1986	3	10929	N	N	20412 NE 35TH ST
002	635260	0550	7/25/06	\$1,250,000	3030	940	10	2005	3	8409	N	N	4010 194TH PL NE
002	159200	0080	6/17/05	\$505,950	3040	0	10	1984	3	9232	N	N	1335 229TH PL NE
002	865161	1420	4/19/07	\$820,000	3060	0	10	2001	3	9470	N	N	2526 206TH PL NE
002	721572	0240	9/9/05	\$745,000	3060	0	10	2000	3	13910	N	N	23943 SE 8TH PL
002	635260	0590	5/16/05	\$730,000	3070	1210	10	2005	3	7447	N	N	4110 194TH PL NE
002	062981	0480	2/14/05	\$566,000	3074	0	10	1998	3	9800	N	N	135 245TH PL SE
002	750410	0600	8/4/05	\$579,950	3080	0	10	1984	3	10042	N	N	2412 220TH PL NE
002	865161	0020	8/3/05	\$715,000	3080	0	10	1999	3	8252	N	N	20526 NE 33RD CT
002	920650	0010	2/18/05	\$799,950	3100	0	10	2003	3	9000	N	N	19637 NE 44TH PL
002	635260	0390	8/17/06	\$855,000	3110	0	10	2001	3	6949	N	N	4217 194TH PL NE
002	920650	0100	2/7/06	\$875,550	3110	0	10	2005	3	19269	N	N	19660 NE 44TH PL
002	920650	0110	11/14/05	\$795,000	3110	0	10	2005	3	9953	N	N	19638 NE 44TH PL
002	327589	0320	12/19/06	\$730,000	3130	0	10	1993	3	9775	N	N	19127 NE 45TH PL
002	327589	0420	9/8/06	\$768,000	3130	0	10	1993	3	8250	N	N	4616 191ST PL NE
002	327589	0560	10/3/05	\$550,000	3130	0	10	1993	3	11403	N	N	19129 NE 46TH CT
002	635260	0030	5/16/07	\$880,000	3130	0	10	2000	3	8320	N	N	19184 NE 44TH CT
002	750401	0060	4/7/05	\$551,820	3140	0	10	1977	3	11880	N	N	3102 SAHALEE DR W
002	951092	0120	4/21/06	\$724,000	3140	0	10	1994	3	14421	N	N	24115 SE 16TH PL
002	951092	0080	5/15/07	\$779,000	3150	0	10	1993	3	19472	N	N	24126 SE 16TH PL
002	182930	0130	11/15/05	\$626,000	3160	0	10	1987	3	16564	N	N	3020 224TH AVE NE
002	721572	0130	6/26/07	\$765,000	3160	0	10	1999	3	12601	N	N	23914 SE 8TH PL
002	721572	0250	11/18/05	\$745,000	3160	0	10	1999	3	13063	N	N	23947 SE 8TH PL
002	865161	1860	7/18/06	\$1,265,000	3170	730	10	2002	3	9587	N	N	20423 NE 31ST ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	635260	0120	9/17/07	\$820,000	3170	0	10	2000	3	8410	N	N	19140 NE 44TH CT
002	635260	0120	4/21/06	\$808,000	3170	0	10	2000	3	8410	N	N	19140 NE 44TH CT
002	205010	0060	9/29/06	\$1,010,000	3180	670	10	1997	3	12437	Y	N	5303 188TH PL NE
002	750401	0570	10/26/05	\$990,000	3180	0	10	1978	3	12600	N	N	3004 211TH AVE NE
002	750410	0690	6/19/07	\$741,000	3190	0	10	1984	3	16182	N	N	2419 222ND AVE NE
002	635260	0050	7/22/05	\$769,950	3190	0	10	1999	3	7318	N	N	19172 NE 44TH CT
002	205010	0150	8/16/05	\$799,950	3200	0	10	1996	3	12157	N	N	5107 188TH PL NE
002	635260	0570	9/29/07	\$1,150,000	3200	1050	10	2004	3	7929	N	N	4022 194TH PL NE
002	635260	0570	9/29/07	\$1,150,000	3200	1050	10	2004	3	7929	N	N	4022 194TH PL NE
002	635260	0570	3/11/05	\$895,950	3200	1050	10	2004	3	7929	N	N	4022 194TH PL NE
002	158700	0110	2/1/05	\$782,950	3210	0	10	2003	3	22095	N	N	4122 198TH CT NE
002	635260	0310	6/24/05	\$730,000	3210	0	10	2001	3	7439	N	N	19177 NE 43RD CT
002	920650	0060	9/8/05	\$847,950	3220	0	10	2005	3	8743	N	N	19661 NE 44TH PL
002	865161	1140	5/9/06	\$741,500	3230	0	10	1999	3	6302	N	N	20537 NE 27TH PL
002	865161	1180	1/13/05	\$712,000	3230	0	10	1999	3	7959	N	N	20527 NE 29TH ST
002	865161	1220	5/15/06	\$793,000	3230	0	10	1998	3	7554	N	N	20646 NE 28TH CT
002	865161	1270	10/25/05	\$779,950	3230	0	10	1999	3	10359	N	N	20615 NE 28TH CT
002	062981	0660	9/16/05	\$700,000	3240	0	10	1999	3	7842	N	N	215 246TH WAY SE
002	920650	0240	3/19/07	\$1,290,950	3240	970	10	2006	3	6853	N	N	19618 NE 42ND WAY
002	062981	0400	7/10/06	\$775,000	3250	0	10	1999	3	9986	N	N	24504 SE 3RD CT
002	327589	0100	10/16/06	\$940,000	3270	0	10	1994	3	10823	N	N	4827 192ND DR NE
002	327589	0820	8/24/07	\$769,000	3270	0	10	1994	3	16625	N	N	4812 192ND DR NE
002	635260	0160	8/21/07	\$810,000	3280	0	10	2003	3	3036	N	N	19157 NE 44TH CT
002	635260	0210	3/8/07	\$862,500	3280	0	10	2001	3	6181	N	N	19192 NE 43RD CT
002	635260	0210	6/11/07	\$785,000	3280	0	10	2001	3	6181	N	N	19192 NE 43RD CT
002	920650	0070	6/20/06	\$969,950	3300	0	10	2005	3	7284	N	N	19665 NE 44TH PL
002	920650	0200	10/29/07	\$1,040,000	3300	0	10	2006	3	7292	N	N	9636 NE 42ND WAY
002	327589	0730	4/1/05	\$669,900	3310	0	10	1995	3	23515	N	N	4612 194TH WAY NE
002	750400	0770	2/15/07	\$760,000	3310	0	10	1978	3	11050	N	N	20900 NE 25TH ST
002	750411	0520	8/31/05	\$620,000	3320	0	10	1985	3	10556	N	N	2708 226TH AVE NE
002	158700	0100	6/20/06	\$989,950	3320	0	10	2005	3	20306	N	N	4118 198TH CT NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	750410	1220	7/9/07	\$715,000	3330	0	10	1983	3	12727	N	N	22128 NE 26TH PL
002	635260	0580	2/10/05	\$904,950	3330	650	10	2004	3	7866	N	N	4102 194TH PL NE
002	750411	0630	6/19/06	\$705,000	3340	0	10	1984	3	11758	N	N	2533 226TH PL NE
002	158700	0120	8/1/05	\$861,950	3340	0	10	2005	3	39293	N	N	4126 198TH CT NE
002	750410	0260	11/9/05	\$625,000	3350	0	10	1984	3	10686	N	N	2849 220TH PL NE
002	750410	1550	5/17/06	\$683,000	3350	0	10	1984	3	8364	N	N	2708 224TH AVE NE
002	721572	0280	7/22/05	\$740,000	3350	0	10	2000	3	14349	N	N	23961 SE 8TH PL
002	920650	0105	3/8/05	\$722,950	3350	0	10	2005	3	12678	N	N	19646 NE 44TH PL
002	062981	0740	7/17/07	\$865,000	3360	0	10	1997	3	11040	N	N	24620 SE 1ST ST
002	182930	0310	9/14/05	\$690,000	3390	0	10	1987	3	15031	N	N	22218 NE 31ST ST
002	920650	0210	5/1/07	\$1,138,775	3400	0	10	2006	3	7715	N	N	19630 NE 42ND WAY
002	635260	0500	1/19/06	\$847,500	3410	0	10	2002	3	6972	N	N	4109 194TH PL NE
002	721572	0040	10/5/05	\$705,000	3410	0	10	1999	3	10182	N	N	23984 SE 8TH PL
002	750400	0300	8/29/06	\$850,000	3420	0	10	1983	3	12253	N	N	2069 211TH AVE NE
002	865161	1380	4/5/07	\$850,000	3420	0	10	2000	3	8847	N	N	20518 NE 26TH ST
002	158700	0080	6/20/06	\$984,950	3420	0	10	2003	3	13668	N	N	4113 198TH CT NE
002	327589	0600	3/26/07	\$828,000	3430	0	10	1994	3	9805	N	N	4539 194TH WAY NE
002	327589	0740	3/22/05	\$654,750	3430	0	10	1995	3	21505	N	N	4618 194TH WAY NE
002	327589	0760	5/19/05	\$664,500	3430	0	10	1994	3	17582	N	N	4630 194TH WAY NE
002	865161	0050	3/25/05	\$658,000	3430	0	10	1998	3	8552	N	N	20550 NE 33RD CT
002	327589	0680	8/15/05	\$700,000	3440	0	10	1994	3	11949	N	N	4510 194TH WAY NE
002	750410	0390	6/8/06	\$725,000	3440	0	10	1983	3	14476	N	N	22011 NE 27TH PL
002	158700	0030	10/19/05	\$875,348	3440	960	10	2005	3	16928	Y	N	19825 NE 42ND ST
002	290930	0860	2/6/07	\$919,000	3440	950	10	2004	3	9100	N	N	112 239TH WAY SE
002	290930	0860	2/17/05	\$809,718	3440	950	10	2004	3	9100	N	N	112 239TH WAY SE
002	205010	0260	9/27/07	\$1,150,000	3450	0	10	1997	3	18577	Y	N	5314 189TH AVE NE
002	205010	0260	6/1/06	\$1,025,000	3450	0	10	1997	3	18577	Y	N	5314 189TH AVE NE
002	327589	0790	7/26/07	\$820,000	3450	0	10	1994	3	22765	N	N	4714 192ND DR NE
002	327589	0790	7/19/05	\$660,000	3450	0	10	1994	3	22765	N	N	4714 192ND DR NE
002	920650	0030	10/10/06	\$900,000	3450	0	10	2001	3	10784	N	N	19647 NE 44TH PL
002	920650	0180	7/13/07	\$1,194,275	3460	0	10	2006	3	6361	N	N	19716 NE 42ND WAY

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	951092	0150	3/21/05	\$780,000	3470	0	10	1994	3	21307	N	N	24145 SE 16TH PL
002	750401	0650	5/2/05	\$649,000	3480	0	10	1975	3	11985	N	N	3126 211TH AVE NE
002	635260	0560	11/20/06	\$1,220,000	3480	1010	10	2005	3	8600	N	N	4016 194TH PL NE
002	143758	0560	2/18/05	\$764,950	3480	0	10	2004	3	8133	N	N	25902 NE 1ST ST
002	062981	0730	5/1/05	\$650,000	3490	0	10	1997	3	9384	N	N	24612 SE 1ST ST
002	635260	0410	7/13/07	\$850,000	3490	0	10	2002	3	7544	N	N	19330 NE 42ND CT
002	865161	1090	8/1/06	\$819,000	3500	0	10	2000	3	6025	N	N	2734 206TH TER NE
002	158700	0130	10/18/05	\$989,950	3500	0	10	2005	3	34143	N	N	4138 198TH CT NE
002	062981	0930	2/8/05	\$625,000	3510	0	10	1998	3	9430	N	N	24616 SE 2ND PL
002	062981	0190	10/6/06	\$825,000	3515	0	10	1998	3	11534	N	N	442 245TH AVE SE
002	750410	1320	1/26/07	\$720,000	3520	0	10	1983	3	11115	N	N	22110 NE 27TH PL
002	062981	0760	7/25/06	\$734,000	3520	0	10	1997	3	8803	N	N	24634 SE 1ST ST
002	062981	0510	3/21/05	\$629,000	3522	0	10	1998	3	9800	N	N	119 245TH PL SE
002	635260	0060	1/26/05	\$735,000	3530	0	10	2000	3	7019	N	N	19168 NE 44TH CT
002	143758	0440	8/16/06	\$875,000	3570	0	10	2005	3	7219	N	N	214 259TH PL NE
002	143758	0440	5/25/05	\$768,500	3570	0	10	2005	3	7219	N	N	214 259TH PL NE
002	865161	1130	4/5/06	\$742,500	3590	0	10	1999	3	6402	N	N	20547 NE 27TH PL
002	865161	1300	2/23/06	\$799,000	3590	0	10	2000	3	6466	N	N	20639 NE 28TH CT
002	290930	0870	8/25/05	\$967,753	3590	1160	10	2005	3	9100	N	N	116 239TH WAY SE
002	062981	0360	6/24/05	\$720,000	3600	0	10	1998	3	11138	N	N	313 246TH WAY SE
002	062981	0430	3/20/06	\$790,000	3600	0	10	1999	3	10981	N	N	227 246TH WAY SE
002	143758	0290	6/8/07	\$1,050,000	3600	0	10	2004	3	9787	N	N	25827 NE 1ST PL
002	750410	0380	4/12/06	\$660,000	3620	0	10	1984	3	15190	N	N	22010 NE 27TH PL
002	143758	0040	12/12/05	\$855,000	3620	0	10	2005	3	9817	N	N	257 259TH AVE NE
002	920650	0090	3/27/06	\$900,000	3650	0	10	2005	3	28070	N	N	19664 NE 44TH PL
002	635260	0040	7/25/06	\$900,000	3655	0	10	1999	3	8706	N	N	19178 NE 44TH CT
002	143758	0130	4/1/05	\$784,950	3660	0	10	2005	3	8869	N	N	25822 NE 2ND CT
002	062981	0440	1/24/06	\$760,000	3679	0	10	1998	3	9971	N	N	155 245TH PL SE
002	205010	0270	6/16/06	\$849,000	3680	0	10	1997	3	13910	Y	N	5320 189TH AVE NE
002	143758	0250	4/4/05	\$848,888	3680	0	10	2004	3	8744	N	N	25807 NE 1ST PL
002	062981	0610	2/21/06	\$800,000	3720	0	10	1998	3	9883	N	N	122 245TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	143758	0330	2/8/05	\$804,800	3720	0	10	2005	3	9914	N	N	25909 NE 1ST PL
002	143758	0550	1/3/05	\$774,950	3720	0	10	2004	3	7566	N	N	25912 NE 1ST PL
002	327589	0040	6/28/05	\$703,575	3730	0	10	1996	3	11605	N	N	19101 NE 51ST ST
002	635260	0400	5/23/06	\$860,000	3730	0	10	2003	3	6921	N	N	4213 194TH PL NE
002	800147	0580	7/14/06	\$914,300	3730	0	10	2002	3	9741	N	N	1921 205TH PL NE
002	143758	0310	8/23/06	\$925,000	3730	0	10	2004	3	8154	N	N	25839 NE 1ST PL
002	143758	0310	3/21/05	\$794,800	3730	0	10	2004	3	8154	N	N	25839 NE 1ST PL
002	062981	0880	6/30/05	\$716,000	3740	0	10	1997	3	9470	N	N	24615 SE 1ST ST
002	232700	0080	6/22/07	\$1,050,000	3740	0	10	2002	3	21150	N	N	24128 NE 1ST PL
002	750410	1090	8/24/05	\$650,000	3760	0	10	1984	3	11782	N	N	22220 NE 25TH WAY
002	635260	0290	6/2/05	\$799,000	3760	0	10	2001	3	10708	N	N	19167 NE 43RD CT
002	143758	0320	4/18/05	\$821,000	3760	0	10	2004	3	8174	N	N	25901 NE 1ST PL
002	865161	1150	6/9/05	\$689,200	3770	0	10	1999	3	6027	N	N	20529 NE 27TH PL
002	143758	0180	5/4/05	\$870,000	3780	0	10	2004	3	9428	N	N	129 259TH AVE NE
002	143758	0490	2/2/05	\$857,000	3780	0	10	2005	3	6261	N	N	254 259TH PL NE
002	143758	0340	9/29/05	\$1,000,000	3790	0	10	2004	3	9064	N	N	25917 NE 1ST PL
002	143758	0410	3/21/06	\$920,000	3810	0	10	2006	3	7652	N	N	126 259TH PL NE
002	143758	0590	9/13/05	\$895,000	3810	0	10	2005	3	8244	N	N	208 259TH AVE NE
002	750402	1100	6/14/06	\$780,000	3840	0	10	1985	3	12000	N	N	2609 SAHALEE DR E
002	865161	1170	7/14/06	\$865,000	3840	0	10	2000	3	6161	N	N	20511 NE 27TH PL
002	865161	1170	7/24/05	\$785,000	3840	0	10	2000	3	6161	N	N	20511 NE 27TH PL
002	865161	1210	4/13/05	\$786,000	3840	0	10	1998	3	7368	N	N	20549 NE 29TH ST
002	800147	0570	8/12/05	\$885,000	3850	0	10	2001	3	8774	N	N	2220 204TH PL NE
002	062981	0650	6/14/05	\$770,000	3890	0	10	1998	3	11849	N	N	219 246TH WAY SE
002	143758	0070	2/21/07	\$910,000	3900	0	10	2004	3	8199	N	N	237 259TH AVE NE
002	143758	0160	1/5/05	\$859,950	3950	0	10	2004	3	10812	N	N	25821 NE 2ND CT
002	143758	0510	7/5/06	\$930,000	3960	0	10	2004	3	7528	N	N	215 259TH PL NE
002	143758	0570	4/5/05	\$844,950	3980	0	10	2005	3	8962	N	N	124 259TH AVE NE
002	743020	0010	5/23/07	\$1,150,000	4000	0	10	2006	3	10662	N	N	4544 205TH PL NE
002	743020	0050	5/16/07	\$1,235,000	4010	0	10	2006	3	11318	N	N	4560 205TH PL NE
002	143758	0460	8/24/05	\$859,000	4020	0	10	2005	3	7109	N	N	230 259TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	290930	0020	8/1/07	\$958,000	4030	0	10	2002	3	8800	N	N	322 240TH PL SE
002	290930	0020	4/1/05	\$815,000	4030	0	10	2002	3	8800	N	N	322 240TH PL SE
002	143758	0470	5/15/06	\$910,000	4030	0	10	2005	3	7401	N	N	238 259TH PL NE
002	143758	0470	3/11/05	\$843,030	4030	0	10	2005	3	7401	N	N	238 259TH PL NE
002	232700	0020	9/20/06	\$960,000	4130	0	10	2001	3	15389	N	N	24133 NE 1ST PL
002	800147	0390	6/9/06	\$1,299,000	4140	1330	10	2002	3	10618	N	N	2211 204TH PL SE
002	800147	0390	2/10/06	\$1,200,000	4140	1330	10	2002	3	10618	N	N	2211 204TH PL SE
002	143758	0580	5/19/05	\$875,000	4140	0	10	2004	3	8670	N	N	202 259TH AVE NE
002	143758	0600	11/30/05	\$935,000	4140	0	10	2005	3	7924	N	N	216 259TH AVE NE
002	143758	0430	3/9/05	\$845,000	4150	0	10	2004	3	7363	N	N	206 259TH PL NE
002	743020	0130	11/14/06	\$1,200,000	4160	0	10	2006	3	11356	N	N	4515 205TH PL NE
002	743020	0140	2/13/07	\$1,379,316	4160	0	10	2006	3	10067	N	N	4507 205TH PL NE
002	143758	0220	11/26/07	\$1,030,000	4170	0	10	2006	3	7773	N	N	25814 NE 1ST PL
002	143758	0220	6/9/06	\$985,000	4170	0	10	2006	3	7773	N	N	25814 NE 1ST PL
002	143758	0230	2/9/06	\$961,465	4170	0	10	2006	3	9402	N	N	25808 NE 1ST PL
002	143758	0450	1/17/06	\$922,500	4180	0	10	2005	3	7085	N	N	222 259TH PL NE
002	143758	0540	10/9/06	\$1,200,000	4240	0	10	2006	3	10050	N	N	123 259TH PL SE
002	750401	0580	8/16/05	\$930,000	4250	0	10	1991	3	12600	N	N	3008 211TH AVE NE
002	143758	0400	10/5/05	\$903,250	4260	0	10	2005	3	8457	N	N	118 259TH PL NE
002	143758	0480	9/29/05	\$895,000	4260	0	10	2005	3	7861	N	N	246 259TH PL NE
002	743020	0030	10/25/06	\$1,210,000	4270	0	10	2006	3	12592	N	N	4510 205TH PL NE
002	172506	9110	5/24/07	\$1,075,000	4400	0	10	1991	3	28645	Y	N	20009 NE 42ND ST
002	143758	0190	4/12/06	\$986,936	4400	0	10	2006	3	8555	N	N	121 259TH AVE NE
002	143758	0420	1/12/06	\$1,090,027	4400	0	10	2005	3	7507	N	N	134 259TH PL NE
002	743020	0120	2/8/07	\$1,265,000	4560	0	10	2006	3	11392	N	N	4523 205TH PL NE
002	290930	0030	8/15/05	\$817,000	4640	0	10	2003	3	8862	N	N	316 240TH PL SE
002	750400	0130	1/4/07	\$1,475,000	4800	0	10	2002	3	12767	N	N	2061 213TH AVE NE
002	290930	0050	11/12/07	\$1,125,000	4830	0	10	2001	3	11034	N	N	306 240TH PL SE
002	290930	0050	9/29/05	\$915,000	4830	0	10	2001	3	11034	N	N	306 240TH PL SE
002	290930	0880	9/1/05	\$1,110,000	4860	2370	10	2005	3	9162	N	N	118 239TH WAY SE
002	750410	0940	11/21/05	\$722,000	4930	1200	10	1983	3	18000	N	N	22401 NE 25TH WAY

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	752700	0130	6/2/06	\$1,100,000	5750	0	10	1996	3	19414	Y	N	5110 190TH PL NE
002	205010	0240	8/29/07	\$1,285,000	2726	1311	11	1997	3	15435	Y	N	5302 189TH AVE NE
002	865161	1880	5/31/05	\$1,705,000	2800	1815	11	1999	3	20141	Y	N	20411 NE 31ST ST
002	182506	9118	7/1/07	\$869,000	2980	0	11	2000	3	8137	N	N	19032 NE 51ST ST
002	182506	9118	7/11/05	\$715,000	2980	0	11	2000	3	8137	N	N	19032 NE 51ST ST
002	752675	0150	1/10/05	\$681,500	2990	0	11	1994	3	17092	Y	N	1637 204TH AVE NE
002	752675	0080	4/7/05	\$680,000	3050	0	11	1994	3	16855	Y	N	1656 204TH AVE NE
002	357530	0946	8/31/07	\$1,050,000	3280	0	11	1990	3	16054	Y	N	1528 204TH AVE NE
002	681785	0050	3/7/07	\$849,950	3280	0	11	1985	3	25211	Y	N	3320 217TH PL NE
002	752499	0080	2/12/07	\$1,380,000	3310	1180	11	1997	3	15919	Y	N	1729 205TH PL NE
002	752499	0080	11/21/05	\$1,234,000	3310	1180	11	1997	3	15919	Y	N	1729 205TH PL NE
002	681785	0080	2/22/07	\$1,100,000	3330	670	11	1985	3	39147	Y	N	3338 217TH PL NE
002	357530	0485	6/13/05	\$790,000	3350	730	11	1991	3	13000	N	N	20301 NE 15TH PL
002	062980	0430	8/9/07	\$1,100,000	3390	0	11	1997	3	27521	N	N	649 WINDSOR DR SE
002	865161	0820	4/17/05	\$1,154,000	3460	1140	11	2005	3	11980	N	N	2753 204TH LN NE
002	752675	0100	2/2/06	\$812,000	3480	0	11	1993	3	16716	Y	N	1664 204TH AVE NE
002	357530	0635	8/28/06	\$1,028,500	3530	770	11	1990	3	19741	Y	N	1533 204TH AVE NE
002	750402	1250	9/24/07	\$931,200	3530	0	11	1978	3	11979	N	N	21713 NE 29TH ST
002	865161	0770	7/11/07	\$1,400,000	3600	890	11	1999	3	13919	N	N	2921 204TH LN NE
002	865161	0800	5/8/06	\$1,250,000	3610	1010	11	2002	3	11573	Y	N	2903 204TH LN NE
002	865149	0080	5/15/06	\$805,000	3650	0	11	1999	3	19916	N	N	3310 203RD PL NE
002	357530	0760	5/1/07	\$910,000	3670	0	11	1992	3	17781	Y	N	20331 NE 15TH PL
002	865161	0780	6/15/06	\$1,500,000	3700	1025	11	1999	3	12298	N	N	2915 204TH LN NE
002	062981	0160	8/2/06	\$990,000	3830	0	11	1999	3	11940	N	N	428 245TH AVE SE
002	750402	1260	8/25/07	\$863,000	3840	0	11	1979	3	10880	N	N	21705 NE 29TH ST
002	062981	0070	2/9/06	\$790,740	3840	0	11	1999	3	12983	N	N	222 246TH WAY SE
002	062981	0070	2/16/06	\$980,000	3840	0	11	1999	3	12983	N	N	222 246TH WAY SE
002	143758	0260	5/23/05	\$984,792	3890	0	11	2005	3	12977	N	N	25811 NE 1ST PL
002	800147	0460	8/16/05	\$875,000	3930	0	11	2002	3	7917	N	N	2117 204TH PL NE
002	800147	0340	6/16/05	\$890,000	3980	0	11	2001	3	9605	N	N	2305 204TH PL NE
002	800147	0480	2/23/05	\$835,000	3980	0	11	2002	3	9209	N	N	2101 204TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
002	357530	0465	8/23/07	\$1,060,000	3990	0	11	1992	3	13000	Y	N	20307 NE 15TH PL
002	800147	0630	2/11/05	\$950,000	4010	1310	11	2002	3	8644	Y	N	1909 205TH PL NE
002	062981	0060	4/5/07	\$1,089,000	4030	0	11	1998	3	15438	N	N	24603 SE 2ND PL
002	865149	0050	9/7/06	\$1,000,000	4040	0	11	1999	3	14703	N	N	3316 203RD PL NE
002	800147	0610	1/24/05	\$1,055,000	4040	1240	11	2002	3	10936	N	N	1915 205TH PL NE
002	143758	0350	1/31/05	\$928,455	4090	0	11	2005	3	8217	N	N	25921 NE 1ST PL
002	062980	0130	8/2/05	\$1,060,000	4140	0	11	1999	3	43560	N	N	848 WINDSOR DR SE
002	800147	0410	7/13/07	\$1,400,000	4140	1330	11	2003	3	7710	N	N	2139 204TH PL NE
002	062980	0240	10/16/06	\$1,400,000	4160	0	11	1999	3	26959	N	N	116 WINDSOR DR SE
002	800147	0620	9/7/07	\$1,460,000	4160	1350	11	2002	3	11460	Y	N	1911 205TH PL NE
002	062980	0250	12/7/05	\$1,240,000	4270	0	11	1999	3	24825	N	N	108 WINDSOR DR SE
002	865161	1870	11/13/07	\$1,427,000	4290	0	11	2000	3	13937	N	N	20415 NE 31ST ST
002	158700	0020	9/14/05	\$1,092,625	4310	0	11	2002	3	85813	Y	N	19830 NE 42ND ST
002	800147	0370	2/2/06	\$1,149,000	4330	1450	11	2001	3	14294	N	N	2221 204TH PL NE
002	800147	0450	2/17/06	\$1,270,000	4360	1470	11	2001	3	13414	Y	N	2123 204TH PL NE
002	062980	0100	9/13/05	\$1,100,000	4440	0	11	1999	3	59242	N	N	24739 WINDSOR DR SE
002	143758	0280	4/21/05	\$1,171,500	4470	0	11	2005	3	11807	N	N	25819 NE 1ST PL
002	752595	0180	3/18/05	\$793,000	4570	0	11	1990	3	16015	Y	N	1630 204TH PL NE
002	716760	0010	9/26/05	\$849,000	4580	0	11	2003	3	8283	N	N	25854 NE 4TH PL
002	062980	0440	1/20/05	\$1,500,000	4720	0	11	1997	3	31012	N	N	803 WINDSOR DR SE
002	752595	0150	5/4/05	\$920,000	3040	650	12	1987	4	23930	Y	N	1609 205TH PL NE
002	752595	0010	3/8/05	\$887,600	3460	1300	12	1989	3	43884	Y	N	1638 207TH AVE NE
002	865161	0870	8/17/06	\$1,630,000	3810	1550	12	2000	3	16300	N	N	2723 204TH LN NE
002	865161	0840	6/12/07	\$1,570,000	4010	1060	12	2000	3	11919	N	N	2903 204TH LN NE
002	062980	0040	4/26/05	\$1,240,000	4060	0	12	1999	3	30870	N	N	24614 SE 9TH PL
002	062980	0110	6/11/07	\$1,080,000	4310	0	12	1999	3	41413	N	N	24730 WINDSOR DR SE
002	062980	0060	8/15/06	\$1,400,000	4550	0	12	1999	3	37792	N	N	24601 SE 9TH PL
002	062980	0560	7/1/05	\$1,615,000	4740	0	12	1999	3	24341	N	N	24680 SE 9TH PL
002	357530	0960	8/12/05	\$1,550,000	4790	770	12	2000	3	19346	Y	N	1527 205TH CT NE
002	062980	0140	7/26/06	\$1,650,000	4810	0	12	1999	3	36594	N	N	830 WINDSOR DR SE
002	062980	0640	9/21/05	\$1,973,750	5320	0	12	1999	3	26901	N	N	24510 SE WINDSOR BLVD

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
002	062980	0370	4/20/06	\$1,800,000	5330	0	12	1999	3	27871	N	N	439 WINDSOR DR SE
002	865161	0960	10/24/07	\$1,890,000	5590	0	12	1999	3	13013	Y	N	2445 204TH TER NE
002	062980	0450	6/9/05	\$1,750,000	5950	0	12	1999	3	31763	N	N	811 WINDSOR DR SE
003	262506	9052	9/28/05	\$419,990	1740	0	5	1906	4	101905	N	N	24800 NE 8TH ST
003	052406	9038	5/28/07	\$315,000	870	0	6	1958	3	28920	N	N	21015 SE 14TH PL
003	856290	0230	6/8/07	\$383,000	960	0	6	1988	3	11340	N	N	125 211TH PL NE
003	124010	0050	2/22/05	\$275,000	990	0	6	1974	4	11298	N	N	817 216TH AVE NE
003	357530	1646	5/15/07	\$450,000	1460	0	6	1978	4	7500	N	N	814 206TH AVE NE
003	357530	5305	8/17/06	\$300,000	1660	0	6	1988	3	7500	N	N	828 210TH AVE NE
003	357530	5482	3/27/06	\$385,000	830	830	7	1978	4	13000	N	N	1306 211TH AVE NE
003	357530	4210	6/22/07	\$350,000	860	0	7	1967	3	7500	N	N	916 209TH AVE NE
003	856290	0820	8/17/05	\$329,000	910	0	7	1976	3	18713	N	N	129 210TH AVE NE
003	357530	4185	5/1/07	\$389,000	970	0	7	1974	3	7500	N	N	1004 209TH AVE NE
003	357530	4185	4/13/05	\$264,000	970	0	7	1974	3	7500	N	N	1004 209TH AVE NE
003	357530	5743	1/8/07	\$369,000	990	0	7	1975	3	7500	N	N	1104 211TH PL NE
003	357530	5446	12/29/06	\$360,000	1000	0	7	1975	3	7500	N	N	1114 211TH AVE NE
003	357530	4017	12/15/05	\$329,950	1010	0	7	1975	4	7500	N	N	20904 NE 8TH PL
003	357530	5382	9/26/05	\$328,600	1010	0	7	1972	3	7500	N	N	915 211TH PL NE
003	357530	5407	5/2/05	\$268,000	1010	0	7	1975	3	7500	N	N	1004 211TH AVE NE
003	357530	5672	11/16/07	\$359,950	1010	460	7	1980	4	10000	N	N	1306 211TH PL NE
003	856290	1240	9/13/06	\$358,000	1020	0	7	1981	4	10800	N	N	10 210TH PL SE
003	432370	0020	4/10/05	\$331,000	1030	500	7	1975	4	9632	N	N	21223 NE 10TH PL
003	432370	0040	4/14/05	\$325,000	1030	500	7	1975	3	9605	N	N	21239 NE 10TH PL
003	856290	0810	11/7/06	\$364,000	1040	0	7	1976	3	15283	N	N	203 210TH AVE NE
003	357530	5301	5/2/06	\$280,000	1050	0	7	1967	4	7500	N	N	834 210TH AVE NE
003	222506	9033	6/13/05	\$314,950	1060	0	7	1962	4	30000	N	N	2421 244TH AVE NE
003	357530	5837	10/29/07	\$419,000	1060	570	7	1996	3	7500	N	N	818 211TH PL NE
003	856290	1860	10/17/07	\$470,000	1070	510	7	1981	3	10720	Y	N	405 210TH AVE NE
003	357530	2999	10/22/07	\$350,000	1080	540	7	1995	3	11000	N	N	20720 NE INGLEWOOD HILL RD
003	357530	4010	4/22/05	\$317,950	1090	500	7	1981	4	17500	N	N	831 210TH AVE NE
003	432370	0010	1/19/05	\$320,000	1090	440	7	1975	3	10268	N	N	21215 NE 10TH PL



**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	357530	2657	3/28/05	\$366,000	1110	400	7	1979	4	7500	N	N	812 207TH AVE NE
003	357530	3360	12/5/06	\$461,110	1110	650	7	2007	3	5000	N	N	1508 208TH AVE NE
003	357530	5725	9/9/05	\$335,000	1120	370	7	1976	3	10000	N	N	1218 211TH PL NE
003	124010	0068	5/19/05	\$530,000	1140	940	7	1972	3	50530	N	N	1211 216TH AVE NE
003	357530	4252	3/17/05	\$259,000	1140	0	7	1974	3	7500	N	N	1223 210TH AVE NE
003	357530	4770	7/11/05	\$270,000	1150	1150	7	1980	3	13000	N	N	21016 NE 15TH ST
003	856290	0960	8/11/05	\$399,000	1150	570	7	1976	4	13700	N	N	217 208TH AVE NE
003	357530	4600	9/22/05	\$408,925	1180	1000	7	1978	4	10000	N	N	1302 209TH AVE NE
003	357530	5785	3/31/06	\$382,500	1180	500	7	1980	3	7500	N	N	1007 212TH AVE NE
003	124010	0053	11/30/06	\$450,000	1190	0	7	1968	4	25312	N	N	21436 NE 8TH ST
003	124010	0053	2/8/06	\$354,950	1190	0	7	1968	4	25312	N	N	21436 NE 8TH ST
003	357530	2695	4/22/05	\$305,000	1200	0	7	1975	3	7500	N	N	805 208TH AVE NE
003	357530	4895	9/12/07	\$490,000	1200	1200	7	1974	4	15781	Y	N	21001 NE 15TH ST
003	357530	5017	8/12/05	\$309,000	1200	170	7	1969	3	9900	N	N	1115 211TH AVE NE
003	357530	5040	9/28/05	\$284,950	1200	0	7	1982	3	8600	N	N	1200 210TH AVE NE
003	124010	0054	11/16/05	\$350,000	1210	0	7	1968	3	28547	N	N	831 216TH AVE NE
003	256134	0110	6/5/06	\$405,000	1210	550	7	1979	3	9782	N	N	814 217TH PL NE
003	357530	2753	10/13/06	\$395,700	1220	0	7	1975	3	10000	N	N	1021 208TH AVE NE
003	357530	5435	5/12/05	\$265,000	1220	650	7	1979	3	10000	N	N	1125 211TH PL NE
003	357530	2414	2/23/06	\$345,000	1230	0	7	1976	3	7500	N	N	1211 207TH PL NE
003	357530	2731	5/2/06	\$339,990	1230	0	7	1977	3	7500	N	N	831 208TH AVE NE
003	357530	5783	2/15/07	\$374,000	1230	0	7	1976	3	7500	N	N	1001 212TH AVE NE
003	605465	0200	6/27/05	\$329,000	1230	0	7	1978	4	24920	N	N	145 221ST AVE NE
003	605465	0480	6/26/06	\$400,000	1230	0	7	1977	4	8400	N	N	207 222ND AVE NE
003	256133	0040	10/26/06	\$439,500	1240	580	7	1977	3	9694	N	N	721 218TH AVE NE
003	256133	0040	6/27/05	\$337,000	1240	580	7	1977	3	9694	N	N	721 218TH AVE NE
003	357530	2642	9/16/05	\$327,500	1240	0	7	1972	3	7500	N	N	821 207TH PL NE
003	605465	0560	8/3/06	\$405,000	1240	0	7	1977	4	10530	N	N	238 222ND AVE NE
003	432370	0050	4/24/06	\$354,500	1250	0	7	1975	4	9605	N	N	21301 NE 10TH PL
003	918651	0020	7/5/06	\$620,000	1260	700	7	1981	3	45311	N	N	21818 SE 1ST ST
003	918651	0050	7/28/05	\$465,000	1260	700	7	1981	4	53234	N	N	21837 SE 1ST ST

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
003	124070	0005	4/13/06	\$1,100,000	1280	0	7	1955	3	263973	N	N	215 214TH AVE NE
003	256134	0030	10/25/05	\$415,000	1280	590	7	1979	3	11231	N	N	819 216TH PL NE
003	256134	0050	7/14/06	\$439,950	1280	580	7	1979	3	11117	N	N	812 216TH PL NE
003	256135	0010	10/27/06	\$415,000	1280	600	7	1981	3	10800	N	N	709 216TH AVE NE
003	357530	3300	6/8/06	\$400,000	1280	0	7	1972	3	9800	N	N	1545 209TH AVE NE
003	856290	0110	5/22/07	\$389,000	1280	0	7	1982	4	11340	N	N	224 211TH PL NE
003	256132	0040	6/24/05	\$335,000	1290	500	7	1977	3	9504	N	N	21617 NE 8TH ST
003	124070	0050	5/23/05	\$330,000	1300	600	7	1968	3	19344	N	N	26 214TH AVE SE
003	222506	9042	1/19/06	\$567,000	1300	0	7	1981	3	109335	N	N	2811 244TH AVE NE
003	256135	0050	10/2/07	\$466,500	1300	0	7	1981	4	10508	N	N	21507 NE 8TH ST
003	357530	2761	11/29/05	\$306,000	1320	0	7	1974	3	7500	N	N	920 207TH PL NE
003	256132	0020	9/14/06	\$395,000	1350	0	7	1977	3	9504	N	N	21701 NE 8TH ST
003	256132	0110	5/16/07	\$413,000	1350	0	7	1977	3	10200	N	N	713 216TH PL NE
003	357530	3422	9/26/06	\$525,000	1350	1190	7	1968	4	10000	N	N	20817 NE 15TH ST
003	605465	0120	5/18/06	\$415,000	1350	0	7	1977	3	9600	N	N	235 221ST AVE NE
003	605465	0570	4/6/05	\$354,000	1350	0	7	1977	4	10500	N	N	300 222ND AVE NE
003	856290	0830	11/29/05	\$399,950	1360	420	7	1976	3	20160	N	N	108 LOUIS THOMPSON RD NE
003	605465	0070	1/18/05	\$299,900	1370	0	7	1977	4	9680	N	N	22118 NE 3RD PL
003	605465	0360	8/15/07	\$435,000	1370	0	7	1977	4	11000	N	N	170 221ST AVE NE
003	605465	0390	5/15/06	\$332,000	1370	0	7	1978	4	10125	N	N	214 221ST AVE NE
003	605465	0520	5/23/07	\$395,000	1370	0	7	1977	3	11760	N	N	204 222ND AVE NE
003	605465	0530	7/1/05	\$370,300	1370	0	7	1977	4	9000	N	N	214 222ND AVE NE
003	357530	2559	7/18/05	\$309,950	1380	0	7	1975	3	7500	N	N	929 207TH PL NE
003	357530	2648	1/5/06	\$354,999	1380	0	7	1975	4	7500	N	N	830 207TH AVE NE
003	357530	3800	8/8/05	\$280,000	1400	0	7	1971	3	7500	N	N	1003 209TH AVE NE
003	357530	5371	4/6/07	\$395,000	1400	0	7	1983	4	10000	N	N	811 211TH AVE NE
003	357530	5408	9/9/05	\$320,000	1400	0	7	1972	4	7500	N	N	920 211TH AVE NE
003	357530	5735	5/4/05	\$320,000	1400	0	7	1975	3	7500	N	N	1124 211TH PL NE
003	750418	0080	9/26/07	\$426,500	1450	0	7	1989	4	22878	N	N	21402 NE 10TH PL
003	750418	0080	8/11/05	\$370,000	1450	0	7	1989	4	22878	N	N	21402 NE 10TH PL
003	750418	0160	2/22/05	\$358,500	1450	0	7	1989	3	19210	N	N	1045 216TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
003	357530	3765	11/14/07	\$426,400	1460	0	7	1971	4	7500	N	N	919 209TH AVE NE
003	124010	0102	5/24/05	\$600,000	1490	0	7	1969	3	106028	N	N	1230 216TH AVE NE
003	357530	1645	9/14/06	\$520,000	1490	850	7	1976	3	7500	Y	N	822 206TH AVE NE
003	856290	1060	10/3/07	\$459,990	1520	900	7	1985	3	10800	N	N	210 211TH PL SE
003	856290	1060	10/30/05	\$450,000	1520	900	7	1985	3	10800	N	N	210 211TH PL SE
003	432370	0270	6/28/05	\$361,000	1540	340	7	1981	4	9288	N	N	21216 NE 10TH PL
003	357530	4150	2/18/05	\$369,950	1560	1250	7	1970	3	7500	N	N	931 210TH AVE NE
003	357530	5330	6/14/06	\$408,000	1580	0	7	1978	4	19500	N	N	816 210TH AVE NE
003	124070	0032	9/12/07	\$547,500	1590	730	7	1980	3	48350	N	N	717 214TH AVE SE
003	357530	5500	4/22/05	\$345,000	1600	0	7	1984	4	7500	N	N	1530 211TH AVE NE
003	750418	0030	10/31/05	\$370,000	1680	0	7	1989	3	18894	N	N	21511 NE 10TH PL
003	357530	4254	11/20/06	\$426,000	1700	500	7	1979	3	12157	N	N	1218 209TH AVE NE
003	605465	0440	4/17/06	\$431,250	1700	0	7	1978	4	10738	N	N	237 222ND AVE NE
003	750418	0140	3/31/06	\$421,000	1710	0	7	1989	3	16403	N	N	1012 215TH AVE NE
003	222506	9037	3/16/06	\$650,000	2000	1280	7	1970	3	51721	N	N	2607 244TH AVE NE
003	357530	3900	4/20/06	\$529,000	2000	800	7	1954	4	10000	N	N	835 209TH AVE NE
003	124010	0096	4/21/06	\$525,000	2110	0	7	2001	3	32400	N	N	21610 NE 13TH ST
003	856290	0680	3/8/05	\$514,990	2150	600	7	1983	4	11600	N	N	130 210TH AVE NE
003	332506	9105	8/17/05	\$695,000	2190	0	7	1984	3	85423	N	N	109 228TH AVE SE
003	779658	0040	4/11/05	\$565,000	2220	0	7	1987	4	53049	N	N	325 218TH AVE SE
003	357530	5380	12/21/06	\$300,000	2230	0	7	1972	3	10000	N	N	905 211TH PL NE
003	918651	0030	3/30/06	\$585,000	2340	0	7	1981	3	45024	N	N	21828 SE 1ST ST
003	856290	0490	6/8/05	\$469,000	2730	500	7	1984	3	18248	N	N	47 210TH PL NE
003	332506	9057	8/5/05	\$650,000	2760	0	7	1976	4	89733	N	N	22009 SE 4TH ST
003	224985	0100	8/3/05	\$364,000	970	900	8	1982	3	16908	N	N	20429 NE 3RD ST
003	357530	1095	7/18/05	\$409,950	980	250	8	1979	4	10000	Y	N	1207 206TH AVE NE
003	750446	0010	12/4/06	\$410,000	1230	860	8	1978	3	10906	N	N	1531 218TH PL NE
003	358250	0170	3/15/05	\$355,000	1240	770	8	1987	3	35568	N	N	762 222ND PL NE
003	124070	0022	10/5/06	\$453,000	1300	800	8	1973	3	20908	N	N	350 LOUIS THOMPSON RD SE
003	741200	0040	1/4/05	\$377,500	1330	240	8	1984	3	15560	N	N	21812 NE 9TH ST
003	856290	0850	12/1/05	\$378,000	1340	490	8	1976	3	14600	N	N	124 LOUIS THOMPSON RD NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	741200	0060	6/5/06	\$465,000	1350	250	8	1986	3	22175	N	N	21841 NE 9TH ST
003	741200	0010	6/6/05	\$355,000	1460	380	8	1986	3	14959	N	N	930 218TH AVE NE
003	111730	0080	6/20/06	\$492,000	1500	0	8	1982	3	35316	N	N	21335 SE 3RD ST
003	111730	0080	9/27/05	\$311,000	1500	0	8	1982	3	35316	N	N	21335 SE 3RD ST
003	358250	0110	8/22/06	\$439,950	1520	280	8	1984	3	38125	N	N	22238 NE 7TH ST
003	332506	9119	10/15/06	\$513,000	1570	1100	8	1978	4	50529	N	N	425 221ST AVE NE
003	357470	0050	12/10/05	\$379,000	1580	0	8	1987	3	15928	N	N	704 218TH PL NE
003	357530	3355	3/28/07	\$455,000	1580	0	8	2007	3	5000	N	N	1512 208TH AVE NE
003	750446	0020	4/6/06	\$435,000	1680	1280	8	1979	3	10135	N	N	1525 218TH PL NE
003	224985	0120	12/27/06	\$460,500	1700	410	8	1984	3	18174	N	N	20439 NE 3RD ST
003	357530	2937	10/19/05	\$363,400	1700	400	8	1990	4	12500	N	N	20732 NE INGLEWOOD HILL RD
003	357530	2345	6/23/06	\$560,000	1720	800	8	1979	3	12500	N	N	1505 207TH PL NE
003	750446	0120	7/7/06	\$541,000	1760	630	8	1978	3	13219	N	N	1522 219TH PL NE
003	358250	0050	10/26/07	\$550,000	1830	650	8	1985	3	13230	N	N	22257 NE 7TH ST
003	358250	0050	9/3/07	\$550,000	1830	650	8	1985	3	13230	N	N	22257 NE 7TH ST
003	124010	0150	8/16/05	\$522,950	1890	810	8	1968	3	66646	N	N	1260 218TH AVE NE
003	224970	0070	3/13/06	\$469,950	1890	480	8	1991	3	22500	N	N	102 206TH AVE NE
003	788090	0010	7/11/05	\$460,000	1910	0	8	1991	3	21745	N	N	21530 NE 9TH PL
003	357530	2397	5/22/06	\$715,000	1910	0	8	2003	3	11550	N	N	1318 207TH AVE NE
003	750446	0070	8/17/05	\$399,950	1930	0	8	1979	3	12381	N	N	21829 NE 16TH ST
003	613450	0020	6/5/06	\$536,500	1960	0	8	2002	3	7565	N	N	24809 NE 25TH ST
003	322506	9253	12/14/05	\$1,400,000	1980	1200	8	1975	5	165963	N	N	625 212TH AVE SE
003	124010	0007	6/19/07	\$560,000	1990	0	8	1969	4	18041	N	N	1522 212TH AVE NE
003	222506	9076	1/12/06	\$462,500	2000	0	8	1985	3	61855	N	N	24100 NE 27TH PL
003	124070	0075	12/22/06	\$850,000	2030	0	8	1976	3	111078	N	N	215 218TH AVE SE
003	856290	0350	9/28/06	\$520,000	2040	0	8	1992	3	10460	N	N	104 210TH PL NE
003	856290	0350	6/12/06	\$490,000	2040	0	8	1992	3	10460	N	N	104 210TH PL NE
003	332506	9125	9/6/06	\$606,650	2070	0	8	1984	3	84942	N	N	22409 NE 2ND ST
003	322506	9070	11/14/07	\$835,000	2090	0	8	1975	3	133293	N	N	603 212TH AVE SE
003	432370	0210	6/12/07	\$600,000	2090	0	8	2006	3	9249	N	N	21231 NE 12TH ST
003	357530	5369	11/30/06	\$519,450	2120	0	8	2007	3	10000	N	N	830 211TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	332506	9043	3/17/06	\$534,000	2190	0	8	1987	4	31011	N	N	213 223RD PL NE
003	613450	0150	5/18/07	\$585,000	2190	0	8	2002	3	11233	N	N	2533 248TH PL NE
003	613450	0040	12/1/05	\$524,000	2230	0	8	2002	3	6656	N	N	24821 NE 25TH ST
003	613450	0240	6/18/07	\$614,950	2230	0	8	2002	3	7565	N	N	24810 NE 25TH ST
003	342506	9102	4/5/07	\$634,950	2250	0	8	1992	3	27974	N	N	718 234TH AVE SE
003	124110	0003	11/18/05	\$560,000	2260	730	8	1968	5	21000	N	N	22820 SE 1ST ST
003	788090	0030	2/17/06	\$550,000	2260	0	8	1989	3	13295	N	N	21518 NE 9TH PL
003	124070	0053	9/18/07	\$735,000	2270	0	8	1974	4	21779	N	N	21405 E MAIN DR
003	332506	9141	9/28/05	\$705,000	2290	0	8	1990	4	150282	N	N	22510 NE 2ND ST
003	357530	5515	2/13/06	\$449,995	2290	0	8	1978	3	10000	N	N	21143 NE 16TH ST
003	788090	0050	11/30/05	\$556,500	2310	0	8	1989	3	17176	N	N	21506 NE 9TH PL
003	613450	0200	6/26/07	\$595,000	2310	0	8	2001	3	6600	N	N	2503 248TH PL NE
003	856290	1360	7/20/06	\$596,000	2340	0	8	1998	3	10800	N	N	31 210TH PL SE
003	029020	0040	1/29/07	\$586,500	2400	0	8	2003	3	4552	N	N	21504 SE 1ST PL
003	856290	0950	1/24/07	\$645,000	2450	0	8	2006	3	11031	N	N	227 208TH AVE NE
003	856290	2040	4/25/07	\$800,000	2470	410	8	1986	3	16650	Y	N	416 208TH AVE NE
003	222506	9082	11/3/06	\$701,000	2480	0	8	1986	3	86684	N	N	24211 NE 27TH PL
003	613450	0030	11/8/07	\$635,000	2480	0	8	2002	3	6600	N	N	24815 NE 25TH ST
003	613450	0260	6/14/07	\$610,000	2480	0	8	2002	3	7910	N	N	2522 248TH PL NE
003	029020	0050	4/12/05	\$485,000	2490	0	8	2003	3	4540	N	N	21430 SE 1ST PL
003	357530	3925	8/30/05	\$489,950	2510	200	8	2003	3	16250	N	N	842 208TH AVE NE
003	357530	0920	5/20/05	\$649,950	2535	882	8	1997	3	9375	Y	N	1431 205TH AVE NE
003	342506	9095	11/17/05	\$640,000	2550	0	8	1988	3	40837	N	N	500 233RD AVE NE
003	796440	0060	1/16/07	\$887,000	2550	1410	8	1971	5	34277	N	N	12 215TH PL SE
003	613450	0060	5/17/05	\$469,000	2550	0	8	2002	3	6437	N	N	2506 248TH TER NE
003	613450	0100	1/25/07	\$552,000	2550	0	8	2002	3	5729	N	N	2530 248TH TER NE
003	918630	0260	2/27/07	\$636,000	2580	0	8	1986	3	36000	N	N	236 217TH AVE NE
003	342506	9097	5/11/07	\$730,000	2610	0	8	1988	4	40861	N	N	528 233RD AVE NE
003	029020	0010	7/6/06	\$667,000	2730	0	8	2003	3	10917	N	N	116 215TH PL SE
003	029020	0190	2/27/07	\$649,000	2730	0	8	2003	3	5368	N	N	21503 SE 1ST PL
003	856290	0190	3/15/06	\$690,000	2750	0	8	2003	3	11340	N	N	33 211TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	029020	0140	6/23/06	\$640,000	2790	0	8	2002	3	5783	N	N	21417 SE 2ND ST
003	029020	0170	5/22/07	\$665,000	2790	0	8	2003	3	5368	N	N	21421 SE 1ST ST
003	856290	1070	2/18/05	\$560,000	2850	0	8	1999	3	10800	N	N	300 211TH PL SE
003	272506	9029	4/6/05	\$540,000	2940	310	8	1979	4	53143	N	N	24323 NE 10TH ST
003	052406	9070	6/20/06	\$735,000	3070	800	8	1969	4	43560	N	N	839 212TH AVE SE
003	322506	9018	11/13/07	\$850,000	3070	0	8	1960	5	154202	N	N	21025 SE 7TH ST
003	864440	0110	7/6/07	\$707,500	3080	0	8	1978	3	39609	N	N	21407 NE 6TH PL
003	864440	0110	6/17/05	\$569,700	3080	0	8	1978	3	39609	N	N	21407 NE 6TH PL
003	042406	9151	2/1/07	\$1,000,000	3170	660	8	1996	3	121844	N	N	21615 SE 8TH ST
003	332506	9107	9/26/07	\$745,000	3320	0	8	1987	3	111513	N	N	101 223RD AVE NE
003	225150	0130	2/20/07	\$545,000	1650	1160	9	1979	4	15010	Y	N	20725 NE 3RD ST
003	856290	0210	7/5/06	\$610,000	1650	0	9	1992	4	22680	N	N	109 211TH PL NE
003	867730	0390	6/15/07	\$435,000	1760	390	9	1983	3	12034	N	N	513 239TH AVE NE
003	867730	0390	6/2/05	\$385,000	1760	390	9	1983	3	12034	N	N	513 239TH AVE NE
003	225150	0250	12/14/06	\$569,950	1770	1670	9	1978	3	20400	N	N	307 207TH AVE NE
003	124070	0004	11/16/06	\$745,000	1790	1130	9	1981	3	105850	Y	N	322 214TH AVE NE
003	864440	0060	8/22/06	\$688,000	1790	530	9	1979	3	57063	N	N	651 213TH PL NE
003	332506	9053	12/21/06	\$670,000	1800	620	9	1976	3	53578	N	N	22408 NE 2ND ST
003	864440	0160	1/5/07	\$646,500	1810	1690	9	1979	4	77101	N	N	21312 NE 6TH ST
003	222506	9062	10/5/06	\$386,000	1900	0	9	2007	3	18414	N	N	24300 NE 25TH ST
003	225150	0120	1/17/07	\$534,000	1900	410	9	1979	4	15884	Y	N	20721 NE 3RD ST
003	864440	0050	7/11/06	\$595,000	1910	670	9	1978	3	26480	N	N	642 213TH PL NE
003	867730	0450	6/17/05	\$451,500	1910	0	9	1983	3	13966	N	N	24205 NE 5TH PL
003	867730	0920	7/24/06	\$600,000	1970	0	9	1983	3	12427	N	N	24215 NE 7TH PL
003	541160	0270	5/18/05	\$426,000	1980	0	9	2004	3	4193	N	N	320 222ND AVE NE
003	357530	1980	7/19/05	\$480,000	2100	1070	9	1986	3	13212	Y	N	1223 206TH PL NE
003	856290	1710	10/25/05	\$719,000	2150	800	9	1992	3	15451	N	N	422 210TH AVE NE
003	867730	0620	5/17/06	\$514,950	2220	0	9	1984	3	13595	N	N	24220 NE 5TH PL
003	867730	0910	2/27/07	\$605,000	2310	0	9	1983	3	12436	N	N	24219 NE 7TH PL
003	357530	1585	12/19/06	\$630,500	2370	630	9	1992	3	10000	Y	N	900 206TH PL NE
003	541160	0260	6/30/05	\$485,000	2380	0	9	2005	3	3657	N	N	326 222ND AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	124010	0091	10/9/07	\$626,500	2390	0	9	1991	3	25681	N	N	21624 NE 14TH PL
003	856290	1640	5/24/06	\$798,900	2390	1190	9	2005	3	10400	N	N	441 211TH AVE NE
003	864440	0150	4/7/06	\$630,000	2390	0	9	1978	3	40480	N	N	609 216TH AVE NE
003	554770	0250	10/2/07	\$555,000	2460	0	9	2000	3	5520	N	N	534 234TH PL NE
003	124010	0156	7/25/05	\$775,000	2470	1400	9	2003	3	38860	N	N	1420 218TH AVE NE
003	232506	9104	2/16/05	\$597,475	2490	0	9	1994	3	71874	N	N	24421 NE 27TH PL
003	864440	0380	10/17/05	\$525,000	2490	0	9	1978	3	37600	N	N	405 218TH AVE NE
003	867730	0720	9/12/06	\$540,000	2490	0	9	1983	3	12929	N	N	24102 NE 6TH PL
003	867730	0740	4/23/07	\$600,000	2490	0	9	1983	3	12200	N	N	24112 NE 6TH PL
003	321600	0030	9/21/05	\$575,000	2500	0	9	1993	3	19694	N	N	2404 244TH PL NE
003	225150	0160	3/1/06	\$541,175	2510	580	9	1979	3	16329	Y	N	20714 NE 3RD ST
003	867730	0420	8/21/06	\$620,000	2520	0	9	1984	3	13295	N	N	526 239TH AVE NE
003	050900	0020	6/30/05	\$860,000	2540	0	9	1991	3	40106	N	N	527 222ND PL SE
003	856290	0520	5/23/07	\$860,000	2540	1150	9	2006	3	11928	N	N	119 210TH PL NE
003	856290	1650	12/7/05	\$799,500	2550	1130	9	2005	3	10720	Y	N	435 211TH AVE NE
003	867730	0360	9/15/06	\$615,000	2550	0	9	1983	3	12566	N	N	418 239TH AVE NE
003	856290	0030	2/15/07	\$702,000	2570	0	9	2006	3	11340	N	N	24 211TH PL NE
003	554770	0270	4/5/06	\$555,500	2570	0	9	2000	3	5520	N	N	524 234TH PL NE
003	124070	0020	4/26/07	\$652,000	2580	0	9	1988	3	40343	N	N	21300 NE 1ST ST
003	262506	9100	12/2/05	\$620,000	2580	0	9	1989	3	49658	N	N	24439 NE 19TH ST
003	864440	0020	4/20/07	\$700,000	2580	0	9	1979	3	39690	N	N	21514 NE 6TH PL
003	867730	0100	3/8/06	\$550,000	2580	0	9	1982	3	13149	N	N	23711 NE 6TH CT
003	352506	9037	10/19/05	\$900,000	2590	0	9	1983	3	223027	N	N	601 254TH AVE NE
003	541160	0240	8/14/07	\$630,000	2600	0	9	2005	3	3894	N	N	338 222ND AVE NE
003	541160	0240	8/5/05	\$530,847	2600	0	9	2005	3	3894	N	N	338 222ND AVE NE
003	541160	0250	7/29/05	\$519,835	2610	0	9	2005	3	3780	N	N	332 222ND AVE NE
003	342506	9059	7/17/05	\$427,000	2640	0	9	1989	3	22275	N	N	23521 NE 8TH ST
003	342506	9068	1/25/06	\$875,000	2660	0	9	1980	3	87120	N	N	616 233RD AVE NE
003	856290	1670	9/17/06	\$844,000	2680	860	9	2005	3	10720	Y	N	411 211TH AVE NE
003	856290	1670	8/1/05	\$729,900	2680	860	9	2005	3	10720	Y	N	411 211TH AVE NE
003	856290	0020	6/21/07	\$764,900	2710	0	9	2006	3	11340	N	N	16 211TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	864440	0230	2/16/05	\$509,000	2730	0	9	1978	5	44431	N	N	405 216TH AVE NE
003	867730	0860	3/8/07	\$650,000	2750	0	9	1983	3	12412	N	N	24238 NE 7TH PL
003	856290	1660	9/27/05	\$769,900	2770	780	9	2005	3	10720	Y	N	419 211TH AVE NE
003	541160	0020	3/16/06	\$585,000	2810	0	9	2005	3	4922	N	N	22356 NE 6TH CT
003	541160	0050	9/13/05	\$563,000	2810	0	9	2005	3	4848	N	N	22338 NE 6TH CT
003	541160	0090	9/21/05	\$565,000	2810	0	9	2005	3	4585	N	N	22314 NE 6TH CT
003	541160	0150	2/20/06	\$703,996	2810	1280	9	2005	3	5418	N	N	22319 NE 6TH CT
003	541160	0160	4/12/06	\$711,161	2810	1280	9	2005	3	4630	N	N	22325 NE 6TH CT
003	541160	0230	8/18/05	\$669,000	2810	1180	9	2004	3	6768	N	N	22367 NE 6TH CT
003	541160	0130	1/4/06	\$699,000	2820	1270	9	2005	3	4815	N	N	22307 NE 6TH CT
003	554770	0060	9/12/06	\$655,000	2850	0	9	2001	3	5978	N	N	603 234TH PL NE
003	554770	0100	9/11/07	\$650,000	2850	0	9	2001	3	5310	N	N	515 234TH PL NE
003	541160	0110	11/29/05	\$661,015	2890	1050	9	2005	3	5698	N	N	22302 NE 6TH CT
003	541160	0200	11/16/05	\$590,000	2890	1050	9	2005	3	4349	N	N	22349 NE 6TH CT
003	332506	9003	6/5/07	\$675,500	2900	0	9	1985	3	41817	N	N	22218 NE 2ND ST
003	321600	0100	6/27/07	\$775,000	2910	0	9	1993	3	21781	N	N	2412 246TH PL NE
003	856290	0401	1/26/07	\$772,000	2910	0	9	2006	3	11341	N	N	214 210TH PL NE
003	541160	0030	1/23/07	\$640,000	2910	0	9	2004	3	4850	N	N	22350 NE 6TH CT
003	541160	0030	4/15/05	\$483,000	2910	0	9	2004	3	4850	N	N	22350 NE 6TH CT
003	541160	0080	8/31/05	\$500,000	2910	0	9	2005	3	5806	N	N	22320 NE 6TH CT
003	541160	0170	9/12/07	\$747,000	2910	1280	9	2005	3	4977	N	N	22331 NE 6TH CT
003	541160	0170	4/26/06	\$726,500	2910	1280	9	2005	3	4977	N	N	22331 NE 6TH CT
003	541160	0190	2/9/06	\$650,041	2910	0	9	2005	3	5860	N	N	22343 NE 6TH CT
003	321600	0060	2/17/05	\$550,000	2920	0	9	1993	3	21790	N	N	2414 245TH PL NE
003	541160	0010	3/2/06	\$649,000	2920	0	9	2004	3	5389	N	N	22362 NE 6TH CT
003	541160	0060	11/7/05	\$505,000	2920	0	9	2005	3	4848	N	N	22332 NE 6TH CT
003	357530	2360	9/23/05	\$850,000	2940	270	9	2001	3	13000	Y	N	1512 207TH AVE NE
003	541160	0120	1/12/06	\$761,008	2940	1230	9	2005	3	5920	N	N	22301 NE 6TH CT
003	541160	0210	1/5/06	\$647,307	2940	1230	9	2005	3	4322	N	N	22355 NE 6TH CT
003	541160	0220	2/14/06	\$742,203	2940	1230	9	2005	3	7090	N	N	22361 NE 6TH CT
003	856290	0510	11/16/06	\$919,500	2970	1150	9	2004	3	18041	N	N	111 210TH PL NE



**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	541160	0040	9/26/05	\$491,405	2970	0	9	2005	3	4848	N	N	22344 NE 6TH CT
003	541160	0070	10/3/05	\$501,000	2970	0	9	2005	3	4809	N	N	22326 NE 6TH CT
003	541160	0100	10/26/06	\$619,516	2970	0	9	2005	3	5561	N	N	22308 NE 6TH CT
003	541160	0100	9/2/05	\$511,353	2970	0	9	2005	3	5561	N	N	22308 NE 6TH CT
003	541160	0140	11/29/05	\$632,000	2970	1090	9	2005	3	5023	N	N	22313 NE 6TH CT
003	541160	0180	4/14/06	\$650,000	2970	0	9	2005	3	5722	N	N	22337 NE 6TH CT
003	272506	9162	7/31/06	\$730,000	2990	0	9	2003	3	9643	N	N	23621 NE 22ND ST
003	124010	0092	11/29/05	\$825,000	3000	0	9	1989	5	66025	N	N	21631 NE 14TH PL
003	332506	9166	12/5/05	\$756,000	3010	0	9	1999	3	23522	N	N	251 223RD PL NE
003	554770	0120	8/27/07	\$688,000	3030	0	9	2000	3	7798	N	N	501 234TH PL NE
003	918630	0130	3/24/06	\$699,950	3040	0	9	1981	4	46609	N	N	206 217TH AVE NE
003	042406	9169	4/10/06	\$929,000	3070	0	9	1984	3	105415	N	N	1234 LANCASTER WAY SE
003	321600	0080	1/11/05	\$589,000	3090	0	9	1993	3	21783	N	N	2407 246TH PL NE
003	856290	0390	8/29/06	\$849,500	3090	0	9	2006	3	11341	N	N	202 210TH PL NE
003	050900	0060	5/30/07	\$840,000	3110	0	9	1990	3	50030	N	N	640 222ND PL SE
003	147315	0070	8/28/06	\$687,500	3110	0	9	1987	3	18272	N	N	413 213TH PL SE
003	131380	0030	8/3/05	\$659,880	3110	0	9	2005	3	6571	N	N	426 209TH PL SE
003	131380	0120	7/14/05	\$630,000	3110	0	9	2004	3	7658	N	N	20904 SE 5TH ST
003	131380	0170	9/21/05	\$669,880	3110	0	9	2005	3	7200	N	N	20927 SE 5TH ST
003	131380	0130	3/30/06	\$729,880	3130	0	9	2005	3	10778	N	N	20903 SE 5TH ST
003	358250	0120	4/25/05	\$445,000	3140	0	9	1986	3	44866	N	N	700 222ND PL NE
003	124010	0149	6/13/07	\$895,000	3170	0	9	1998	3	37599	N	N	1406 218TH AVE NE
003	554770	0070	5/30/06	\$680,000	3220	0	9	2000	3	5760	N	N	533 234TH PL NE
003	554770	0110	11/21/06	\$685,000	3220	0	9	2000	3	6072	N	N	507 234TH PL NE
003	321600	0090	8/27/07	\$768,000	3230	0	9	1993	3	21781	N	N	2413 246TH PL NE
003	321600	0090	11/21/05	\$699,900	3230	0	9	1993	3	21781	N	N	2413 246TH PL NE
003	241370	0040	8/16/06	\$695,000	3240	0	9	1999	3	8141	N	N	20627 NE 8TH ST
003	131380	0070	8/3/05	\$661,110	3240	0	9	2005	3	6134	N	N	425 209TH PL SE
003	131380	0160	2/4/05	\$609,880	3240	0	9	2004	3	7200	N	N	20921 SE 5TH ST
003	272506	9170	6/2/05	\$609,950	3240	0	9	2005	3	9413	N	N	23632 NE 22ND ST
003	262506	9092	2/16/05	\$849,000	3270	0	9	1999	3	112416	N	N	1232 250TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	131380	0100	1/2/06	\$695,000	3290	0	9	2005	3	7630	N	N	414 209TH AVE SE
003	131380	0050	6/1/05	\$645,000	3300	0	9	2005	3	6572	N	N	20926 SE 5TH ST
003	131380	0090	8/1/07	\$771,100	3300	0	9	2005	3	7476	N	N	411 209TH PL SE
003	131380	0090	5/20/05	\$639,880	3300	0	9	2005	3	7476	N	N	411 209TH PL SE
003	131380	0110	11/15/05	\$679,880	3300	0	9	2005	3	7630	N	N	424 209TH AVE SE
003	131380	0150	5/4/05	\$636,361	3300	0	9	2005	3	7200	N	N	20915 SE 5TH ST
003	241370	0010	2/2/07	\$805,000	3370	0	9	2000	3	8314	N	N	20609 NE 8TH ST
003	131380	0040	9/11/05	\$652,000	3410	0	9	2005	3	6436	N	N	432 209TH PL SE
003	131380	0060	8/3/05	\$630,880	3410	0	9	2004	3	6301	N	N	20908 SE 5TH ST
003	124010	0157	4/17/06	\$750,000	3415	0	9	2005	3	23593	N	N	1426 218TH AVE NE
003	262506	9098	9/18/07	\$939,000	3430	0	9	2003	3	52464	N	N	1833 248TH PL NE
003	262506	9098	12/5/05	\$851,000	3430	0	9	2003	3	52464	N	N	1833 248TH PL NE
003	131380	0020	2/4/05	\$627,461	3430	0	9	2004	3	6152	N	N	420 209TH PL SE
003	025540	0080	12/28/06	\$805,000	3450	0	9	2001	3	8279	N	N	21033 SE 5TH PL
003	131380	0080	5/10/07	\$758,400	3450	0	9	2005	3	6690	N	N	419 209TH PL SE
003	131380	0080	8/3/05	\$659,880	3450	0	9	2005	3	6690	N	N	419 209TH PL SE
003	131380	0140	6/7/05	\$659,880	3450	0	9	2005	3	7200	N	N	20909 SE 5TH ST
003	025540	0160	3/10/06	\$825,000	3720	0	9	2002	3	7633	N	N	21122 SE 5TH ST
003	918630	0280	4/4/06	\$715,000	3740	0	9	1999	4	30475	N	N	21609 NE 4TH ST
003	025540	0060	6/13/05	\$735,000	3750	0	9	2001	3	8279	N	N	21021 SE 5TH PL
003	025540	0230	4/3/06	\$804,950	3750	0	9	2003	3	9437	N	N	424 210TH PL SE
003	124070	0087	4/24/07	\$1,050,000	3756	0	9	1997	4	35032	N	N	707 218TH AVE SE
003	025540	0130	4/21/05	\$767,000	3840	0	9	2001	3	9352	N	N	21119 SE 5TH PL
003	111850	0110	1/26/06	\$629,900	1890	690	10	1990	3	14624	N	N	3140 240TH AVE NE
003	856290	2050	6/22/05	\$545,000	2240	0	10	1994	3	10800	Y	N	506 208TH AVE NE
003	042406	9194	6/12/07	\$1,286,500	2290	1530	10	1979	2	257875	N	N	21313 SE 13TH PL
003	111850	0300	9/28/05	\$769,000	2330	2090	10	1990	3	19715	N	N	24010 NE 30TH PL
003	224970	0080	5/9/06	\$610,000	2390	680	10	1977	3	50965	N	N	108 206TH AVE NE
003	856290	0740	10/6/05	\$775,000	2470	1840	10	2002	3	12600	N	N	21002 MAIN ST
003	225150	0230	5/2/06	\$695,000	2560	900	10	1979	3	11900	Y	N	317 207TH AVE NE
003	042406	9199	4/10/07	\$1,376,880	2590	1350	10	1978	3	121096	N	N	1441 217TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 35**  
**(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
003	042406	9192	10/3/05	\$1,200,000	2660	0	10	1982	3	192535	N	N	1224 212TH AVE SE
003	111850	0010	9/1/05	\$739,950	2720	1510	10	1990	3	21455	N	N	24220 NE 30TH PL
003	815585	0120	5/6/05	\$600,000	2740	0	10	1992	3	15954	N	N	24503 NE 11TH PL
003	042406	9193	6/28/06	\$960,000	2820	0	10	1978	3	168577	N	N	21326 SE 13TH PL
003	232506	9117	1/13/05	\$899,900	2820	1690	10	2003	3	16305	N	N	24526 NE 27TH PL
003	272506	9152	3/16/06	\$614,000	2830	0	10	1991	3	9558	N	N	1618 236TH AVE NE
003	558140	0120	9/12/06	\$850,000	2920	0	10	1995	3	15852	N	N	209 209TH PL SE
003	111850	0440	2/17/06	\$700,000	2950	0	10	1991	3	22256	Y	N	24034 NE 29TH ST
003	558140	0260	7/29/05	\$610,800	2950	0	10	1991	3	12124	N	N	20920 SE 3RD WAY
003	262506	9078	4/25/05	\$700,000	2960	0	10	1980	3	224790	N	N	24613 NE 16TH ST
003	185290	0230	5/19/05	\$699,999	3000	0	10	1992	3	19545	N	N	25716 NE 10TH ST
003	558140	0490	4/18/05	\$560,750	3010	0	10	1991	3	11053	N	N	20919 SE 3RD WAY
003	558140	0590	3/21/07	\$662,000	3010	0	10	1991	3	11997	N	N	21017 SE 3RD WAY
003	111850	0200	7/28/05	\$700,000	3020	0	10	1996	3	19577	N	N	23924 NE 31ST WAY
003	185290	0080	3/6/07	\$794,500	3030	0	10	1993	3	18229	N	N	902 259TH CT NE
003	185290	0080	1/21/05	\$590,000	3030	0	10	1993	3	18229	N	N	902 259TH CT NE
003	752535	0020	2/28/05	\$624,000	3030	0	10	2004	3	18657	N	N	21938 NE 11TH ST
003	111850	0060	10/16/06	\$750,000	3060	0	10	1990	3	19144	N	N	24118 NE 30TH PL
003	111850	0060	9/19/05	\$586,000	3060	0	10	1990	3	19144	N	N	24118 NE 30TH PL
003	558140	0070	8/30/06	\$712,000	3060	0	10	1994	3	15194	N	N	20902 SE 2ND PL
003	558140	0530	5/17/06	\$679,000	3060	0	10	1991	3	10457	N	N	315 210TH CT SE
003	558140	0050	9/13/05	\$635,000	3070	0	10	1993	3	13621	N	N	20918 SE 2ND PL
003	558140	0580	6/9/05	\$599,000	3100	0	10	1992	3	12747	N	N	21009 SE 3RD WAY
003	752535	0090	10/22/07	\$749,990	3100	0	10	2003	3	23634	N	N	21961 NE 11TH ST
003	752535	0090	10/24/07	\$749,990	3100	0	10	2003	3	23634	N	N	21961 NE 11TH ST
003	752535	0010	5/5/07	\$785,000	3110	0	10	2003	3	11845	N	N	21944 NE 11TH ST
003	752535	0010	8/22/07	\$747,500	3110	0	10	2003	3	11845	N	N	21944 NE 11TH ST
003	752535	0010	2/9/05	\$614,000	3110	0	10	2003	3	11845	N	N	21944 NE 11TH ST
003	111850	0150	7/12/06	\$766,000	3130	0	10	1990	3	16803	N	N	3123 240TH AVE NE
003	322506	9286	7/26/06	\$850,000	3140	0	10	1983	4	50965	N	N	723 212TH AVE SE
003	111850	0340	5/23/07	\$897,500	3150	0	10	1997	3	15865	N	N	24017 NE 29TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
003	272506	9160	12/14/06	\$965,000	3180	1110	10	2001	3	30335	N	N	869 238TH AVE NE
003	558140	0080	7/20/06	\$770,000	3210	0	10	1995	3	14910	N	N	216 209TH PL SE
003	050900	0030	3/29/06	\$944,000	3240	0	10	2005	3	71797	N	N	629 222ND PL SE
003	815585	0100	8/19/05	\$640,000	3280	0	10	1990	3	15395	N	N	24524 NE 11TH ST
003	272506	9121	3/5/07	\$855,000	3320	0	10	1999	3	52707	N	N	24306 NE 16TH PL
003	752535	0060	5/24/05	\$609,950	3340	0	10	2005	3	9067	N	N	21945 NE 11TH ST
003	111850	0140	4/17/06	\$722,000	3360	0	10	1990	3	15990	N	N	3131 240TH AVE NE
003	558140	0090	2/22/06	\$739,950	3360	0	10	1995	3	15347	N	N	210 209TH PL SE
003	815585	0140	7/23/07	\$755,000	3360	0	10	1991	4	15421	N	N	24521 NE 11TH PL
003	111850	0080	1/25/05	\$579,500	3400	0	10	1992	3	28721	N	N	24028 NE 31ST WAY
003	111850	0040	8/19/05	\$916,000	3430	1760	10	1990	4	17659	N	N	24134 NE 30TH PL
003	357530	0916	12/15/05	\$888,000	3450	1060	10	2002	3	10014	Y	N	1445 205TH AVE NE
003	645355	0020	7/27/07	\$1,149,000	3493	1230	10	2007	3	10089	Y	N	21441 SE 3RD PL
003	815585	0030	9/9/05	\$680,000	3560	0	10	1990	3	20461	N	N	24517 NE 11TH ST
003	272506	9086	11/18/05	\$1,310,000	3590	0	10	1990	3	98881	N	N	24021 NE 22ND ST
003	222506	9099	4/17/06	\$995,000	3610	0	10	2005	3	60179	N	N	24120 NE 25TH ST
003	232506	9010	11/28/05	\$979,000	3620	0	10	2005	3	268765	N	N	3116 244TH AVE NE
003	222506	9036	2/28/06	\$989,950	3640	0	10	2005	3	60086	N	N	24220 NE 25TH ST
003	645355	0010	6/26/07	\$1,149,000	3710	1160	10	2006	3	9311	Y	N	21421 SE 3RD PL
003	322506	9287	11/15/07	\$1,350,000	3810	0	10	1985	3	113256	N	N	20927 SE 7TH ST
003	645355	0150	6/5/07	\$924,950	3810	0	10	2007	3	8285	N	N	21460 SE 3RD PL
003	645355	0040	10/24/07	\$1,225,000	3830	1270	10	2007	3	9727	Y	N	21501 SE 3RD PL
003	645355	0030	9/10/07	\$1,199,000	3880	1120	10	2007	3	10413	Y	N	21461 SE 3RD PL
003	124070	0180	9/23/05	\$924,000	3950	0	10	2003	3	15183	N	N	21410 SE 5TH PL
003	645355	0140	7/20/07	\$989,950	3990	0	10	2007	3	8296	N	N	21480 SE 3RD PL
003	124110	0047	1/14/05	\$685,000	4020	0	10	1989	3	48741	N	N	23102 SE 8TH ST
003	645355	0180	11/6/07	\$969,950	4020	0	10	2007	3	10213	N	N	21400 SE 3RD PL
003	124070	0080	8/2/07	\$1,379,000	4070	0	10	2006	3	17562	N	N	21768 SE 4TH PL
003	262506	9032	3/26/07	\$1,600,000	4200	0	10	2006	3	115869	N	N	25122 NE 18TH ST
003	124070	0091	7/19/07	\$1,370,000	4240	0	10	2006	3	17452	N	N	21763 SE 4TH PL
003	272506	9047	8/29/06	\$1,360,000	4580	0	10	2001	3	52253	N	N	23603 NE 20TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(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
003	332506	9169	5/10/05	\$996,750	5160	0	10	2000	3	26320	N	N	22530 NE 2ND ST
003	865360	0190	10/27/06	\$1,050,000	2140	1970	11	1987	3	15137	Y	N	535 208TH AVE NE
003	232506	9113	7/19/07	\$1,070,500	2270	2350	11	2006	3	16252	N	N	24406 NE 27TH PL
003	865360	0010	4/4/07	\$890,500	2430	1740	11	1987	3	17698	Y	N	20623 NE 5TH PL
003	865360	0280	6/25/07	\$956,000	3020	0	11	1987	3	15039	Y	N	534 207TH AVE NE
003	232506	9115	10/5/05	\$990,000	3160	1480	11	2004	3	17618	N	N	24518 NE 27TH PL
003	232506	9032	12/11/06	\$1,099,900	3210	1510	11	2005	3	18741	N	N	24424 NE 27TH PL
003	262506	9011	12/21/06	\$869,850	3600	0	11	1994	3	72832	N	N	1127 245TH AVE NE
003	262506	9080	6/19/07	\$882,000	3640	0	11	1990	3	212137	N	N	909 254TH AVE NE
003	131103	0350	9/18/06	\$1,230,000	3670	1670	11	2000	3	16821	N	N	2208 247TH CT NE
003	131103	0040	10/31/06	\$1,020,000	3720	0	11	1998	3	14140	N	N	2219 246TH PL NE
003	131103	0390	6/15/05	\$874,950	3780	0	11	2000	3	16468	N	N	2213 247TH CT NE
003	131103	0060	3/25/05	\$731,000	3810	0	11	1998	3	15762	N	N	2203 246TH PL NE
003	131103	0410	4/25/05	\$780,000	3810	0	11	1998	3	15691	N	N	2202 246TH PL NE
003	865360	0070	6/15/06	\$1,425,000	3820	1750	11	1998	3	21934	Y	N	20504 NE 5TH PL
003	131103	0130	3/26/07	\$950,000	3920	0	11	1999	3	14798	N	N	24649 NE 22ND ST
003	131103	0110	4/16/07	\$950,000	3940	0	11	1998	3	15161	N	N	24633 NE 22ND ST
003	131103	0170	5/19/05	\$830,000	3940	0	11	1999	3	13196	N	N	2009 247TH PL NE
003	131103	0470	7/21/06	\$875,000	3940	0	11	1999	3	13960	N	N	2250 246TH PL NE
003	147315	0100	6/5/06	\$1,600,000	3990	0	11	1989	3	140444	N	N	21222 SE 5TH PL
003	232506	9118	1/31/05	\$1,089,900	4130	0	11	2004	3	16916	N	N	24600 NE 27TH PL
003	042406	9191	6/13/07	\$1,360,000	4220	0	11	1978	5	140263	N	N	1448 217TH AVE SE
003	042406	9191	4/25/05	\$1,135,000	4220	0	11	1978	5	140263	N	N	1448 217TH AVE SE
003	042406	9228	5/22/06	\$1,257,500	4230	0	11	1999	3	132228	N	N	21631 SE 8TH ST
003	111850	0430	10/27/05	\$728,000	4280	0	11	1990	3	25970	N	N	24044 NE 29TH ST
003	232506	9033	5/8/06	\$1,389,900	4330	0	11	2005	3	18485	N	N	24528 NE 27TH PL
003	131103	0010	7/19/05	\$899,950	4350	0	11	1998	3	15541	N	N	2249 246TH PL NE
003	865360	0240	2/6/06	\$1,249,000	4420	940	11	1988	4	16422	Y	N	20708 NE 5TH PL
003	131103	0290	4/16/07	\$1,035,000	4480	0	11	1999	3	14928	N	N	2004 247TH PL NE
003	232506	9119	4/14/06	\$1,369,900	4630	0	11	2005	3	18297	N	N	24620 NE 27TH PL
003	131103	0430	4/26/05	\$805,000	4670	0	11	1998	3	15857	N	N	2218 246TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 35  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	131103	0280	8/10/05	\$1,463,500	4880	0	11	2003	3	24506	N	N	24818 NE 20TH ST
003	131103	0140	5/17/07	\$1,230,000	4920	0	11	1999	3	15476	N	N	2041 247TH PL NE
003	262506	9014	6/27/06	\$1,440,000	5250	0	11	1978	3	289991	N	N	25002 NE 8TH ST
003	131103	0240	9/9/05	\$1,285,000	4520	0	12	2000	3	25504	N	N	24851 NE 20TH ST
003	131103	0230	9/11/07	\$1,743,400	4710	0	13	1999	3	29973	N	N	24916 NE 20TH PL
003	131103	0230	6/27/06	\$1,535,000	4710	0	13	1999	3	29973	N	N	24916 NE 20TH PL
003	131103	0220	6/6/06	\$1,650,000	5640	0	13	2000	3	36172	N	N	2005 250TH PL NE
003	131104	0040	8/12/05	\$1,900,000	5780	0	13	2000	3	52101	N	N	2030 250TH PL NE
003	352506	9032	5/21/07	\$3,575,000	6110	0	13	2005	3	217800	N	N	745 250TH LN NE
003	352506	9034	4/18/07	\$3,400,000	6950	0	13	2005	3	224334	N	N	721 250TH AVE NE
003	352506	9033	8/28/07	\$5,400,000	8470	530	13	2005	3	219978	N	N	737 250TH LN NE

**Improved Sales Removed from this Annual Update Analysis  
Area 35  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	031950	0300	10/15/05	\$604,950	RELOCATION - SALE TO SERVICE
002	062980	0060	5/2/05	\$1,100,000	DIAGNOSTIC OUTLIER
002	062980	0220	11/16/07	\$2,376,116	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	062980	0360	4/20/06	\$950,000	DIAGNOSTIC OUTLIER
002	062980	0430	1/26/06	\$900,000	DIAGNOSTIC OUTLIER
002	062981	0480	2/14/05	\$566,000	RELOCATION - SALE TO SERVICE
002	062981	0610	2/18/06	\$800,000	RELOCATION - SALE TO SERVICE
002	062981	0880	6/30/05	\$716,000	RELOCATION - SALE TO SERVICE
002	062981	1130	3/20/06	\$635,000	RELOCATION - SALE TO SERVICE
002	143758	0030	7/7/07	\$915,000	RELOCATION - SALE TO SERVICE
002	143758	0070	2/9/07	\$910,000	RELOCATION - SALE TO SERVICE
002	143758	0340	9/29/05	\$1,000,000	RELOCATION - SALE TO SERVICE
002	170305	0380	11/17/05	\$580,000	RELOCATION - SALE TO SERVICE
002	178540	0150	3/2/07	\$530,000	RELOCATION - SALE TO SERVICE
002	178540	0710	3/29/05	\$372,950	RELOCATION - SALE TO SERVICE
002	193905	0090	9/20/05	\$395,000	RELOCATION - SALE TO SERVICE
002	193910	0430	2/24/05	\$389,000	RELOCATION - SALE TO SERVICE
002	193913	0320	7/11/05	\$570,000	RELOCATION - SALE TO SERVICE
002	195440	0370	3/4/05	\$374,287	EXEMPT FROM EXCISE TAX
002	195442	0330	11/29/05	\$120,722	QUIT CLAIM DEED
002	225390	0170	6/1/06	\$323,662	QUIT CLAIM DEED
002	290930	0020	7/26/07	\$958,000	RELOCATION - SALE TO SERVICE
002	290930	0470	10/16/05	\$720,000	RELOCATION - SALE TO SERVICE
002	290930	0860	2/6/07	\$919,000	RELOCATION - SALE TO SERVICE
002	306640	0450	8/18/05	\$529,950	RELOCATION - SALE TO SERVICE
002	306640	0500	11/13/06	\$530,000	ACTIVE PERMIT BEFORE SALE>25K
002	322460	0140	10/14/05	\$535,000	RELOCATION - SALE TO SERVICE
002	357840	0500	8/16/06	\$537,000	RELOCATION - SALE TO SERVICE
002	357840	0840	8/21/05	\$249,000	NO MARKET EXPOSURE
002	357840	0930	12/11/06	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	357840	0930	4/26/06	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	357840	0930	1/12/06	\$175,000	NO MARKET EXPOSURE
002	437940	0030	5/20/05	\$532,950	IMP COUNT
002	437940	0550	8/9/07	\$734,499	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	437940	0560	8/29/07	\$676,661	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	437940	0570	10/8/07	\$695,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	437940	0580	10/18/07	\$699,634	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	681780	0430	3/14/05	\$303,000	RELOCATION - SALE TO SERVICE
002	681780	0650	6/2/05	\$330,000	RELOCATION - SALE TO SERVICE
002	721572	0460	11/7/06	\$672,800	RELOCATION - SALE TO SERVICE
002	721572	0810	10/28/06	\$687,000	RELOCATION - SALE TO SERVICE
002	721572	1020	9/19/07	\$515,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	721572	1330	4/13/05	\$373,000	RELOCATION - SALE TO SERVICE
002	721573	0450	1/6/06	\$642,000	RELOCATION - SALE TO SERVICE
002	721573	0810	1/29/05	\$384,900	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis  
Area 35  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	750400	0050	7/18/06	\$859,900	NO MARKET EXPOSURE
002	750400	0870	8/17/06	\$630,000	QUIT CLAIM DEED
002	750400	0930	1/10/05	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	750400	0930	3/20/06	\$314,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750400	1150	2/22/06	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750400	1210	7/20/05	\$464,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750400	1220	5/9/06	\$596,000	RELOCATION - SALE TO SERVICE
002	750400	1300	7/24/06	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750400	1300	10/11/07	\$749,000	INCORRECT DATA AT TIME OF SALE
002	750401	0420	7/26/06	\$520,000	NO MARKET EXPOSURE
002	750402	0100	6/15/05	\$430,000	RELOCATION - SALE TO SERVICE
002	750402	0770	7/21/06	\$729,990	ACTIVE PERMIT BEFORE SALE>25K
002	750402	0770	7/21/06	\$729,990	ACTIVE PERMIT BEFORE SALE>25K
002	750402	0950	6/14/05	\$483,152	NO MARKET EXPOSURE
002	750402	1380	12/13/06	\$775,000	RELOCATION - SALE TO SERVICE
002	750403	0020	6/9/06	\$1,150,000	INCORRECT DATA AT TIME OF SALE
002	750404	0150	3/23/07	\$549,950	UNFIN AREA
002	750410	0060	4/28/05	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	750410	0170	6/10/05	\$555,000	RELOCATION - SALE TO SERVICE
002	750410	0350	8/22/06	\$605,000	INCORRECT DATA AT TIME OF SALE
002	750410	0380	4/12/06	\$660,000	RELOCATION - SALE TO SERVICE
002	750410	0800	7/25/07	\$626,000	UNFIN AREA
002	750410	1220	6/25/07	\$715,000	RELOCATION - SALE TO SERVICE
002	750411	0180	5/17/05	\$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	750411	0180	2/1/05	\$472,500	EXEMPT FROM EXCISE TAX
002	750415	0070	9/23/05	\$450,000	OBSOL
002	750415	0090	6/13/07	\$662,500	RELOCATION - SALE TO SERVICE
002	752499	0020	10/16/06	\$3,087,500	DIAGNOSTIC OUTLIER
002	752499	0080	2/28/07	\$1,380,000	RELOCATION - SALE TO SERVICE
002	752500	0100	6/15/06	\$474,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	752700	0050	6/16/05	\$14,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	752700	0110	8/29/05	\$107,500	QUIT CLAIM DEED
002	800147	0230	5/13/05	\$745,500	RELOCATION - SALE TO SERVICE
002	800147	0460	8/16/05	\$875,000	RELOCATION - SALE TO SERVICE
002	800147	0620	9/4/07	\$1,460,000	RELOCATION - SALE TO SERVICE
002	807841	0030	3/29/06	\$143,055	RELATED PARTY, FRIEND, OR NEIGHBOR
002	807845	0140	9/1/05	\$445,000	RELOCATION - SALE TO SERVICE
002	807846	0280	1/20/05	\$424,977	RELOCATION - SALE TO SERVICE
002	863575	0210	3/1/05	\$449,495	RELOCATION - SALE TO SERVICE
002	863575	0820	5/11/06	\$550,000	RELOCATION - SALE TO SERVICE
002	863575	0990	8/21/07	\$209,912	DOR RATIO
002	863575	1520	4/28/06	\$142,540	DOR RATIO;QUIT CLAIM DEED
002	865148	0100	3/4/07	\$626,000	UNFIN AREA
002	865148	0100	3/4/07	\$626,000	UNFIN AREA
002	865150	1070	7/7/06	\$610,500	RELOCATION - SALE TO SERVICE



**Improved Sales Removed from this Annual Update Analysis  
Area 35  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	865151	0090	4/10/06	\$460,000	QUESTIONABLE PER SALES IDENTIFICATION
002	865151	0180	4/8/06	\$400,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	865151	0700	2/26/07	\$623,000	INCORRECT DATA AT TIME OF SALE
002	865152	0170	12/11/06	\$574,950	RELOCATION - SALE TO SERVICE
002	865153	0440	1/4/07	\$715,000	INCORRECT DATA AT TIME OF SALE
002	865158	0010	8/11/06	\$587,500	RELOCATION - SALE TO SERVICE
002	865161	0480	8/16/05	\$617,000	RELOCATION - SALE TO SERVICE
002	865161	0590	4/20/07	\$680,000	RELOCATION - SALE TO SERVICE
002	865161	1630	4/27/06	\$835,000	RELOCATION - SALE TO SERVICE
002	896197	0030	9/14/05	\$490,000	RELOCATION - SALE TO SERVICE
002	920650	0140	11/15/05	\$750,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	951092	0150	8/22/06	\$719,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	957803	0080	7/26/05	\$530,000	RELOCATION - SALE TO SERVICE
003	025540	0160	3/10/06	\$825,000	RELOCATION - SALE TO SERVICE
003	042406	9001	8/10/06	\$3,250,000	GOVERNMENT AGENCY
003	042406	9005	8/9/06	\$303,000	PREVIMP<=25K
003	052406	9003	10/4/06	\$4,080,000	DOR RATIO
003	052406	9042	4/6/06	\$715,000	OBSOL
003	111850	0140	3/31/06	\$722,000	RELOCATION - SALE TO SERVICE
003	124010	0068	4/5/06	\$210,107	QUIT CLAIM DEED
003	124070	0055	9/27/07	\$1,275,000	NO MARKET EXPOSURE
003	124070	0088	7/18/06	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	124070	0100	2/26/07	\$2,400,000	PREVIMP<=25K
003	124070	0155	9/7/06	\$998,950	EXEMPT FROM EXCISE TAX
003	124070	0180	9/23/05	\$924,000	RELOCATION - SALE TO SERVICE
003	124110	0029	7/19/07	\$2,376	DOR RATIO
003	124110	0029	2/9/06	\$111,408	DOR RATIO;GOVERNMENT AGENCY
003	124110	0044	9/20/07	\$250,000	DOR RATIO
003	131103	0170	5/7/05	\$830,000	RELOCATION - SALE TO SERVICE
003	131380	0080	2/10/07	\$758,400	RELOCATION - SALE TO SERVICE
003	222506	9018	1/24/07	\$778,015	PERS MH
003	262506	9032	9/28/05	\$249,000	DOR RATIO
003	272506	9024	8/14/06	\$1,207,500	NO MARKET EXPOSURE
003	272506	9047	1/18/06	\$150,000	DOR RATIO;QUIT CLAIM DEED
003	272506	9071	7/26/05	\$193,000	DOR RATIO;QUIT CLAIM DEED
003	272506	9095	2/8/06	\$299,950	DOR RATIO
003	321600	0090	11/14/05	\$699,900	RELOCATION - SALE TO SERVICE
003	322506	9271	11/13/06	\$385,000	%COMPL
003	322506	9271	4/12/05	\$25,000	DOR RATIO;%COMPL
003	322506	9288	11/14/07	\$1,370,000	NO MARKET EXPOSURE
003	332506	9086	8/15/05	\$375,000	PREVIMP<=25K
003	342506	9059	4/22/05	\$417,532	EXEMPT FROM EXCISE TAX
003	342506	9059	7/17/05	\$427,000	QUIT CLAIM DEED; RELOCATION - SALE TO SERVICE
003	342506	9095	11/17/05	\$640,000	RELOCATION - SALE TO SERVICE
003	342506	9117	9/28/07	\$1,505,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

**Improved Sales Removed from this Annual Update Analysis  
Area 35  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	352506	9006	5/10/07	\$5,000	DOR RATIO
003	352506	9028	10/19/06	\$3,625,000	DIAGNOSTIC OUTLIER
003	352506	9029	4/1/05	\$747,000	DIAGNOSTIC OUTLIER
003	357530	0901	9/16/05	\$375,000	DOR RATIO
003	357530	0920	5/20/05	\$649,950	RELOCATION - SALE TO SERVICE
003	357530	1095	3/17/05	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	357530	2300	10/29/07	\$2,950,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	357530	2648	12/11/05	\$354,999	RELOCATION - SALE TO SERVICE
003	357530	2763	1/7/06	\$2,000	QUIT CLAIM DEED
003	357530	2763	5/12/06	\$193,700	QUIT CLAIM DEED
003	357530	3355	1/13/05	\$75,000	DOR RATIO
003	357530	3835	11/16/05	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	357530	3975	10/4/05	\$185,000	DOR RATIO
003	357530	3980	10/5/05	\$185,000	DOR RATIO
003	357530	4254	3/7/05	\$289,000	1031 TRADE
003	357530	5158	3/20/06	\$154,800	DOR RATIO
003	357530	5369	11/11/05	\$85,000	DOR RATIO
003	357530	5438	6/17/05	\$49,900	DOR RATIO
003	357530	5450	3/18/05	\$287,100	BANKRUPTCY - RECEIVER OR TRUSTEE
003	432370	0170	10/25/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	432370	0210	2/28/05	\$129,950	DOR RATIO
003	605465	0380	2/9/07	\$550,000	INCORRECT DATA AT TIME OF SALE
003	856290	0345	12/26/06	\$265,800	ACTIVE PERMIT BEFORE SALE>25K
003	856290	0520	3/16/05	\$75,000	DOR RATIO
003	856290	0590	11/21/05	\$249,000	DOR RATIO
003	856290	0590	3/16/05	\$165,000	DOR RATIO
003	856290	0600	9/30/05	\$230,000	DOR RATIO
003	856290	0950	11/9/05	\$239,000	DOR RATIO
003	856290	0965	2/17/05	\$481,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	856290	1060	2/21/07	\$399,901	EXEMPT FROM EXCISE TAX
003	856290	1100	10/24/07	\$580,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	856290	1100	2/26/07	\$200,000	ACTIVE PERMIT BEFORE SALE>25K
003	856290	1420	2/27/07	\$800,000	NO MARKET EXPOSURE
003	856290	1590	7/3/06	\$227,000	DOR RATIO;%COMPL
003	856290	1620	6/9/06	\$215,000	%COMPL
003	856290	1670	8/29/06	\$844,000	RELOCATION - SALE TO SERVICE
003	856290	1870	9/6/05	\$143,341	DOR RATIO;%COMPL
003	856290	1990	9/20/07	\$964,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	856290	1990	11/17/05	\$150,000	DOR RATIO;%COMPL
003	867730	0710	6/14/05	\$180,000	DOR RATIO
003	867730	0740	4/23/07	\$600,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis  
Area 35**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
002	182506	9080	08/06	\$140,000	59,241	N	N
002	182506	9084	01/07	\$138,000	41,101	N	N
002	232700	0100	07/07	\$279,500	26,455	N	N
002	571190	0330	05/06	\$280,000	59,274	N	N
002	752595	0140	10/05	\$485,000	23,501	Y	N
003	222506	9044	08/07	\$860,000	214,315	N	N
003	232506	9083	10/06	\$59,000	15,041	N	N
003	262506	9050	11/05	\$429,000	120,226	N	N
003	322506	9003	04/06	\$150,000	20,037	Y	N
003	332506	9177	03/06	\$240,000	15,960	N	N
003	332506	9177	07/06	\$265,000	15,960	N	N
003	357530	0885	09/05	\$205,000	25,000	Y	N
003	357530	1340	04/06	\$120,000	15,000	Y	N
003	357530	2394	03/07	\$177,000	5,000	N	N
003	357530	3050	06/07	\$145,000	10,500	N	N
003	357530	3051	06/07	\$90,000	8,000	N	N
003	357530	3209	05/05	\$50,000	10,000	N	N
003	357530	3265	03/05	\$78,000	9,800	N	N
003	357530	3430	12/05	\$115,000	10,000	N	N
003	357530	3455	07/07	\$140,000	10,000	N	N
003	357530	4813	08/05	\$90,000	5,000	N	N
003	357530	5470	06/07	\$85,000	9,000	N	N
003	357530	5480	06/05	\$65,000	10,000	N	N
003	357530	5481	06/07	\$119,000	10,000	N	N
003	856290	0480	01/06	\$205,000	12,348	N	N
003	856290	0480	03/05	\$175,000	12,348	N	N
003	856290	0670	05/06	\$165,000	10,800	N	N
003	856290	1140	03/06	\$85,000	10,800	N	N
003	856290	1600	05/07	\$165,000	16,200	N	N
003	856290	1920	07/06	\$260,000	10,720	N	N
003	856290	1930	04/06	\$122,000	10,800	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 35**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	050900	0030	03/05	\$285,000	DOR RATIO
003	052406	9034	06/06	\$2,000,000	PREVIMP<=25K
003	124010	0139	09/07	\$596,000	DOR RATIO;PREVIMP<=25K
003	124010	0157	05/05	\$160,000	DOR RATIO
003	262506	9025	08/05	\$1,000,000	DOR RATIO;PREVIMP<=25K
003	262506	9077	03/05	\$675,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
003	272506	9173	04/06	\$291,670	DOR RATIO;EXEMPT FROM EXCISE TAX
003	332506	9164	02/05	\$147,500	QUIT CLAIM DEED
003	352506	9028	09/05	\$650,000	DOR RATIO
003	352506	9031	08/05	\$635,000	DOR RATIO
003	352506	9032	07/05	\$625,000	DOR RATIO
003	352506	9033	09/05	\$675,000	DOR RATIO
003	352506	9034	08/05	\$595,000	DOR RATIO
003	357530	0927	11/06	\$12,000	QUIT CLAIM DEED
003	357530	2095	09/07	\$180,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	2947	06/05	\$18,000	PREVLAND<=25K;PREVIMP<=25K;CHANGE OF USE
003	357530	2947	10/05	\$56,000	PREVLAND<=25K;PREVIMP<=25K
003	357530	2995	07/05	\$6,500	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	4256	09/06	\$40,000	DOR RATIO;PREVIMP<=25K
003	357530	4679	07/05	\$65,000	DOR RATIO;CONTRACT OR CASH SALE
003	357530	4870	09/06	\$140,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	4870	10/07	\$165,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	4875	10/07	\$165,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	4875	03/05	\$65,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	4885	10/07	\$155,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	5270	08/06	\$35,000	PREVLAND<=25K;PREVIMP<=25K
003	357530	5452	05/05	\$24,500	PREVLAND<=25K;PREVIMP<=25K
003	357530	5473	10/07	\$165,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	5475	06/05	\$65,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	357530	5485	04/07	\$50,000	DOR RATIO;PREVIMP<=25K
003	357530	5662	11/05	\$150,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	541160	0300	04/05	\$12,930	QUIT CLAIM DEED
003	856290	0360	07/07	\$253,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	856290	1560	01/07	\$197,000	ACTIVE PERMIT BEFORE SALE
003	856290	1820	05/07	\$165,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	856290	1880	08/06	\$268,000	ACTIVE PERMIT BEFORE SALE
003	856290	1940	05/07	\$15,875	DOR RATIO;PREVIMP<=25K

### **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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**Scott Noble**  
*Assessor*

### MEMORANDUM

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

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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