

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Woodinville/Paradise Lake / 36
Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 676
 Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$208,400	\$337,700	\$546,100	\$612,400	89.2%	12.95%
2008 Value	\$228,900	\$371,300	\$600,200	\$612,400	98.0%	12.96%
Change	+\$20,500	+\$33,600	+\$54,100		+8.8%	0.01%
% Change	+9.8%	+9.9%	+9.9%		+9.9%	0.08%

*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$222,200	\$303,900	\$526,100
2008 Value	\$244,000	\$334,100	\$578,100
Percent Change	+9.8%	+9.9%	+9.9%

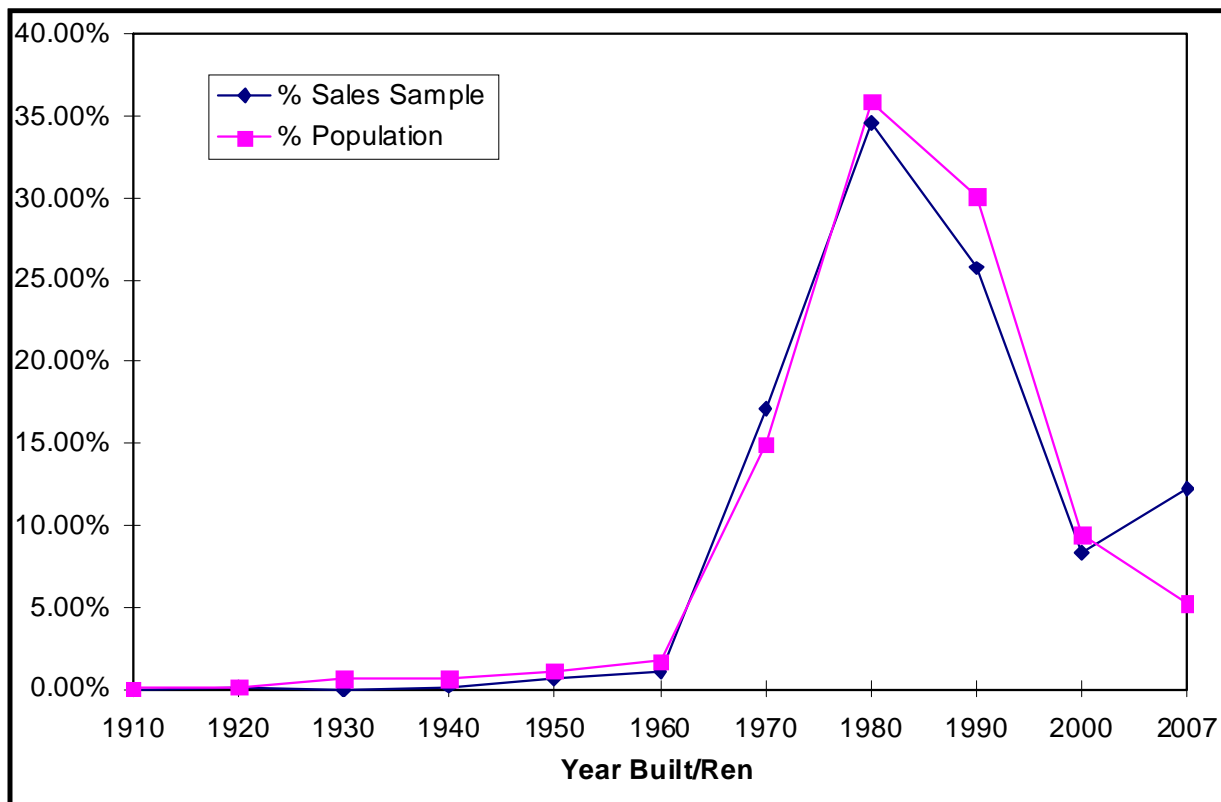
Number of one to three unit residences in the Population: 4752

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.15%
1930	0	0.00%
1940	1	0.15%
1950	4	0.59%
1960	7	1.04%
1970	116	17.16%
1980	234	34.62%
1990	174	25.74%
2000	56	8.28%
2007	83	12.28%
	676	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	7	0.15%
1930	30	0.63%
1940	30	0.63%
1950	54	1.14%
1960	82	1.73%
1970	711	14.96%
1980	1706	35.90%
1990	1432	30.13%
2000	449	9.45%
2007	249	5.24%
	4752	

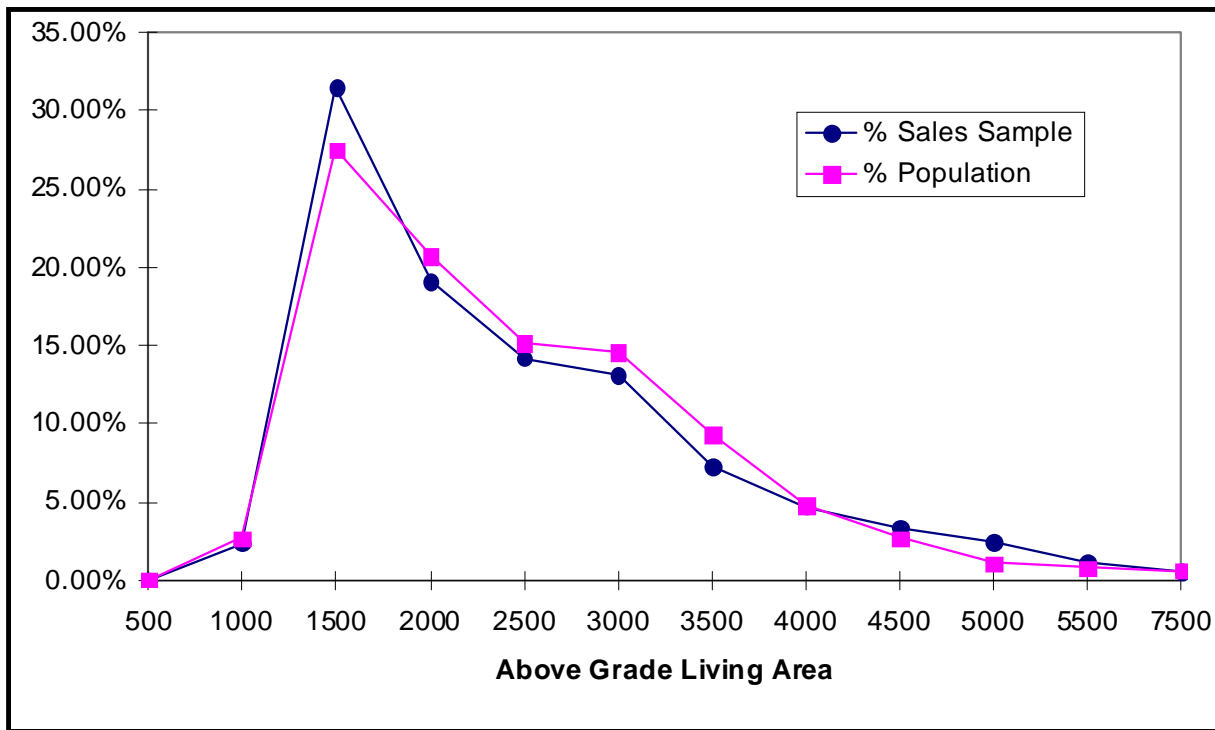


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	2.37%
1500	213	31.51%
2000	129	19.08%
2500	96	14.20%
3000	89	13.17%
3500	49	7.25%
4000	32	4.73%
4500	23	3.40%
5000	17	2.51%
5500	8	1.18%
7500	4	0.59%
	676	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	129	2.71%
1500	1307	27.50%
2000	982	20.66%
2500	720	15.15%
3000	693	14.58%
3500	442	9.30%
4000	227	4.78%
4500	129	2.71%
5000	53	1.12%
5500	39	0.82%
8500	30	0.63%
	4752	

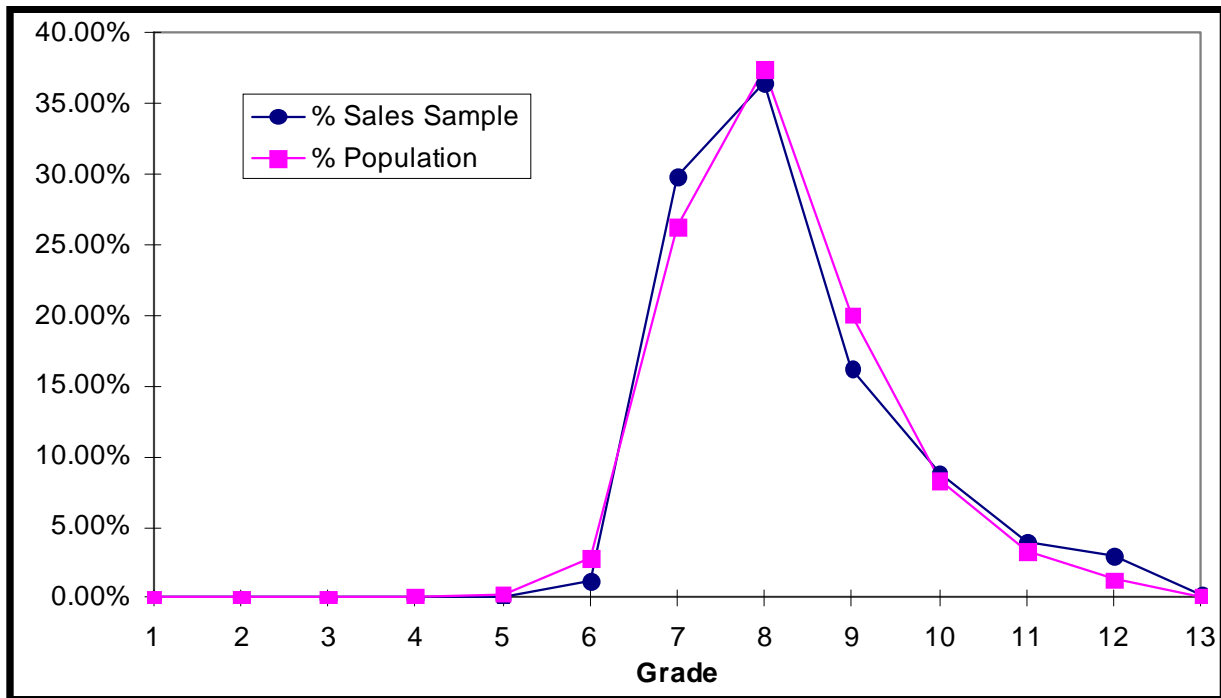


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

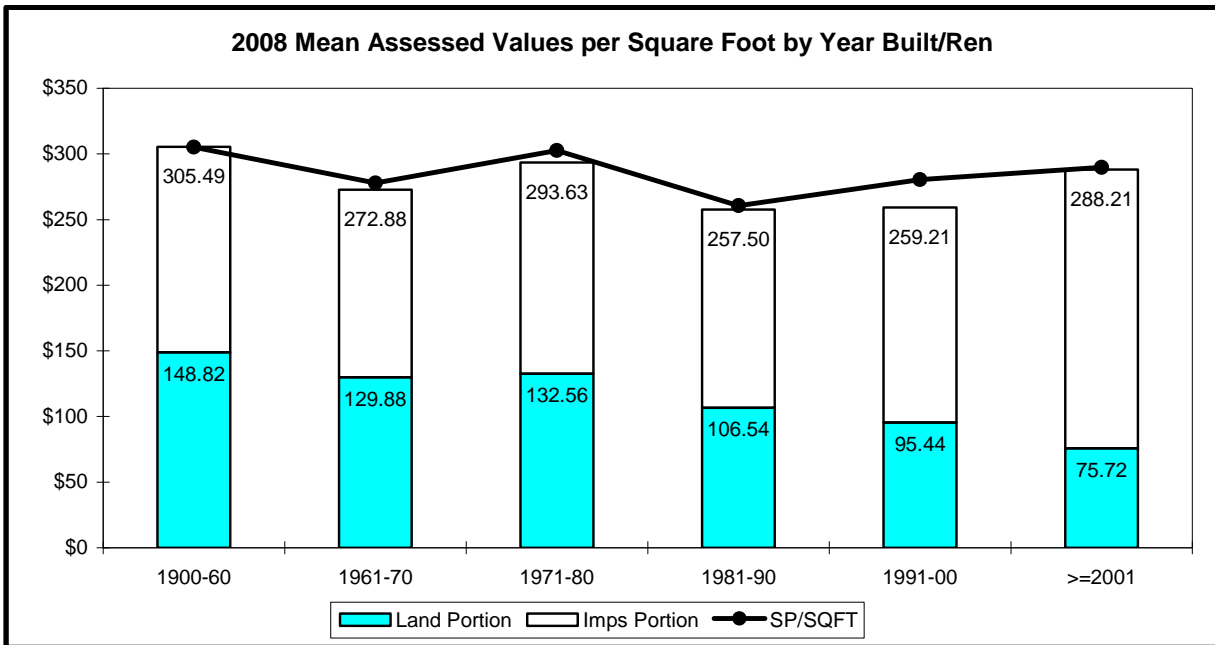
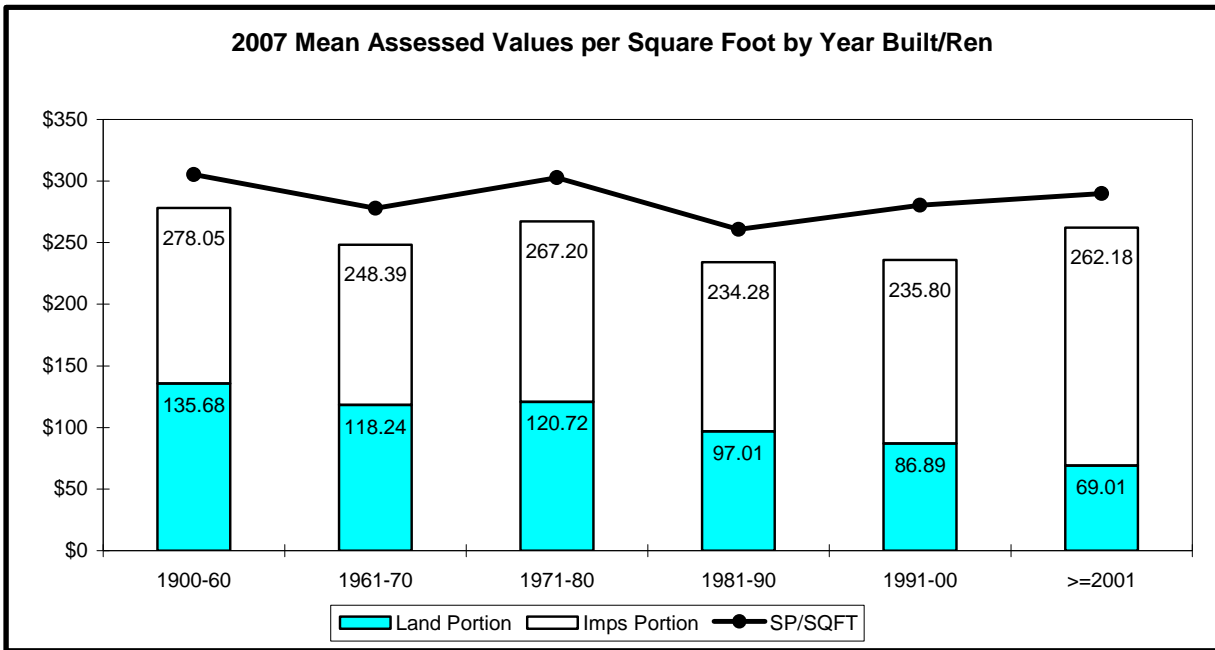
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	1.18%
7	202	29.88%
8	247	36.54%
9	110	16.27%
10	60	8.88%
11	27	3.99%
12	20	2.96%
13	2	0.30%
	676	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	15	0.32%
6	134	2.82%
7	1248	26.26%
8	1779	37.44%
9	954	20.08%
10	397	8.35%
11	155	3.26%
12	61	1.28%
13	7	0.15%
	4752	



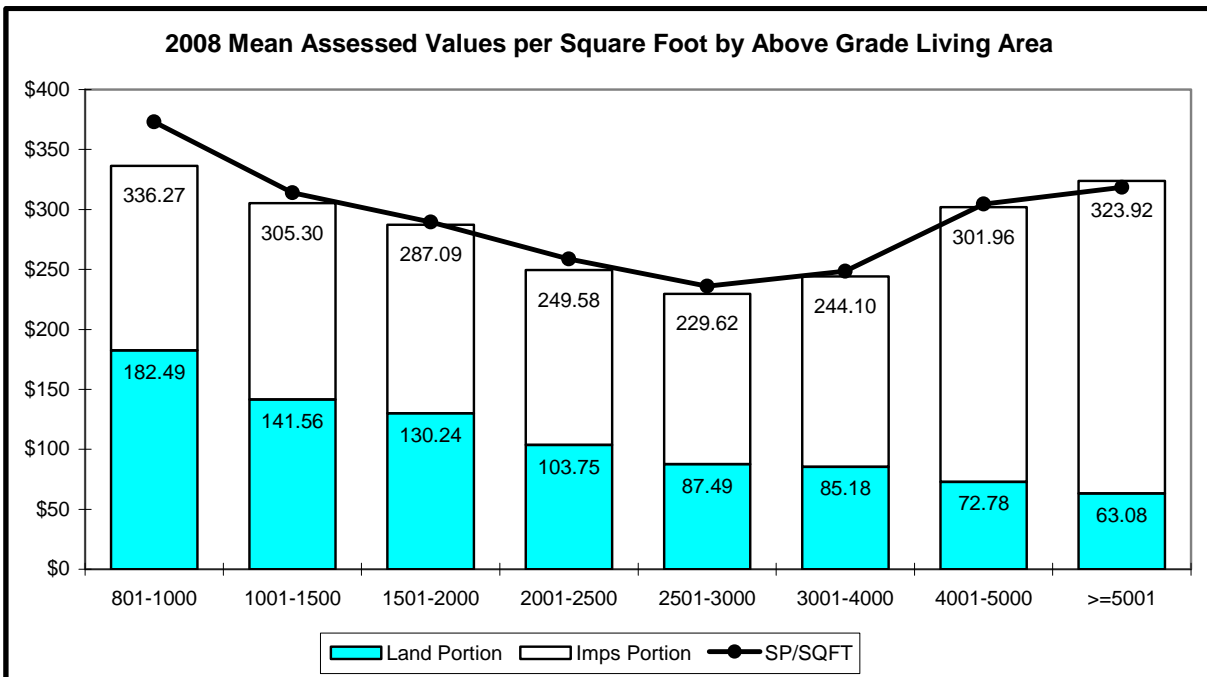
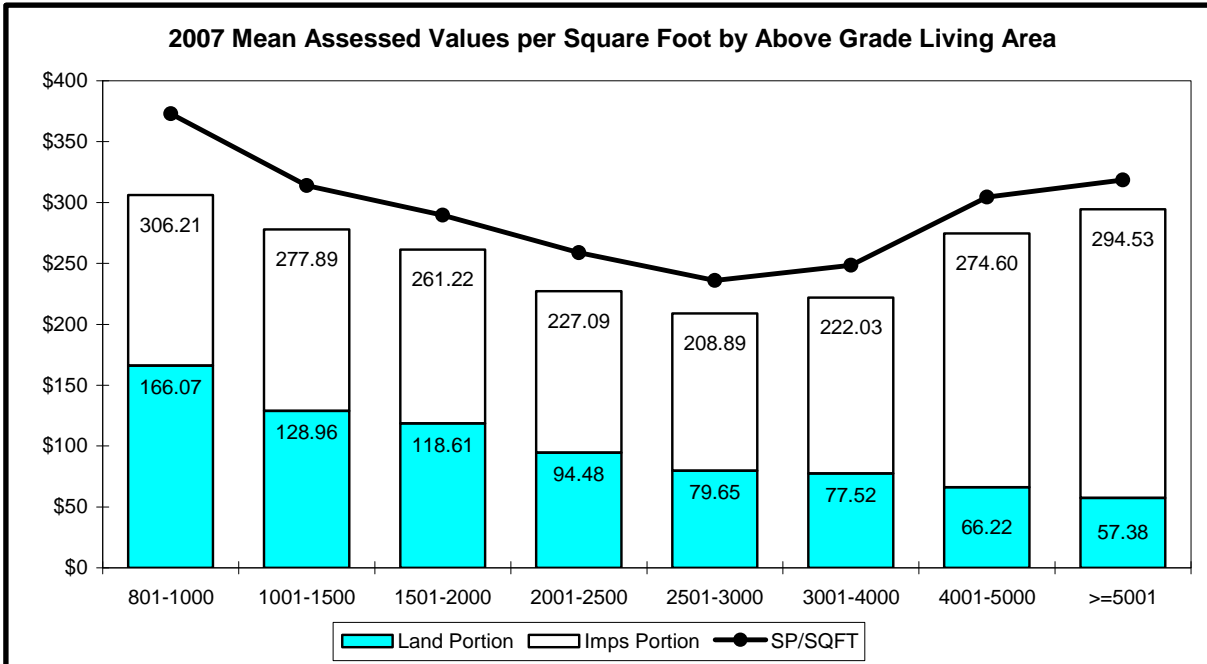
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



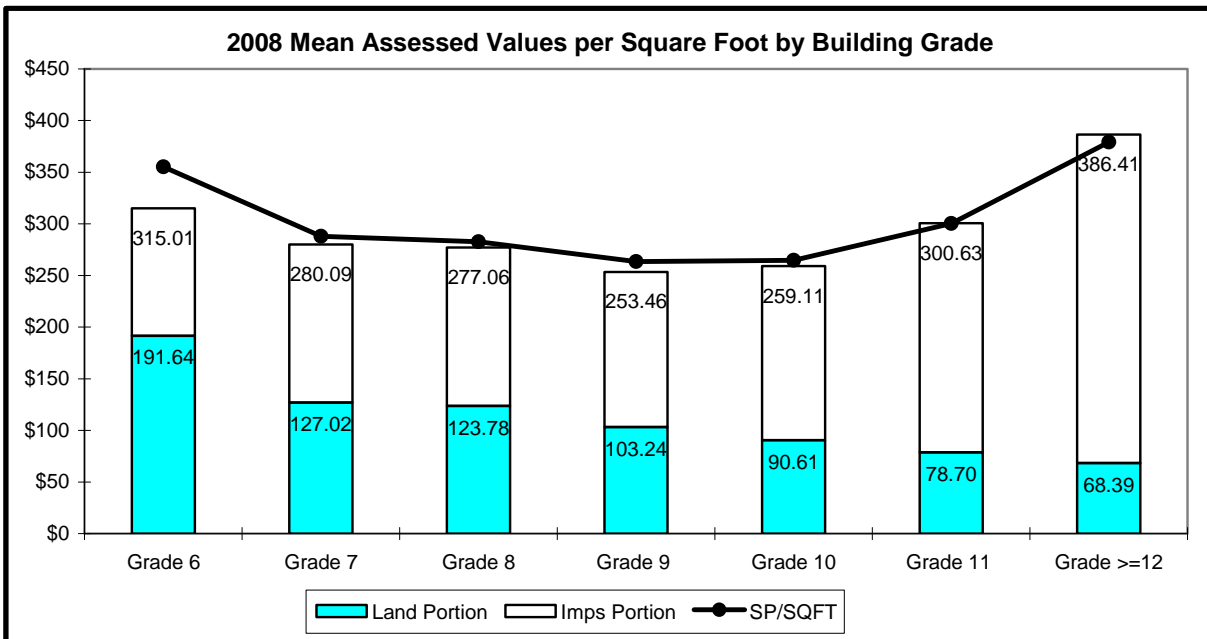
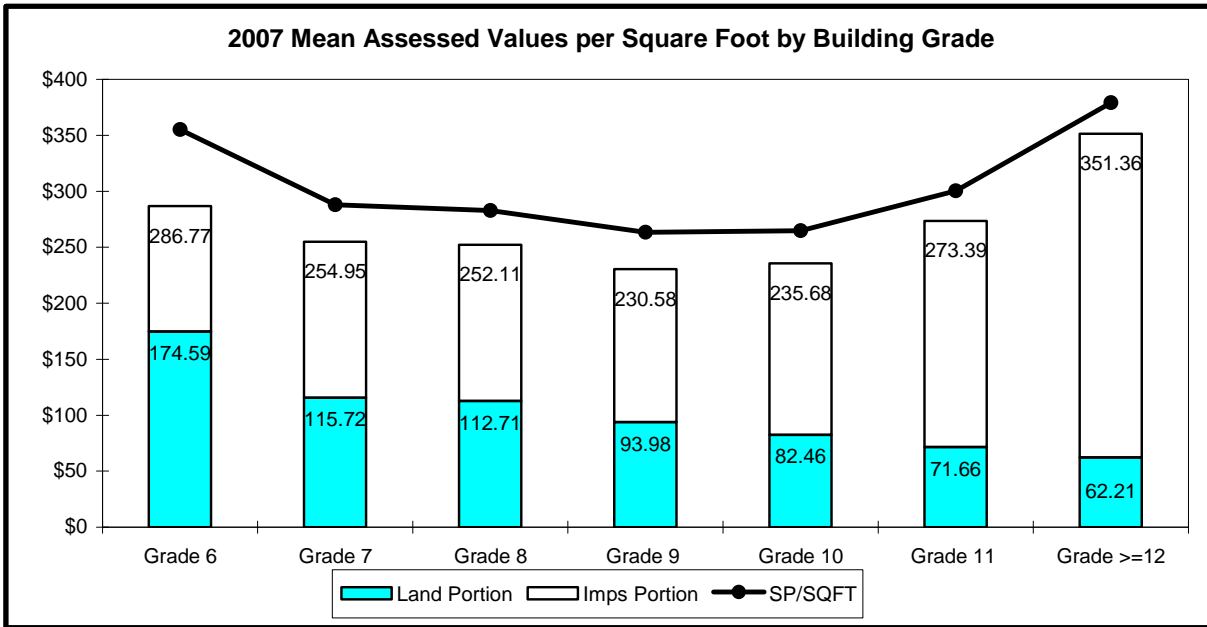
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

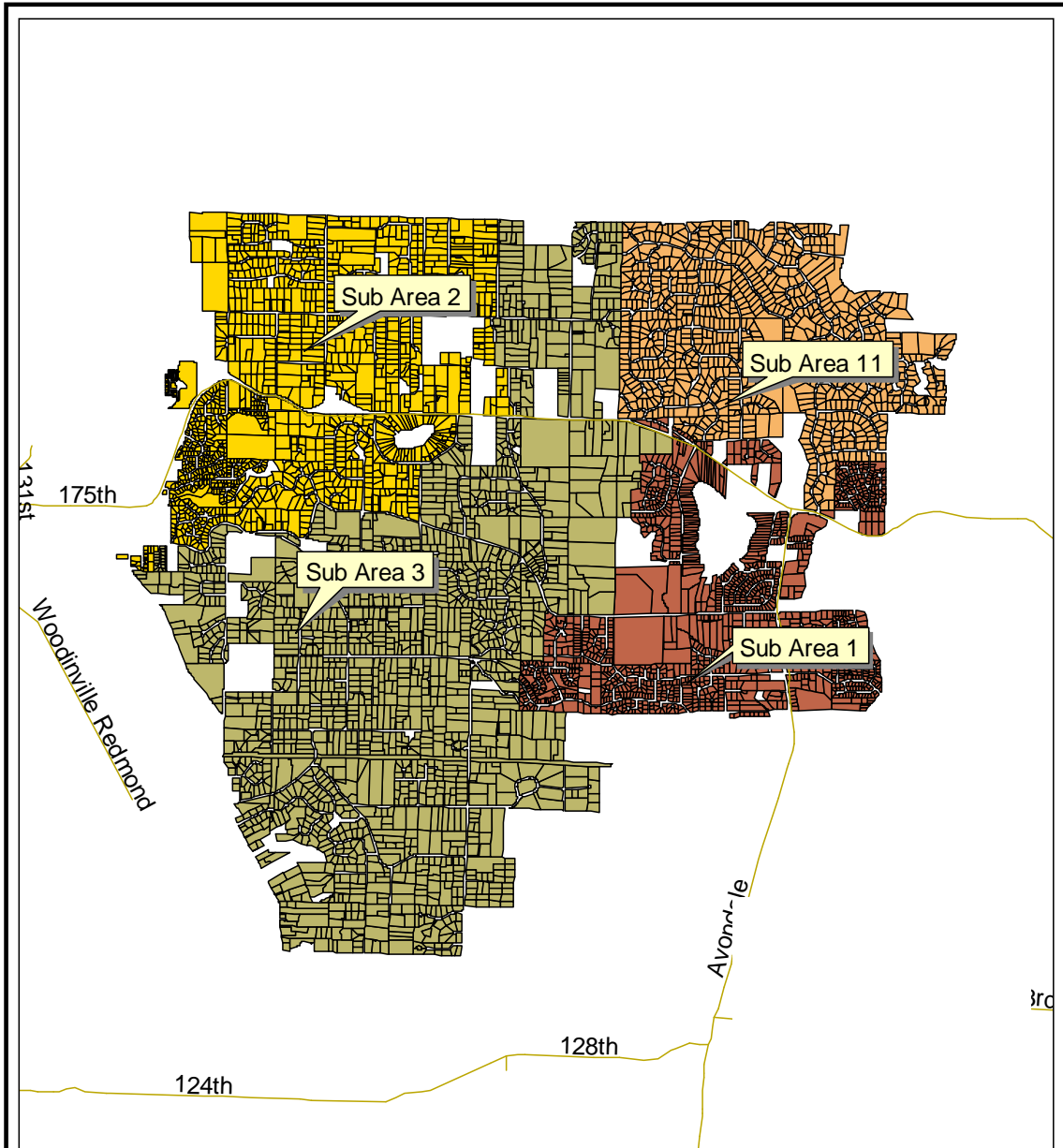


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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 36

2006 Annual Update

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Department of Assessments

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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 1, 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 10 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 10% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.10, 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 676 useable residential sales in the area.

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

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.10

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 * 1.10)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.10).
 - *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. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.10, 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 36 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)

10.00%

Comments

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

Area 36 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 .98

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.
6	8	0.814	0.894	9.9%	0.780	1.009
7	202	0.890	0.977	9.9%	0.959	0.996
8	247	0.890	0.978	9.9%	0.961	0.995
9	110	0.874	0.961	9.9%	0.940	0.982
10	60	0.892	0.980	9.9%	0.952	1.008
11	27	0.903	0.993	10.0%	0.935	1.051
>=12	22	0.928	1.021	10.0%	0.965	1.077
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1960	13	0.910	1.000	9.9%	0.895	1.106
1961-1970	116	0.897	0.985	9.9%	0.961	1.009
1971-1980	234	0.887	0.975	9.9%	0.959	0.992
1981-1990	174	0.906	0.996	9.9%	0.979	1.013
1991-2000	56	0.849	0.933	9.9%	0.898	0.968
>=2001	83	0.899	0.988	10.0%	0.958	1.018
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
AVERAGE	425	0.885	0.973	9.9%	0.960	0.985
GOOD	233	0.904	0.994	9.9%	0.977	1.011
VERY GOOD	18	0.924	1.016	9.9%	0.957	1.075
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	361	0.886	0.973	9.9%	0.960	0.986
1.5	32	0.875	0.962	9.9%	0.901	1.023
2	276	0.899	0.988	9.9%	0.973	1.003
>=2.5	7	0.867	0.954	9.9%	0.823	1.084

Area 36 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 .98

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1000	16	0.820	0.900	9.8%	0.839	0.961
1001-1500	213	0.886	0.973	9.9%	0.957	0.990
1501-2000	129	0.902	0.992	9.9%	0.971	1.013
2001-2500	96	0.877	0.964	9.9%	0.936	0.991
2501-3000	89	0.885	0.973	9.9%	0.943	1.003
3001-4000	81	0.893	0.982	9.9%	0.953	1.010
4001-5000	40	0.903	0.993	10.0%	0.954	1.031
>=5001	12	0.924	1.016	10.0%	0.928	1.105
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	642	0.890	0.978	9.9%	0.968	0.988
Y	34	0.911	1.002	10.0%	0.956	1.047
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	671	0.891	0.980	9.9%	0.970	0.989
Y	5	0.923	1.015	9.9%	0.753	1.276
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	209	0.890	0.978	9.9%	0.960	0.996
2	201	0.908	0.998	9.9%	0.980	1.015
3	184	0.882	0.969	9.9%	0.950	0.988
11	82	0.881	0.968	9.9%	0.941	0.996

Area 36 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 .98

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.
<=5000	21	0.963	1.058	9.8%	1.014	1.101
05001-08000	30	0.874	0.960	9.9%	0.913	1.008
08001-12000	120	0.886	0.973	9.8%	0.953	0.994
12001-16000	51	0.920	1.011	9.9%	0.978	1.043
16001-20000	33	0.890	0.978	9.9%	0.932	1.024
20001-30000	49	0.890	0.978	9.9%	0.938	1.018
30001-43559	216	0.916	1.006	9.9%	0.989	1.024
1AC-3AC	149	0.855	0.940	9.9%	0.919	0.962
3.01AC-5AC	7	0.872	0.958	10.0%	0.875	1.042

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / TEAM - 3	Lien Date: 01/01/2007	Date of Report: 5/7/2008	Sales Dates: 1/2005 - 12/2007
Area 36	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	676
Mean Assessed Value	546,100
Mean Sales Price	612,400
Standard Deviation AV	307,715
Standard Deviation SP	343,082

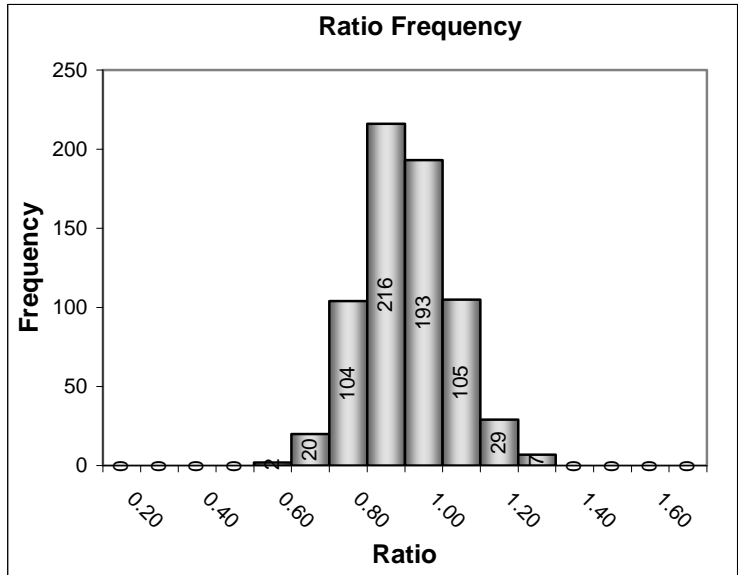
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.903
Median Ratio	0.898
Weighted Mean Ratio	0.892

UNIFORMITY	
Lowest ratio	0.561
Highest ratio:	1.283
Coefficient of Dispersion	10.51%
Standard Deviation	0.117
Coefficient of Variation	12.95%
Price Related Differential (PRD)	1.013

RELIABILITY	
95% Confidence: Median	
Lower limit	0.883
Upper limit	0.912
95% Confidence: Mean	
Lower limit	0.894
Upper limit	0.912

SAMPLE SIZE EVALUATION	
N (population size)	4752
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.117
Recommended minimum:	22
Actual sample size:	676
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	350
# ratios above mean:	326
z:	0.923
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 36

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / TEAM - 3	Lien Date: 01/01/2008	Date of Report: 5/7/2008	Sales Dates: 1/2005 - 12/2007
Area 36	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	676
Mean Assessed Value	600,200
Mean Sales Price	612,400
Standard Deviation AV	338,496
Standard Deviation SP	343,082

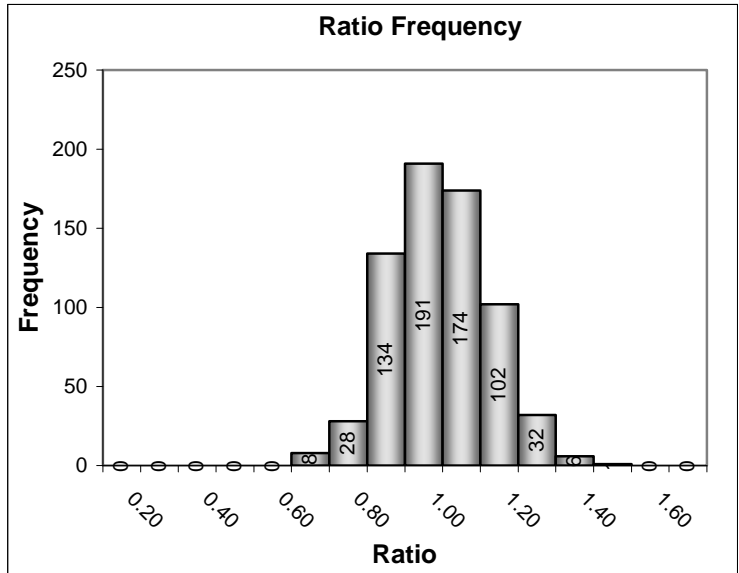
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.993
Median Ratio	0.988
Weighted Mean Ratio	0.980

UNIFORMITY	
Lowest ratio	0.617
Highest ratio:	1.409
Coefficient of Dispersion	10.51%
Standard Deviation	0.129
Coefficient of Variation	12.96%
Price Related Differential (PRD)	1.013

RELIABILITY	
95% Confidence: Median	
Lower limit	0.971
Upper limit	1.002
95% Confidence: Mean	
Lower limit	0.983
Upper limit	1.002

SAMPLE SIZE EVALUATION	
N (population size)	4752
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.129
Recommended minimum:	26
Actual sample size:	676
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	350
# ratios above mean:	326
z:	0.923
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 36

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 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	073750	0070	4/11/06	\$384,750	840	840	6	1970	4	11850	N	N	19319 NE 172ND ST
001	177592	0190	5/19/05	\$261,950	940	0	6	1971	3	11200	N	N	15602 173RD AVE NE
001	177450	0021	3/22/06	\$328,500	970	0	6	1945	4	28000	N	N	16210 AVONDALE RD NE
001	177450	0106	6/11/07	\$381,547	1270	0	6	1967	4	17484	N	N	15524 AVONDALE RD NE
001	177110	0180	4/24/06	\$293,000	940	0	7	1968	4	9180	N	N	17512 199TH AVE NE
001	177110	0260	6/19/07	\$325,000	940	0	7	1968	3	6300	N	N	17624 199TH PL NE
001	177111	0410	5/18/06	\$326,500	940	0	7	1969	4	9520	N	N	17818 198TH AVE NE
001	177111	0740	6/13/06	\$312,000	940	0	7	1969	4	9594	N	N	19665 NE 176TH ST
001	177111	0340	6/23/05	\$269,950	960	0	7	1969	4	9075	N	N	17825 199TH AVE NE
001	177590	0080	7/28/06	\$375,000	960	0	7	1967	4	11664	N	N	18026 NE 156TH ST
001	177111	0620	8/22/06	\$373,500	980	760	7	1978	3	11604	N	N	17635 197TH AVE NE
001	177110	0030	4/19/06	\$306,100	1000	0	7	1977	3	9075	N	N	19909 NE 175TH ST
001	177580	0220	12/17/07	\$409,999	1000	0	7	1967	4	7800	N	N	15626 184TH AVE NE
001	163070	0267	10/17/07	\$330,000	1010	540	7	1948	5	9775	N	N	18417 NE WOODINVILLE-DUVALL RD
001	163070	0267	8/1/05	\$285,400	1010	540	7	1948	5	9775	N	N	18417 NE WOODINVILLE-DUVALL RD
001	177100	0650	5/17/05	\$339,950	1010	800	7	1968	4	9150	N	N	15827 197TH PL NE
001	177100	0350	11/16/05	\$332,500	1030	460	7	1976	4	5850	N	N	15856 199TH AVE NE
001	073750	0160	1/29/07	\$328,900	1040	0	7	1978	3	10125	N	N	19216 NE 172ND ST
001	177000	0490	12/15/06	\$310,000	1060	0	7	1977	3	16470	N	N	15523 187TH AVE NE
001	177580	1240	4/22/05	\$370,000	1060	1000	7	1968	4	10400	N	N	18040 NE 155TH PL
001	177580	1240	11/29/06	\$400,000	1060	1000	7	1968	4	10400	N	N	18040 NE 155TH PL
001	177592	0250	8/31/06	\$362,500	1060	530	7	1978	3	7980	N	N	15708 173RD AVE NE
001	163070	0287	10/12/05	\$348,500	1080	1080	7	1964	4	20878	Y	N	17708 184TH AVE NE
001	163070	0287	11/15/06	\$430,000	1080	1080	7	1964	4	20878	Y	N	17708 184TH AVE NE
001	177592	0360	9/29/06	\$396,550	1080	1050	7	1976	3	9750	N	N	17250 NE 156TH CT
001	177593	0530	7/18/07	\$477,000	1090	420	7	1981	3	9135	N	N	17621 NE 160TH ST
001	177400	0130	9/26/05	\$369,950	1100	480	7	1968	3	10150	N	N	19033 NE 165TH PL
001	177100	0370	8/29/05	\$285,000	1120	0	7	1968	3	16650	N	N	15845 199TH AVE NE
001	177110	0270	10/30/06	\$355,000	1120	0	7	1969	4	6985	N	N	17630 199TH PL NE
001	177110	0360	6/7/06	\$303,000	1120	0	7	1969	4	5800	N	N	17719 199TH PL NE
001	177110	0490	10/25/05	\$282,000	1120	0	7	1968	4	10665	N	N	17439 199TH AVE NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177110	0500	12/21/05	\$270,000	1120	0	7	1968	3	10064	N	N	17431 198TH AVE NE
001	177111	0300	6/2/06	\$334,000	1120	0	7	1969	4	10000	N	N	17800 199TH AVE NE
001	177111	0370	8/15/06	\$358,770	1120	0	7	1970	4	8989	N	N	17803 199TH AVE NE
001	177111	0471	3/12/07	\$320,000	1120	0	7	1969	3	10619	N	N	17818 197TH AVE NE
001	952240	0210	10/19/05	\$359,950	1120	1040	7	1974	4	9600	N	N	17614 182ND AVE NE
001	177580	0560	9/20/05	\$329,000	1150	0	7	1969	5	18521	N	N	15917 181ST PL NE
001	177580	1320	8/27/07	\$330,000	1150	0	7	1970	4	17040	N	N	15504 180TH AVE NE
001	177580	1360	1/13/06	\$339,950	1150	480	7	1968	3	8910	N	N	15517 180TH AVE NE
001	177100	0430	1/27/06	\$277,500	1160	0	7	1968	3	9180	N	N	15804 198TH PL NE
001	177100	0430	4/30/07	\$385,000	1160	0	7	1968	3	9180	N	N	15804 198TH PL NE
001	177100	0540	12/15/05	\$289,000	1160	0	7	1968	3	9525	N	N	15817 198TH PL NE
001	177100	0550	6/15/06	\$293,238	1160	0	7	1968	3	9940	N	N	15805 198TH PL NE
001	177100	0570	1/6/05	\$225,950	1160	0	7	1968	3	9300	N	N	15804 197TH PL NE
001	177100	0610	6/9/06	\$331,950	1160	0	7	1968	3	7800	N	N	15840 197TH PL NE
001	177100	0980	8/16/06	\$330,000	1160	0	7	1967	3	9492	N	N	19712 NE 156TH PL
001	177400	0920	8/20/07	\$369,950	1170	0	7	1968	3	9375	N	N	16529 189TH AVE NE
001	177450	0040	8/23/06	\$318,500	1170	0	7	1968	4	9583	N	N	15926 AVONDALE RD NE
001	177593	0050	1/16/07	\$451,500	1170	930	7	1976	3	9100	N	N	17410 NE 160TH ST
001	177100	0150	6/2/06	\$349,990	1180	0	7	1968	4	8680	N	N	19731 NE 156TH PL
001	177111	0420	4/22/05	\$275,000	1180	0	7	1969	4	11904	N	N	17815 198TH AVE NE
001	163070	0302	3/11/05	\$397,500	1200	790	7	1967	4	29600	N	N	17311 185TH AVE NE
001	177590	0160	11/21/05	\$290,000	1200	0	7	1977	4	13000	N	N	15519 184TH PL NE
001	177100	0990	2/7/06	\$316,000	1220	0	7	1967	4	10200	N	N	15602 197TH AVE NE
001	177110	0100	11/14/07	\$339,900	1220	0	7	1968	4	8925	N	N	17518 199TH PL NE
001	177580	0600	8/10/06	\$409,950	1220	350	7	1988	3	17600	N	N	18002 NE 159TH ST
001	177592	0230	8/30/07	\$314,950	1220	0	7	1971	4	9660	N	N	15632 173RD AVE NE
001	132605	9120	11/16/06	\$480,000	1230	630	7	1978	4	46720	N	N	17705 NE 156TH ST
001	177111	0310	9/16/05	\$349,500	1230	0	7	1972	5	9880	N	N	17806 199TH AVE NE
001	177580	0790	9/26/06	\$380,000	1230	0	7	1967	3	11550	N	N	17912 NE 157TH ST
001	177111	0360	7/13/07	\$377,000	1250	0	7	1969	4	8466	N	N	17811 199TH AVE NE
001	177111	0550	12/16/05	\$297,000	1250	0	7	1971	4	9540	N	N	19665 NE 179TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177111	0760	5/18/05	\$265,000	1250	0	7	1969	4	9849	N	N	17515 197TH AVE NE
001	177450	0038	6/9/06	\$342,000	1250	0	7	1970	4	13950	N	N	15922 AVONDALE RD NE
001	177580	0910	8/21/06	\$340,000	1250	0	7	1968	4	13659	N	N	15605 183RD AVE NE
001	177580	0120	3/23/05	\$295,000	1260	0	7	1968	3	14027	N	N	15655 185TH AVE NE
001	177580	0290	3/26/07	\$350,000	1260	0	7	1968	3	12330	N	N	15612 183RD AVE NE
001	177580	0950	10/5/07	\$334,900	1270	0	7	1968	4	12800	N	N	15808 182ND AVE NE
001	177400	0720	12/8/05	\$375,000	1290	500	7	1967	3	10209	N	N	16544 189TH AVE NE
001	177100	0390	6/23/06	\$324,000	1300	0	7	1968	4	8844	N	N	15831 199TH AVE NE
001	177111	0160	6/6/05	\$305,000	1300	0	7	1969	4	9064	N	N	17612 197TH AVE NE
001	177001	0020	4/6/06	\$413,000	1330	390	7	1977	4	19200	N	N	18616 NE 161ST PL
001	177001	0030	10/2/06	\$397,000	1330	680	7	1977	4	18000	N	N	18606 NE 161ST PL
001	177100	0170	3/17/06	\$331,000	1330	0	7	1968	4	9638	N	N	19745 NE 156TH PL
001	177100	0170	6/22/07	\$349,950	1330	0	7	1968	4	9638	N	N	19745 NE 156TH PL
001	177400	0360	4/5/07	\$395,000	1330	0	7	1975	4	17250	N	N	16511 191ST AVE NE
001	177400	0360	9/20/07	\$492,500	1330	0	7	1975	4	17250	N	N	16511 191ST AVE NE
001	177580	0650	9/29/05	\$350,750	1330	570	7	1976	3	13200	N	N	17935 NE 159TH ST
001	177580	0730	11/20/06	\$427,000	1330	810	7	1976	4	11931	N	N	15834 180TH AVE NE
001	177591	0130	5/7/07	\$440,000	1330	500	7	1976	4	14400	N	N	16322 179TH PL NE
001	177400	0940	4/18/05	\$321,000	1340	0	7	1976	3	9375	N	N	16517 189TH AVE NE
001	177591	0340	6/6/05	\$285,000	1350	0	7	1970	3	16170	N	N	17708 NE 160TH PL
001	177100	0050	8/30/06	\$330,000	1360	0	7	1967	4	9776	N	N	19618 NE 156TH PL
001	177400	1000	7/2/07	\$373,950	1360	0	7	1968	3	11050	N	N	16550 188TH AVE NE
001	177400	0010	6/10/05	\$337,000	1370	0	7	1975	3	12320	N	N	18805 NE 165TH PL
001	177000	0040	6/22/06	\$432,950	1380	0	7	1979	4	15000	N	N	15905 187TH AVE NE
001	177400	0600	2/16/06	\$375,000	1380	0	7	1975	3	9676	N	N	16537 190TH AVE NE
001	177100	0760	12/1/05	\$288,500	1390	0	7	1968	4	8250	N	N	15846 196TH PL NE
001	177550	0110	1/8/07	\$437,000	1390	0	7	1975	3	45738	N	N	16315 AVONDALE RD NE
001	177592	0330	5/1/07	\$395,000	1390	0	7	1969	3	10795	N	N	17268 NE 156TH CT
001	132605	9137	5/22/07	\$418,500	1400	780	7	1981	3	35719	N	N	17628 NE 156TH ST
001	177100	0590	4/4/06	\$334,950	1400	0	7	1968	4	12950	N	N	15826 197TH PL NE
001	177580	0760	12/4/07	\$329,950	1400	0	7	1969	3	13530	N	N	15711 180TH PL NE

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Area 36
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177400	0100	6/15/07	\$370,000	1410	0	7	1976	3	11200	N	N	19009 NE 165TH PL
001	177000	0450	4/20/05	\$295,000	1430	0	7	1982	3	17600	N	N	15524 187TH AVE NE
001	177550	0380	7/16/07	\$560,000	1440	550	7	1979	3	48787	N	N	18816 NE 155TH ST
001	572250	0030	3/2/05	\$385,000	1440	570	7	1984	3	17598	N	N	18404 NE 170TH ST
001	177400	0840	2/21/07	\$440,000	1460	650	7	1966	4	12250	N	N	19111 NE 168TH ST
001	613980	0500	5/18/05	\$400,000	1460	480	7	1978	4	9744	N	N	19613 NE 162ND ST
001	177580	1050	5/22/06	\$400,000	1470	0	7	1977	4	15903	N	N	15817 182ND AVE NE
001	177100	0520	10/16/07	\$330,000	1500	0	7	1968	4	10744	N	N	15835 198TH PL NE
001	177592	0300	12/13/06	\$320,000	1550	0	7	1976	3	11900	N	N	15625 173RD AVE NE
001	177592	0300	3/22/07	\$388,000	1550	0	7	1976	3	11900	N	N	15625 173RD AVE NE
001	177400	0060	10/23/06	\$378,000	1580	0	7	1968	3	11200	N	N	18911 NE 165TH PL
001	177580	0830	7/27/05	\$354,550	1590	1070	7	1981	4	12312	N	N	17925 NE 157TH ST
001	177580	0060	5/21/07	\$409,500	1600	0	7	1967	4	40320	N	N	15636 185TH AVE NE
001	177100	0780	5/25/07	\$410,000	1610	0	7	1967	5	8874	N	N	15847 196TH PL NE
001	177580	1110	6/30/06	\$425,900	1620	0	7	1968	4	12328	N	N	15824 182ND AVE NE
001	177550	0122	8/15/05	\$335,000	1660	0	7	1967	4	9721	N	N	19177 NE 165TH ST
001	177590	0110	5/25/07	\$509,900	1670	0	7	1999	3	22475	N	N	15521 185TH AVE NE
001	177591	0260	12/19/06	\$438,000	1680	630	7	1977	4	14100	N	N	16220 178TH PL NE
001	177000	0330	6/29/05	\$439,950	1690	940	7	1976	4	15000	N	N	15720 187TH AVE NE
001	177550	0140	8/9/05	\$355,000	1720	0	7	1959	3	40000	N	N	16260 190TH AVE NE
001	177400	0270	11/29/06	\$385,000	1870	0	7	1967	3	9600	N	N	16712 191ST PL NE
001	177111	0250	8/22/06	\$425,000	1930	0	7	1977	4	10904	N	N	19801 NE 178TH ST
001	177400	0480	10/14/05	\$349,950	2070	0	7	1976	4	11745	N	N	19007 NE 167TH ST
001	177400	0300	5/9/05	\$359,950	2170	0	7	1968	4	9760	N	N	16527 191ST PL NE
001	177400	0210	10/17/06	\$405,000	2250	0	7	1968	4	9600	N	N	16528 191ST PL NE
001	177110	0450	1/24/06	\$399,950	2480	0	7	1968	4	10000	N	N	17531 199TH AVE NE
001	163070	0010	8/2/05	\$545,000	2710	0	7	2007	3	30080	Y	Y	16956 185TH AVE NE
001	177110	0140	8/9/06	\$446,500	3050	0	7	1989	4	9000	N	N	17517 199TH PL NE
001	177591	0090	5/31/05	\$319,000	1020	600	8	1970	3	14400	N	N	16062 179TH PL NE
001	177591	0605	1/20/06	\$389,950	1070	780	8	1979	3	15300	N	N	16334 177TH PL NE
001	162870	0125	5/1/07	\$510,000	1080	940	8	1954	4	19445	N	N	17350 191ST AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177593	0270	7/19/07	\$439,950	1080	750	8	1976	4	7245	N	N	15872 174TH AVE NE
001	952241	0160	4/14/06	\$502,500	1170	600	8	1977	3	35200	N	N	18217 NE 179TH ST
001	177400	0850	4/25/07	\$475,000	1180	1060	8	1980	3	12144	N	N	18815 NE 168TH ST
001	162870	0163	6/2/05	\$405,000	1190	570	8	1978	3	34848	N	N	16615 194TH AVE NE
001	177595	0190	10/2/07	\$435,000	1190	500	8	1977	3	11340	N	N	17524 184TH AVE NE
001	177580	0320	7/21/05	\$300,000	1210	0	8	1968	3	12261	N	N	15642 183RD AVE NE
001	177593	0380	4/28/05	\$361,000	1270	480	8	1978	3	9600	N	N	17509 NE 160TH ST
001	162870	0162	11/28/07	\$490,000	1280	420	8	1978	3	44866	N	N	16703 194TH AVE NE
001	613980	0490	10/6/05	\$435,000	1300	880	8	1979	3	9108	N	N	19603 NE 162ND ST
001	952240	0040	8/31/07	\$410,000	1300	0	8	1969	4	12070	N	N	18304 NE 175TH PL
001	177000	0010	3/2/06	\$419,000	1310	490	8	1976	4	16500	N	N	18726 NE 159TH ST
001	613980	0430	5/9/06	\$475,000	1320	910	8	1978	3	9600	N	N	16307 197TH AVE NE
001	613980	0480	6/12/06	\$489,500	1320	680	8	1978	4	10125	N	N	19602 NE 162ND ST
001	177400	1120	11/21/07	\$455,000	1330	690	8	1975	3	11952	N	N	18912 NE 168TH ST
001	613980	0390	7/20/05	\$399,950	1340	600	8	1979	3	10800	N	N	16326 197TH AVE NE
001	613980	0330	3/19/07	\$495,000	1370	1000	8	1978	3	10670	N	N	16212 197TH AVE NE
001	132605	9133	7/13/06	\$501,100	1380	1100	8	1979	3	54014	N	N	17819 NE 156TH ST
001	177000	0430	1/12/07	\$441,000	1380	840	8	1979	4	18000	N	N	15504 187TH AVE NE
001	177591	0350	7/12/07	\$411,500	1380	680	8	1976	3	20250	N	N	16004 177TH PL NE
001	177594	0050	2/8/07	\$489,950	1380	700	8	1976	3	37300	N	N	17455 NE 163RD PL
001	952240	0110	12/1/05	\$382,000	1380	0	8	1972	4	7800	N	N	18215 NE 176TH ST
001	177400	1110	4/17/06	\$425,000	1390	420	8	1974	3	10866	N	N	18920 NE 168TH ST
001	177435	0050	3/11/05	\$390,000	1390	460	8	1977	4	35100	N	N	16237 194TH AVE NE
001	177580	0100	4/21/05	\$334,950	1390	0	8	1976	3	20175	N	N	15606 185TH AVE NE
001	072606	9083	10/6/06	\$499,950	1400	1400	8	1978	3	37897	N	N	18219 NE WOODINVILLE-DUVALL PL
001	132605	9025	8/16/05	\$450,000	1400	900	8	1981	3	128502	N	N	15905 179TH PL NE
001	177400	1080	3/16/06	\$499,950	1400	880	8	1977	3	11024	N	N	18805 NE 168TH ST
001	177435	0010	10/7/05	\$365,000	1410	0	8	1977	4	30607	N	N	19209 NE 165TH ST
001	613980	0060	12/4/06	\$462,500	1410	1080	8	1978	3	9600	N	N	19711 NE 165TH ST
001	177435	0070	7/19/06	\$529,000	1420	770	8	1977	3	43995	N	N	16225 194TH AVE NE
001	177580	0660	4/23/07	\$360,000	1420	0	8	1976	3	13600	N	N	15827 180TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	613980	0380	5/25/06	\$470,000	1420	450	8	1978	3	9540	N	N	16318 197TH AVE NE
001	952240	0160	12/23/05	\$372,500	1420	0	8	1971	3	5665	N	N	18240 NE 176TH ST
001	952240	0190	9/11/06	\$410,000	1420	0	8	1972	4	10350	N	N	18218 NE 176TH ST
001	162870	0160	8/10/05	\$375,000	1440	0	8	1978	4	59677	N	N	16610 AVONDALE RD NE
001	613980	0040	3/2/06	\$420,000	1460	460	8	1978	3	9600	N	N	19625 NE 165TH ST
001	177435	0240	8/22/07	\$500,000	1480	1000	8	1977	3	34960	N	N	19517 NE 165TH ST
001	613980	0100	10/30/06	\$410,000	1510	470	8	1978	3	9200	N	N	19710 NE 164TH ST
001	613980	0460	7/20/05	\$369,950	1510	560	8	1978	4	9750	N	N	16213 197TH AVE NE
001	177580	0540	8/29/07	\$379,500	1550	0	8	1968	4	12935	N	N	15910 181ST PL NE
001	177595	0140	6/16/05	\$370,000	1560	390	8	1968	4	14964	N	N	17726 184TH AVE NE
001	177593	0600	5/24/05	\$331,000	1570	0	8	1981	3	9775	N	N	17508 NE 160TH ST
001	613980	0200	11/30/05	\$445,000	1570	980	8	1978	3	10854	N	N	16205 198TH AVE NE
001	177400	0880	6/15/06	\$442,000	1590	530	8	1974	3	9750	N	N	16553 189TH AVE NE
001	177580	0590	11/16/05	\$354,950	1610	0	8	1968	4	35200	N	N	18012 NE 159TH ST
001	613980	0070	7/5/05	\$435,000	1610	1000	8	1978	3	10115	N	N	19719 NE 165TH ST
001	172606	9203	8/25/05	\$509,000	1640	600	8	1984	4	47044	N	N	15920 198TH PL NE
001	177594	0160	6/6/05	\$355,000	1650	0	8	1976	3	38475	N	N	17610 NE 163RD PL
001	177550	0220	9/11/07	\$469,000	1680	0	8	1956	3	53143	N	N	19093 NE 162ND PL
001	132605	9094	10/22/07	\$440,000	1750	0	8	1983	3	33976	N	N	16015 175TH AVE NE
001	177590	0140	7/18/07	\$452,775	1760	0	8	1967	4	6875	N	N	15515 184TH PL NE
001	162870	0010	6/3/05	\$699,950	1770	800	8	1994	4	40510	Y	Y	17353 191ST AVE NE
001	162870	0010	6/6/07	\$779,000	1770	800	8	1994	4	40510	Y	Y	17353 191ST AVE NE
001	162870	0152	4/25/05	\$385,000	1780	0	8	1989	3	127897	N	N	16901 194TH AVE NE
001	177595	0170	5/23/05	\$445,000	1800	1240	8	1972	4	15680	Y	N	17818 184TH AVE NE
001	177400	0170	9/12/06	\$370,000	1870	0	8	1969	3	16549	N	N	16500 191ST PL NE
001	177580	0330	3/29/05	\$320,000	1910	0	8	1966	3	13553	N	N	18305 NE 159TH ST
001	613980	0410	11/9/05	\$418,200	1980	0	8	1978	4	7975	N	N	16323 197TH AVE NE
001	613980	0410	5/10/07	\$473,950	1980	0	8	1978	4	7975	N	N	16323 197TH AVE NE
001	613980	0270	4/13/05	\$362,000	2080	0	8	1978	3	9600	N	N	16010 197TH AVE NE
001	613980	0370	12/19/07	\$530,000	2080	0	8	1978	3	9760	N	N	16310 197TH AVE NE
001	177435	0040	12/11/06	\$585,000	2100	0	8	1977	5	32340	N	N	16407 194TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 36
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	163070	0301	9/27/06	\$695,000	2110	940	8	1978	4	30192	N	N	17305 185TH AVE NE
001	177580	0850	3/7/06	\$419,950	2110	0	8	1967	4	12000	N	N	17918 NE 156TH ST
001	177593	0440	12/11/07	\$460,000	2110	0	8	1978	4	8775	N	N	15961 176TH AVE NE
001	163070	0285	11/30/05	\$446,200	2140	0	8	1980	4	34848	N	N	17609 185TH AVE NE
001	177400	0050	10/18/06	\$465,000	2180	0	8	1968	3	11200	N	N	18903 NE 165TH PL
001	177595	0110	8/30/06	\$418,500	2200	0	8	1968	3	9600	N	N	17705 184TH AVE NE
001	177550	0090	11/8/06	\$535,000	2230	0	8	1958	4	54450	N	N	16205 AVONDALE RD NE
001	177593	0350	8/1/05	\$579,900	2380	880	8	2005	3	10800	N	N	15903 175TH AVE NE
001	177435	0200	8/17/07	\$547,500	2520	0	8	1978	4	36000	N	N	16312 194TH AVE NE
001	177435	0200	10/4/06	\$402,550	2520	0	8	1978	4	36000	N	N	16312 194TH AVE NE
001	115500	0080	1/6/06	\$500,000	3100	0	8	1968	4	15048	N	N	18819 NE 155TH ST
001	177450	0010	3/7/07	\$870,000	4280	0	8	1973	3	59677	N	N	16322 AVONDALE RD NE
001	675255	0070	12/3/07	\$700,000	2310	0	9	1995	3	35281	N	N	17019 183RD PL NE
001	675255	0150	6/21/05	\$561,280	2340	0	9	1995	3	47044	N	N	17042 183RD PL NE
001	675255	0110	8/15/05	\$599,950	2390	0	9	1995	3	32449	N	N	17016 183RD PL NE
001	675255	0010	6/27/07	\$900,000	2690	0	9	1998	3	24057	N	N	17055 183RD PL NE
001	177550	0370	9/21/07	\$767,115	2730	0	9	1991	3	92890	N	N	18829 NE 157TH ST
001	177550	0320	3/22/07	\$869,000	3410	0	9	2005	3	77101	N	N	18830 NE 159TH ST
001	177550	0014	6/26/05	\$619,500	3000	0	10	1989	3	37837	N	N	19122 NE 155TH ST
001	177550	0016	5/5/06	\$649,000	3010	0	10	1990	3	32494	N	N	19204 NE 155TH ST
001	177550	0373	6/1/05	\$610,000	3060	0	10	1991	3	32545	N	N	18817 NE 157TH ST
001	163070	0410	3/3/06	\$950,000	3740	0	10	2006	3	43560	N	N	19025 NE 183RD ST
001	163070	0405	7/31/06	\$978,250	4390	0	11	1995	3	41711	N	N	18218 190TH PL NE
002	404590	0026	5/23/07	\$399,950	1150	400	6	1953	3	21600	N	N	18225 167TH AVE NE
002	951720	0210	8/30/06	\$368,000	1100	0	7	1983	4	16891	N	N	18206 146TH AVE NE
002	721482	0330	11/10/06	\$421,000	1110	850	7	1981	3	8308	N	N	14607 NE 180TH PL
002	721481	0210	1/31/07	\$440,000	1170	1060	7	1979	3	8750	N	N	14707 NE 177TH ST
002	721481	0380	7/25/06	\$480,000	1180	850	7	1979	4	7560	N	N	14735 NE 178TH ST
002	951720	0170	8/31/05	\$411,000	1180	850	7	1983	3	19335	N	N	14620 NE 181ST ST
002	951720	0170	7/18/06	\$450,000	1180	850	7	1983	3	19335	N	N	14620 NE 181ST ST
002	012605	9081	4/21/06	\$470,000	1200	960	7	1977	4	43561	N	N	20020 166TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 36
(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	721481	0130	12/12/05	\$402,000	1240	960	7	1979	3	10120	N	N	14603 NE 178TH ST
002	721482	0320	11/23/05	\$349,000	1240	530	7	1979	3	7482	N	N	18004 146TH AVE NE
002	951720	0360	11/8/06	\$410,000	1250	480	7	1984	3	15077	N	N	18326 147TH CT NE
002	721482	0500	9/24/07	\$430,000	1260	910	7	1979	3	7812	N	N	17904 145TH PL NE
002	324450	0157	9/17/05	\$371,268	1270	460	7	1986	3	28750	N	N	18803 156TH AVE NE
002	721481	0240	9/6/06	\$483,000	1270	660	7	1979	4	9000	N	N	14725 NE 177TH ST
002	721481	0370	7/18/05	\$375,000	1270	560	7	1979	3	9025	N	N	14727 NE 178TH ST
002	721482	0630	5/6/05	\$369,500	1270	550	7	1980	3	13858	N	N	14508 NE 178TH PL
002	012605	9130	7/8/05	\$284,500	1280	0	7	1951	5	22554	N	N	16651 NE 190TH ST
002	721482	0130	12/1/06	\$490,000	1280	770	7	1980	4	12834	Y	N	17834 147TH PL NE
002	951720	0590	5/4/05	\$346,118	1280	600	7	1984	3	12182	N	N	18210 145TH CT NE
002	951720	0640	3/2/06	\$345,000	1290	0	7	1983	3	9667	N	N	18217 145TH CT NE
002	022605	9101	8/1/05	\$372,500	1320	570	7	1976	3	34848	N	N	19807 156TH AVE NE
002	022605	9016	5/19/05	\$375,000	1330	630	7	1976	4	41535	N	N	19002 156TH AVE NE
002	112605	9184	2/9/05	\$424,000	1350	0	7	1983	3	35153	N	N	16006 NE 175TH ST
002	289640	0530	12/17/05	\$358,000	1370	0	7	2003	3	2014	N	N	18620 144TH AVE NE
002	289640	0530	6/2/06	\$391,000	1370	0	7	2003	3	2014	N	N	18620 144TH AVE NE
002	289640	0540	7/7/05	\$340,000	1370	0	7	2003	3	1982	N	N	18618 144TH AVE NE
002	289640	0560	7/5/06	\$399,500	1370	0	7	2003	3	1982	N	N	18614 144TH AVE NE
002	289640	0570	7/6/05	\$325,950	1370	0	7	2003	3	1959	N	N	18612 144TH AVE NE
002	951720	0350	6/2/06	\$515,000	1370	1000	7	1984	4	16568	N	N	18320 147TH CT NE
002	289640	0510	12/19/05	\$359,000	1380	100	7	2003	3	1980	N	N	18624 144TH AVE NE
002	289640	0430	10/20/06	\$385,000	1390	0	7	2003	3	1910	N	N	18836 144TH AVE NE
002	289640	0490	8/22/05	\$354,950	1390	0	7	2002	3	2596	N	N	18824 144TH AVE NE
002	721482	0370	6/7/05	\$425,000	1390	940	7	1981	4	13920	N	N	14618 NE 180TH PL
002	721482	0590	8/31/05	\$400,000	1390	950	7	1979	4	7575	N	N	17829 146TH AVE NE
002	162280	0130	1/4/05	\$285,000	1400	0	7	1976	3	14020	N	N	15615 NE 195TH ST
002	404590	0035	1/28/05	\$350,000	1410	550	7	1959	3	22950	N	N	16614 NE 180TH ST
002	022605	9053	1/12/05	\$450,000	1420	700	7	1963	3	60548	N	N	16060 162ND AVE NE
002	721481	0510	6/14/05	\$450,000	1430	1330	7	1979	3	7200	N	N	14514 NE 178TH ST
002	721481	0170	11/4/05	\$397,000	1470	810	7	1979	3	12000	N	N	14627 NE 178TH ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	721481	0420	1/15/07	\$457,500	1480	620	7	1979	3	10400	N	N	14712 NE 178TH ST
002	721482	0610	4/19/05	\$355,000	1480	1080	7	1979	3	8270	N	N	14518 NE 178TH PL
002	721482	0150	7/20/05	\$365,000	1500	900	7	1981	3	9747	N	N	14637 NE 179TH ST
002	289640	0040	5/16/05	\$326,000	1550	0	7	2003	3	2955	N	N	14326 NE 186TH CT
002	289640	0040	5/23/06	\$396,000	1550	0	7	2003	3	2955	N	N	14326 NE 186TH CT
002	289640	0180	3/16/06	\$365,000	1550	0	7	2003	3	2961	N	N	14226 NE 187TH CT
002	289640	0080	12/19/07	\$412,000	1610	0	7	2003	3	2865	N	N	14331 NE 187TH PL
002	289640	0360	11/13/07	\$410,000	1610	0	7	2002	3	2822	N	N	18821 144TH AVE NE
002	012605	9177	7/14/05	\$457,000	1660	0	7	1979	4	38650	N	N	17015 NE 190TH ST
002	022605	9029	6/7/05	\$392,500	1730	860	7	1975	3	37461	N	N	15526 NE 195TH ST
002	289640	0100	10/21/05	\$349,151	1760	0	7	2003	3	3024	N	N	14317 NE 187TH PL
002	162280	0040	12/13/07	\$373,500	1770	0	7	1968	3	14020	N	N	15833 NE 195TH ST
002	289640	0210	10/17/06	\$412,201	1780	0	7	2003	3	2992	N	N	14243 NE 188TH CT
002	289640	0300	5/5/05	\$350,000	1780	0	7	2002	3	2684	N	N	18813 143RD CT NE
002	289640	0310	9/8/06	\$419,950	1780	0	7	2002	3	2689	N	N	18814 143RD CT NE
002	289640	0020	11/28/05	\$344,990	1800	0	7	2003	3	2280	N	N	14323 NE 186TH CT
002	289640	0120	11/17/06	\$407,500	1800	0	7	2003	3	2520	N	N	14213 NE 186TH PL
002	289640	0130	10/18/07	\$430,000	1800	0	7	2003	3	3546	N	N	14211 NE 186TH PL
002	289640	0160	4/13/05	\$337,000	1800	0	7	2003	3	3461	N	N	14223 NE 187TH CT
002	721481	0200	2/16/06	\$515,000	2040	860	7	1979	4	11900	N	N	14701 NE 177TH ST
002	923850	0100	9/12/07	\$536,000	2070	0	7	1968	3	20280	N	N	15324 NE 202ND ST
002	951720	0510	11/21/05	\$434,000	2100	0	7	1983	3	12041	N	N	14515 NE 184TH PL
002	951730	0090	11/28/07	\$480,000	2190	0	7	1984	3	18200	N	N	18410 146TH AVE NE
002	012605	9173	6/6/06	\$599,900	2520	0	7	1969	4	15950	N	N	19128 168TH AVE NE
002	721482	0510	4/13/07	\$504,950	2860	0	7	1979	3	8554	N	N	17908 145TH PL NE
002	324450	0007	6/21/05	\$360,000	1100	1000	8	1975	3	35053	N	N	19337 156TH AVE NE
002	956080	0240	5/16/07	\$510,000	1250	720	8	1984	4	9357	N	N	17931 151ST WAY NE
002	112605	9151	11/4/05	\$580,000	1340	800	8	1977	4	28314	N	N	15608 NE 175TH ST
002	112605	9168	7/28/06	\$600,000	1340	780	8	1977	4	35283	N	N	17521 156TH PL NE
002	324450	0043	11/13/07	\$540,000	1350	890	8	1979	3	52272	N	N	19417 153RD AVE NE
002	721480	0290	5/25/07	\$417,000	1360	940	8	1978	3	11700	N	N	17323 146TH PL NE

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Area 36
(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	327670	0080	7/29/05	\$411,000	1400	0	8	1971	3	21840	N	N	15207 NE 201ST ST
002	327670	0080	5/4/07	\$480,000	1400	0	8	1971	3	21840	N	N	15207 NE 201ST ST
002	721480	0610	12/16/05	\$418,000	1400	1020	8	1978	3	19800	N	N	14330 NE 174TH ST
002	721480	0260	8/16/05	\$409,000	1440	1000	8	1978	3	10000	N	N	14509 NE 174TH ST
002	022605	9135	3/7/06	\$390,000	1450	810	8	1979	3	49222	N	N	19704 156TH AVE NE
002	324450	0082	5/9/07	\$516,000	1460	740	8	1976	3	47044	N	N	18807 152ND AVE NE
002	923850	0340	6/7/06	\$525,000	1460	1400	8	1967	4	19723	N	N	14925 NE 202ND ST
002	327670	0070	7/30/07	\$530,000	1500	830	8	1973	3	27880	N	N	15208 NE 201ST ST
002	923850	0320	6/20/05	\$368,000	1510	840	8	1968	4	19927	N	N	14835 NE 202ND ST
002	022605	9115	9/20/05	\$455,000	1550	0	8	1977	3	50529	N	N	15816 NE 193RD PL
002	112605	9148	7/17/06	\$459,000	1550	760	8	1977	3	36920	N	N	15208 NE 173RD ST
002	923850	0490	7/13/07	\$465,000	1590	0	8	1966	4	21180	N	N	20219 151ST AVE NE
002	923851	0070	8/10/05	\$529,950	1600	460	8	1986	3	35000	N	N	15020 NE 198TH ST
002	404590	0031	10/31/06	\$672,500	1630	630	8	2006	3	12800	N	N	18067 167TH AVE NE
002	721480	0330	4/25/05	\$415,000	1630	500	8	1978	4	16000	N	N	17320 146TH PL NE
002	923848	0030	12/5/06	\$470,000	1630	630	8	1978	3	37122	N	N	15002 NE 201ST ST
002	327670	0090	6/6/05	\$419,950	1640	730	8	1972	3	22425	N	N	15225 NE 201ST ST
002	327670	0020	5/16/06	\$586,070	1680	0	8	1996	3	20550	N	N	15344 NE 201ST ST
002	327670	0120	3/31/05	\$430,000	1720	700	8	1969	4	18200	N	N	15333 NE 201ST ST
002	923849	0080	10/19/07	\$530,000	1720	500	8	1979	3	36695	N	N	15419 NE 198TH ST
002	956080	0220	11/23/05	\$470,000	1720	900	8	1984	3	10695	N	N	17944 151ST WAY NE
002	956080	0160	8/26/05	\$445,000	1730	0	8	1987	3	18094	Y	N	17830 151ST WAY NE
002	327670	0100	11/8/05	\$485,000	1760	1700	8	1969	3	20500	N	N	15305 NE 201ST ST
002	032605	9021	8/11/05	\$599,950	1780	750	8	1981	3	29865	Y	N	19417 148TH AVE NE
002	721480	0120	12/8/05	\$420,000	1780	530	8	1979	3	25175	N	N	14429 NE 173RD ST
002	112605	9141	4/20/05	\$475,450	1800	500	8	1977	3	55756	N	N	17420 151ST AVE NE
002	923850	0190	7/23/07	\$577,500	1810	790	8	1968	3	28600	N	N	14950 NE 204TH ST
002	923851	0120	12/13/05	\$529,950	1810	440	8	1986	4	38811	N	N	14818 NE 198TH ST
002	923851	0030	7/26/06	\$586,000	1830	440	8	1986	3	43533	N	N	15218 NE 199TH ST
002	923851	0200	1/9/06	\$480,000	1880	0	8	1986	3	41628	N	N	15127 NE 198TH ST
002	951730	0140	5/9/07	\$534,000	1890	0	8	1985	4	17810	N	N	18446 146TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	721481	0190	10/7/05	\$399,950	1910	0	8	1980	3	10000	N	N	14639 NE 178TH ST
002	956080	0070	12/8/05	\$433,000	1970	0	8	1988	3	9878	N	N	14816 NE 177TH ST
002	856470	0210	5/4/05	\$455,000	2030	0	8	2004	3	6520	N	N	14965 NE 18TH ST
002	856470	0210	6/27/06	\$559,000	2030	0	8	2004	3	6520	N	N	14965 NE 18TH ST
002	324450	0115	10/4/06	\$777,500	2080	800	8	1975	3	37452	N	N	14909 NE WOODINVILLE-DUVALL RD
002	022605	9160	9/27/05	\$585,000	2110	0	8	1996	3	26491	N	N	16224 NE 187TH ST
002	721480	0490	5/9/05	\$365,500	2130	0	8	1978	3	13650	N	N	17410 145TH PL NE
002	856470	0040	6/27/07	\$575,000	2160	930	8	2004	3	6710	N	N	18540 151ST AVE NE
002	856470	0040	1/3/05	\$384,950	2160	930	8	2004	3	6710	N	N	18540 151ST AVE NE
002	324450	0022	4/25/05	\$545,000	2230	0	8	1977	3	98445	N	N	19009 156TH AVE NE
002	956080	0400	9/13/05	\$470,000	2230	0	8	1984	3	7502	N	N	17849 149TH AVE NE
002	721480	0640	6/4/07	\$510,000	2280	0	8	1978	4	13200	N	N	17422 143RD PL NE
002	324450	0006	8/20/07	\$625,000	2360	0	8	1987	3	31500	N	N	15515 NE 195TH ST
002	721480	0630	10/7/05	\$440,000	2370	0	8	1978	3	15000	N	N	17414 143RD PL NE
002	721480	0470	6/16/05	\$390,000	2390	0	8	1979	3	13000	N	N	14524 NE 174TH ST
002	112605	9233	5/16/05	\$581,000	2410	0	8	1998	3	12370	Y	N	18402 148TH AVE NE
002	856470	0110	5/31/07	\$675,000	2450	0	8	2004	3	7387	N	N	14980 NE 185TH ST
002	923843	0120	2/6/06	\$592,250	2450	0	8	1984	3	34999	N	N	16325 NE 203RD PL
002	923849	0090	7/17/07	\$639,950	2450	0	8	1979	4	39758	N	N	15403 NE 198TH ST
002	032605	9123	10/17/05	\$649,950	2460	1170	8	1982	3	28953	Y	N	19405 148TH AVE NE
002	856470	0230	10/26/05	\$510,000	2480	0	8	2004	3	7301	N	N	15025 NE 185TH ST
002	721481	0280	8/2/07	\$510,000	2550	0	8	1979	3	12600	N	N	17617 148TH AVE NE
002	856470	0160	1/14/05	\$485,269	2580	0	8	2004	3	7632	Y	N	14855 NE 185TH ST
002	856470	0170	1/10/05	\$462,978	2640	0	8	2004	3	6496	N	N	14865 NE 185TH ST
002	923851	0190	8/3/05	\$539,950	2640	0	8	1986	4	35001	N	N	15021 NE 198TH ST
002	856470	0060	7/20/07	\$580,000	2680	0	8	2004	3	8067	N	N	18645 151ST AVE NE
002	856470	0060	1/24/05	\$420,950	2680	0	8	2004	3	8067	N	N	18645 151ST AVE NE
002	856470	0080	1/10/05	\$437,195	2680	0	8	2004	3	7236	N	N	18585 151ST AVE NE
002	923843	0700	8/29/06	\$775,000	2680	0	8	1989	4	93361	N	N	16005 NE 203RD PL
002	923843	0100	3/21/05	\$429,166	2730	0	8	1984	3	35025	N	N	16212 NE 203RD PL
002	324450	0085	1/17/07	\$695,000	2760	0	8	1982	3	61855	N	N	14910 NE WOODINVILLE-DUVALL RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	022605	9154	6/10/06	\$629,000	2770	0	8	1985	3	38612	N	N	19545 158TH PL NE
002	923843	0090	7/17/06	\$650,000	2780	0	8	1988	3	35017	N	N	16116 NE 203RD PL
002	923851	0230	8/8/05	\$555,600	2780	0	8	1987	3	40835	N	N	15321 NE 198TH ST
002	327670	0050	2/28/07	\$720,000	2820	0	8	1968	4	23355	N	N	15304 NE 201ST ST
002	404590	0038	1/18/06	\$588,000	2840	0	8	2006	3	15780	N	N	16520 NE 180TH PL
002	956220	0210	6/9/06	\$649,950	2880	0	8	1989	3	31172	N	N	15010 NE 177TH DR
002	012605	9259	6/22/07	\$695,000	3080	0	8	1984	4	52060	N	N	19621 164TH AVE NE
002	956220	0170	4/19/05	\$535,000	3340	0	8	1987	3	35326	N	N	15108 NE 177TH DR
002	721480	0680	6/17/05	\$549,500	1770	1470	9	1979	4	26250	N	N	17401 143RD PL NE
002	404590	0085	4/17/06	\$895,000	1930	2170	9	1964	5	40020	Y	Y	18046 160TH PL NE
002	721480	0600	1/6/06	\$475,000	2210	0	9	1978	3	10815	N	N	14502 NE 174TH ST
002	923843	0140	3/17/06	\$550,000	2210	920	9	1985	3	28001	N	N	20107 164TH AVE NE
002	427700	0060	4/17/07	\$790,000	2300	0	9	1996	3	36850	N	N	19180 162ND AVE NE
002	404590	0034	8/22/06	\$593,950	2420	0	9	1987	3	21000	N	N	18071 167TH AVE NE
002	247470	0050	8/10/05	\$687,500	2610	1330	9	1997	3	44166	Y	N	19133 148TH AVE NE
002	112605	9190	4/15/05	\$550,000	2700	0	9	1986	3	37148	N	N	17541 156TH PL NE
002	012605	9006	12/9/07	\$690,000	2730	0	9	1999	3	51836	N	N	20004 166TH AVE NE
002	404590	0010	8/3/05	\$750,000	2760	0	9	2005	3	19680	Y	Y	16505 NE WOODINVILLE-DUVALL RD
002	404590	0108	10/4/05	\$582,651	2770	0	9	2005	3	15228	N	N	16025 NE 185TH ST
002	404590	0108	9/1/06	\$598,000	2770	0	9	2005	3	15228	N	N	16025 NE 185TH ST
002	022605	9166	9/5/07	\$645,000	2870	0	9	1988	3	36649	N	N	16326 NE 196TH ST
002	022605	9166	7/10/06	\$702,000	2870	0	9	1988	3	36649	N	N	16326 NE 196TH ST
002	012605	9112	6/12/06	\$910,000	2990	1700	9	1998	3	87549	N	N	19619 166TH AVE NE
002	324450	0063	9/14/05	\$685,000	3000	0	9	2000	3	46609	N	N	14849 NE 195TH ST
002	247470	0040	1/17/05	\$645,000	3010	1090	9	1996	3	35936	N	N	19141 148TH AVE NE
002	421525	0010	3/6/07	\$653,000	3060	0	9	1988	3	27855	N	N	15914 NE 183RD ST
002	022605	9009	2/3/05	\$792,500	3420	0	9	1997	3	43180	N	N	19175 162ND AVE NE
002	022605	9182	10/26/05	\$928,000	3620	0	9	2003	3	35850	N	N	19225 162ND AVE NE
002	012605	9123	2/12/07	\$970,000	4030	0	9	2006	3	36600	N	N	19007 168TH AVE NE
002	421525	0040	3/21/06	\$606,000	2060	1000	10	1987	3	43082	N	N	15722 NE 183RD ST
002	421525	0050	7/21/06	\$656,000	2430	720	10	1987	3	35924	N	N	15710 NE 183RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	421525	0570	3/7/06	\$810,000	2590	2000	10	1986	3	35580	N	N	18120 159TH AVE NE
002	421525	0450	9/11/06	\$750,000	2650	0	10	1983	4	35174	N	N	15815 NE 180TH PL
002	956220	0070	5/7/07	\$779,000	2800	0	10	1983	3	38536	N	N	15506 NE 179TH ST
002	112605	9199	3/3/05	\$748,000	3080	0	10	1987	3	35157	N	N	18143 154TH AVE NE
002	956220	0400	3/6/06	\$660,000	3160	0	10	1987	3	66135	N	N	15402 NE 176TH PL
002	421525	0260	6/29/07	\$959,950	3430	0	10	1983	4	35001	N	N	15818 NE 178TH PL
002	421525	0240	4/18/07	\$842,000	3520	0	10	1984	3	28048	N	N	15829 NE 178TH PL
002	956220	0110	10/18/06	\$912,000	3520	0	10	1983	4	54885	N	N	17723 154TH CT NE
002	956220	0060	12/14/07	\$786,500	3540	0	10	1983	3	35408	N	N	15518 NE 179TH ST
002	012605	9308	11/21/06	\$1,011,000	3760	0	10	2003	3	53113	N	N	19734 166TH AVE NE
002	421525	0360	9/8/06	\$823,500	4000	0	10	1984	3	38727	N	N	18210 157TH AVE NE
002	112605	9197	10/25/07	\$860,000	4190	0	10	1987	3	36124	N	N	18156 154TH AVE NE
002	022605	9151	4/5/07	\$975,000	4554	0	10	2000	3	44489	N	N	15411 NE 197TH PL
002	956220	0150	2/7/05	\$957,500	4710	650	10	1990	3	81537	N	N	15212 NE 177TH DR
002	956220	0320	7/18/05	\$799,950	2250	2400	11	1986	3	60250	N	N	15219 NE 177TH DR
002	324450	0090	5/11/06	\$1,000,000	2850	1450	11	1997	3	28012	Y	N	14825 NE 192ND ST
002	421525	0420	4/18/05	\$675,000	3240	0	11	1984	3	36518	Y	N	18103 159TH AVE NE
002	022605	9180	3/29/06	\$840,000	3650	0	11	2001	3	23659	N	N	18906 160TH CT SE
002	112605	9230	3/7/06	\$990,000	3850	0	11	1994	3	35540	N	N	18146 154TH AVE NE
002	112605	9194	6/7/07	\$875,000	3950	0	11	1990	3	53578	N	N	17413 155TH PL NE
002	956220	0430	11/29/07	\$837,000	3970	0	11	1983	3	34498	N	N	15421 NE 176TH PL
002	012605	9071	6/1/07	\$1,485,000	3990	0	11	2001	3	54430	N	N	20310 164TH AVE NE
002	803100	0050	7/19/07	\$1,405,000	4150	0	11	2003	3	22058	N	N	18875 164TH AVE NE
002	022605	9183	9/30/05	\$1,375,000	4420	0	11	2005	3	33379	N	N	19237 160TH AVE NE
002	421525	0080	6/20/05	\$1,150,000	4500	0	11	2005	3	39391	N	N	18219 157TH AVE NE
002	421525	0080	5/14/07	\$1,318,500	4500	0	11	2005	3	39391	N	N	18219 157TH AVE NE
002	022605	9184	11/21/06	\$1,700,000	4600	0	11	2006	3	33420	N	N	19319 160TH AVE NE
002	803100	0070	6/7/05	\$1,375,000	4920	0	11	2003	3	33365	N	N	18975 164TH AVE NE
002	022605	9185	5/11/05	\$1,500,000	5120	0	11	2005	3	35288	N	N	19337 160TH AVE NE
002	324450	0055	5/8/07	\$1,975,000	5180	0	11	2006	3	46577	N	N	14842 NE 192ND ST
002	324450	0062	8/22/05	\$1,825,000	4010	1790	12	2001	3	47045	Y	N	14816 NE 192ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	610400	0060	5/1/06	\$2,250,000	4270	330	12	2005	3	35611	N	N	19230 163RD CT NE
002	610400	0070	12/7/05	\$2,475,000	4750	0	12	2005	3	79476	N	N	19025 163RD CT NE
002	610400	0040	11/1/06	\$2,195,000	4840	0	12	2005	3	35510	N	N	19360 163RD CT NE
002	610400	0050	8/10/05	\$2,275,000	4990	0	12	2005	3	35434	N	N	19280 163RD CT NE
002	610400	0050	5/10/07	\$2,500,000	4990	0	12	2005	3	35434	N	N	19280 163RD CT NE
002	610400	0020	9/14/05	\$2,650,000	5110	1460	12	2005	3	35510	N	N	19410 163RD CT NE
002	610400	0030	9/2/05	\$2,395,000	5550	300	12	2005	3	35510	N	N	19390 163RD CT NE
003	122605	9139	2/21/07	\$370,000	740	200	6	1931	3	91476	N	N	17324 174TH AVE NE
003	795502	0080	10/26/06	\$340,000	860	0	6	1969	3	6175	N	N	17050 142ND PL NE
003	366300	0160	6/24/05	\$324,950	1460	0	6	1970	4	48351	N	N	16724 NE 179TH ST
003	795502	0070	11/3/05	\$343,000	820	820	7	1970	4	6075	N	N	17053 142ND PL NE
003	122605	9077	8/29/06	\$525,000	1010	1010	7	1976	4	178160	N	N	17719 NE WOODINVILLE-DUVALL RD
003	404590	0144	10/26/06	\$481,000	1110	1270	7	1972	3	82764	Y	N	16623 NE 180TH PL
003	122605	9124	6/21/07	\$480,000	1120	1120	7	1975	4	41636	N	N	17306 NE 165TH ST
003	132605	9070	3/7/05	\$364,950	1180	0	7	1967	4	16552	N	N	16714 NE 158TH ST
003	795503	0060	8/16/07	\$344,500	1250	0	7	1970	4	17380	N	N	16905 174TH AVE NE
003	795503	0070	2/25/05	\$259,950	1250	0	7	1970	4	19760	N	N	16823 174TH AVE NE
003	340170	0193	7/24/07	\$824,000	1260	770	7	1973	4	43560	N	N	16025 NE 145TH ST
003	795502	0100	5/24/06	\$340,000	1300	0	7	1969	3	10033	N	N	17058 142ND PL NE
003	930630	0030	10/25/06	\$500,000	1300	580	7	1968	4	41850	N	N	14626 NE 166TH ST
003	012605	9056	3/16/07	\$525,000	1340	680	7	1977	3	42370	N	N	17027 NE 195TH ST
003	242605	9071	5/10/07	\$750,000	1380	940	7	1978	4	98445	N	N	14447 168TH AVE NE
003	012605	9227	12/8/06	\$625,000	1390	930	7	1979	4	87120	N	N	17848 NE 198TH PL
003	112605	9052	3/8/05	\$316,500	1440	1300	7	1946	3	30970	N	N	15061 NE 173RD ST
003	366300	0070	4/8/05	\$410,000	1440	460	7	1969	4	46609	N	N	17308 167TH AVE NE
003	122605	9187	1/9/06	\$529,500	1560	600	7	1961	3	105415	N	N	17031 NE 179TH ST
003	340170	0255	3/21/07	\$795,000	1590	1500	7	1974	4	87120	N	N	14208 162ND AVE NE
003	132605	9002	6/22/06	\$570,000	1690	140	7	1984	4	57499	N	N	16316 173RD AVE NE
003	012605	9220	4/3/06	\$495,000	1840	520	7	1978	3	58442	N	N	17912 NE 196TH ST
003	112605	9135	3/3/05	\$465,950	1990	0	7	1975	4	43560	N	N	17422 155TH PL NE
003	012605	9185	3/3/05	\$345,000	2180	0	7	1970	4	24440	N	N	18819 176TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	142605	9031	8/14/06	\$685,000	2410	0	7	1918	5	57499	N	N	16210 NE 160TH ST
003	339535	0110	6/18/07	\$464,000	980	400	8	1981	4	38040	N	N	16711 NE 139TH PL
003	339535	0170	6/7/06	\$451,100	1140	240	8	1981	3	36334	N	N	16735 NE 139TH PL
003	122605	9086	10/6/05	\$370,000	1260	0	8	1966	4	16000	N	N	16808 164TH AVE NE
003	739980	0040	5/11/07	\$510,000	1360	0	8	1983	3	34980	N	N	16619 171ST PL NE
003	739980	0160	9/8/05	\$400,000	1360	0	8	1983	3	33600	N	N	16808 171ST PL NE
003	112605	9116	7/18/06	\$460,000	1370	340	8	1970	4	40200	N	N	15846 NE 165TH ST
003	112605	9116	2/14/07	\$575,000	1370	340	8	1970	4	40200	N	N	15846 NE 165TH ST
003	112605	9176	10/3/05	\$565,000	1410	720	8	1979	4	47916	N	N	16017 NE 169TH PL
003	340170	0134	7/20/06	\$630,000	1410	690	8	1978	4	54450	N	N	15214 164TH AVE NE
003	404590	0140	8/23/06	\$485,000	1420	600	8	1965	3	27900	N	N	18208 167TH AVE NE
003	232605	9046	11/10/05	\$495,000	1440	1440	8	1973	3	71874	Y	N	13656 WOODINVILLE-REDMOND
003	012605	9268	1/10/07	\$650,000	1510	460	8	1988	3	50965	N	N	20218 170TH AVE NE
003	112605	9138	1/9/07	\$519,950	1540	700	8	1975	3	54014	N	N	17340 155TH PL NE
003	739980	0010	11/15/05	\$525,000	1550	620	8	1985	4	31500	N	N	16723 171ST PL NE
003	340170	0096	9/11/06	\$849,900	1590	920	8	1973	4	114998	N	N	15102 155TH AVE NE
003	340470	0088	6/23/05	\$675,000	1590	1430	8	1978	4	43995	Y	N	15332 NE 140TH ST
003	242605	9076	12/12/05	\$619,950	1600	1100	8	1978	4	37431	N	N	16707 NE 140TH CT
003	281726	0030	8/4/05	\$415,000	1630	800	8	1975	4	33806	N	N	14630 NE 169TH ST
003	112605	9074	5/25/06	\$749,900	1730	920	8	1978	4	36136	N	N	16206 NE 169TH PL
003	281730	0040	2/16/06	\$550,000	1750	920	8	1973	3	31200	N	N	16021 147TH PL NE
003	122605	9140	10/13/05	\$618,000	1780	1330	8	1977	4	67518	N	N	17521 174TH AVE NE
003	122605	9140	5/22/07	\$645,000	1780	1330	8	1977	4	67518	N	N	17521 174TH AVE NE
003	242605	9067	1/8/07	\$527,000	1860	830	8	1974	3	67518	N	N	16631 NE 143RD ST
003	340170	0100	5/30/06	\$580,000	1860	0	8	1972	3	47916	N	N	15025 159TH AVE NE
003	122605	9107	7/27/05	\$555,000	1920	0	8	1969	4	63162	N	N	16847 NE 172ND PL
003	281728	0010	6/26/07	\$535,000	1920	0	8	1980	3	33400	N	N	14736 NE 164TH ST
003	012605	9282	10/24/07	\$680,000	1970	480	8	1999	3	52648	N	N	17900 NE 196TH ST
003	340170	0060	5/12/05	\$600,000	1990	0	8	1979	4	56352	N	N	15510 NE 153RD ST
003	122605	9010	8/28/07	\$665,000	2040	1200	8	1980	4	35957	N	N	17138 164TH AVE NE
003	940830	0060	5/18/05	\$495,000	2060	0	8	1985	3	36420	N	N	17127 NE 160TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	142605	9048	7/2/07	\$469,950	2090	0	8	1961	4	17860	N	N	16232 NE 145TH ST
003	253630	0020	5/26/06	\$570,000	2110	0	8	1969	5	38950	N	N	16821 172ND PL NE
003	340170	0117	11/8/05	\$725,000	2130	320	8	1984	4	47480	N	N	16029 NE 153RD ST
003	112605	9177	9/12/06	\$650,000	2170	0	8	1979	4	47916	N	N	16019 NE 169TH PL
003	242605	9070	8/22/06	\$789,950	2230	0	8	1978	3	99316	N	N	16707 NE 145TH ST
003	122605	9170	2/27/06	\$649,950	2240	0	8	1989	4	110206	N	N	17610 NE 165TH ST
003	339535	0010	8/9/07	\$650,000	2270	0	8	1998	3	37628	N	N	16734 NE 139TH PL
003	113610	0062	10/11/06	\$595,000	2310	0	8	1982	4	29252	N	N	15610 NE 159TH ST
003	812342	0030	4/1/06	\$551,000	2310	0	8	1986	4	36760	N	N	19320 170TH AVE NE
003	739980	0170	2/7/06	\$502,000	2340	0	8	1983	4	53143	N	N	16819 171ST PL NE
003	340170	0120	7/14/05	\$750,000	2410	0	8	1987	3	35194	N	N	16223 NE 153RD ST
003	232605	9106	3/25/05	\$779,000	2430	400	8	2004	3	109771	N	N	15408 NE 136TH PL
003	339535	0060	6/14/06	\$557,500	2440	0	8	1981	3	36202	N	N	16710 NE 139TH PL
003	132605	9154	11/1/05	\$514,950	2660	0	8	1981	3	54885	N	N	16404 173RD AVE NE
003	112605	9165	2/10/06	\$639,500	2700	0	8	1977	4	48787	N	N	16109 NE 169TH PL
003	142605	9109	11/1/05	\$712,000	2740	0	8	1983	3	45302	N	N	15803 163RD AVE NE
003	142605	9109	1/4/07	\$795,000	2740	0	8	1983	3	45302	N	N	15803 163RD AVE NE
003	339535	0070	2/16/07	\$680,000	2750	0	8	1981	5	36465	N	N	16706 NE 139TH PL
003	012605	9281	8/23/07	\$739,000	2760	0	8	1998	3	41728	N	N	19416 179TH CT NE
003	122605	9164	8/29/06	\$750,000	2760	0	8	1993	3	41206	N	N	16631 NE 172ND PL
003	012605	9212	11/27/07	\$649,000	2880	0	8	1989	3	37430	N	N	19714 170TH AVE NE
003	113610	0023	11/21/06	\$775,000	3070	0	8	1979	4	42053	N	N	15806 NE 160TH ST
003	930630	0160	4/24/06	\$785,000	3070	1370	8	2005	3	36450	N	N	14629 NE 166TH ST
003	955680	0030	8/9/05	\$670,000	3190	0	8	1977	4	48787	N	N	16441 NE 170TH PL
003	773310	0130	4/12/07	\$749,950	3260	0	8	1998	3	30055	N	N	20107 178TH AVE NE
003	340170	0280	4/5/06	\$1,428,000	4590	0	8	1975	5	175546	N	N	14016 162ND AVE NE
003	132605	9119	11/7/05	\$487,000	1430	550	9	1978	3	52272	N	N	15724 168TH AVE NE
003	132605	9119	4/25/07	\$610,000	1430	550	9	1978	3	52272	N	N	15724 168TH AVE NE
003	132605	9112	11/7/06	\$700,000	1550	870	9	1978	3	58370	N	N	15720 165TH PL NE
003	132605	9118	3/14/07	\$587,000	1580	510	9	1978	3	43560	N	N	15812 168TH AVE NE
003	340170	0105	4/11/06	\$652,000	1730	1730	9	1973	4	42224	N	N	15925 NE 153RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	340620	0120	12/19/07	\$660,000	1730	1730	9	1979	4	32000	N	N	14944 NE 147TH CT
003	340620	0080	9/27/06	\$777,500	1860	920	9	1979	5	44087	N	N	14941 NE 147TH CT
003	340620	0290	12/20/05	\$580,000	1860	920	9	1978	4	36425	N	N	14715 149TH AVE NE
003	340170	0093	7/13/07	\$625,000	1880	1100	9	1970	4	42249	N	N	15625 NE 153RD ST
003	132605	9103	8/18/06	\$873,000	1910	1500	9	1977	3	117612	N	N	17014 NE 152ND ST
003	739980	0110	2/6/07	\$548,000	1960	0	9	1983	4	48787	N	N	16606 171ST PL NE
003	340620	0300	8/8/06	\$649,950	2070	500	9	1979	3	39900	N	N	14707 149TH AVE NE
003	340170	0033	3/8/07	\$700,000	2110	460	9	1975	4	38410	N	N	15315 160TH AVE NE
003	242605	9119	3/2/05	\$585,000	2170	0	9	1987	4	45161	N	N	14315 168TH AVE NE
003	132605	9008	10/16/05	\$686,250	2290	700	9	1985	4	107157	N	N	16848 NE 155TH PL
003	112605	9170	5/3/07	\$835,000	2310	0	9	1977	5	36136	N	N	16220 NE 169TH PL
003	281730	0050	8/4/05	\$654,000	2310	880	9	1976	4	37000	N	N	16033 147TH PL NE
003	113610	0100	8/17/07	\$650,000	2320	0	9	1985	3	22903	N	N	16004 154TH AVE NE
003	112605	9028	10/25/05	\$565,000	2340	0	9	1979	3	38556	N	N	16540 159TH PL NE
003	113610	0084	9/28/06	\$566,200	2350	0	9	2000	3	15240	N	N	15733 NE 165TH ST
003	113610	0091	1/25/05	\$542,000	2430	0	9	1986	4	40144	N	N	16310 154TH AVE NE
003	340170	0019	9/20/07	\$795,000	2580	0	9	1986	3	36170	N	N	15312 162ND AVE NE
003	940830	0390	6/27/07	\$660,000	2650	0	9	1981	4	38600	Y	N	16040 169TH AVE NE
003	113610	0099	3/5/07	\$760,000	2770	0	9	1986	4	22805	N	N	16012 154TH AVE NE
003	112605	9173	10/19/07	\$675,000	2780	0	9	1979	4	54014	N	N	15311 NE 166TH LN
003	940830	0190	4/9/07	\$698,500	2880	0	9	1984	4	33496	N	N	16934 NE 164TH ST
003	132605	9064	4/27/06	\$787,000	2960	0	9	1978	5	57934	N	N	16424 164TH AVE NE
003	132605	9184	5/5/05	\$695,000	3000	0	9	1990	3	34352	N	N	15519 164TH PL NE
003	132605	9144	8/16/07	\$1,190,000	3110	0	9	2000	3	79714	N	N	16103 167TH AVE NE
003	366300	0010	3/16/05	\$705,000	3120	0	9	1976	4	50094	N	N	16709 NE 179TH ST
003	113610	0046	3/23/06	\$675,000	3180	0	9	1967	3	33000	N	N	15525 158TH AVE NE
003	131037	0070	12/7/07	\$632,500	3210	0	9	1993	3	33831	N	N	17610 168TH PL NE
003	142605	9105	11/14/05	\$795,000	3240	0	9	1996	4	37026	N	N	16030 161ST AVE NE
003	340620	0240	8/26/05	\$646,000	3240	0	9	1979	3	38121	N	N	14750 149TH AVE NE
003	012605	9189	2/1/07	\$1,007,500	3250	0	9	2003	3	130273	N	N	17933 NE 201ST DR
003	317540	0160	12/6/05	\$689,500	3280	0	9	1999	3	42852	N	N	17116 NE 183RD PL

Improved Sales Used in this Annual Update Analysis
Area 36
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940830	0270	7/7/06	\$706,000	3340	0	9	1981	4	43995	N	N	16319 170TH AVE NE
003	012605	9292	2/27/06	\$769,000	3350	0	9	1996	3	43317	N	N	17829 NE 205TH ST
003	242605	9097	10/6/06	\$796,000	3530	0	9	1986	4	49222	N	N	14153 171ST AVE NE
003	248161	0120	7/11/06	\$795,000	3590	560	9	1983	3	38872	N	N	14474 156TH AVE NE
003	635400	0040	5/15/07	\$849,500	3730	0	9	2000	3	44076	N	N	16700 NE 137TH ST
003	012605	9257	2/17/05	\$729,000	3760	0	9	2002	3	68171	N	N	19109 173RD AVE NE
003	317540	0120	1/28/05	\$784,950	3850	0	9	2000	3	42968	N	N	17109 NE 183RD PL
003	340170	0017	5/22/07	\$1,145,000	3870	0	9	2001	3	50270	N	N	15350 162ND AVE NE
003	112605	9029	1/26/05	\$695,000	3890	0	9	1988	4	45738	N	N	16613 162ND AVE NE
003	102605	9097	12/5/07	\$900,000	4120	0	9	1984	4	74052	N	N	14051 NE 167TH ST
003	317540	0110	1/24/05	\$730,000	4470	0	9	2001	3	28932	N	N	18022 171ST AVE NE
003	132605	9041	2/25/05	\$625,000	1920	1130	10	1979	3	58370	N	N	15524 165TH PL NE
003	340170	0029	3/20/06	\$1,350,000	2410	1800	10	1998	3	106653	N	N	16040 NE 153RD ST
003	340170	0146	4/23/07	\$1,026,000	2650	1350	10	1989	3	36312	Y	N	14838 164TH PL NE
003	133190	0450	7/31/07	\$933,000	2700	750	10	1987	3	35004	N	N	16424 NE 169TH PL
003	340770	0034	8/15/06	\$815,000	2850	0	10	1994	3	35231	N	N	14924 NE 163RD ST
003	340770	0027	6/26/05	\$750,000	3150	0	10	1980	3	42536	Y	N	15509 152ND AVE NE
003	340770	0027	11/9/07	\$955,000	3150	0	10	1980	3	42536	Y	N	15509 152ND AVE NE
003	340770	0005	3/27/06	\$1,160,000	3210	1520	10	2000	4	94658	Y	N	15135 152ND AVE NE
003	133190	0330	11/16/05	\$766,250	3220	0	10	1987	4	37103	N	N	16635 168TH PL NE
003	133190	0050	11/21/05	\$768,000	3240	0	10	1986	4	35018	N	N	16817 167TH AVE NE
003	113610	0033	6/23/05	\$912,000	3270	0	10	1997	3	50604	N	N	15720 158TH AVE NE
003	068770	0020	8/18/06	\$849,000	3290	0	10	1989	3	42936	N	N	14917 NE 167TH ST
003	248161	0070	11/19/07	\$766,500	3290	0	10	1981	3	37179	N	N	14440 156TH AVE NE
003	248162	0270	7/31/07	\$1,000,000	3310	0	10	1984	4	28004	N	N	15711 NE 143RD PL
003	133190	0350	12/21/05	\$752,000	3320	0	10	1987	3	37480	N	N	16700 NE 166TH ST
003	340630	0010	12/28/07	\$950,000	3370	1750	10	1981	3	59140	N	N	14858 NE 155TH PL
003	340470	0095	11/29/06	\$1,100,000	3420	1550	10	1985	4	186001	N	N	15628 NE 141ST PL
003	068770	0130	8/8/07	\$910,000	3440	0	10	1988	3	28000	N	N	16708 150TH CT NE
003	248163	0120	7/12/05	\$929,000	3450	1130	10	2001	3	53831	N	N	15065 NE 144TH ST
003	133190	0040	7/17/07	\$919,950	3540	0	10	1986	3	35256	N	N	16535 NE 169TH PL

Improved Sales Used in this Annual Update Analysis
Area 36
(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	133190	0060	11/28/07	\$755,000	3560	0	10	1987	3	35240	N	N	16805 167TH AVE NE
003	232605	9104	2/16/07	\$969,000	3560	0	10	2006	3	66211	Y	N	15318 NE 138TH PL
003	068770	0100	5/6/05	\$704,000	3780	0	10	1989	3	37384	N	N	16707 150TH CT NE
003	248162	0090	12/22/06	\$950,000	3920	0	10	1984	4	35903	N	N	15726 NE 143RD PL
003	248162	0110	8/8/07	\$1,040,000	3920	0	10	1984	3	35229	N	N	15746 NE 143RD PL
003	113610	0087	8/2/05	\$837,000	4020	0	10	1987	3	44431	N	N	15430 NE 164TH ST
003	205000	0010	4/15/07	\$1,150,000	4080	0	10	1995	3	36416	N	N	14503 164TH AVE NE
003	248161	0160	4/2/07	\$1,050,000	4150	0	10	1994	4	38715	N	N	14461 156TH AVE NE
003	113610	0034	11/3/05	\$1,000,000	4220	0	10	1999	3	48833	N	N	15723 160TH AVE NE
003	248161	0020	4/20/05	\$900,000	4230	0	10	1980	4	46676	N	N	15704 NE 144TH PL
003	133190	0400	3/9/06	\$1,025,505	4250	1070	10	2006	3	28016	N	N	16712 NE 169TH CT
003	248163	0270	7/15/05	\$1,237,000	4500	0	10	1986	5	80042	N	N	14334 155TH AVE NE
003	340170	0211	6/6/06	\$1,395,000	4740	0	10	2002	3	142441	Y	N	14360 160TH PL NE
003	248162	0250	10/16/06	\$975,000	3620	0	11	1984	3	35004	N	N	14236 157TH PL NE
003	232605	9030	9/21/06	\$1,748,000	3710	290	11	2001	3	195148	N	N	13825 162ND AVE NE
003	232605	9030	8/13/07	\$1,910,000	3710	290	11	2001	3	195148	N	N	13825 162ND AVE NE
003	205000	0120	1/27/06	\$1,025,000	3850	0	11	1996	3	35000	Y	N	16423 NE 148TH PL
003	132605	9087	9/29/06	\$1,197,250	4170	0	11	1991	3	108900	N	N	16315 165TH PL NE
003	142605	9122	8/3/07	\$1,120,000	4210	0	11	2006	3	30580	N	N	16402 161ST LN NE
003	232605	9091	8/16/05	\$1,250,000	4310	0	11	1989	4	35002	N	N	13625 160TH AVE NE
003	242605	9120	9/29/06	\$1,600,000	4560	0	11	2006	3	35089	N	N	16908 NE 141ST PL
003	248163	0215	2/10/06	\$1,130,000	5250	0	11	1987	4	36345	N	N	14357 155TH AVE NE
003	113610	0004	6/2/06	\$1,693,000	3490	1310	12	2005	3	23855	N	N	15829 NE 164TH ST
003	113610	0010	3/9/05	\$1,295,000	4320	0	12	2005	3	24385	N	N	15821 NE 164TH ST
003	340170	0087	1/6/06	\$1,325,000	4770	0	12	1990	3	66744	N	N	15406 NE 152ND PL
003	113610	0008	9/26/05	\$1,835,000	4780	0	12	2002	3	26378	N	N	15843 NE 164TH ST
003	112605	9224	7/15/05	\$1,400,000	4830	0	12	1996	3	44866	N	N	15208 NE 167TH PL
003	113610	0011	6/2/05	\$1,540,000	4890	0	12	2005	3	35017	N	N	15825 NE 164TH ST
003	112605	9219	5/10/07	\$2,200,000	4990	0	12	1998	3	71438	N	N	17116 159TH AVE NE
003	340550	0140	3/24/05	\$1,425,000	5080	0	12	2001	3	38323	N	N	17110 163RD AVE NE
003	340170	0090	12/15/05	\$1,375,000	5160	0	12	1989	4	87121	N	N	15409 NE 153RD ST

Improved Sales Used in this Annual Update Analysis
Area 36
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	113610	0013	4/14/06	\$1,830,000	5220	0	12	2005	3	35082	N	N	15839 NE 164TH ST
003	112605	9220	2/1/07	\$1,250,000	5450	0	12	1995	3	78408	Y	N	15211 NE 167TH PL
003	361201	0010	8/20/07	\$2,291,000	6800	2700	12	2006	3	65776	Y	N	16615 NE 151ST PL
003	340170	0089	11/7/07	\$1,565,500	6190	0	13	1990	3	54334	N	N	15430 NE 152ND PL
003	340170	0089	12/21/06	\$1,650,000	6190	0	13	1990	3	54334	N	N	15430 NE 152ND PL
011	721471	0130	8/16/06	\$545,950	1440	1070	8	1977	5	42517	N	N	18607 198TH AVE NE
011	177421	0200	6/21/05	\$449,000	1530	1000	8	1976	4	45302	N	N	18220 NE 194TH ST
011	721470	0100	10/3/07	\$585,000	1550	1150	8	1976	3	34882	N	N	19425 NE 181ST ST
011	721471	0660	9/19/06	\$524,000	1560	740	8	1978	4	36375	N	N	19912 NE 194TH ST
011	721470	0750	1/19/07	\$440,000	1570	0	8	1976	3	35200	N	N	18322 194TH AVE NE
011	721470	0200	11/17/05	\$471,500	1600	680	8	1977	4	36260	Y	N	19928 NE 181ST ST
011	721470	0480	12/22/06	\$520,000	1600	780	8	1977	3	36975	N	N	18221 199TH PL NE
011	721471	0190	11/26/07	\$589,500	1600	900	8	1977	3	45580	N	N	19822 NE 189TH ST
011	721471	0380	8/28/07	\$560,000	1600	1020	8	1978	3	34251	N	N	19234 200TH AVE NE
011	177420	0260	3/20/06	\$445,000	1810	0	8	1975	3	34775	N	N	18815 181ST PL NE
011	721470	0140	6/6/05	\$465,000	1880	720	8	1977	4	41860	N	N	19539 NE 181ST ST
011	177421	0290	3/24/05	\$435,000	1900	1020	8	1977	4	33581	N	N	18228 NE 191ST ST
011	177421	0230	6/5/06	\$613,888	1920	1090	8	1977	4	46173	N	N	18202 NE 194TH ST
011	177421	0100	9/18/06	\$539,950	1960	280	8	1976	3	34128	N	N	18304 NE 191ST CT
011	721470	0710	11/15/05	\$415,000	2000	0	8	1976	4	29410	N	N	19406 NE 181ST ST
011	721472	0065	6/22/06	\$528,500	2090	0	8	1983	3	156816	Y	N	20002 194TH AVE NE
011	721471	0180	5/16/07	\$725,000	2150	1070	8	1979	3	54340	N	N	19825 NE 189TH ST
011	163070	0365	4/20/06	\$497,419	2170	0	8	1978	3	54014	N	N	18324 189TH AVE NE
011	935930	0040	4/2/07	\$610,000	2180	0	8	1988	4	44775	N	N	18216 NE 200TH ST
011	721472	0075	12/6/07	\$545,000	2190	0	8	1983	4	107593	N	N	20036 194TH AVE NE
011	721473	0010	3/24/06	\$495,000	2190	1180	8	1978	3	30625	N	N	17609 194TH AVE NE
011	721470	0720	11/17/06	\$542,000	2250	0	8	1976	4	54014	N	N	18210 194TH AVE NE
011	177421	0160	6/16/06	\$550,000	2310	0	8	1976	5	35717	N	N	18244 NE 194TH ST
011	177421	0450	10/10/05	\$549,900	2330	540	8	1976	4	35074	N	N	19123 181ST AVE NE
011	721471	0940	5/23/06	\$575,000	2370	0	8	1977	4	57101	N	N	18513 194TH AVE NE
011	163070	0363	6/20/07	\$675,000	2390	0	8	1978	3	52272	N	N	18405 189TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 36
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	721471	0240	9/22/06	\$765,000	2450	660	8	1978	4	46087	N	N	18916 197TH AVE NE
011	177423	0050	6/21/05	\$447,000	2530	0	8	1978	3	54885	N	N	18509 186TH PL NE
011	177420	0440	7/28/05	\$485,950	2570	0	8	1976	4	34729	N	N	18145 NE 185TH PL
011	769547	0540	8/9/07	\$665,000	2600	0	8	1988	3	40929	N	N	18703 189TH AVE NE
011	721470	0820	4/15/05	\$484,950	2620	0	8	1976	4	43400	N	N	18203 194TH AVE NE
011	177423	0210	8/1/06	\$550,000	2650	0	8	1979	4	37662	N	N	18814 185TH AVE NE
011	721470	0850	7/31/07	\$650,000	2750	0	8	1976	4	35894	N	N	18101 194TH AVE NE
011	177422	0010	9/7/06	\$569,950	2790	0	8	1978	3	48787	N	N	18111 NE 196TH ST
011	721472	0300	6/19/06	\$635,000	2800	0	8	1987	4	38491	N	N	19008 NE 198TH ST
011	177423	0120	8/17/05	\$539,950	2880	0	8	1979	4	42435	N	N	18629 NE 189TH ST
011	177422	0290	6/1/05	\$491,000	2890	1190	8	1978	4	31883	N	N	18134 NE 197TH PL
011	721470	0800	5/1/06	\$550,000	3550	0	8	1977	4	36340	N	N	18303 194TH AVE NE
011	769546	0040	2/24/06	\$549,950	1660	570	9	1987	3	47226	N	N	19524 189TH PL NE
011	721471	0040	6/24/05	\$549,950	1720	930	9	1977	4	38676	N	N	19415 NE 188TH ST
011	769547	0110	4/20/05	\$489,950	1720	350	9	1985	3	35368	N	N	18906 NE 186TH PL
011	721472	0116	8/23/07	\$640,000	1900	820	9	1984	3	44431	N	N	18803 NE 202ND ST
011	721471	0850	5/10/06	\$744,781	2010	1530	9	1979	4	106974	N	N	19322 NE 190TH ST
011	935930	0210	5/5/05	\$615,000	2040	770	9	1988	3	49552	N	N	20124 186TH PL NE
011	769547	0090	10/8/05	\$559,950	2260	600	9	1986	4	36857	N	N	18922 NE 186TH PL
011	353020	0050	7/5/06	\$621,000	2360	0	9	1986	3	36444	N	N	19238 184TH PL NE
011	935930	0340	8/1/06	\$700,000	2380	0	9	1989	4	55263	N	N	20108 183RD PL NE
011	935930	0160	3/4/05	\$519,000	2390	0	9	1990	3	30800	N	N	18601 NE 201ST DR
011	353021	0240	10/18/06	\$675,000	2480	0	9	1987	3	47249	N	N	19902 184TH PL NE
011	769547	0340	6/25/05	\$544,000	2500	0	9	1986	3	42292	N	N	18422 NE 192ND ST
011	721472	0510	5/22/06	\$589,950	2510	0	9	1987	3	47044	N	N	19819 190TH AVE NE
011	769547	0170	1/5/07	\$585,000	2520	0	9	1987	3	40676	N	N	18921 NE 190TH CT
011	935930	0520	9/9/05	\$549,500	2520	0	9	1988	3	37633	N	N	18136 NE 201ST DR
011	353020	0130	3/20/06	\$660,000	2530	0	9	1987	3	41426	N	N	18627 NE 194TH ST
011	935930	0310	6/2/05	\$549,000	2540	0	9	1989	3	32065	N	N	18342 NE 201ST DR
011	721479	0160	4/20/06	\$610,000	2550	0	9	1988	3	44961	N	N	19121 NE 203RD CT
011	769547	0010	4/7/06	\$625,000	2570	0	9	1987	4	36782	N	N	18901 NE 186TH PL

**Improved Sales Used in this Annual Update Analysis
Area 36
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	721472	0340	10/25/05	\$540,000	2600	0	9	1987	3	37693	N	N	19904 190TH AVE NE
011	353020	0290	12/1/06	\$665,000	2620	0	9	1986	4	36761	N	N	18442 NE 194TH ST
011	721472	0630	11/30/05	\$560,000	2620	0	9	1987	3	35391	N	N	19235 NE 198TH ST
011	935930	0030	10/17/05	\$579,950	2680	0	9	1988	3	43610	N	N	18224 NE 200TH ST
011	935930	0140	7/28/05	\$649,900	2700	0	9	1990	3	39737	N	N	18411 NE 201ST DR
011	769547	0280	7/20/07	\$630,000	2730	0	9	1985	3	40501	N	N	18620 NE 191ST ST
011	769547	0080	6/1/05	\$515,000	2760	0	9	1986	4	34213	N	N	18930 NE 186TH PL
011	721472	0090	6/12/06	\$645,000	2790	0	9	1987	3	62726	N	N	18820 NE 202ND ST
011	721471	0270	5/17/05	\$490,000	2850	0	9	1978	3	39063	N	N	19733 NE 191ST ST
011	721472	0260	6/15/05	\$529,950	2850	0	9	1986	3	36893	N	N	19304 NE 198TH ST
011	721472	0490	11/14/06	\$625,000	2870	0	9	1987	3	42612	N	N	19905 190TH AVE NE
011	177421	0010	7/10/07	\$736,000	2960	0	9	1988	3	34624	N	N	18107 NE 191ST ST
011	935930	0440	5/3/06	\$660,000	2970	1660	9	1988	3	33219	N	N	18209 NE 205TH ST
011	353021	0290	9/8/06	\$705,000	3000	0	9	1987	3	37498	N	N	18346 NE 198TH ST
011	353021	0230	4/3/06	\$664,000	3240	0	9	1987	3	47385	N	N	18440 NE 199TH ST
011	935930	0220	8/11/06	\$735,500	3420	0	9	1988	3	30410	N	N	18639 NE 202ND ST
011	353021	0040	1/12/05	\$620,000	3530	0	9	1988	3	37863	N	N	18447 NE 196TH PL
011	052606	9062	11/23/05	\$840,000	2780	1160	10	1998	3	50962	N	N	19028 203RD PL NE
011	193908	0070	9/6/07	\$920,000	2920	1020	10	1995	4	28031	N	N	20112 NE 186TH CT
011	662610	0150	11/29/06	\$742,500	3060	0	10	1994	3	31321	N	N	20021 NE 188TH PL
011	662610	0310	4/19/05	\$590,000	3090	0	10	1994	3	37857	N	N	18918 203RD AVE NE
011	662610	0300	5/2/06	\$869,000	3140	820	10	1998	3	41275	N	N	18910 203RD AVE NE
011	662610	0090	3/27/07	\$840,000	3410	0	10	1998	3	35007	Y	N	20031 NE 190TH CT
011	052606	9064	9/18/06	\$1,055,000	3660	0	10	1998	4	83199	N	N	19033 203RD PL NE
011	052606	9057	3/9/06	\$1,090,000	4740	0	11	1999	3	55321	N	N	19031 201ST AVE NE

**Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072606	9008	11/13/07	\$165,000	DOR RATIO
001	072606	9065	2/1/07	\$275,500	OBSOL
001	072606	9087	1/18/06	\$109,498	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	073750	0010	12/22/05	\$265,000	NO MARKET EXPOSURE
001	162870	0137	11/29/05	\$128,646	DOR RATIO
001	163070	0060	3/10/06	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	163070	0065	4/26/07	\$549,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	163070	0100	5/22/06	\$458,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	163070	0230	5/19/05	\$788,000	IMP COUNT
001	163070	0405	7/31/06	\$978,250	RELOCATION - SALE TO SERVICE
001	177000	0040	5/12/05	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	177000	0380	5/5/06	\$350,000	QUIT CLAIM DEED
001	177001	0110	1/20/06	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177100	0210	6/21/06	\$174,033	QUIT CLAIM DEED
001	177100	0380	4/22/06	\$300,950	STATEMENT TO DOR;
001	177100	0560	3/14/06	\$100,098	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	177100	0620	3/20/06	\$289,950	NO MARKET EXPOSURE
001	177100	0690	2/17/06	\$302,000	NO MARKET EXPOSURE
001	177100	0910	8/24/05	\$267,800	NO MARKET EXPOSURE
001	177100	0950	6/15/05	\$300,000	NO MARKET EXPOSURE
001	177110	0080	5/31/06	\$244,000	QUIT CLAIM DEED
001	177110	0090	9/27/07	\$349,000	ACTIVE PERMIT BEFORE SALE>25K
001	177110	0090	10/29/06	\$275,400	NO MARKET EXPOSURE
001	177110	0100	8/31/05	\$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	177110	0200	10/5/05	\$158,392	DOR RATIO;QUIT CLAIM DEED
001	177110	0200	2/7/06	\$276,200	NO MARKET EXPOSURE
001	177110	0440	1/24/05	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	177110	0470	11/30/05	\$266,750	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177111	0520	4/24/06	\$239,475	ESTATE ADMINISTRATOR
001	177111	0600	3/7/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	177400	0150	6/16/05	\$47,500	DOR RATIO
001	177400	1000	9/26/05	\$280,000	NO MARKET EXPOSURE
001	177400	1000	4/18/06	\$343,000	NO MARKET EXPOSURE
001	177400	1080	8/3/05	\$345,000	GOVERNMENT AGENCY
001	177550	0105	10/28/05	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	177550	0160	9/7/05	\$373,000	UNFIN AREA
001	177550	0210	7/16/07	\$500,000	UNFIN AREA
001	177580	0060	5/11/07	\$409,500	RELOCATION - SALE TO SERVICE
001	177580	0220	9/16/05	\$235,000	NO MARKET EXPOSURE
001	177580	0530	5/6/05	\$263,998	NO MARKET EXPOSURE
001	177580	0530	8/11/06	\$393,200	NO MARKET EXPOSURE
001	177580	0560	7/29/05	\$185,000	DOR RATIO;QUIT CLAIM DEED
001	177580	0580	6/12/06	\$341,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	177580	1060	12/11/06	\$337,000	NO MARKET EXPOSURE
001	177580	1070	1/12/05	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	177580	1320	7/26/05	\$105,686	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	177590	0230	12/12/05	\$264,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	177590	0250	7/11/06	\$149,200	DOR RATIO;QUIT CLAIM DEED
001	177591	0530	7/20/05	\$306,000	NO MARKET EXPOSURE
001	177592	0020	8/15/06	\$360,000	NO MARKET EXPOSURE
001	177592	0120	6/29/07	\$109,762	DOR RATIO
001	177592	0210	9/20/05	\$270,000	NO MARKET EXPOSURE
001	613980	0500	3/11/05	\$300,400	NO MARKET EXPOSURE
001	675255	0010	6/2/07	\$900,000	RELOCATION - SALE TO SERVICE
001	952240	0030	4/23/07	\$357,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	952240	0180	11/30/05	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	952240	0320	8/16/06	\$373,000	NO MARKET EXPOSURE
001	952241	0140	8/15/05	\$102,143	DOR RATIO
002	012605	9068	12/1/06	\$850,000	UNFIN AREA;NO MARKET EXPOSURE
002	012605	9074	10/12/05	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012605	9078	5/22/06	\$500,000	ESTATE ADMINISTRATOR
002	012605	9083	10/2/05	\$425,000	UNFIN AREA
002	012605	9130	11/7/06	\$345,000	SAS DIAGNOSTIC OUTLIER
002	012605	9173	6/2/05	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	012605	9209	5/5/05	\$425,000	SAS DIAGNOSTIC OUTLIER
002	012605	9210	3/30/07	\$515,000	STATEMENT TO DOR;
002	012605	9264	8/25/05	\$247,000	DOR RATIO;NO MARKET EXPOSURE
002	012605	9311	8/23/05	\$225,000	DOR RATIO
002	022605	9003	10/15/07	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	022605	9040	4/26/05	\$185,100	DOR RATIO
002	022605	9045	10/11/05	\$80,794	DOR RATIO
002	022605	9087	4/26/05	\$331,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9090	8/29/06	\$376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	022605	9115	3/1/05	\$298,500	NO MARKET EXPOSURE
002	022605	9144	7/11/05	\$200,000	DOR RATIO
002	022605	9154	6/10/06	\$629,000	RELOCATION - SALE TO SERVICE
002	022605	9184	3/24/05	\$340,000	DOR RATIO
002	102605	9053	9/17/07	\$1,014,480	NON-REPRESENTATIVE SALE
002	102605	9157	9/2/05	\$325,000	IMP COUNT
002	112605	9089	10/25/06	\$700,000	NO MARKET EXPOSURE
002	112605	9156	3/15/06	\$675,000	BUILDER OR DEVELOPER SALES
002	112605	9236	5/10/05	\$606,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	162280	0130	1/6/07	\$112,361	DOR RATIO
002	289640	0010	1/21/05	\$305,000	SAS DIAGNOSTIC OUTLIER
002	289640	0130	2/3/05	\$324,000	SAS DIAGNOSTIC OUTLIER
002	289640	0420	11/1/06	\$191,469	STATEMENT TO DOR; AFFORDABLE HOUSING SALES
002	289640	0500	4/18/05	\$115,982	DOR RATIO;QUIT CLAIM DEED
002	289640	0610	9/25/06	\$145,282	AFFORDABLE HOUSING SALES
002	289640	0640	11/21/06	\$145,194	AFFORDABLE HOUSING SALES
002	289640	0690	6/27/07	\$143,265	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	289640	0700	9/14/05	\$121,349	PREVIMP<=25K;AFFORDABLE HOUSING SALES
002	324450	0055	9/9/05	\$450,000	DOR RATIO;BUILDER OR DEVELOPER SALES
002	324450	0065	10/17/06	\$950,000	NON-REPRESENTATIVE SALE
002	324450	0135	3/8/06	\$700,000	BUILDER OR DEVELOPER SALES
002	324450	0140	4/9/07	\$806,000	PREVIMP<=25K
002	324450	0171	9/15/05	\$430,000	NON-REPRESENTATIVE SALE
002	404590	0031	10/31/06	\$245,000	DOR RATIO
002	404590	0038	4/26/05	\$180,000	DOR RATIO
002	404590	0066	4/27/07	\$303,750	RELATED PARTY, FRIEND, OR NEIGHBOR
002	404590	0085	7/10/05	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	421525	0240	1/10/07	\$842,000	RELOCATION - SALE TO SERVICE
002	610400	0080	8/17/05	\$2,750,000	UNFIN AREA
002	610400	0080	8/28/07	\$3,478,000	UNFIN AREA;RELOCATION - SALE BY SERVICE
002	610400	0080	8/1/07	\$3,478,000	UNFIN AREA;RELOCATION - SALE TO SERVICE
002	721480	0330	4/25/05	\$415,000	RELOCATION - SALE TO SERVICE
002	721481	0130	12/10/05	\$402,000	RELOCATION - SALE TO SERVICE
002	721481	0380	3/10/06	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	807870	0010	6/28/06	\$930,000	BUILDER OR DEVELOPER SALES
002	807870	0020	6/27/06	\$714,000	BUILDER OR DEVELOPER SALES
002	807870	0030	2/14/06	\$725,000	BUILDER OR DEVELOPER SALES
002	807870	0040	2/27/06	\$545,000	BUILDER OR DEVELOPER SALES
002	807870	0050	10/24/05	\$525,000	BUILDER OR DEVELOPER SALES
002	856470	0100	3/17/05	\$415,000	STATEMENT TO DOR;
002	856470	0200	10/21/06	\$161,729	DOR RATIO
002	856470	0230	10/22/05	\$510,000	RELOCATION - SALE TO SERVICE
002	923843	0630	10/2/06	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	923850	0340	5/25/06	\$525,000	RELOCATION - SALE TO SERVICE
002	956220	0200	8/30/07	\$695,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	012605	9021	4/19/05	\$200,000	NO MARKET EXPOSURE
003	012605	9065	11/18/05	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	012605	9120	8/18/05	\$100,844	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	012605	9137	7/28/06	\$389,000	NO MARKET EXPOSURE
003	012605	9258	7/7/06	\$925,000	SAS DIAGNOSTIC OUTLIER
003	012605	9268	12/14/05	\$543,000	NO MARKET EXPOSURE
003	012605	9281	7/14/07	\$739,000	RELOCATION - SALE TO SERVICE
003	102605	9097	4/7/06	\$1,000,000	NO MARKET EXPOSURE
003	112605	9027	5/23/06	\$375,000	DOR RATIO;%COMPL
003	112605	9071	5/19/05	\$524,950	DOR RATIO;%COMPL
003	112605	9232	11/29/05	\$800,000	BUILDER OR DEVELOPER SALES;
003	113610	0147	10/18/05	\$850,000	OPEN SPACE/
003	122605	9064	7/18/05	\$370,000	PREVIMP<=25K
003	122605	9137	4/8/05	\$485,000	%COMPL;NO MARKET EXPOSURE
003	122605	9144	11/29/07	\$545,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	122605	9144	7/29/05	\$370,000	STATEMENT TO DOR;
003	122605	9168	5/3/05	\$250,686	DOR RATIO;NO MARKET EXPOSURE

**Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	122605	9176	9/19/05	\$425,000	NO MARKET EXPOSURE
003	132605	9014	7/11/06	\$889,000	NO MARKET EXPOSURE
003	132605	9065	5/25/05	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	132605	9111	2/24/05	\$920,000	STATEMENT TO DOR;
003	132605	9144	8/10/07	\$1,190,000	RELOCATION - SALE TO SERVICE
003	133190	0400	2/16/05	\$240,000	DOR RATIO
003	133190	0450	7/16/07	\$933,000	RELOCATION - SALE TO SERVICE
003	142605	9025	7/28/05	\$1,350,000	OPEN SPACE/OPEN SPACE DESIGNATION
003	142605	9031	8/29/05	\$609,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	142605	9048	2/3/05	\$267,000	DOR RATIO
003	142605	9067	9/8/06	\$400,000	DOR RATIO;%COMPL;NO MARKET EXPOSURE
003	142605	9096	9/29/05	\$545,000	NO MARKET EXPOSURE
003	142605	9098	5/17/05	\$475,000	NO MARKET EXPOSURE
003	142605	9105	6/19/07	\$875,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	142605	9122	10/25/05	\$375,000	DOR RATIO
003	152605	9050	8/1/07	\$1,700,000	IMP COUNT
003	232605	9013	6/26/06	\$985,000	NO MARKET EXPOSURE
003	232605	9019	2/16/05	\$286,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	232605	9094	11/2/06	\$982,500	BUILDER OR DEVELOPER SALES;
003	232605	9094	6/9/05	\$210,000	DOR RATIO
003	232605	9104	12/20/05	\$210,000	DOR RATIO
003	242605	9035	8/29/05	\$606,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242605	9109	9/19/05	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	248162	0140	6/3/05	\$700,000	NO MARKET EXPOSURE
003	248162	0210	9/26/05	\$760,000	NO MARKET EXPOSURE
003	253630	0020	11/8/05	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	281726	0060	6/19/07	\$545,000	OPEN SPACE/
003	340170	0086	7/25/05	\$989,310	BUILDER OR DEVELOPER SALES
003	340170	0094	5/16/06	\$386,000	DOR RATIO;%COMPL
003	340170	0102	1/13/05	\$995,000	OPEN SPACE/
003	340170	0265	3/8/05	\$758,000	%COMPL;UNFIN AREA
003	340470	0086	1/24/05	\$393,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	340470	0120	7/20/06	\$541,150	OBSOL;NO MARKET EXPOSURE
003	340470	0125	5/4/05	\$420,000	NO MARKET EXPOSURE
003	340620	0080	2/13/06	\$538,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	361201	0010	8/2/05	\$650,000	DOR RATIO
003	739980	0160	9/8/05	\$400,000	RELOCATION - SALE TO SERVICE
003	940830	0190	4/3/07	\$698,500	RELOCATION - SALE TO SERVICE
011	052606	9064	3/31/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	177420	0010	2/7/07	\$153,678	DOR RATIO
011	177420	0290	1/3/05	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	177420	0340	9/26/05	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	177420	0430	2/18/05	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	177421	0330	1/19/06	\$478,950	NO MARKET EXPOSURE
011	177422	0130	8/8/06	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	177422	0360	5/15/06	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	177423	0120	8/4/05	\$539,950	RELOCATION - SALE TO SERVICE
011	721470	0780	3/30/05	\$347,000	NO MARKET EXPOSURE
011	721471	0050	7/1/05	\$350,000	NO MARKET EXPOSURE
011	721471	0120	11/7/05	\$494,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	721472	0040	5/27/05	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	721472	0060	7/11/06	\$690,000	OPEN SPACE/
011	721472	0240	6/7/05	\$579,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	721472	0242	8/28/06	\$247,498	DOR RATIO;QUIT CLAIM DEED
011	721472	0510	5/22/06	\$589,950	RELOCATION - SALE TO SERVICE
011	769546	0020	6/29/06	\$700,000	NO MARKET EXPOSURE
011	769547	0090	10/7/05	\$559,950	RELOCATION - SALE TO SERVICE
011	769547	0510	1/3/05	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Vacant Sales Used in this Annual Update Analysis
Area 36**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	132605	9024	2/6/2007	\$134,500	35719	N	N
001	177580	0720	4/3/2006	\$110,000	11960	N	N
001	177592	0130	11/25/2005	\$100,000	10500	N	N
003	112605	9067	6/29/2007	\$450,000	64468	N	N
003	113610	0150	4/21/2005	\$390,000	95587	N	N
003	122605	9177	3/27/2007	\$200,000	99316	N	N
003	142605	9032	7/7/2006	\$460,000	92782	N	N
003	340470	0031	3/2/2007	\$349,999	45738	Y	N
003	340470	0093	8/18/2006	\$300,000	18001	N	N
003	340470	0094	4/17/2007	\$350,000	26922	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 36**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	115500	0030	10/17/2006	\$10,000	NO MARKET EXPOSURE;
001	162870	0155	8/30/2005	\$135,000	ESTATE ADMINISTRATOR
001	177580	0720	6/21/2007	\$429,950	STATEMENT TO DOR;
001	613980	0600	11/13/2007	\$12,000	DOR RATIO
002	012605	9123	2/13/2006	\$252,500	BUILDER OR DEVELOPER SALES;
002	032605	9038	7/22/2005	\$435,000	BUILDER OR DEVELOPER SALES;
002	032605	9044	6/7/2006	\$601,000	BUILDER OR DEVELOPER SALES;
002	112605	9152	3/8/2006	\$600,000	BUILDER OR DEVELOPER SALES;
002	324450	0060	1/3/2006	\$469,000	BUILDER OR DEVELOPER SALES;
002	404590	0108	2/17/2005	\$180,000	TEAR DOWN; MOBILE HOME;
002	560630	0020	11/9/2007	\$120,000	DOR RATIO
002	560630	0030	11/9/2007	\$120,000	DOR RATIO
002	560630	0040	11/16/2007	\$300,000	DOR RATIO
003	102605	9118	12/13/2006	\$2,300,000	BUILDER OR DEVELOPER SALES;
003	122605	9183	3/21/2005	\$240,000	STATEMENT TO DOR;

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr