

## Executive Summary Report

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

**Area Name / Number:** Lake Sammamish/Redmond / 47

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 601

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

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2007 Value</b>	\$305,500	\$328,400	\$633,900	\$723,100	87.7%	11.29%
<b>2008 Value</b>	\$351,000	\$358,500	\$709,500	\$723,100	98.1%	11.30%
<b>Change</b>	+\$45,500	+\$30,100	+\$75,600		+10.4%	0.01%
<b>% Change</b>	+14.9%	+9.2%	+11.9%		+11.9%	0.09%

\*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:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2007 Value</b>	\$373,600	\$341,600	\$715,200
<b>2008 Value</b>	\$429,200	\$371,400	\$800,600
<b>Percent Change</b>	+14.9%	+8.7%	+11.9%

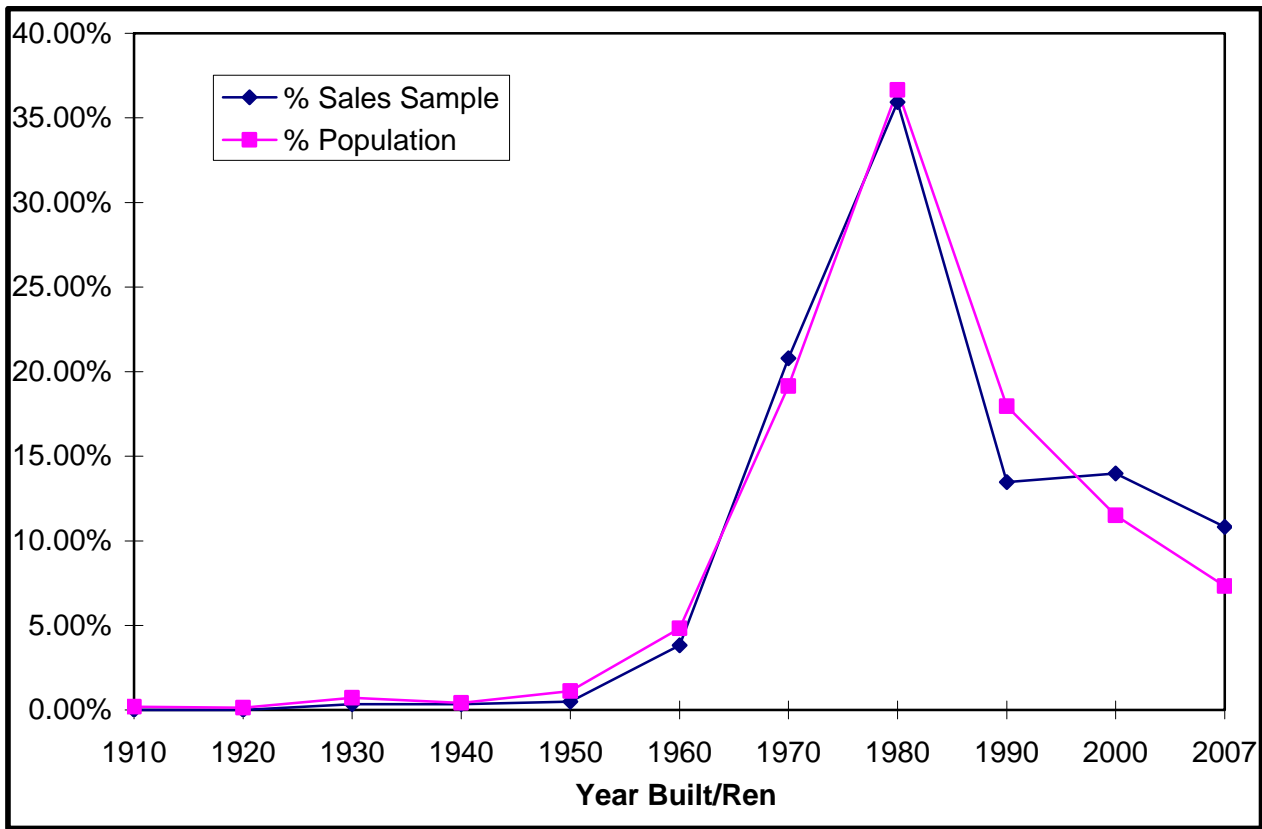
Number of one to three unit residences in the Population: 4545

**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	0	0.00%
1930	2	0.33%
1940	2	0.33%
1950	3	0.50%
1960	23	3.83%
1970	125	20.80%
1980	216	35.94%
1990	81	13.48%
2000	84	13.98%
2007	65	10.82%
	601	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.20%
1920	6	0.13%
1930	33	0.73%
1940	19	0.42%
1950	51	1.12%
1960	219	4.82%
1970	870	19.14%
1980	1666	36.66%
1990	816	17.95%
2000	523	11.51%
2007	333	7.33%
	4545	

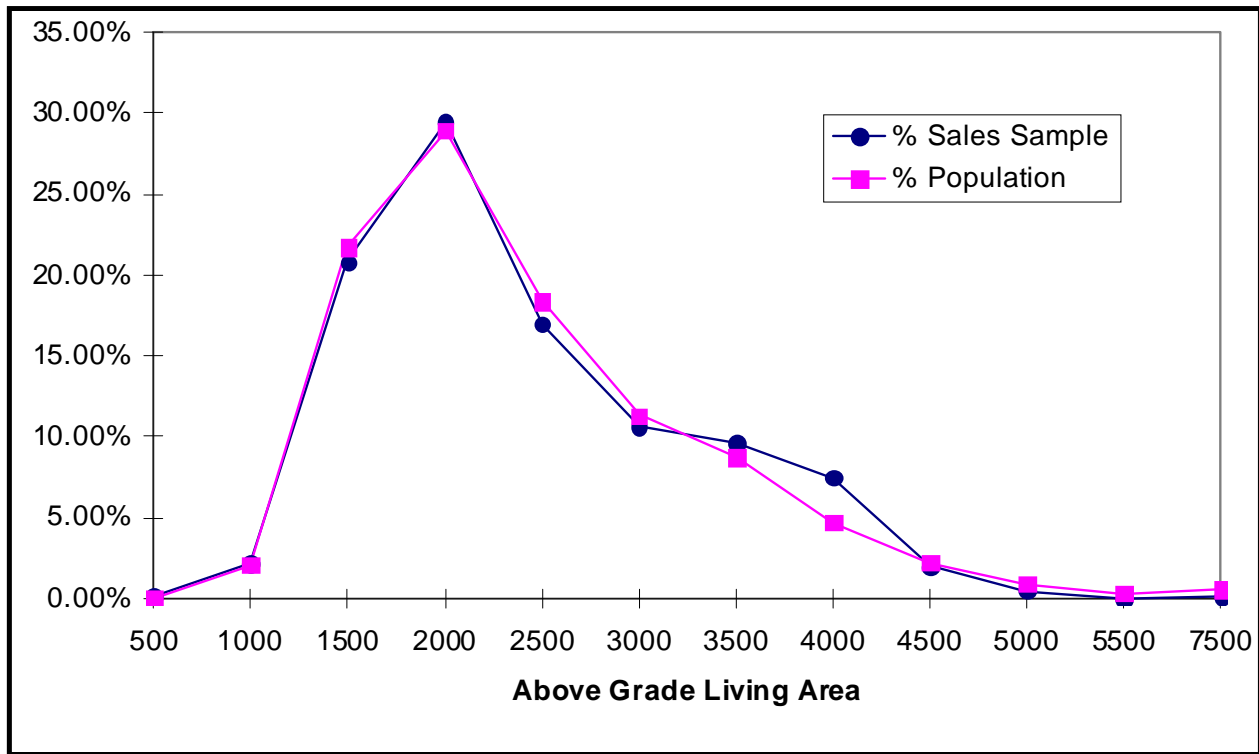


Sales of new homes built in the last few years are over-represented in this sample. This is common occurrence due to the fact that most new homes will sell shortly after completion. It does not effect the statistical integrity of the analysis.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.17%
1000	13	2.16%
1500	125	20.80%
2000	177	29.45%
2500	102	16.97%
3000	64	10.65%
3500	58	9.65%
4000	45	7.49%
4500	12	2.00%
5000	3	0.50%
5500	0	0.00%
7500	1	0.17%
	601	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	95	2.09%
1500	987	21.72%
2000	1315	28.93%
2500	834	18.35%
3000	515	11.33%
3500	396	8.71%
4000	216	4.75%
4500	102	2.24%
5000	43	0.95%
5500	16	0.35%
8500	25	0.55%
	4545	

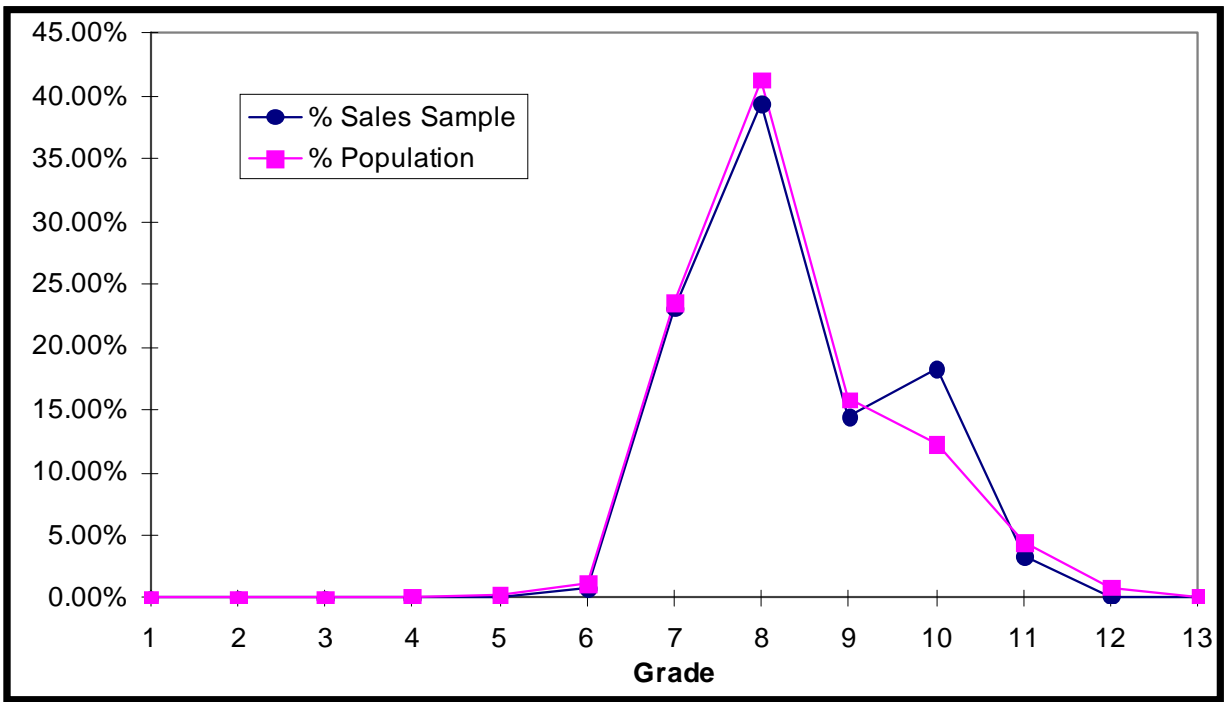


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Grade

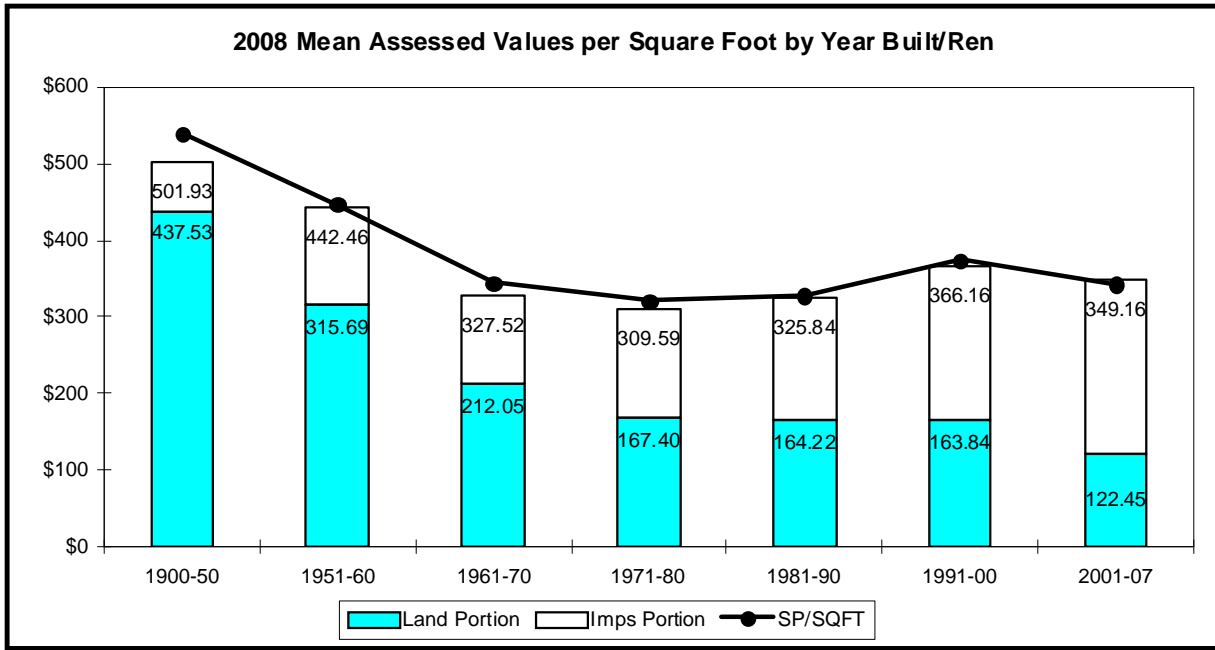
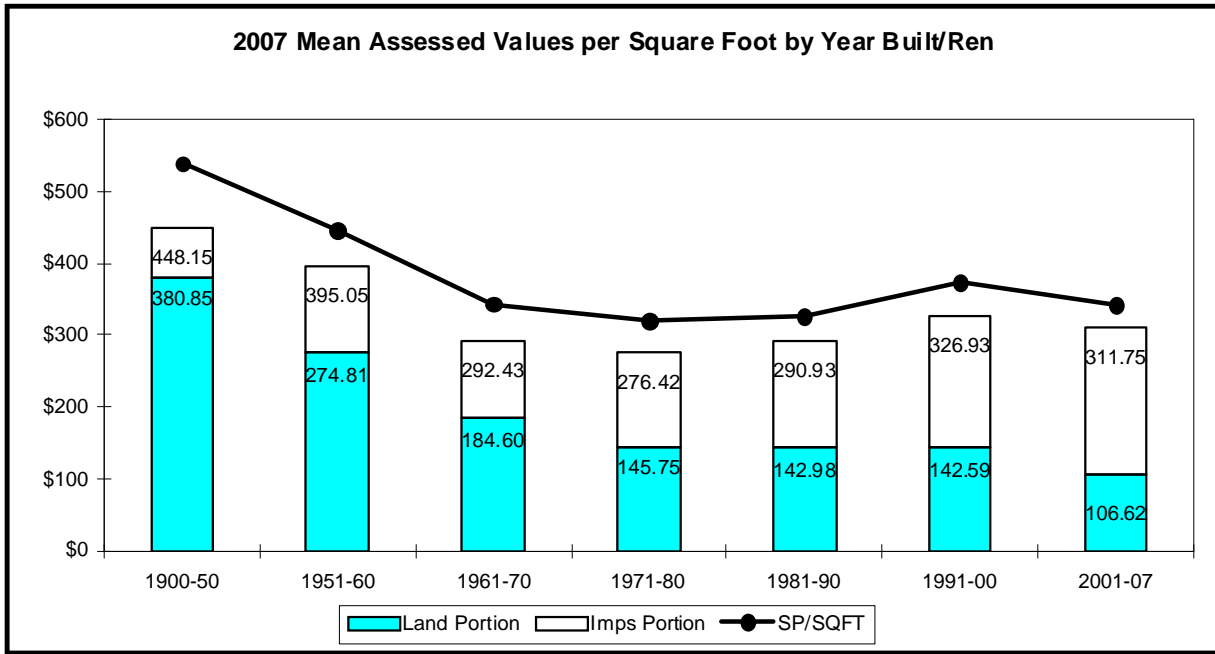
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.17%
6	5	0.83%
7	139	23.13%
8	237	39.43%
9	87	14.48%
10	110	18.30%
11	20	3.33%
12	1	0.17%
13	1	0.17%
	601	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	14	0.31%
6	55	1.21%
7	1070	23.54%
8	1878	41.32%
9	720	15.84%
10	557	12.26%
11	203	4.47%
12	40	0.88%
13	7	0.15%
	4545	



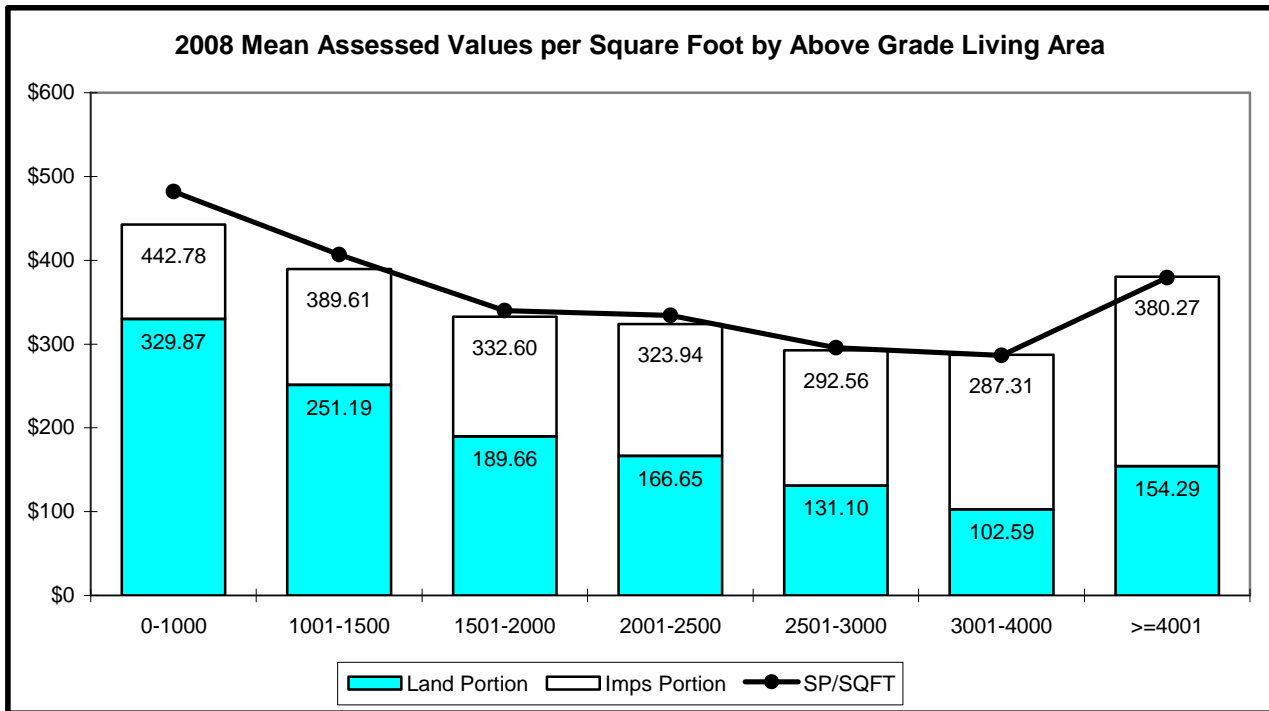
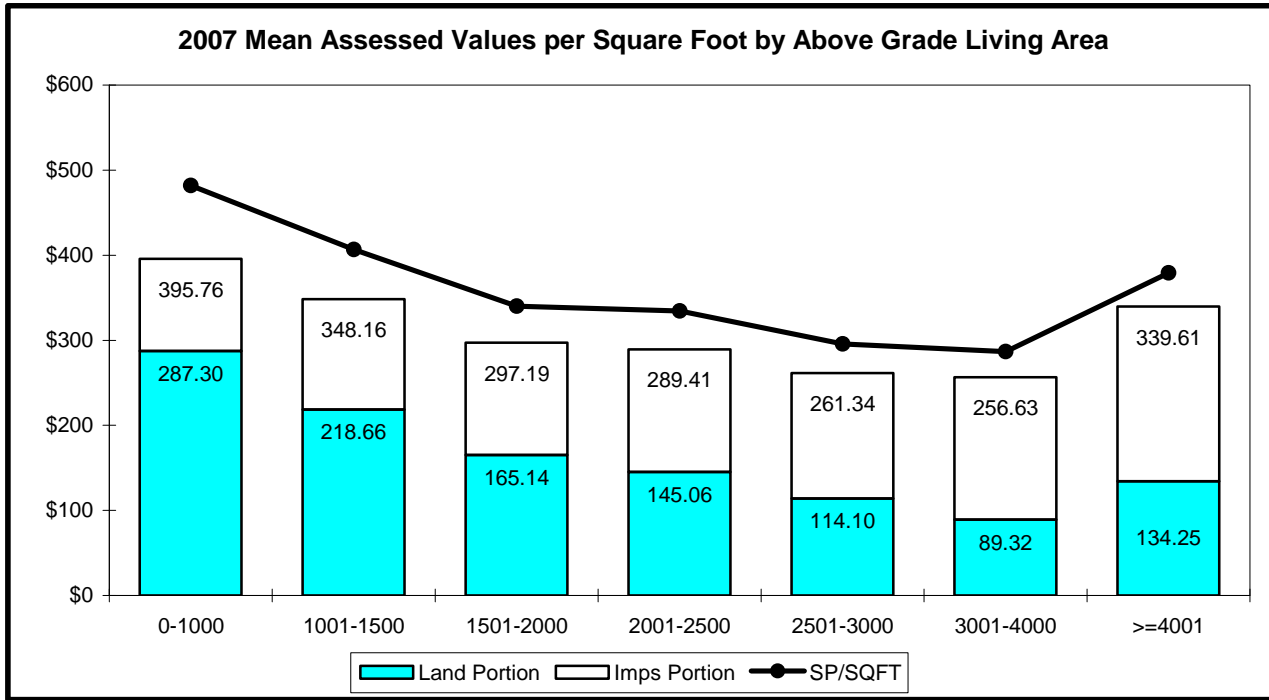
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



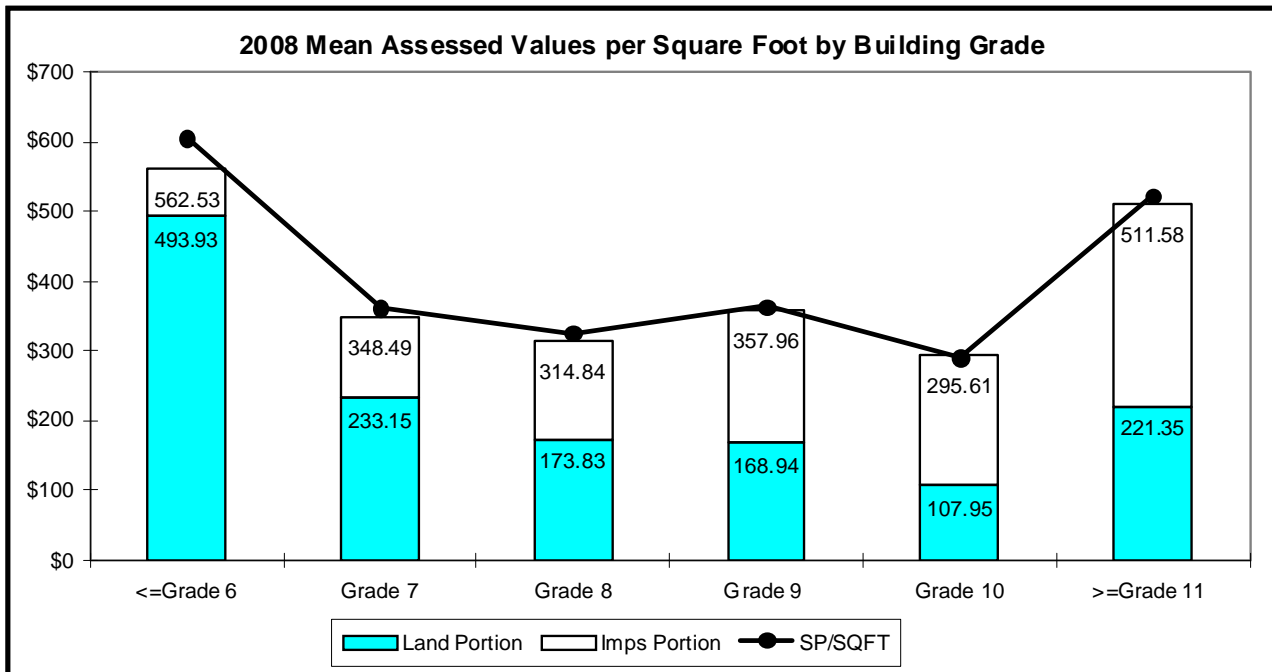
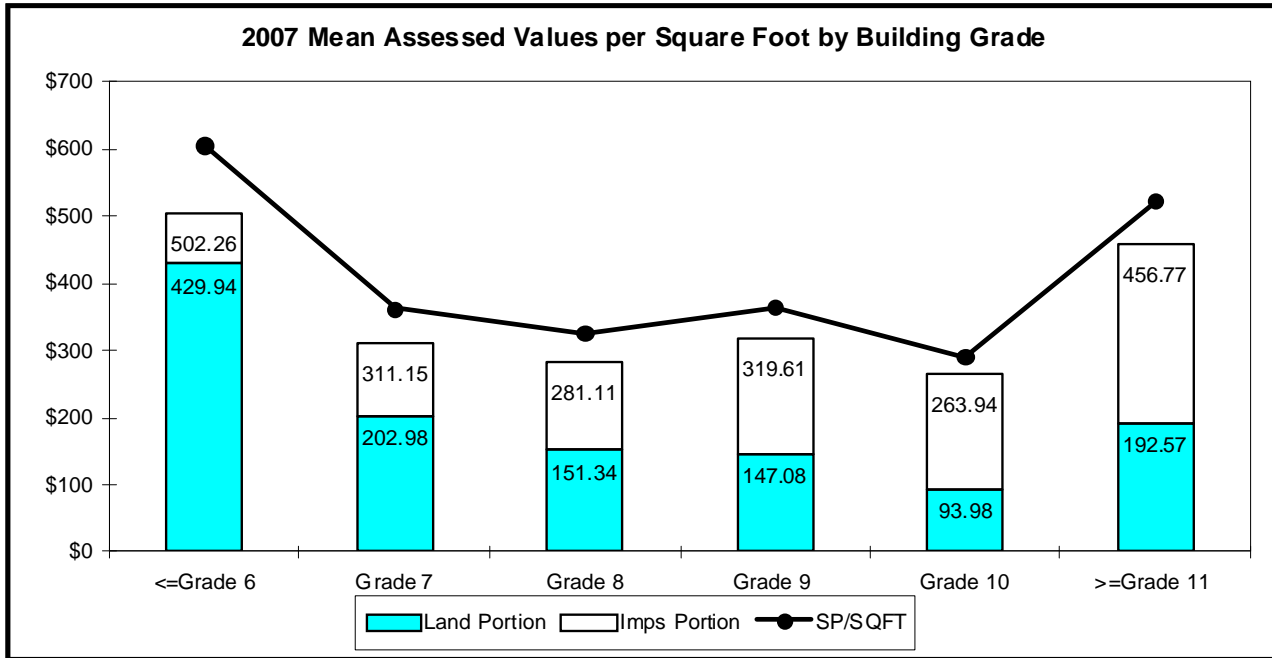
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

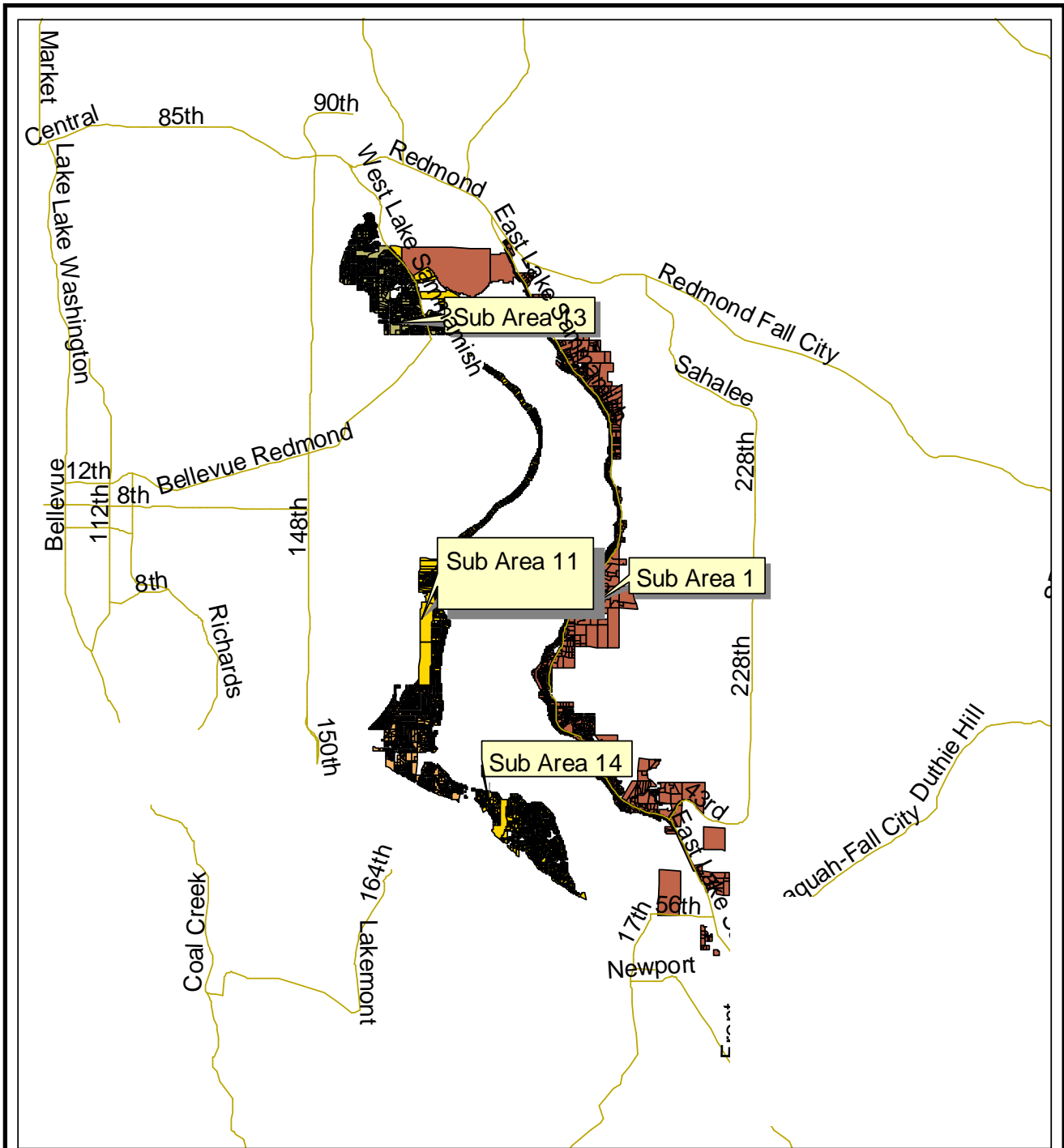


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### 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 47

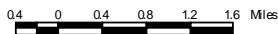
2008 Annual Update

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May 5, 2008



King County

Department of Assessments

## Legend

- Primary.shp
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- 1
- 11
- 13
- 14



# Annual Update Process

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

***Date of Appraisal Report: April 29, 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 47 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 15% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.15, 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 601 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 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.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value \* 1.12

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 \* 1.092)
  - \*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 \* 1.092).
  - \*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 \* 1.092, 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 47 Annual Update Model Adjustments

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

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

**Overall (if no other adjustments apply)**

12.00%

### **Comments**

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

## Area 47 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 .981

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	6	0.906	1.014	12.0%	0.848	1.180
7	139	0.862	0.965	11.9%	0.946	0.984
8	237	0.861	0.964	11.9%	0.951	0.978
9	87	0.875	0.980	12.0%	0.956	1.004
10	110	0.911	1.020	12.0%	1.000	1.041
>=11	22	0.864	0.968	12.0%	0.917	1.019
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1950	7	0.903	1.011	11.9%	0.878	1.145
1951-1960	23	0.883	0.988	11.9%	0.946	1.031
1961-1970	125	0.851	0.953	11.9%	0.933	0.972
1971-1980	216	0.865	0.968	11.9%	0.952	0.984
1981-1990	81	0.884	0.989	11.9%	0.967	1.011
1991-2000	84	0.874	0.979	12.0%	0.957	1.000
>=2000	65	0.914	1.024	12.0%	0.995	1.052
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	1	0.876	0.979	11.8%	N/A	N/A
Average	407	0.883	0.988	11.9%	0.977	0.999
Good	173	0.861	0.964	11.9%	0.948	0.980
Very Good	20	0.845	0.946	11.9%	0.892	0.999
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	289	0.864	0.967	11.9%	0.954	0.980
1.5	19	0.864	0.967	11.9%	0.901	1.034
2	288	0.888	0.994	11.9%	0.982	1.007
>2.5	5	0.813	0.911	12.0%	0.854	0.967

## Area 47 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 .981

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.

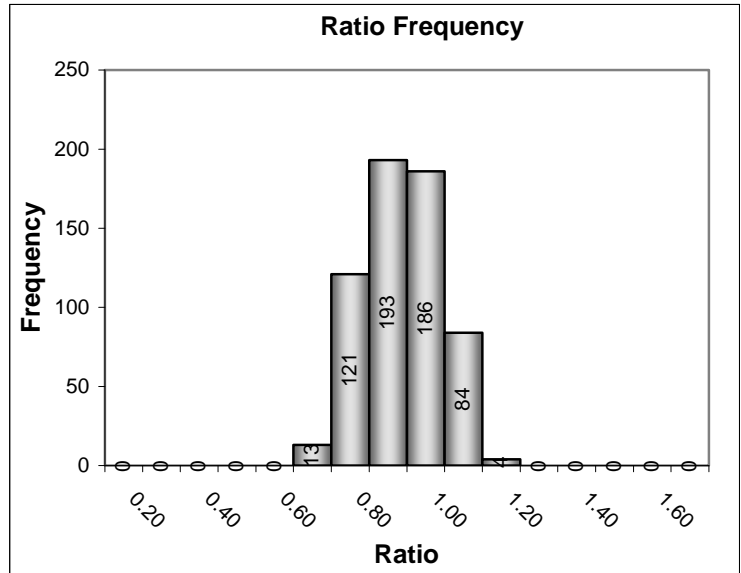
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1000	14	0.844	0.944	11.9%	0.872	1.016
1001-1500	125	0.857	0.959	11.9%	0.938	0.980
1501-2000	177	0.875	0.979	11.9%	0.964	0.994
2001-2500	102	0.865	0.968	11.9%	0.944	0.992
2501-3000	64	0.884	0.990	11.9%	0.964	1.016
3001-4000	103	0.896	1.003	12.0%	0.983	1.023
>=4001	16	0.883	0.989	12.0%	0.907	1.071
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	542	0.882	0.988	11.9%	0.978	0.997
Y	59	0.843	0.943	11.9%	0.912	0.975
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	601	0.877	0.981	11.9%	0.972	0.990
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	103	0.900	1.007	11.9%	0.985	1.029
11	171	0.850	0.951	11.9%	0.934	0.969
13	202	0.883	0.988	11.9%	0.972	1.003
14	125	0.886	0.992	11.9%	0.973	1.010
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5000	14	0.854	0.956	12.0%	0.915	0.998
05001-08000	150	0.894	1.000	11.9%	0.982	1.019
08001-12000	304	0.884	0.989	11.9%	0.977	1.001
12001-16000	61	0.848	0.950	11.9%	0.920	0.979
16001-20000	29	0.835	0.935	12.0%	0.881	0.989
20001-30000	25	0.867	0.971	12.0%	0.930	1.012
30001-43559	11	0.885	0.991	11.9%	0.918	1.064
>1AC	7	0.914	1.024	12.0%	0.958	1.089

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

<b>District/Team:</b> NE / DISTRICT - 4	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 5/7/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 47	<b>Appr ID:</b> EPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	601
Mean Assessed Value	633,900
Mean Sales Price	723,100
Standard Deviation AV	366,978
Standard Deviation SP	443,472
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.887
Median Ratio	0.887
Weighted Mean Ratio	0.877
<b>UNIFORMITY</b>	
Lowest ratio	0.683
Highest ratio:	1.137
Coefficient of Dispersion	9.39%
Standard Deviation	0.100
Coefficient of Variation	11.29%
Price Related Differential (PRD)	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.876
Upper limit	0.898
<b>95% Confidence: Mean</b>	
Lower limit	0.879
Upper limit	0.895
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4545
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.100
Recommended minimum:	16
Actual sample size:	601
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	302
# ratios above mean:	299
z:	0.122
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

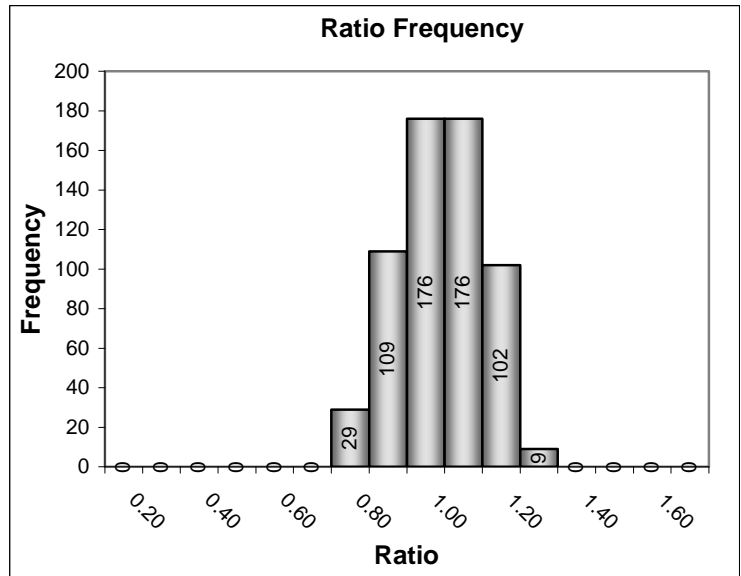
1 to 3 Unit Residences throughout area 47

# Annual Update Ratio Study Report (After)

## 2008 Assessments

<b>District/Team:</b> NE / DISTRICT - 4	<b>Lien Date:</b> 01/01/2008	<b>Date of Report:</b> 5/7/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 47	<b>Appr ID:</b> EPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	601
Mean Assessed Value	709,500
Mean Sales Price	723,100
Standard Deviation AV	411,033
Standard Deviation SP	443,472
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.993
Median Ratio	0.993
Weighted Mean Ratio	0.981
<b>UNIFORMITY</b>	
Lowest ratio	0.764
Highest ratio:	1.272
Coefficient of Dispersion	9.39%
Standard Deviation	0.112
Coefficient of Variation	11.30%
Price Related Differential (PRD)	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.980
Upper limit	1.005
<b>95% Confidence: Mean</b>	
Lower limit	0.984
Upper limit	1.002
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4545
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.112
<b>Recommended minimum:</b>	20
Actual sample size:	601
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	301
# ratios above mean:	300
z:	0.041
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 47

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 47**  
**(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	072406	9058	2/2/06	\$286,000	740	0	6	1941	5	10454	N	N	19505 SE 24TH WAY
001	062406	9062	11/9/07	\$1,340,000	1630	0	6	1938	5	16546	Y	Y	1705 EAST LAKE SAMMAMISH PL SE
001	192506	9159	11/13/07	\$500,000	2350	0	6	1947	5	20473	Y	N	3842 EAST LAKE SAMMAMISH PKWY NE
001	202506	9081	3/22/05	\$440,000	770	0	7	1953	3	37146	Y	N	2842 EAST LAKE SAMMAMISH PKWY NE
001	062406	9072	9/6/06	\$425,000	1070	950	7	1958	3	27000	N	N	19527 SE 16TH ST
001	292506	9019	5/13/05	\$659,000	1200	350	7	2001	3	14395	Y	N	1703 EAST LAKE SAMMAMISH PKWY NE
001	322506	9029	10/11/05	\$408,500	1220	0	7	1982	3	14029	N	N	520 EAST LAKE SAMMAMISH PKWY NE
001	062406	9069	8/28/06	\$1,200,000	1250	0	7	1952	3	91911	Y	Y	1018 EAST LAKE SAMMAMISH PKWY SE
001	322506	9143	2/24/05	\$589,000	1310	730	7	1961	3	26284	Y	N	500 EAST LAKE SAMMAMISH PKWY NE
001	322506	9063	7/29/05	\$1,067,000	1380	800	7	1956	3	20000	Y	Y	437 EAST LAKE SAMMAMISH PKWY SE
001	322506	9071	5/1/07	\$772,500	1380	940	7	1977	3	24393	Y	N	425 205TH AVE NE
001	072406	9067	9/9/05	\$608,000	1410	1410	7	1961	3	16117	Y	N	19314 SE 24TH WAY
001	062406	9085	3/3/06	\$630,000	1740	620	7	1969	3	15504	Y	N	19532 SE 16TH ST
001	605550	0055	8/3/05	\$463,000	1740	0	7	1968	4	12006	Y	N	3250 198TH PL SE
001	212406	9096	7/26/06	\$450,000	1790	0	7	1969	4	22216	N	N	5828 220TH PL SE
001	920100	0390	8/8/05	\$497,000	1840	0	7	1970	3	11700	N	N	19614 SE 29TH ST
001	920100	0400	2/25/05	\$550,000	1940	0	7	1970	3	13040	N	N	19632 SE 29TH ST
001	892010	0089	10/13/05	\$1,225,000	1170	1100	8	1975	4	10157	Y	Y	2221 EAST LAKE SAMMAMISH PL SE
001	920100	0540	2/16/05	\$615,000	1400	1360	8	1974	3	14175	Y	N	19815 SE 29TH ST
001	192506	9144	2/17/06	\$585,000	1650	980	8	1965	4	11250	Y	N	3650 EAST LAKE SAMMAMISH PKWY NE
001	322506	9073	5/1/06	\$750,000	1650	750	8	1991	4	18730	Y	N	458 EAST LAKE SAMMAMISH PKWY NE
001	920100	0620	4/15/05	\$670,000	1810	1480	8	1967	3	6000	Y	N	2935 200TH AVE SE
001	556970	0025	3/4/05	\$625,000	1820	1100	8	1961	4	19182	Y	N	20204 SE 39TH PL
001	072406	9060	10/11/05	\$685,000	1850	0	8	1954	4	21562	Y	N	2401 EAST LAKE SAMMAMISH PL SE
001	072406	9060	4/4/05	\$600,000	1850	0	8	1954	4	21562	Y	N	2401 EAST LAKE SAMMAMISH PL SE
001	162406	9025	4/2/07	\$600,000	1885	0	8	2000	3	13042	N	N	21202 SE 42ND PL
001	322506	9072	3/1/07	\$680,000	1970	1370	8	1959	4	24459	Y	N	444 EAST LAKE SAMMAMISH PKWY NE
001	072406	9065	4/2/07	\$920,000	2110	320	8	1969	3	35719	Y	N	2815 194TH AVE SE
001	920100	0100	4/11/05	\$650,000	2300	0	8	2003	3	8730	Y	N	3020 197TH AVE SE
001	172406	9091	4/26/05	\$949,950	2490	1490	8	1983	3	115434	Y	N	4206 EAST LAKE SAMMAMISH PKWY SE
001	920100	0130	3/29/06	\$744,000	2770	0	8	1968	3	10450	Y	N	3044 197TH AVE SE

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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	406510	0016	8/7/06	\$1,365,000	3088	180	8	1952	4	8076	Y	Y	2811 EAST LAKE SAMMAMISH PKWY SE
001	920100	0520	1/27/06	\$580,000	3320	0	8	1975	3	11000	N	N	19898 SE 29TH ST
001	062406	9116	1/18/06	\$800,000	1570	1330	9	2000	3	10868	Y	N	19475 SE 14TH ST
001	605550	0120	5/16/05	\$870,000	1730	1260	9	2001	3	10733	Y	N	3225 198TH PL SE
001	202506	9065	10/23/06	\$2,045,000	1830	1820	9	2000	3	6787	Y	Y	2635 EAST LAKE SAMMAMISH PKWY NE
001	357530	0190	4/20/07	\$1,562,500	2050	410	9	2003	3	2875	Y	Y	1531 EAST LAKE SAMMAMISH PKWY NE
001	322506	9041	4/14/05	\$1,375,000	2070	0	9	2000	3	10095	Y	Y	457 EAST LAKE SAMMAMISH PL SE
001	202506	9084	7/7/06	\$1,000,000	2080	990	9	1977	5	30227	Y	N	2668 EAST LAKE SAMMAMISH PKWY NE
001	556970	0085	7/1/05	\$889,000	2130	1800	9	2002	3	17255	Y	N	20303 SE 40TH ST
001	172406	9067	6/22/06	\$1,317,200	2400	0	9	2005	3	3104	Y	Y	4287 EAST LAKE SAMMAMISH SHORE LN
001	920110	0040	7/6/06	\$759,000	2430	0	9	1972	3	16150	Y	N	3114 199TH AVE SE
001	062406	9109	9/13/07	\$825,000	2450	0	9	1991	4	30007	Y	N	19432 SE 14TH ST
001	062406	9109	12/27/05	\$780,000	2450	0	9	1991	4	30007	Y	N	19432 SE 14TH ST
001	072406	9105	4/28/05	\$862,500	2670	0	9	1997	3	13368	Y	N	2508 191ST CT SE
001	172406	9050	8/22/07	\$785,000	2900	0	9	1994	3	12584	Y	N	4250 PEREGRINE POINT WAY SE
001	172406	9033	9/11/06	\$1,678,000	3120	0	9	1997	3	4005	Y	Y	4039 EAST LAKE SAMMAMISH SHORE LN
001	202506	9144	8/3/06	\$1,000,000	3560	700	9	2004	3	10894	Y	N	3326 EAST LAKE SAMMAMISH PKWY NE
001	357530	0020	12/23/05	\$1,650,000	3580	0	9	2005	3	5746	Y	Y	835 EAST LAKE SAMMAMISH PKWY NE
001	172406	9066	8/30/06	\$2,000,000	3700	0	9	2005	3	4367	Y	Y	4285 EAST LAKE SAMMAMISH SHORE LN
001	062406	9035	9/22/05	\$1,575,000	2860	1270	10	1993	4	4900	Y	Y	1423 EAST LAKE SAMMAMISH PKWY SE
001	644180	0060	7/12/05	\$685,000	3070	0	10	2000	3	5762	N	N	19448 SE 28TH PL
001	029362	0160	6/29/07	\$820,000	3160	0	10	1998	3	7257	N	N	19839 SE 8TH CT
001	062406	9112	2/1/06	\$974,500	3200	660	10	1990	3	15038	Y	N	19427 SE 14TH ST
001	202506	9139	3/21/07	\$1,038,000	3250	990	10	2005	3	38516	Y	N	19911 NE 30TH CT
001	202506	9143	4/7/05	\$989,000	3300	0	10	2004	3	9082	Y	N	3318 EAST LAKE SAMMAMISH PKWY NE
001	029362	0150	6/18/07	\$879,900	3390	0	10	1998	3	8060	Y	N	19833 SE 8TH CT
001	029362	0150	6/13/06	\$835,000	3390	0	10	1998	3	8060	Y	N	19833 SE 8TH CT
001	850000	0040	8/9/07	\$1,250,000	3410	930	10	2005	3	7293	Y	N	19635 NE 33RD PL
001	752590	0028	11/10/05	\$850,000	3440	520	10	1993	3	53143	Y	N	2114 EAST LAKE SAMMAMISH PKWY NE
001	029362	0130	12/5/06	\$767,500	3460	0	10	1998	3	8434	N	N	852 198TH PL SE
001	029362	0050	5/11/06	\$800,000	3480	0	10	1998	3	9950	N	N	819 198TH PL SE

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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	644180	0020	6/26/06	\$700,000	3480	0	10	1998	3	6001	N	N	19474 SE 28TH PL
001	644180	0040	5/19/06	\$715,000	3480	0	10	1998	3	6000	N	N	19462 SE 28TH PL
001	644180	0070	9/25/06	\$750,000	3480	0	10	1999	3	6001	N	N	2809 194TH PL SE
001	375250	0010	6/9/05	\$729,950	3480	0	10	2001	3	9028	N	N	803 197TH AVE SE
001	892010	0027	3/22/06	\$1,025,000	3530	550	10	2001	3	9400	Y	N	2224 EAST LAKE SAMMAMISH PL SE
001	029362	0240	1/25/06	\$750,000	3550	0	10	1998	3	8456	N	N	817 200TH AVE SE
001	052406	9125	6/23/05	\$948,000	3620	0	10	2003	3	8375	N	N	928 200TH AVE SE
001	644180	0050	6/28/07	\$795,500	3630	0	10	2000	3	6000	N	N	19456 SE 28TH PL
001	644180	0050	4/21/06	\$725,000	3630	0	10	2000	3	6000	N	N	19456 SE 28TH PL
001	644180	0120	5/23/07	\$915,000	3630	0	10	1999	3	9647	Y	N	19451 SE 28TH PL
001	644180	0140	12/9/05	\$660,000	3630	0	10	1998	3	6500	N	N	19465 SE 28TH PL
001	253840	0040	8/17/05	\$739,950	3670	0	10	2005	3	7000	N	N	19502 SE 27TH PL
001	253840	0010	9/25/07	\$810,000	3680	0	10	2004	3	7437	N	N	19526 SE 27TH PL
001	253840	0010	7/6/05	\$749,950	3680	0	10	2004	3	7437	N	N	19526 SE 27TH PL
001	253840	0050	1/6/06	\$778,352	3680	0	10	2005	3	7500	N	N	19454 SE 27TH PL
001	253840	0120	7/31/07	\$865,000	3680	0	10	2004	3	8892	N	N	19509 SE 27TH PL
001	253840	0120	4/13/05	\$749,950	3680	0	10	2004	3	8892	N	N	19509 SE 27TH PL
001	253840	0110	12/28/05	\$774,336	3690	0	10	2005	3	8892	N	N	19501 SE 27TH PL
001	253840	0070	9/29/05	\$813,706	3800	0	10	2005	3	9273	N	N	19438 SE 27TH PL
001	850000	0030	3/1/06	\$1,000,000	3810	1430	10	2002	3	6575	Y	N	19633 33RD PL NE
001	253840	0080	3/28/05	\$769,950	3890	0	10	2004	3	9697	N	N	19430 SE 27TH PL
001	253840	0130	7/14/06	\$865,506	3940	0	10	2006	3	10984	N	N	19517 SE 27TH PL
001	253840	0090	9/2/05	\$845,745	3950	0	10	2005	3	8522	N	N	19447 SE 27TH PL
001	253840	0060	8/3/05	\$730,595	3960	0	10	2005	3	7012	N	N	19446 SE 27TH PL
001	253840	0100	9/28/05	\$793,980	3960	0	10	2005	3	8892	N	N	19455 SE 27TH PL
001	253840	0020	6/14/06	\$849,950	3990	0	10	2004	3	7000	N	N	19518 SE 27TH PL
001	253840	0020	3/18/05	\$699,950	3990	0	10	2004	3	7000	N	N	19518 SE 27TH PL
001	292506	9011	4/5/07	\$2,200,000	4020	0	10	2001	3	8803	Y	Y	1625 EAST LAKE SAMMAMISH PKWY NE
001	253840	0030	2/17/05	\$715,000	4040	0	10	2004	3	7000	N	N	19510 SE 27TH PL
001	029362	0120	10/17/05	\$869,320	4130	0	10	1999	3	13874	N	N	855 198TH PL SE
001	062406	9111	5/8/07	\$998,000	3000	180	11	1992	3	15001	Y	N	19433 SE 14TH ST

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001	072406	9059	7/13/06	\$2,595,000	3000	0	11	2001	3	10730	Y	Y	2417 EAST LAKE SAMMAMISH PL SE
001	671090	0030	3/19/07	\$1,193,500	3210	1200	11	2000	3	17696	Y	N	21209 SE 40TH PL
001	072406	9113	12/8/06	\$1,600,000	3300	780	11	2001	3	10998	Y	N	2423 EAST LAKE SAMMAMISH PL SE
001	202506	9145	7/6/05	\$1,225,000	3910	1240	11	2005	3	9251	Y	N	3334 EAST LAKE SAMMAMISH PKWY NE
001	202506	9138	6/2/05	\$1,259,000	4180	0	11	2005	3	35682	Y	N	19621 NE 33RD PL
001	671090	0130	4/20/07	\$1,150,000	4280	0	11	1990	3	17774	Y	N	4123 PEREGRINE POINT WAY SE
001	192506	9092	8/17/05	\$2,120,000	4650	1750	11	2004	3	14654	Y	Y	3645 EAST LAKE SAMMAMISH PKWY NE
001	671090	0020	7/18/06	\$1,350,000	4740	1500	11	2000	3	19396	Y	N	21213 SE 40TH PL
001	292506	9022	12/19/07	\$3,350,000	4880	0	12	1992	3	29834	Y	Y	1723 EAST LAKE SAMMAMISH PKWY NE
001	519710	0038	8/1/07	\$5,470,000	7250	0	13	1996	3	27098	Y	Y	835 EAST LAKE SAMMAMISH SHORE LN
011	919570	0240	12/29/05	\$395,950	910	310	7	1980	3	7202	N	N	19263 SE 48TH PL
011	919570	0110	9/27/06	\$406,000	1000	0	7	1980	3	8007	N	N	4917 193RD PL SE
011	919570	0180	3/15/05	\$334,900	1000	220	7	1981	3	9674	N	N	19248 SE 49TH ST
011	435370	0150	5/7/07	\$500,000	1050	0	7	1956	5	9750	N	N	18869 SE 42ND ST
011	919570	0070	10/2/06	\$500,000	1060	440	7	1980	3	8117	Y	N	4908 193RD PL SE
011	919570	0150	8/7/07	\$519,900	1060	440	7	1980	3	12806	N	N	19245 SE 49TH ST
011	743050	0415	3/30/05	\$397,250	1120	0	7	1971	4	7500	Y	N	1020 WEST LAKE SAMMAMISH PKWY NE
011	743050	0480	10/11/07	\$1,350,000	1170	1270	7	1961	4	13769	Y	Y	856 WEST LAKE SAMMAMISH PKWY NE
011	132405	9062	4/6/06	\$750,000	1310	1310	7	1957	3	9759	Y	N	17457 SE 40TH PL
011	752490	0015	8/13/07	\$1,300,000	1440	1040	7	1969	3	8100	Y	Y	508 WEST LAKE SAMMAMISH PKWY SE
011	192506	9106	4/13/05	\$1,290,000	1560	1440	7	1951	4	18731	Y	Y	3040 WEST LAKE SAMMAMISH PKWY NE
011	362505	9138	10/22/07	\$738,750	1680	1330	7	1967	4	16988	Y	N	228 WEST LAKE SAMMAMISH PKWY SE
011	925390	0015	4/6/06	\$1,200,000	1690	1570	7	1960	3	27300	Y	Y	816 WEST LAKE SAMMAMISH PKWY SE
011	752830	0045	5/23/05	\$1,290,000	1850	0	7	1957	3	31701	Y	Y	472 WEST LAKE SAMMAMISH PKWY NE
011	671010	0065	5/8/06	\$1,534,000	2020	1180	7	1989	3	10914	Y	Y	2454 WEST LAKE SAMMAMISH PKWY NE
011	362505	9076	4/11/06	\$1,315,000	2170	730	7	1967	3	14810	Y	Y	366 WEST LAKE SAMMAMISH PKWY NE
011	182406	9094	7/28/05	\$330,000	2340	0	7	1949	1	41382	N	N	4352 184TH AVE SE
011	292350	1340	6/24/05	\$449,900	1220	980	8	1978	3	9506	N	N	4568 187TH PL SE
011	542300	0770	5/25/07	\$575,000	1240	880	8	1977	3	8750	N	N	4322 189TH AVE SE
011	542300	0010	5/20/05	\$433,000	1250	450	8	1976	3	8400	N	N	18803 SE 44TH WAY
011	412340	0240	11/28/05	\$440,000	1260	1170	8	1974	3	7665	N	N	18914 SE 43RD ST

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011	543740	1070	7/20/06	\$519,000	1270	570	8	1984	3	12540	N	N	4731 191ST PL SE
011	752495	0300	8/11/06	\$538,000	1300	680	8	1983	3	7840	N	N	4715 192ND PL SE
011	362505	9180	7/11/07	\$712,000	1340	0	8	1966	4	11110	Y	N	670 W WEST LAKE SAMMAMISH PKWY NE
011	292350	1150	4/5/06	\$501,000	1390	1040	8	1978	3	8136	N	N	18731 SE 45TH ST
011	542300	0810	2/8/05	\$420,000	1400	670	8	1977	4	7700	N	N	4333 189TH AVE SE
011	542304	0180	9/6/05	\$450,000	1400	840	8	1980	3	7128	N	N	4233 191ST AVE SE
011	192506	9050	7/2/07	\$1,787,000	1410	1410	8	1972	4	18866	Y	Y	3272 WEST LAKE SAMMAMISH PKWY NE
011	542301	0540	12/22/05	\$480,000	1430	840	8	1978	3	7350	N	N	4408 190TH AVE SE
011	292350	0840	1/13/06	\$495,000	1460	600	8	1977	3	6300	N	N	18718 SE 44TH ST
011	412340	0040	3/9/05	\$365,000	1460	0	8	1974	4	7700	N	N	4247 189TH AVE SE
011	292350	0980	11/22/05	\$459,900	1480	660	8	1978	3	7507	N	N	18721 SE 44TH PL
011	292350	1290	3/15/07	\$505,000	1500	810	8	1978	3	8445	N	N	4565 187TH PL SE
011	542304	0100	6/23/06	\$500,000	1500	1100	8	1981	3	10200	N	N	4228 192ND CT SE
011	412340	0060	8/8/06	\$436,500	1520	0	8	1973	4	6215	N	N	4259 189TH AVE SE
011	543740	0520	3/9/06	\$520,000	1520	290	8	1985	3	13300	N	N	4644 189TH PL SE
011	542300	0550	4/2/07	\$625,000	1530	840	8	1977	3	6650	N	N	4306 191ST AVE SE
011	542301	0560	4/12/05	\$432,000	1530	780	8	1977	3	7500	N	N	4425 190TH AVE SE
011	752495	0310	12/21/05	\$525,000	1540	440	8	1983	4	7770	N	N	4721 192ND PL SE
011	752495	0310	5/9/05	\$470,000	1540	440	8	1983	4	7770	N	N	4721 192ND PL SE
011	192406	9033	7/27/05	\$1,112,500	1560	760	8	1994	3	10878	Y	Y	19536 SE 51ST ST
011	292350	1370	6/4/07	\$477,000	1560	0	8	1978	3	7352	N	N	18723 SE 45TH PL
011	752495	0280	8/16/06	\$646,470	1560	610	8	1983	4	8050	N	N	4703 192ND PL SE
011	543740	0160	7/6/06	\$515,000	1580	360	8	1979	3	8000	N	N	19012 SE 46TH WAY
011	292350	0160	3/23/07	\$579,950	1590	840	8	1978	3	10788	N	N	4200 187TH PL SE
011	292350	0710	4/3/06	\$475,000	1590	440	8	1979	3	7700	N	N	4324 187TH PL SE
011	292350	0710	6/21/05	\$423,000	1590	440	8	1979	3	7700	N	N	4324 187TH PL SE
011	292350	1060	6/23/06	\$548,000	1590	770	8	1977	3	7216	N	N	18720 SE 45TH ST
011	864870	0300	3/1/07	\$526,500	1590	530	8	1978	3	10800	N	N	18160 SE 42ND PL
011	292350	0410	5/9/06	\$515,000	1600	0	8	1978	3	7200	Y	N	4137 187TH AVE SE
011	925390	0114	6/22/05	\$690,950	1610	1150	8	1968	4	11490	Y	N	1216 WEST LAKE SAMMAMISH PKWY SE
011	412340	0050	6/22/07	\$526,000	1630	0	8	1973	3	7700	N	N	4253 189TH AVE SE

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011	542303	0040	7/28/05	\$535,000	1630	890	8	1979	3	9975	N	N	18900 SE 44TH PL
011	542301	0670	4/18/05	\$482,500	1720	610	8	1978	3	9000	N	N	4521 192ND AVE SE
011	542304	0350	7/3/06	\$545,000	1740	0	8	1980	4	9100	N	N	19202 SE 43RD PL
011	542304	0350	4/7/06	\$495,000	1740	0	8	1980	4	9100	N	N	19202 SE 43RD PL
011	542301	0740	7/6/05	\$459,000	1800	0	8	1978	3	8686	N	N	4552 192ND AVE SE
011	752495	0980	8/8/07	\$600,000	1810	0	8	1979	3	8236	N	N	19235 SE 46TH PL
011	292350	0750	9/2/05	\$549,950	1820	350	8	1978	4	6580	N	N	18712 SE 43RD PL
011	752495	0860	3/18/05	\$417,500	1820	0	8	1979	3	7630	N	N	4628 193RD AVE SE
011	543740	0810	7/3/06	\$540,000	1830	310	8	1980	3	11400	N	N	4667 191ST AVE SE
011	864870	0330	2/1/07	\$660,000	1850	1460	8	1979	3	11700	N	N	18136 SE 42ND PL
011	543740	0050	8/17/05	\$469,000	1870	0	8	1980	3	8496	N	N	4542 191ST AVE SE
011	543740	0510	8/3/07	\$554,775	1890	0	8	1980	3	12000	N	N	4649 189TH PL SE
011	543740	0510	5/23/06	\$535,000	1890	0	8	1980	3	12000	N	N	4649 189TH PL SE
011	752495	0630	10/4/05	\$499,000	1890	0	8	1980	3	8064	N	N	4737 193RD PL SE
011	194970	0110	4/18/05	\$1,212,500	1900	800	8	1974	3	14345	Y	Y	3222 WEST LAKE SAMMAMISH PKWY SE
011	292350	0050	3/23/05	\$591,900	1900	510	8	1977	4	7144	N	N	4220 187TH AVE SE
011	543740	1000	12/6/06	\$555,000	1910	0	8	1982	3	11092	N	N	19106 SE 47TH PL
011	920265	0030	11/1/05	\$475,000	1910	0	8	1987	3	10943	N	N	4556 186TH AVE SE
011	920265	0080	11/8/06	\$525,000	1910	0	8	1987	3	8560	N	N	4534 186TH AVE SE
011	920265	0130	11/23/05	\$456,000	1910	0	8	1987	3	7683	N	N	4514 186TH AVE SE
011	292350	0100	8/4/06	\$528,000	1950	560	8	1978	4	7176	N	N	4219 187TH PL NE
011	543740	0720	7/3/06	\$552,500	1950	0	8	1979	3	9282	N	N	4624 190TH AVE SE
011	920265	0100	4/5/07	\$552,000	1950	0	8	1987	3	7481	N	N	4526 186TH AVE SE
011	543740	0400	5/17/05	\$499,000	1970	810	8	1980	3	9600	N	N	18802 SE 46TH WAY
011	920265	0050	6/22/05	\$453,000	1980	0	8	1987	3	8479	N	N	4548 186TH AVE SE
011	752490	0045	6/7/06	\$1,585,000	1990	1020	8	2003	3	11900	Y	Y	540 WEST LAKE SAMMAMISH PKWY SE
011	752495	0890	6/3/05	\$527,255	1990	0	8	1979	3	7560	N	N	19242 SE 46TH PL
011	920265	0180	11/22/05	\$500,000	2000	0	8	1988	3	6778	N	N	18606 SE 45TH ST
011	925390	0089	9/12/05	\$1,495,000	2000	0	8	1971	4	19500	Y	Y	1042 WEST LAKE SAMMAMISH PKWY SE
011	671010	0040	1/12/06	\$1,392,000	2020	850	8	1998	3	16732	Y	Y	2428 WEST LAKE SAMMAMISH PKWY NE
011	542301	0060	6/28/07	\$705,000	2040	1200	8	1978	3	9576	N	N	19227 SE 46TH 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
011	543740	0650	7/7/05	\$450,000	2050	0	8	1980	3	12420	N	N	4659 190TH AVE SE
011	542303	0400	8/10/05	\$434,000	2070	0	8	1979	3	7350	N	N	19119 SE 45TH ST
011	542301	0570	7/18/05	\$525,000	2150	0	8	1978	3	9000	N	N	4433 189TH PL SE
011	671010	0070	11/10/06	\$1,316,000	2180	620	8	1993	3	10800	Y	Y	2458 WEST LAKE SAMMAMISH PKWY NE
011	752495	0810	5/11/06	\$557,000	2180	0	8	1984	4	7420	N	N	4627 193RD PL SE
011	542303	0420	9/14/06	\$625,000	2190	0	8	1979	3	7350	N	N	19129 SE 45TH ST
011	752495	0640	10/1/07	\$683,000	2210	0	8	1983	4	10530	N	N	4741 193RD PL SE
011	752495	0850	4/20/05	\$525,000	2220	0	8	1979	3	7490	N	N	4634 193RD AVE SE
011	543740	0150	12/13/07	\$649,000	2230	0	8	1980	3	7200	N	N	4555 191ST AVE SE
011	542304	0340	4/10/06	\$520,000	2280	0	8	1980	4	9920	N	N	19206 SE 43RD PL
011	542301	0520	3/17/05	\$449,000	2300	0	8	1977	3	6240	N	N	4424 190TH AVE SE
011	752495	0760	9/7/05	\$600,000	2320	0	8	1984	3	8820	N	N	4620 193RD PL SE
011	543740	0760	5/16/05	\$479,000	2340	0	8	1981	3	9794	N	N	4639 191ST AVE SE
011	542304	0270	9/21/06	\$700,000	2360	0	8	1982	3	12285	N	N	19223 SE 43RD ST
011	752495	0970	2/27/07	\$620,000	2370	0	8	1979	3	8280	N	N	19229 SE 46TH PL
011	671010	0144	9/25/07	\$1,710,000	2380	600	8	1980	3	19800	Y	Y	2768 WEST LAKE SAMMAMISH PKWY NE
011	542301	0680	5/11/07	\$664,750	2440	0	8	1978	4	8190	N	N	4529 192ND AVE SE
011	752495	0050	9/14/05	\$637,500	2450	0	8	1980	3	8400	N	N	4729 194TH AVE SE
011	292350	1320	7/13/07	\$575,000	2460	0	8	1978	3	8831	N	N	4577 187TH PL SE
011	292350	0600	5/4/07	\$630,000	2470	0	8	1979	4	7828	N	N	4215 187TH AVE SE
011	292350	0670	1/12/06	\$478,000	2470	0	8	1978	3	7300	N	N	18725 SE 43RD ST
011	543740	0970	6/29/05	\$525,000	2530	0	8	1983	3	8960	N	N	19118 SE 47TH PL
011	202406	9044	11/21/05	\$1,275,000	2560	870	8	1972	5	11277	Y	Y	5134 NW SAMMAMISH RD
011	752495	0650	9/6/07	\$690,000	2570	0	8	1984	3	9216	N	N	4738 193RD PL SE
011	752495	0920	3/22/06	\$665,000	2570	0	8	1980	4	10736	N	N	19220 SE 46TH PL
011	542300	0400	7/10/05	\$549,000	2620	0	8	1978	3	9440	N	N	19204 SE 44TH WAY
011	543740	0960	11/26/07	\$575,000	2620	0	8	1980	3	7208	N	N	19124 SE 47TH PL
011	542301	0950	8/5/05	\$660,000	2670	0	8	1979	3	8640	N	N	4573 193RD PL SE
011	122405	9120	4/23/07	\$875,000	2680	0	8	1958	5	11326	Y	N	2612 WEST LAKE SAMMAMISH PKWY SE
011	542300	0560	11/20/07	\$669,000	2720	0	8	1977	3	7500	N	N	4309 191ST AVE SE
011	752495	0700	4/25/05	\$695,000	2770	0	8	1980	5	7420	N	N	4708 193RD PL SE



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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	542304	0210	6/21/07	\$675,000	2780	0	8	1980	3	10925	N	N	4257 191ST AVE SE
011	864870	0230	4/11/05	\$579,000	2790	0	8	1980	4	9500	N	N	4266 182ND AVE SE
011	542300	0610	7/25/05	\$620,000	2850	0	8	1977	4	7280	N	N	4357 191ST AVE SE
011	864870	0390	8/24/06	\$521,000	2860	0	8	1979	3	8250	N	N	18151 SE 42ND PL
011	542301	0120	4/5/07	\$739,000	2920	0	8	1979	3	9000	N	N	4568 193RD PL SE
011	542300	0410	8/24/06	\$700,000	2970	0	8	1979	4	9440	N	N	19132 SE 44TH WAY
011	182406	9077	6/18/07	\$910,000	1580	1170	9	1977	3	13068	Y	N	4111 181ST AVE SE
011	864870	0520	9/12/06	\$865,000	1760	1170	9	1979	3	11250	Y	N	4104 181ST AVE SE
011	192406	9118	3/10/05	\$671,922	1790	700	9	1972	3	8798	Y	N	19514 SE 51ST ST
011	864870	0310	4/19/07	\$535,000	1810	0	9	1979	3	12650	N	N	18156 SE 42ND PL
011	542301	0200	6/24/05	\$730,500	2040	1410	9	1979	3	10000	N	N	4575 194TH AVE SE
011	925390	0107	2/23/07	\$605,000	2040	0	9	1978	4	8000	N	N	17026 SE 12TH PL
011	362505	9120	9/6/06	\$765,000	2130	900	9	1976	3	20446	Y	N	390 WEST LAKE SAMMAMISH PKWY NE
011	925390	0354	8/19/05	\$545,000	2200	0	9	1978	3	11000	N	N	2035 WEST LAKE SAMMAMISH PKWY SE
011	542301	0140	6/29/05	\$685,000	2230	0	9	1979	3	13200	N	N	4546 193RD PL SE
011	925390	0115	4/29/05	\$610,000	2250	350	9	1979	3	17411	Y	N	17007 SE 12TH PL
011	192406	9083	9/20/06	\$510,000	2270	0	9	1989	3	7982	N	N	4928 193RD PL SE
011	542301	0910	9/6/05	\$710,000	2270	990	9	1979	3	8000	N	N	4549 193RD PL SE
011	925390	0044	4/26/05	\$705,000	2290	810	9	1986	3	10160	Y	N	922 170TH PL
011	542301	0210	7/21/06	\$775,000	2300	0	9	1978	3	11000	N	N	4579 194TH AVE SE
011	542301	0210	5/23/05	\$662,500	2300	0	9	1978	3	11000	N	N	4579 194TH AVE SE
011	122405	9056	9/4/07	\$1,700,000	2390	650	9	1982	3	17300	Y	Y	2656 WEST LAKE SAMMAMISH PKWY SE
011	440660	0030	2/9/05	\$1,365,000	2410	1480	9	1973	5	15462	Y	Y	4048 WEST LAKE SAMMAMISH PKWY SE
011	891710	0025	7/5/07	\$1,678,000	2420	710	9	1997	3	13000	Y	Y	2240 WEST LAKE SAMMAMISH PKWY NE
011	292350	0330	5/25/05	\$468,000	2440	0	9	1978	3	7200	N	N	4119 187TH AVE SE
011	542301	0150	9/22/06	\$689,000	2790	0	9	1979	3	9450	N	N	4536 193RD PL SE
011	542301	0900	5/19/05	\$575,000	2820	0	9	1979	3	9360	N	N	4543 193RD PL SE
011	864870	0260	8/10/06	\$650,000	2940	0	9	1979	3	8664	N	N	4248 181ST PL SE
011	122405	9114	11/28/05	\$2,345,000	3080	1290	9	2005	3	10980	Y	Y	2950 WEST LAKE SAMMAMISH PKWY SE
011	362505	9091	8/31/05	\$1,795,000	3180	1300	9	1987	3	13504	Y	Y	640 WEST LAKE SAMMAMISH PKWY NE
011	925390	0053	8/11/05	\$899,950	3280	0	9	1985	3	13729	Y	N	929 170TH PL SE

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011	925390	0240	12/3/07	\$1,890,000	3470	0	9	1987	4	17892	Y	Y	1628 WEST LAKE SAMMAMISH PKWY SE
011	542301	0190	8/1/06	\$705,000	3500	0	9	1979	4	8400	N	N	4569 194TH AVE SE
011	925390	0210	12/4/06	\$1,050,000	3870	0	9	1997	3	46609	Y	N	17002 SE 14TH LN
011	362505	9134	1/3/06	\$2,125,000	4100	640	9	1990	5	10650	Y	Y	456 WEST LAKE SAMMAMISH PKWY SE
011	925390	0142	6/20/05	\$1,900,000	1630	1460	10	1969	3	21340	Y	Y	1250 WEST LAKE SAMMAMISH PKWY SE
011	362505	9039	4/17/07	\$1,280,000	2510	750	10	1999	3	41444	Y	N	411 WEST LAKE SAMMAMISH PKWY SE
011	865500	0070	7/19/05	\$980,000	2540	1100	10	1982	3	8239	Y	N	17208 SE 29TH CT
011	192506	9167	4/4/05	\$3,330,000	2720	1740	10	2000	3	18990	Y	Y	3408 WEST LAKE SAMMAMISH PKWY NE
011	435370	0190	3/1/05	\$565,000	2950	0	10	1976	3	10200	N	N	18843 SE 42ND ST
011	194970	0127	9/15/06	\$1,259,000	3310	980	10	2002	3	4467	Y	N	3202 WEST LAKE SAMMAMISH PKWY SE
011	925390	0109	6/7/06	\$1,100,000	3370	240	10	1980	4	11600	Y	N	17006 SE 12TH PL
011	743050	0315	8/17/07	\$1,900,000	3560	360	10	1984	4	20232	Y	Y	1100 WEST LAKE SAMMAMISH PKWY NE
011	743050	0110	5/10/07	\$1,377,000	3700	1450	10	2007	3	12230	Y	N	1622 WEST LAKE SAMMAMISH PKWY NE
011	743050	0105	4/24/07	\$1,270,000	3800	1110	10	2003	3	21990	Y	N	1628 WEST LAKE SAMMAMISH PKWY NE
011	435370	0065	2/6/06	\$2,000,000	3880	0	10	1995	3	8050	Y	Y	18826 SE 42ND ST
011	671010	0101	6/20/05	\$940,000	3890	0	10	1999	3	9696	Y	N	2602 WEST LAKE SAMMAMISH PKWY NE
011	122405	9060	9/27/05	\$1,700,000	1810	1610	11	1992	3	8712	Y	Y	3930 WEST LAKE SAMMAMISH PKWY SE
011	865500	0040	10/5/06	\$2,995,000	2290	2110	11	2000	3	11350	Y	Y	17219 SE 29TH CT
011	865500	0040	4/29/05	\$2,400,000	2290	2110	11	2000	3	11350	Y	Y	17219 SE 29TH CT
011	541865	0090	10/3/07	\$825,000	2820	0	11	1987	3	8761	Y	N	4208 185TH PL SE
011	202406	9121	10/31/06	\$2,180,000	3230	1510	11	2003	3	10297	Y	Y	5152 NW SAMMAMISH RD
011	541865	0220	1/31/07	\$844,900	3390	0	11	1988	3	10588	Y	N	4237 185TH PL SE
011	194970	0129	10/19/06	\$1,450,000	3570	780	11	2001	3	4800	Y	N	3204 WEST LAKE SAMMAMISH PKWY SE
011	194970	0129	4/26/05	\$1,270,000	3570	780	11	2001	3	4800	Y	N	3204 WEST LAKE SAMMAMISH PKWY SE
011	541865	0080	2/1/05	\$717,850	3690	0	11	1987	3	11468	N	N	4200 185TH PL SE
011	925390	0121	9/20/07	\$2,400,000	4260	0	11	1984	3	12955	Y	Y	1222 WEST LAKE SAMMAMISH PKWY SE
013	142505	9074	7/12/05	\$375,000	720	0	6	1930	5	8496	N	N	16136 NE 51ST ST
013	182800	0370	8/15/06	\$435,000	900	470	7	1970	3	8400	N	N	15821 NE 56TH WAY
013	182800	1290	6/24/05	\$359,000	930	390	7	1970	4	9576	N	N	15703 NE 56TH WAY
013	541180	0120	5/12/06	\$345,400	980	0	7	1967	4	8687	N	N	5814 155TH AVE NE
013	541180	0300	8/1/05	\$316,000	990	0	7	1967	4	7275	N	N	5915 155TH AVE NE

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013	215500	0450	12/20/06	\$438,000	1010	360	7	1967	4	9440	N	N	16104 NE 57TH ST
013	808780	0170	6/27/05	\$347,000	1050	710	7	1963	3	11000	N	N	5240 155TH AVE NE
013	182800	1060	10/24/06	\$429,950	1100	0	7	1966	4	10010	N	N	5515 157TH DR NE
013	182800	0620	12/12/05	\$387,500	1110	0	7	1966	4	10875	N	N	5327 156TH DR NE
013	808780	0010	4/22/05	\$420,000	1150	0	7	1963	4	9153	N	N	5427 156TH AVE NE
013	808780	0400	3/14/06	\$480,000	1150	800	7	1963	3	7350	N	N	5315 155TH AVE NE
013	182800	0230	6/8/07	\$480,000	1180	440	7	1968	3	8400	N	N	5503 159TH PL NE
013	182800	0140	9/29/05	\$439,000	1200	430	7	1967	3	8400	N	N	5424 159TH PL NE
013	182800	0680	1/6/05	\$383,500	1200	430	7	1968	4	9600	N	N	15609 NE 53RD ST
013	541180	0200	4/13/06	\$462,000	1200	620	7	1967	4	7739	N	N	5711 155TH AVE NE
013	182800	1110	4/5/07	\$537,000	1220	620	7	1967	3	10366	N	N	5409 157TH DR NE
013	215500	0290	12/5/06	\$457,000	1220	500	7	1967	4	9600	N	N	5606 160TH AVE NE
013	215500	0300	11/13/06	\$485,000	1220	500	7	1967	5	9600	N	N	5514 160TH AVE NE
013	808780	0030	7/19/07	\$472,510	1240	900	7	1963	4	9040	N	N	5411 156TH AVE NE
013	808780	0190	8/17/05	\$465,000	1240	1200	7	1963	4	9800	N	N	15514 NE 53RD PL
013	541180	0230	9/2/05	\$474,900	1270	1050	7	1966	4	7289	N	N	5733 155TH AVE NE
013	541180	0170	3/22/07	\$460,000	1290	0	7	1967	4	6650	N	N	5710 155TH AVE NE
013	808780	0360	6/7/06	\$530,000	1290	940	7	1963	3	8400	N	N	5407 155TH AVE NE
013	182800	0070	8/4/07	\$465,000	1300	540	7	1967	3	9350	N	N	5306 159TH AVE NE
013	182800	0260	4/18/05	\$399,500	1300	650	7	1969	4	8925	N	N	5415 159TH PL NE
013	182800	0330	6/13/06	\$423,500	1300	0	7	1969	3	7905	N	N	5518 158TH PL NE
013	541180	0220	6/15/06	\$499,995	1300	1300	7	1966	4	7439	N	N	5725 155TH AVE NE
013	808780	0330	11/1/06	\$489,999	1300	840	7	1964	4	7876	N	N	5503 155TH AVE NE
013	182800	1300	11/9/05	\$428,000	1340	620	7	1967	4	8820	N	N	15709 NE 56TH WAY
013	182800	1300	7/12/05	\$390,000	1340	620	7	1967	4	8820	N	N	15709 NE 56TH WAY
013	182800	1330	11/8/06	\$394,950	1340	620	7	1967	4	8750	N	N	5521 158TH PL NE
013	182800	0150	6/21/07	\$465,000	1380	0	7	1967	3	9600	N	N	15921 NE 55TH WAY
013	182800	0210	6/20/05	\$400,000	1380	0	7	1966	4	8400	N	N	5515 159TH PL NE
013	182800	0610	10/5/06	\$475,000	1390	0	7	1970	4	11400	N	N	5409 156TH DR NE
013	808780	0020	5/26/05	\$377,500	1490	0	7	1963	4	8475	N	N	5419 156TH AVE NE
013	182800	0040	5/18/05	\$435,000	1500	1500	7	1966	3	6175	N	N	15924 NE 53RD ST

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013	182800	0160	1/18/05	\$375,000	1500	630	7	1966	3	10320	N	N	5506 159TH PL NE
013	182800	0780	12/3/07	\$470,000	1500	810	7	1966	3	9600	N	N	5303 159TH AVE NE
013	182800	0860	7/11/07	\$585,000	1500	1500	7	1966	3	8120	N	N	5324 156TH DR NE
013	215500	0100	7/26/06	\$544,000	1500	0	7	1967	5	13280	N	N	5509 162ND AVE NE
013	182800	0740	7/3/06	\$529,000	1510	0	7	1970	4	8400	N	N	15803 NE 53RD ST
013	182800	0740	6/15/05	\$373,000	1510	0	7	1970	4	8400	N	N	15803 NE 53RD ST
013	215500	0130	11/10/05	\$440,000	1510	570	7	1968	3	10292	N	N	16117 NE 57TH ST
013	182800	0190	6/17/05	\$412,000	1560	0	7	1966	3	8400	N	N	5606 159TH PL NE
013	215500	0340	2/24/06	\$385,000	1560	0	7	1967	3	8625	N	N	15945 NE 55TH WAY
013	215500	0380	11/28/07	\$495,000	1560	0	7	1967	4	9592	N	N	5607 160TH AVE NE
013	182800	0870	11/15/05	\$500,000	1570	290	7	1966	4	7700	N	N	5330 156TH DR NE
013	808780	0110	6/20/05	\$457,000	1680	1080	7	1963	4	8150	N	N	5219 156TH AVE NE
013	182800	0900	5/21/07	\$482,500	1800	0	7	1966	4	7700	N	N	5418 156TH DR NE
013	142505	9081	6/13/05	\$550,000	1880	1480	7	1969	4	14374	N	N	5208 156TH AVE NE
013	215500	0230	6/1/07	\$505,000	2030	0	7	1967	4	9720	N	N	5515 161ST PL NE
013	182800	0010	2/16/07	\$550,000	2060	0	7	1967	3	8925	N	N	5234 159TH AVE NE
013	541180	0150	6/18/07	\$575,000	2150	0	7	1966	4	9660	N	N	5722 155TH AVE NE
013	182800	1020	6/3/05	\$426,000	2220	0	7	1966	3	12464	N	N	5539 157TH AVE NE
013	182800	0630	5/8/07	\$612,000	2320	0	7	1967	4	9750	N	N	5321 156TH DR NE
013	943530	0049	8/24/06	\$577,990	2430	0	7	1966	3	9520	N	N	15530 NE 60TH ST
013	182800	0470	12/16/05	\$409,000	2720	0	7	1967	3	13300	N	N	15636 NE 56TH WAY
013	542256	0120	6/30/06	\$404,999	900	640	8	1977	3	6000	N	N	6416 156TH PL NE
013	542256	0120	10/27/05	\$329,000	900	640	8	1977	3	6000	N	N	6416 156TH PL NE
013	339530	0250	11/16/06	\$525,755	1130	840	8	1977	3	10350	N	N	16941 NE 42ND ST
013	339530	0280	4/6/07	\$540,000	1170	560	8	1977	3	8260	N	N	17023 NE 42ND ST
013	115800	0020	5/22/07	\$540,000	1210	1210	8	1979	3	22114	N	N	4037 172ND AVE NE
013	339530	0310	10/27/06	\$564,000	1220	450	8	1977	3	15200	N	N	4212 171ST AVE NE
013	542256	0190	6/29/05	\$325,000	1230	130	8	1977	4	4914	N	N	6429 157TH PL NE
013	306620	0240	4/11/05	\$405,000	1240	360	8	1979	3	9790	N	N	16658 NE 48TH ST
013	388231	0170	5/30/06	\$525,540	1250	750	8	1980	3	11680	N	N	15411 NE 54TH ST
013	555630	0034	2/14/06	\$498,000	1250	720	8	1978	4	9785	N	N	4115 172ND AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 47**  
**(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
013	178683	0090	5/20/05	\$560,000	1330	1230	8	1987	3	16920	N	N	16604 NE 42ND CT
013	339530	0240	5/8/06	\$562,500	1350	670	8	1978	3	10000	N	N	16925 NE 42ND ST
013	730910	0100	8/17/07	\$655,000	1350	1030	8	1976	4	7875	N	N	16532 NE 46TH ST
013	339530	0150	8/4/05	\$405,000	1360	830	8	1977	3	10011	N	N	4135 169TH CT NE
013	339530	0330	9/19/07	\$570,000	1360	970	8	1977	3	14000	N	N	17111 NE 43RD TER
013	339530	0160	5/24/06	\$430,000	1370	1050	8	1977	3	10270	N	N	4127 169TH CT NE
013	542256	0140	5/10/05	\$340,600	1400	0	8	1976	4	7790	N	N	15603 NE 65TH ST
013	542257	0720	3/1/07	\$554,000	1400	860	8	1979	5	5850	N	N	5917 158TH WAY NE
013	339530	0100	12/14/05	\$435,000	1410	500	8	1977	3	9453	N	N	16934 NE 42ND ST
013	306620	0260	10/5/07	\$550,000	1430	930	8	1979	3	9310	N	N	16634 NE 48TH ST
013	306620	0260	7/21/05	\$479,000	1430	930	8	1979	3	9310	N	N	16634 NE 48TH ST
013	306620	0090	8/16/05	\$580,000	1470	1080	8	1979	4	9576	N	N	16523 NE 48TH ST
013	182800	1230	4/30/07	\$575,000	1500	1350	8	1967	4	8050	N	N	5412 157TH DR NE
013	306620	0070	6/12/06	\$600,000	1510	870	8	1979	5	10030	N	N	16507 NE 48TH ST
013	542256	0810	5/22/07	\$425,000	1510	0	8	1978	4	4950	N	N	15722 NE 66TH PL
013	542256	0830	11/2/06	\$421,000	1510	0	8	1978	4	4500	N	N	15710 NE 66TH PL
013	894120	0010	5/3/05	\$427,000	1530	0	8	1978	4	12000	N	N	4010 174TH CT NE
013	306620	0170	4/21/06	\$565,000	1540	1470	8	1982	4	8970	N	N	16643 NE 48TH CT
013	542256	0420	5/25/07	\$462,500	1550	0	8	1978	4	5564	N	N	15915 NE 65TH ST
013	542256	0420	1/5/07	\$381,400	1550	0	8	1978	4	5564	N	N	15915 NE 65TH ST
013	542257	0430	8/12/07	\$450,000	1550	40	8	1978	3	5900	N	N	15811 NE 61ST ST
013	542257	0580	10/11/07	\$450,900	1550	50	8	1978	3	6660	N	N	15814 NE 61ST ST
013	542256	0770	9/6/05	\$346,000	1560	0	8	1978	4	5170	N	N	6611 159TH AVE NE
013	542257	0050	4/26/07	\$431,000	1570	0	8	1979	4	5150	N	N	15721 NE 59TH WAY
013	730910	0050	10/13/06	\$500,000	1570	0	8	1974	4	7500	N	N	16608 NE 46TH ST
013	339530	0040	7/12/05	\$394,500	1580	0	8	1978	3	8136	N	N	4301 171ST AVE NE
013	730910	0240	2/12/07	\$640,000	1580	1400	8	1976	4	7500	Y	N	4520 165TH AVE NE
013	542256	0650	11/14/05	\$373,000	1600	460	8	1976	4	9800	N	N	15822 NE 67TH PL
013	306620	0380	12/18/07	\$765,000	1610	1520	8	1979	4	11340	N	N	16426 NE 48TH ST
013	542257	0110	10/21/05	\$353,400	1610	0	8	1979	4	5500	N	N	15825 NE 59TH WAY
013	730910	0450	5/2/07	\$630,000	1610	840	8	1976	3	7500	N	N	16629 NE 46TH 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
013	856293	0320	10/27/06	\$577,000	1610	700	8	1978	4	8000	N	N	15821 NE 46TH CT
013	542256	0570	10/25/07	\$440,000	1630	0	8	1978	4	6500	N	N	6622 159TH AVE NE
013	856293	0350	10/25/05	\$505,000	1630	800	8	1978	3	14400	N	N	4511 159TH AVE NE
013	132505	9069	4/26/07	\$542,000	1640	0	8	1974	3	12632	N	N	4220 172ND AVE NE
013	339530	0030	8/31/07	\$544,000	1640	330	8	1977	3	9216	N	N	4307 171ST AVE NE
013	856293	0220	8/29/05	\$500,000	1640	550	8	1978	4	11250	N	N	15805 NE 47TH CT
013	132505	9051	11/15/07	\$500,000	1650	0	8	1955	4	9452	N	N	4010 172ND AVE NE
013	542257	0120	9/14/05	\$335,000	1650	0	8	1979	4	5500	N	N	15833 NE 59TH WAY
013	730910	0070	5/18/06	\$559,950	1700	0	8	1975	5	7800	N	N	16556 NE 46TH ST
013	542256	0500	2/7/06	\$410,000	1710	0	8	1977	4	5750	N	N	6540 159TH AVE NE
013	542257	0520	2/1/06	\$384,950	1720	0	8	1978	4	6960	N	N	6316 159TH PL NE
013	542257	0560	6/9/05	\$351,000	1720	0	8	1978	3	5250	N	N	6219 159TH PL NE
013	178683	0160	2/17/06	\$499,900	1740	500	8	1980	3	11700	N	N	16864 NE 42ND CT
013	542256	0060	10/12/05	\$360,000	1750	0	8	1977	3	5500	N	N	6311 156TH PL NE
013	542256	0870	9/6/06	\$414,000	1750	0	8	1977	3	6000	N	N	15723 NE 66TH PL
013	542256	0950	2/23/06	\$430,000	1750	0	8	1977	4	4000	N	N	15810 NE 65TH ST
013	542256	0740	4/10/07	\$389,000	1770	0	8	1978	4	5300	N	N	15833 NE 67TH PL
013	542257	0080	10/27/05	\$405,000	1780	350	8	1979	5	8400	N	N	15801 NE 59TH WAY
013	542257	0260	11/21/05	\$397,500	1790	0	8	1979	4	5400	N	N	5901 160TH CT NE
013	555630	0078	4/22/06	\$650,000	1790	780	8	1976	4	19800	N	N	16624 NE 44TH WAY
013	542257	0400	4/3/06	\$436,000	1807	0	8	1978	4	6858	N	N	6020 158TH WAY NE
013	542256	0610	11/27/06	\$410,000	1830	0	8	1978	4	7000	N	N	15846 NE 67TH PL
013	542257	0760	9/21/06	\$425,000	1850	0	8	1979	4	7056	N	N	15702 NE 59TH WAY
013	542257	0200	6/26/06	\$450,000	1920	0	8	1979	4	7350	N	N	5920 160TH CT NE
013	542257	0330	9/11/06	\$446,000	1930	0	8	1979	4	4750	N	N	5907 159TH CT NE
013	542257	0600	7/1/05	\$401,000	1930	0	8	1978	4	9100	N	N	6210 158TH CT NE
013	542256	0900	8/1/06	\$429,999	1960	0	8	1977	4	6500	N	N	6547 159TH AVE NE
013	306620	0120	5/18/06	\$570,000	1980	400	8	1979	4	9130	N	N	16547 NE 48TH CT
013	142505	9149	9/7/07	\$525,000	2020	0	8	1976	4	11325	N	N	16215 NE 51ST ST
013	894120	0020	5/18/07	\$600,000	2020	1430	8	1978	3	11200	N	N	4020 174TH CT NE
013	438860	0120	3/7/06	\$532,000	2030	0	8	1973	4	11200	N	N	17218 NE 42ND 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
013	752557	0120	9/16/05	\$490,000	2070	0	8	1985	3	9040	N	N	4202 170TH CT NE
013	555630	0033	7/11/05	\$515,000	2120	0	8	1996	3	10450	N	N	4045 172ND AVE NE
013	856293	0680	6/22/06	\$588,000	2160	800	8	1977	4	9100	N	N	15812 NE 50TH CT
013	306620	0500	7/25/06	\$694,000	2250	0	8	1980	4	10000	N	N	16204 NE 46TH ST
013	306620	0590	10/26/05	\$525,000	2430	0	8	1980	3	11250	N	N	16210 NE 46TH ST
013	856293	0030	12/11/06	\$578,000	2450	0	8	1977	4	9520	N	N	5023 158TH AVE NE
013	182800	0280	6/10/05	\$525,000	2510	0	8	1966	4	8300	N	N	5406 158TH PL NE
013	856293	0560	6/6/05	\$495,000	2520	0	8	1977	3	11700	N	N	15802 NE 49TH ST
013	856293	0530	9/6/06	\$549,900	2680	0	8	1978	4	11700	N	N	4828 159TH AVE NE
013	178683	0030	6/22/07	\$688,000	2860	0	8	1980	3	12480	N	N	16853 NE 42ND CT
013	306620	0540	3/21/06	\$565,000	1710	610	9	1979	3	9800	N	N	16225 NE 45TH CT
013	555630	0092	9/6/06	\$745,000	1990	1260	9	1979	4	20000	N	N	16738 NE 44TH WAY
013	233180	0130	8/22/05	\$515,000	2100	0	9	1990	3	6452	N	N	5021 NE 157TH CT
013	144285	0270	7/25/05	\$560,000	2320	0	9	1980	3	11000	N	N	4045 168TH AVE NE
013	773210	0060	5/12/05	\$611,000	2370	0	9	1988	3	11624	N	N	15720 NE 61ST CT
013	306620	0209	8/15/07	\$719,950	2440	0	9	1998	3	9000	N	N	16560 NE 48TH CT
013	144285	0210	11/28/05	\$627,000	2460	0	9	1981	3	8910	N	N	16631 NE 41ST ST
013	773210	0050	5/25/05	\$625,000	2680	0	9	1988	3	10738	N	N	15712 NE 61ST CT
013	943530	0066	11/1/07	\$740,582	2830	0	9	2007	3	10355	N	N	6205 156TH AVE NE
013	555630	0112	6/1/06	\$778,800	2950	0	9	1998	3	9000	N	N	16426 NE 40TH ST
013	519641	0312	7/6/07	\$914,000	3210	0	9	2007	3	8572	N	N	16340 NE 50TH ST
013	519700	0020	12/5/06	\$724,500	3470	0	9	1968	5	12816	N	N	16614 NE 47TH ST
013	519641	0313	6/20/07	\$914,000	3630	0	9	2007	3	8506	N	N	16334 NE 50TH ST
013	519640	0060	11/13/06	\$805,000	2450	0	10	1990	3	9607	Y	N	16422 NE 50TH ST
013	519640	0290	9/14/05	\$660,000	2470	0	10	1990	3	17647	N	N	16507 NE 50TH ST
013	519641	0270	5/23/05	\$630,000	2470	0	10	1990	3	8998	N	N	5004 162ND AVE NE
013	519641	0160	8/3/05	\$656,500	2500	0	10	1990	3	18056	N	N	4908 162ND CT NE
013	519640	0080	7/25/06	\$924,500	2540	1300	10	1989	3	10255	Y	N	5060 164TH CT NE
013	519640	0270	5/16/06	\$725,000	2570	0	10	1989	3	9781	N	N	16441 NE 50TH ST
013	519640	0190	8/20/07	\$820,000	2600	0	10	1989	3	9782	Y	N	16343 NE 50TH ST
013	519640	0190	2/18/05	\$660,000	2600	0	10	1989	3	9782	Y	N	16343 NE 50TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 47**  
**(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
013	260040	0080	6/1/06	\$811,350	2670	0	10	1990	3	15415	N	N	16104 NE 42ND CT
013	142505	9193	12/27/05	\$840,000	2680	920	10	2005	3	9312	Y	N	5541 163RD CT NE
013	142505	9186	11/14/05	\$859,990	2700	130	10	2005	3	7058	Y	N	5411 163RD CT NE
013	519642	0340	10/10/06	\$785,000	2770	0	10	1997	3	10563	N	N	4934 166TH CT NE
013	519640	0110	9/19/05	\$785,000	2850	0	10	1989	3	10972	N	N	5036 164TH CT NE
013	689100	0120	6/27/05	\$769,000	2860	0	10	1998	3	9130	N	N	16031 NE 44TH CT
013	519641	0020	6/2/05	\$769,800	2890	250	10	1990	3	9315	N	N	5005 162ND AVE NE
013	519641	0150	5/23/05	\$729,000	2890	0	10	1990	3	20625	N	N	4904 162ND CT NE
013	519642	0310	2/17/06	\$928,800	2900	860	10	1995	3	12706	N	N	4910 166TH CT NE
013	519642	0310	2/16/05	\$808,000	2900	860	10	1995	3	12706	N	N	4910 166TH CT NE
013	160480	0060	12/7/05	\$860,000	2970	0	10	2004	3	6827	N	N	16311 NE 43RD CT
013	519641	0250	9/19/06	\$828,750	2980	0	10	1991	3	9802	N	N	4920 163RD AVE NE
013	689100	0070	9/27/06	\$910,000	2980	0	10	1998	3	9228	N	N	16018 NE 44TH CT
013	519642	0250	7/5/05	\$731,000	3040	0	10	1995	3	9369	N	N	16519 NE 50TH WAY
013	519690	0100	7/3/07	\$859,000	3080	0	10	1992	3	9705	Y	N	16119 NE 58TH CT
013	142505	9190	12/21/05	\$904,000	3100	0	10	2005	3	13134	N	N	5529 163RD CT NE
013	016190	0090	8/1/07	\$735,000	3110	0	10	1990	3	9064	N	N	16127 NE 41ST CT
013	016190	0100	1/26/06	\$844,148	3160	0	10	1989	3	9521	N	N	16135 NE 41ST CT
013	142505	9191	3/24/06	\$889,000	3200	0	10	2005	3	7634	N	N	5533 163RD CT NE
013	519642	0240	12/5/06	\$920,000	3210	800	10	1995	3	9371	N	N	16509 NE 50TH WAY
013	519650	0010	7/19/05	\$869,000	3220	0	10	2005	3	8324	N	N	16603 NE 47TH ST
013	555630	0109	4/20/07	\$1,078,800	3230	0	10	2007	3	7560	N	N	16638 NE 40TH CT
013	519650	0020	7/18/07	\$880,000	3230	0	10	2005	3	8342	N	N	16607 NE 47TH ST
013	519650	0020	11/1/05	\$869,800	3230	0	10	2005	3	8342	N	N	16607 NE 47TH ST
013	519642	0290	4/26/05	\$761,984	3270	0	10	1995	3	9231	N	N	4921 166TH CT NE
013	519642	0170	8/4/05	\$815,000	3300	0	10	1994	3	9000	N	N	16403 NE 50TH WAY
013	689100	0130	8/30/05	\$899,000	3300	0	10	1998	3	9121	N	N	16119 NE 44TH CT
013	555630	0116	6/15/07	\$1,086,000	3300	0	10	2007	3	7560	N	N	16642 NE 40TH CT
013	519642	0080	8/22/05	\$886,280	3310	0	10	1995	3	10103	N	N	16418 NE 50TH WAY
013	555630	0079	7/10/06	\$745,000	3420	0	10	1977	3	27878	N	N	16720 NE 44TH WAY
013	142505	9187	7/22/05	\$899,500	3420	0	10	2005	3	8133	N	N	5415 163RD CT NE



**Improved Sales Used in this Annual Update Analysis**  
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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
013	519642	0040	9/5/06	\$925,000	3430	0	10	1994	3	9541	N	N	16520 NE 50TH WAY
013	519642	0050	3/17/06	\$852,000	3490	0	10	1994	3	10551	N	N	16512 NE 50TH WAY
013	519642	0370	10/9/07	\$860,000	3500	0	10	1997	3	18269	N	N	4958 166TH CT NE
013	689100	0110	7/1/06	\$995,000	3670	0	10	1998	3	9205	N	N	16023 NE 44TH CT
013	555630	0122	9/11/07	\$1,099,800	3720	0	10	2007	3	8776	N	N	16634 NE 40TH CT
013	519690	0090	5/6/05	\$830,000	3730	0	10	1992	3	41842	Y	N	16023 NE 58TH CT
013	689100	0060	10/17/05	\$979,800	3740	0	10	1998	3	9793	N	N	16024 NE 44TH CT
013	519642	0270	5/30/06	\$1,005,000	3780	0	10	1996	3	11674	N	N	4963 166TH CT NE
013	141990	0020	5/24/06	\$995,000	4150	0	10	2001	3	8474	Y	N	4018 173RD CT NE
013	555630	0108	8/28/07	\$1,280,000	4220	0	10	2007	3	28408	N	N	4026 167TH CT NE
013	141990	0050	7/23/07	\$1,200,000	4320	0	10	2001	3	8754	N	N	4017 173RD CT NE
014	888190	0005	6/12/06	\$504,000	370	370	5	1928	4	7820	Y	N	3804 170TH AVE SE
014	888190	0065	2/21/06	\$375,000	1140	130	6	1932	4	10721	Y	N	16933 SE 38TH PL
014	792280	0530	10/24/05	\$375,000	1000	450	7	1962	3	8240	N	N	2612 166TH AVE SE
014	792290	0190	5/24/05	\$372,850	1020	1000	7	1963	3	7875	N	N	16617 SE 27TH ST
014	345930	0030	8/12/05	\$405,000	1060	720	7	1981	3	8240	N	N	3849 166TH AVE SE
014	345930	0020	8/23/07	\$470,000	1110	300	7	1981	3	7102	N	N	3843 166TH AVE SE
014	792280	0430	12/9/05	\$450,000	1130	800	7	1964	3	7904	Y	N	16681 SE 26TH ST
014	345980	0070	7/13/05	\$400,000	1150	770	7	1985	3	13637	Y	N	16600 SE 40TH PL
014	345980	0080	6/29/05	\$402,000	1150	770	7	1985	3	11104	N	N	16627 SE 40TH PL
014	792290	0230	3/17/06	\$463,500	1200	520	7	1963	4	9350	N	N	16612 SE 26TH PL
014	792310	0220	11/3/05	\$494,000	1290	860	7	1994	3	4900	N	N	3006 162ND PL SE
014	321170	0145	5/6/05	\$415,000	1320	980	7	1959	3	20200	N	N	3410 164TH PL SE
014	345980	0060	6/14/06	\$445,000	1320	910	7	1985	3	7672	N	N	16606 SE 40TH PL
014	345980	0060	7/28/05	\$395,000	1320	910	7	1985	3	7672	N	N	16606 SE 40TH PL
014	792280	0080	7/19/05	\$418,000	1320	0	7	1964	3	7200	N	N	2537 166TH AVE SE
014	792290	0160	7/6/05	\$395,000	1320	0	7	1963	4	7875	N	N	16635 SE 27TH ST
014	792280	0020	3/23/05	\$383,000	1330	0	7	1962	4	7200	N	N	2411 166TH AVE SE
014	792320	0180	6/5/07	\$528,500	1340	670	7	1967	4	8610	N	N	2766 161ST AVE SE
014	792300	0120	3/7/05	\$359,000	1360	0	7	1965	4	7035	N	N	16325 SE 27TH ST
014	792310	0120	6/25/07	\$445,000	1360	0	7	1965	4	8925	N	N	2944 162ND AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(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
014	195200	0120	7/21/06	\$549,000	1400	620	7	1964	4	10350	N	N	3224 165TH AVE SE
014	345980	0010	2/16/06	\$400,000	1400	0	7	1985	3	7318	N	N	3937 167TH AVE SE
014	792280	0160	10/4/05	\$422,500	1400	0	7	1963	4	9130	N	N	2655 166TH AVE SE
014	792290	0440	8/24/06	\$605,000	1420	500	7	1965	5	7800	Y	N	2673 168TH AVE SE
014	792300	0160	6/20/07	\$542,000	1420	0	7	1965	4	11745	N	N	2706 162ND AVE SE
014	792300	0240	6/17/05	\$420,000	1420	0	7	1965	3	7918	N	N	2808 162ND AVE SE
014	888190	0075	1/10/06	\$549,000	1420	640	7	1979	4	9358	Y	N	16917 SE 38TH PL
014	792320	0200	4/7/05	\$394,000	1460	0	7	1967	4	8295	N	N	2806 161ST AVE SE
014	792290	0320	4/18/06	\$530,000	1550	420	7	1964	3	9680	Y	N	2615 168TH AVE SE
014	792310	0160	2/18/05	\$392,900	1560	0	7	1966	4	9450	N	N	16220 SE 31ST ST
014	792310	0530	2/20/06	\$437,000	1560	0	7	1966	4	7875	N	N	2907 162ND AVE SE
014	792280	0110	10/24/05	\$387,700	1590	0	7	1962	3	7200	N	N	2619 166TH AVE SE
014	792280	0510	11/6/06	\$525,000	1590	0	7	1962	4	7875	N	N	16615 SE 26TH ST
014	792280	0140	2/12/07	\$478,000	1600	0	7	1964	3	7400	N	N	2641 166TH AVE SE
014	345930	0090	5/21/07	\$490,000	1620	880	7	1983	3	13419	N	N	3830 165TH PL SE
014	112405	9067	11/23/05	\$555,000	1630	1200	7	1962	3	23522	N	N	16230 SE 35TH PL
014	792300	0380	4/25/05	\$416,500	1650	0	7	1965	3	8085	N	N	2805 162ND AVE SE
014	792300	0130	11/13/06	\$385,000	1700	0	7	1965	4	8085	N	N	16319 SE 27TH ST
014	321180	0010	10/24/05	\$495,000	1790	790	7	1960	3	10155	Y	N	16248 SE 34TH ST
014	321180	0040	4/5/06	\$461,000	1850	0	7	1989	3	12249	N	N	3270 163RD PL SE
014	792310	0560	2/14/06	\$480,000	1850	0	7	1966	4	7875	N	N	2925 162ND AVE SE
014	792320	0300	7/19/05	\$399,000	1860	0	7	1967	4	7770	N	N	3004 161ST AVE SE
014	792310	0320	6/27/07	\$506,000	1880	0	7	1966	4	5610	N	N	3001 163RD PL SE
014	321180	0100	4/6/05	\$535,000	1920	520	7	1960	4	18150	N	N	3249 164TH PL SE
014	792320	0030	7/11/05	\$456,500	1970	0	7	1967	4	7665	N	N	2420 161ST AVE SE
014	399920	0850	9/8/05	\$406,000	1990	0	7	1960	3	17833	N	N	16501 SE 30TH ST
014	792310	0080	3/14/07	\$510,000	1990	0	7	1965	4	7410	N	N	16203 SE 29TH PL
014	792290	0100	9/28/05	\$455,000	2060	0	7	1964	4	8100	N	N	16671 SE 27TH ST
014	345930	0230	8/31/05	\$407,500	2090	0	7	1983	3	8190	N	N	16503 SE 39TH PL
014	792310	0610	7/26/05	\$457,000	2150	0	7	1966	4	7875	N	N	2955 162ND AVE SE
014	399920	0650	12/5/07	\$550,000	2200	0	7	1960	4	10880	N	N	16554 SE 30TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 47**  
**(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
014	399920	0650	4/4/05	\$411,100	2200	0	7	1960	4	10880	N	N	16554 SE 30TH ST
014	792310	0260	2/26/07	\$575,000	2220	0	7	1966	4	7128	N	N	16278 SE 31ST ST
014	792310	0600	6/27/05	\$550,000	2480	0	7	1966	4	7875	N	N	2949 162ND AVE SE
014	792290	0030	4/12/05	\$646,000	1330	1330	8	1971	4	10350	Y	N	2640 168TH AVE SE
014	424570	0240	5/9/06	\$730,000	1360	590	8	1971	3	10000	Y	N	3100 168TH PL SE
014	122405	9141	5/15/06	\$585,000	1400	710	8	1984	3	16117	N	N	3338 166TH PL SE
014	062730	0020	8/29/06	\$935,000	1410	1000	8	1966	5	12365	Y	N	2627 169TH AVE SE
014	260780	0250	9/13/07	\$473,000	1470	310	8	1983	3	8225	N	N	16923 SE 41ST ST
014	424570	0430	5/10/06	\$551,000	1480	440	8	1972	3	8400	N	N	16468 SE 31ST ST
014	195468	0070	5/11/07	\$639,000	1590	160	8	1985	3	9340	N	N	3208 168TH PL SE
014	195468	0070	7/18/05	\$530,000	1590	160	8	1985	3	9340	N	N	3208 168TH PL SE
014	424570	0150	10/7/05	\$510,000	1600	970	8	1972	3	8670	N	N	16617 SE 31ST ST
014	399920	0390	5/19/06	\$480,000	1610	0	8	1960	4	11560	N	N	16554 SE 29TH ST
014	752530	0250	12/5/07	\$627,000	1630	1090	8	1974	4	8840	N	N	2417 171ST AVE SE
014	399920	0430	5/3/06	\$469,000	1640	0	8	1961	4	11560	N	N	16732 SE 29TH ST
014	424571	0020	12/5/05	\$699,950	1640	1490	8	1972	4	9925	Y	N	17018 SE 31ST PL
014	424571	0040	4/24/06	\$615,000	1640	950	8	1972	4	9924	N	N	3031 170TH PL SE
014	195200	0140	2/8/05	\$588,000	1680	620	8	1963	3	11840	N	N	3240 165TH AVE SE
014	399920	0480	7/25/05	\$621,500	1690	290	8	1960	4	10800	N	N	16725 SE 29TH ST
014	399930	0110	3/21/06	\$764,880	1790	1200	8	1961	3	10400	Y	N	2666 170TH AVE SE
014	424571	0050	3/7/06	\$752,000	1810	1750	8	1972	4	11306	Y	N	3033 170TH PL SE
014	399920	0670	10/3/06	\$550,000	1820	0	8	1962	4	10880	N	N	16710 SE 30TH ST
014	752530	0400	8/3/06	\$600,000	1850	0	8	1985	3	8540	Y	N	2543 171ST AVE SE
014	112405	9066	9/9/05	\$575,000	1880	1160	8	1966	4	13939	N	N	3448 162ND PL SE
014	399930	0090	11/29/06	\$578,000	1920	0	8	1962	4	11180	Y	N	2651 171ST AVE SE
014	260780	0510	3/1/05	\$547,950	1930	650	8	1980	3	7854	N	N	4061 171ST AVE SE
014	888190	0200	10/26/05	\$574,000	1930	1060	8	1979	3	8832	Y	N	3849 169TH AVE SE
014	752530	0340	8/9/05	\$559,950	1940	1650	8	1976	3	11484	Y	N	2500 171ST AVE SE
014	752530	0300	7/26/05	\$450,000	1990	0	8	1975	3	13000	N	N	2414 171ST AVE SE
014	792310	0380	7/24/06	\$535,500	1990	0	8	1966	4	8021	N	N	16119 SE 31ST ST
014	382760	0150	3/2/05	\$495,000	2020	1040	8	1993	3	5022	Y	N	16429 SE 39TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(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
014	195468	0050	3/7/07	\$800,000	2060	640	8	1982	4	12349	Y	N	3230 168TH PL SE
014	399920	0130	5/2/05	\$457,500	2070	0	8	1962	3	10880	N	N	16512 SE 28TH ST
014	382760	0140	12/19/07	\$534,000	2090	0	8	1992	3	5260	Y	N	16427 SE 39TH PL
014	382760	0050	7/13/05	\$650,000	2270	1150	8	1993	3	21437	N	N	16418 SE 39TH PL
014	195468	0040	4/1/05	\$570,000	2610	0	8	1981	3	12349	Y	N	3304 168TH PL SE
014	321170	0085	9/19/06	\$568,000	2880	0	8	1968	3	14250	N	N	16427 SE 35TH ST
014	399920	0180	11/1/06	\$595,000	3200	0	8	1975	3	12750	N	N	2833 165TH AVE SE
014	792280	0400	6/14/05	\$735,000	3250	0	8	1968	4	13320	Y	N	16664 SE 25TH ST
014	260780	0020	9/28/06	\$609,000	1270	1020	9	1982	3	9678	Y	N	17234 SE 40TH PL
014	260780	0380	5/30/07	\$715,000	1410	1350	9	1979	3	7549	Y	N	4044 171ST AVE SE
014	260780	0590	3/10/05	\$435,000	1440	1140	9	1979	3	7891	N	N	16906 SE 41ST ST
014	260780	1060	6/25/05	\$460,000	1550	610	9	1979	3	11120	N	N	4062 173RD PL SE
014	399930	0310	1/8/07	\$845,000	1630	680	9	1977	3	13424	Y	N	2820 169TH AVE SE
014	260780	0570	4/8/05	\$525,000	1700	1030	9	1979	4	7200	Y	N	16922 SE 41ST ST
014	399930	0280	5/2/07	\$835,000	1720	700	9	1978	3	10402	Y	N	2800 169TH AVE SE
014	062730	0130	10/11/07	\$768,880	1730	1730	9	1968	4	10400	Y	N	2609 170TH AVE SE
014	194970	0143	4/18/07	\$760,000	2050	0	9	1974	4	12400	Y	N	16931 SE 32ND PL
014	260780	1100	10/24/05	\$630,000	2070	1800	9	1980	3	9864	Y	N	3941 WEST LAKE SAMMAMISH PKWY SE
014	321170	0060	1/25/07	\$670,000	2250	0	9	1986	3	14250	N	N	16615 SE 35TH ST
014	260780	0740	12/14/05	\$475,000	2280	0	9	1979	3	9841	N	N	17165 SE 40TH PL
014	792290	0430	8/11/05	\$670,000	2280	420	9	1965	4	8925	Y	N	2665 168TH AVE SE
014	260780	0040	8/14/07	\$634,000	2290	0	9	1982	3	9720	N	N	17218 SE 40TH PL
014	260780	0010	5/31/05	\$525,000	2360	0	9	1979	4	9237	Y	N	17306 SE 40TH PL
014	062730	0185	8/14/06	\$855,000	2390	0	9	1999	3	12420	Y	N	17017 SE 26TH ST
014	122405	9192	6/14/07	\$943,000	2390	640	9	2007	3	7868	N	N	3328 166TH PL SE
014	260780	0550	8/28/06	\$477,500	2450	0	9	1979	3	7200	N	N	17004 SE 41ST ST
014	260780	0520	9/13/06	\$590,000	2510	460	9	1979	3	7424	N	N	4071 171ST AVE SE
014	382760	0020	6/29/07	\$750,000	2600	0	9	1992	3	10455	Y	N	16424 SE 39TH PL
014	260780	0470	3/28/05	\$510,000	2640	0	9	1979	3	8835	N	N	17012 SE 40TH CT
014	260780	0110	9/1/05	\$489,000	2700	0	9	1979	3	8427	N	N	17010 SE 40TH PL
014	122405	9186	10/20/06	\$1,100,000	2800	1360	9	1998	3	61245	Y	N	16710 SE 34TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 47**  
**(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
014	888290	0013	4/23/05	\$761,000	2830	450	9	1998	3	29475	Y	N	16875 SE 38TH PL
014	382760	0070	3/13/06	\$740,000	2860	1520	9	1993	3	22995	N	N	16411 SE 39TH PL
014	122405	9180	2/1/05	\$602,000	3030	0	9	1994	3	8493	Y	N	17132 SE 29TH PL
014	262430	0100	4/25/07	\$840,000	3050	0	9	1980	3	27750	N	N	3215 162ND PL SE
014	122405	9183	10/18/07	\$800,000	3470	0	9	1992	3	11076	Y	N	17110 SE 29TH PL
014	194970	0145	10/31/07	\$1,075,000	2290	1360	10	1995	3	8914	Y	N	3227 WEST LAKE SAMMAMISH PKWY SE
014	122405	9179	5/12/05	\$800,000	3390	0	10	1991	3	7885	Y	N	17126 SE 29TH PL
014	122405	9181	9/19/07	\$1,012,000	3880	0	10	1991	3	13088	Y	N	17120 SE 29TH PL
014	122405	9181	9/29/06	\$990,000	3880	0	10	1991	3	13088	Y	N	17120 SE 29TH PL
014	122405	9139	4/6/07	\$1,340,000	4120	0	10	1993	3	46974	Y	N	2922 170TH AVE SE
014	260780	0780	4/9/05	\$637,500	4130	0	10	1979	3	10651	Y	N	4069 172ND PL SE
014	122405	9178	5/24/06	\$1,350,000	3680	0	11	1991	3	135472	N	N	16706 SE 38TH ST

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012100	0040	9/1/05	\$750,000	SAS DIAGNOSTIC OUTLIER
001	012100	0150	5/3/05	\$765,000	SAS DIAGNOSTIC OUTLIER
001	012450	0030	4/12/07	\$1,350,000	SAS DIAGNOSTIC OUTLIER
001	062406	9047	6/15/06	\$1,000,000	SAS DIAGNOSTIC OUTLIER
001	062406	9077	7/6/06	\$900,000	OBSOL
001	062406	9109	9/6/07	\$825,000	RELOCATION - SALE TO SERVICE
001	062406	9117	4/27/05	\$300,000	DOR RATIO
001	072406	9013	7/8/05	\$334,000	PREVIMP<=25K
001	072406	9044	8/3/06	\$330,000	%COMPL
001	072406	9054	6/20/07	\$2,950,000	PREVIMP<=25K
001	072406	9064	10/27/06	\$590,000	SAS DIAGNOSTIC OUTLIER
001	072406	9070	3/27/07	\$1,100,000	SAS DIAGNOSTIC OUTLIER
001	072406	9075	5/2/07	\$531,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	072406	9087	3/13/07	\$842,000	SAS DIAGNOSTIC OUTLIER
001	072406	9097	1/18/06	\$517,000	SAS DIAGNOSTIC OUTLIER
001	082406	9067	6/16/05	\$1,310,000	OBSOL;EXEMPT FROM EXCISE TAX
001	172406	9038	4/21/05	\$265,000	DOR RATIO
001	172406	9048	10/12/07	\$975,000	PREVIMP<=25K
001	172406	9057	7/24/07	\$930,000	SAS DIAGNOSTIC OUTLIER
001	172406	9078	10/23/07	\$1,700,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	172406	9080	7/19/07	\$1,746,000	PREVIMP<=25K
001	173870	0050	1/18/05	\$1,513,000	SAS DIAGNOSTIC OUTLIER
001	173870	0105	5/1/05	\$750,000	DOR RATIO
001	182506	9028	8/5/05	\$675,000	SAS DIAGNOSTIC OUTLIER
001	182506	9063	7/3/07	\$782,300	SAS DIAGNOSTIC OUTLIER
001	182506	9087	6/2/05	\$575,000	DOR RATIO
001	192506	9022	10/17/05	\$2,195,000	DOR RATIO;%COMPL
001	192506	9038	2/28/06	\$800,000	PREVIMP<=25K
001	192506	9083	7/18/06	\$590,000	SAS DIAGNOSTIC OUTLIER
001	192506	9093	5/23/05	\$860,000	PREVIMP<=25K
001	192506	9146	9/15/05	\$325,000	DOR RATIO;%COMPL
001	192506	9213	9/27/06	\$360,000	DOR RATIO;%COMPL
001	202506	9025	12/23/05	\$425,000	DOR RATIO;%COMPL
001	202506	9030	6/28/06	\$1,700,000	SAS DIAGNOSTIC OUTLIER
001	202506	9066	6/21/05	\$267,000	DOR RATIO
001	202506	9112	3/27/07	\$2,070,000	SAS DIAGNOSTIC OUTLIER
001	202506	9126	11/12/05	\$890,000	SAS DIAGNOSTIC OUTLIER
001	202506	9126	11/12/05	\$890,000	RELOCATION - SALE TO SERVICE
001	202506	9144	3/13/06	\$1,000,000	RELOCATION - SALE TO SERVICE
001	212406	9091	10/13/05	\$225,000	PREVIMP<=25K
001	253840	0120	7/27/07	\$865,000	RELOCATION - SALE TO SERVICE
001	292506	9016	11/10/05	\$22,000	DOR RATIO
001	322506	9071	10/3/06	\$675,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	322506	9284	2/11/05	\$585,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	322506	9304	6/30/06	\$900,000	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	322506	9309	3/1/05	\$938,000	SAS DIAGNOSTIC OUTLIER
001	357530	0092	3/9/06	\$840,000	PREVIMP<=25K
001	357530	0102	4/17/07	\$1,570,000	PREVIMP<=25K
001	375250	0010	6/1/05	\$729,950	RELOCATION - SALE TO SERVICE
001	519710	0030	12/28/07	\$1,685,000	SAS DIAGNOSTIC OUTLIER
001	519710	0070	8/8/05	\$2,200,000	SAS DIAGNOSTIC OUTLIER
001	556970	0080	10/18/07	\$765,000	SAS DIAGNOSTIC OUTLIER
001	556970	0085	6/27/05	\$889,000	RELOCATION - SALE TO SERVICE
001	644180	0060	5/31/05	\$685,000	RELOCATION - SALE TO SERVICE
001	671090	0100	3/17/05	\$770,000	SAS DIAGNOSTIC OUTLIER
001	671090	0170	2/22/05	\$780,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN
001	850000	0040	8/9/07	\$1,250,000	RELOCATION - SALE TO SERVICE
001	892010	0027	10/26/05	\$750,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	892010	0041	1/11/05	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	892010	0070	11/6/06	\$2,100,000	SAS DIAGNOSTIC OUTLIER
001	892010	0095	3/23/06	\$724,500	SAS DIAGNOSTIC OUTLIER
001	920100	0030	4/19/07	\$965,000	SAS DIAGNOSTIC OUTLIER
001	920100	0090	1/15/07	\$107,000	DOR RATIO
001	920100	0110	6/3/05	\$499,000	SAS DIAGNOSTIC OUTLIER
001	920100	0400	10/4/06	\$625,000	SAS DIAGNOSTIC OUTLIER
011	122405	9030	3/22/06	\$1,390,000	%COMPL
011	122405	9053	2/21/06	\$1,175,000	UNFIN AREA
011	132405	9025	7/18/06	\$2,495,000	SAS DIAGNOSTIC OUTLIER
011	132405	9063	11/8/06	\$1,100,000	SAS DIAGNOSTIC OUTLIER
011	132405	9099	3/13/06	\$2,500,000	QUESTIONABLE PER APPRAISAL
011	182406	9059	11/22/05	\$500,000	IMP COUNT;PREVIMP<=25K
011	182406	9072	10/9/06	\$4,300,000	IMP COUNT
011	182406	9107	9/27/05	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	182406	9159	4/1/05	\$850,000	SAS DIAGNOSTIC OUTLIER
011	182406	9163	8/11/05	\$1,142,000	SAS DIAGNOSTIC OUTLIER
011	182406	9192	5/17/05	\$250,000	DOR RATIO
011	192406	9021	8/25/05	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	192406	9081	9/19/07	\$1,504,500	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
011	192506	9069	4/14/05	\$1,195,000	SAS DIAGNOSTIC OUTLIER
011	192506	9082	2/13/06	\$1,520,000	STATEMENT TO DOR;
011	192506	9089	6/22/05	\$2,060,000	%COMPL
011	192506	9114	3/21/06	\$1,450,000	IMP COUNT
011	192506	9148	6/14/05	\$906,000	DOR RATIO
011	194970	0050	10/17/07	\$1,550,000	SAS DIAGNOSTIC OUTLIER
011	194970	0120	5/8/07	\$1,500,000	SAS DIAGNOSTIC OUTLIER
011	194970	0120	4/30/07	\$1,500,000	RELOCATION - SALE TO SERVICE
011	292350	0340	2/9/05	\$225,013	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	292350	0480	4/1/05	\$574,000	SAS DIAGNOSTIC OUTLIER
011	292350	0810	7/6/05	\$51,703	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	292350	0940	12/7/05	\$360,000	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	292350	1010	2/24/05	\$442,990	SAS DIAGNOSTIC OUTLIER
011	292350	1300	3/17/06	\$450,000	SAS DIAGNOSTIC OUTLIER
011	362505	9019	1/22/07	\$1,375,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	362505	9020	6/13/07	\$1,000,000	PREVIMP<=25K
011	362505	9021	8/10/05	\$1,500,000	SAS DIAGNOSTIC OUTLIER
011	362505	9030	9/14/07	\$2,300,000	PREVIMP<=25K
011	362505	9036	6/7/06	\$7,600,000	SAS DIAGNOSTIC OUTLIER
011	362505	9040	4/4/06	\$545,000	OBSOL
011	362505	9140	1/17/06	\$372,000	SAS DIAGNOSTIC OUTLIER
011	362505	9166	5/13/05	\$355,000	SAS DIAGNOSTIC OUTLIER
011	435370	0205	12/18/07	\$500,000	SAS DIAGNOSTIC OUTLIER
011	541865	0010	9/22/05	\$8,400,000	CORPORATE AFFILIATES;
011	541865	0080	2/1/05	\$718,495	RELOCATION - SALE TO SERVICE
011	542300	0130	9/12/05	\$475,000	SAS DIAGNOSTIC OUTLIER
011	542300	0130	3/27/07	\$439,388	QUIT CLAIM DEED
011	542300	0380	8/3/06	\$829,950	SAS DIAGNOSTIC OUTLIER
011	542300	0600	3/22/05	\$392,500	SAS DIAGNOSTIC OUTLIER
011	542301	0020	3/17/05	\$445,000	SAS DIAGNOSTIC OUTLIER
011	542301	0220	6/26/07	\$2,636,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	542301	0270	6/26/07	\$1,850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	542301	0930	4/7/06	\$725,000	SAS DIAGNOSTIC OUTLIER
011	542303	0100	6/28/06	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	542303	0190	4/13/05	\$459,000	SAS DIAGNOSTIC OUTLIER
011	542303	0340	3/23/05	\$390,000	SAS DIAGNOSTIC OUTLIER
011	542304	0080	1/26/05	\$400,000	SAS DIAGNOSTIC OUTLIER
011	542304	0360	7/11/07	\$1,005,000	SAS DIAGNOSTIC OUTLIER
011	542304	0380	3/25/05	\$455,000	SAS DIAGNOSTIC OUTLIER
011	543740	0400	5/17/05	\$499,000	RELOCATION - SALE TO SERVICE
011	543740	0620	9/6/05	\$509,000	SAS DIAGNOSTIC OUTLIER
011	543740	0920	9/27/07	\$529,000	STATEMENT TO DOR;
011	543740	1000	11/22/06	\$530,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	671010	0050	7/19/06	\$3,000,000	SAS DIAGNOSTIC OUTLIER
011	671010	0066	8/13/07	\$1,405,000	RELOCATION - SALE BY SERVICE; STATEMENT TO DOR
011	671010	0066	8/6/07	\$1,405,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
011	671010	0135	8/1/07	\$1,651,000	PREVIMP<=25K
011	743050	0075	6/23/06	\$2,125,000	IMP COUNT
011	743050	0110	4/26/06	\$175,900	DOR RATIO
011	743050	0135	10/5/07	\$1,150,000	PREVIMP<=25K
011	743050	0140	8/22/06	\$930,000	PREVIMP<=25K
011	743050	0155	5/11/05	\$1,149,000	SAS DIAGNOSTIC OUTLIER
011	743050	0170	10/12/07	\$1,443,000	UNFIN AREA
011	743050	0175	4/29/05	\$1,215,000	OBSOL
011	743050	0316	2/15/06	\$754,800	OBSOL
011	743050	0475	10/17/07	\$1,300,000	IMP COUNT
011	752490	0003	4/12/07	\$3,450,000	SAS DIAGNOSTIC OUTLIER



**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	752490	0035	2/13/06	\$980,000	PREVIMP<=25K
011	752490	0035	7/25/05	\$865,500	PREVIMP<=25K
011	752495	0340	5/11/05	\$433,500	SAS DIAGNOSTC OUTLIER
011	752495	0600	4/28/05	\$515,000	STATEMENT TO DOR;
011	752495	0850	4/25/07	\$726,250	SAS DIAGNOSTIC OUTLIER
011	804370	0105	11/30/05	\$1,154,500	%COMPL
011	865500	0060	10/24/06	\$2,000,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	891710	0005	8/22/07	\$1,640,000	IMP COUNT
011	891710	0005	11/16/05	\$1,389,500	IMP COUNT
011	891710	0020	3/17/05	\$889,000	SAS DIAGNOSTIC OUTLIER
011	891710	0035	3/21/05	\$820,000	SAS DIAGNOSTIC OUTLIER
011	891710	0075	3/13/06	\$1,050,000	SAS DIAGNOSTC OUTLIER
011	891710	0104	6/1/07	\$1,600,000	IMP COUNT
011	920260	0070	6/26/06	\$430,000	STATEMENT TO DOR;
011	925390	0106	3/15/05	\$405,000	SAS DIAGNOSTC OUTLIER
011	925390	0120	1/10/07	\$1,200,000	SAS DIAGNOSTIC OUTLIER
011	925390	0142	8/24/07	\$2,550,000	SAS DIAGNOSTIC OUTLIER
011	925390	0168	8/27/07	\$1,285,000	SAS DIAGNOSTIC OUTLIER
011	925390	0217	6/6/07	\$1,037,300	SAS DIAGNOSTIC OUTLIER
011	925390	0305	8/23/07	\$825,000	PREVIMP<=25K
011	925390	0319	3/23/05	\$1,335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	925390	0360	4/18/07	\$642,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	925390	0370	6/7/07	\$2,025,000	SAS DIAGNOSTIC OUTLIER
013	115800	0010	8/25/06	\$430,000	SAS DIAGNOSTIC OUTLIER
013	132505	9030	7/10/06	\$428,000	PREVIMP<=25K
013	132505	9050	9/12/05	\$100,000	DOR RATIO
013	132505	9079	2/25/05	\$182,500	RELATED PARTY, FRIEND, OR NEIGHBOR
013	132505	9083	8/7/07	\$760,000	SAS DIAGNOSTIC OUTLIER
013	142505	9008	7/17/06	\$621,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	142505	9032	12/4/06	\$562,000	PREVIMP<=25K
013	142505	9047	10/9/07	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	142505	9082	3/18/05	\$190,799	DOR RATIO;QUIT CLAIM DEED
013	142505	9090	6/28/05	\$740,000	IMP COUNT
013	142505	9118	2/15/06	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	142505	9136	8/2/07	\$908,000	SAS DIAGNOSTIC OUTLIER
013	142505	9147	9/26/05	\$898,000	SAS DIAGNOSTIC OUTLIER
013	142505	9188	10/12/05	\$898,500	SAS DIAGNOSTIC OUTLIER
013	142505	9192	7/19/06	\$959,000	SAS DIAGNOSTIC OUTLIER
013	144285	0210	11/28/05	\$627,000	RELOCATION - SALE TO SERVICE
013	144285	0240	4/4/05	\$536,000	SAS DIAGNOSTC OUTLIER
013	178683	0090	5/20/05	\$560,000	RELOCATION - SALE TO SERVICE
013	182800	0050	1/18/06	\$270,000	SAS DIAGNOSTIC OUTLIER
013	182800	0070	12/12/06	\$314,413	SAS DIAGNOSTIC OUTLIER
013	182800	0190	6/14/05	\$412,000	RELOCATION - SALE TO SERVICE
013	182800	1340	7/28/05	\$387,500	SAS DIAGNOSTC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	215500	0100	10/26/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	215500	0300	6/2/05	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	233180	0100	9/23/05	\$143,678	DOR RATIO
013	260040	0050	6/20/05	\$560,000	SAS DIAGNOSTIC OUTLIER
013	306620	0070	11/15/05	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	306620	0600	4/3/06	\$470,000	SAS DIAGNOSTIC OUTLIER
013	339530	0070	1/25/05	\$369,900	SAS DIAGNOSTIC OUTLIER
013	519641	0310	7/5/06	\$1,000,000	SAS DIAGNOSTIC OUTLIER
013	519642	0390	5/18/05	\$580,000	SAS DIAGNOSTIC OUTLIER
013	519650	0030	1/5/05	\$865,000	SAS DIAGNOSTIC OUTLIER
013	519650	0040	6/3/05	\$874,950	SAS DIAGNOSTIC OUTLIER
013	519650	0050	6/3/05	\$899,950	SAS DIAGNOSTIC OUTLIER
013	519700	0010	11/17/06	\$266,667	DOR RATIO
013	542256	0050	8/31/05	\$380,000	RECEIVER OR TRUSTEE; QUIT CLAIM DEED
013	542256	0190	6/29/05	\$325,000	RELOCATION - SALE TO SERVICE
013	542256	0660	2/4/05	\$280,000	SAS DIAGNOSTIC OUTLIER
013	542256	0800	4/21/05	\$337,500	SAS DIAGNOSTIC OUTLIER
013	542257	0410	5/22/06	\$435,000	UNFIN AREA
013	542257	0410	2/21/06	\$366,000	UNFIN AREA
013	542257	0450	9/11/06	\$485,000	UNFIN AREA
013	555630	0076	5/24/06	\$750,000	OBSOL
013	555630	0091	12/20/05	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555630	0098	7/14/05	\$265,000	DOR RATIO
013	555630	0100	7/14/05	\$285,000	DOR RATIO
013	555630	0103	6/27/06	\$410,000	DOR RATIO;%COMPL;QUIT CLAIM DEED
013	555630	0118	12/21/07	\$1,188,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
013	555630	0121	10/15/07	\$1,149,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
013	689100	0070	9/23/06	\$910,000	RELOCATION - SALE TO SERVICE
013	730910	0390	1/21/05	\$375,000	SAS DIAGNOSTIC OUTLIER
013	752557	0210	11/22/05	\$880,000	SAS DIAGNOSTIC OUTLIER
013	808780	0390	8/24/06	\$318,468	RELATED PARTY, FRIEND, OR NEIGHBOR
013	943530	0066	5/20/05	\$435,000	CORPORATE AFFILIATES
014	012405	9033	1/27/05	\$253,400	DOR RATIO
014	122405	9090	10/10/05	\$512,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	122405	9128	7/27/05	\$354,000	SAS DIAGNOSTIC OUTLIER
014	122405	9140	5/25/05	\$1,200,000	SAS DIAGNOSTIC OUTLIER
014	122405	9186	3/22/05	\$835,000	SAS DIAGNOSTIC OUTLIER
014	122405	9192	5/5/06	\$155,000	DOR RATIO
014	132405	9128	9/17/07	\$1,350,000	SAS DIAGNOSTIC OUTLIER
014	194970	0143	2/21/05	\$526,500	SAS DIAGNOSTIC OUTLIER
014	195200	0020	10/23/06	\$859,950	SAS DIAGNOSTIC OUTLIER
014	262430	0040	4/2/05	\$500,000	SAS DIAGNOSTIC OUTLIER
014	321170	0125	1/13/05	\$360,000	SAS DIAGNOSTIC OUTLIER
014	321190	0010	4/5/06	\$907,000	UNFIN AREA
014	321190	0260	2/18/05	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	345980	0020	2/26/07	\$131,707	DOR RATIO
014	345980	0060	1/26/05	\$167,794	DOR RATIO
014	345980	0070	3/12/07	\$529,950	SAS DIAGNOSTIC OUTLIER
014	345980	0140	7/5/07	\$515,000	SAS DIAGNOSTIC OUTLIER
014	382760	0090	1/26/05	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	399920	0180	6/11/07	\$770,000	SAS DIAGNOSTIC OUTLIER
014	399920	0610	9/4/07	\$595,000	SAS DIAGNOSTIC OUTLIER
014	399920	0690	6/7/07	\$805,000	SAS DIAGNOSTIC OUTLIER
014	399930	0230	5/4/06	\$575,000	SAS DIAGNOSTIC OUTLIER
014	752530	0230	8/29/06	\$800,000	SAS DIAGNOSTIC OUTLIER
014	792280	0450	5/31/06	\$129,271	DOR RATIO;QUIT CLAIM DEED
014	792280	0570	9/7/06	\$700,000	SAS DIAGNOSTIC OUTLIER
014	792290	0190	11/28/06	\$179,048	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
014	792290	0270	10/9/06	\$94,644	DOR RATIO;QUIT CLAIM DEED
014	792290	0390	6/24/05	\$438,500	SAS DIAGNOSTIC OUTLIER
014	792290	0410	6/18/07	\$1,205,000	SAS DIAGNOSTIC OUTLIER
014	792290	0410	5/23/05	\$281,200	DOR RATIO
014	792310	0120	6/25/07	\$445,000	RELOCATION - SALE TO SERVICE
014	792310	0330	2/17/05	\$334,950	SAS DIAGNOSTIC OUTLIER
014	804370	0360	4/13/07	\$526,500	SAS DIAGNOSTIC OUTLIER
014	804370	0360	5/25/06	\$499,000	SAS DIAGNOSTIC OUTLIER
014	888190	0040	11/10/06	\$500,008	SAS DIAGNOSTIC OUTLIER
014	888190	0065	7/5/07	\$545,000	SAS DIAGNOSTIC OUTLIER
014	888190	0070	9/5/07	\$740,000	UNFIN AREA
014	888290	0012	4/22/05	\$250,000	DOR RATIO;%COMPL

**Vacant Sales Used in this Annual Update Analysis  
Area 47**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	062406	9041	6/15/2006	\$193,000	65340	Y	N
001	062406	9041	1/28/2005	\$72,500	65340	Y	N
001	062406	9104	4/24/2007	\$475,000	102393	Y	N
001	062406	9104	8/3/2005	\$302,500	102393	Y	N
001	062406	9119	8/23/2006	\$375,000	7505	Y	N
001	077710	0110	10/2/2006	\$2,400,000	21508	Y	Y
001	082406	9076	7/25/2006	\$1,500,000	675615	Y	N
001	162406	9076	12/21/2006	\$3,400,000	396273	Y	N
001	172406	9087	8/4/2006	\$631,000	76711	Y	N
001	172506	9122	6/13/2007	\$560,000	99316	N	N
001	182506	9046	3/3/2005	\$356,350	35406	Y	N
001	192506	9028	2/14/2007	\$90,000	102801	Y	N
001	202506	9133	2/13/2006	\$419,900	11209	Y	N
001	202506	9134	10/1/2007	\$125,000	1110	Y	Y
001	212406	9114	11/3/2006	\$525,000	324958	N	N
001	212406	9115	10/10/2006	\$625,000	215186	N	N
001	292506	9041	7/23/2007	\$1,500,000	8484	Y	Y
001	322506	9030	11/27/2006	\$500,000	152024	N	N
001	322506	9311	11/27/2007	\$650,000	27211	Y	N
001	357530	0002	5/11/2005	\$475,000	4280	Y	Y
001	690200	0030	11/30/2007	\$400,000	108499	Y	N
001	752590	0130	1/20/2005	\$149,950	1859	Y	Y
001	920100	0080	7/25/2007	\$280,000	6825	Y	N
001	920100	0580	3/23/2007	\$359,000	10660	Y	N
001	920110	0271	6/5/2006	\$90,000	19952	Y	N
011	182406	9149	4/27/2005	\$280,000	18424	N	N
011	362505	9045	9/27/2007	\$525,000	29070	Y	N
011	362505	9169	6/27/2006	\$195,000	55162	Y	N
011	743050	0330	1/29/2007	\$1,060,000	14063	Y	Y
011	804370	0070	9/14/2007	\$300,000	5000	Y	N
011	891710	0125	9/8/2005	\$370,000	8400	Y	Y
011	925390	0081	4/23/2007	\$220,000	23696	Y	N
011	925390	0144	4/11/2005	\$50,000	30280	Y	N
011	925390	0279	9/5/2007	\$130,000	26602	Y	N
013	160480	0040	8/25/2006	\$580,800	9788	N	N
013	519641	0311	6/20/2006	\$300,000	7209	N	N
013	519700	0030	11/17/2006	\$233,333	11842	N	N
013	555630	0115	9/8/2006	\$1,315,000	101080	N	N
014	062730	0145	3/16/2005	\$605,000	10920	Y	N
014	321190	0070	3/7/2007	\$335,000	10594	N	N
014	321190	0140	3/7/2007	\$325,000	19200	N	N
014	321190	0150	2/26/2007	\$325,000	7465	N	N
014	321190	0190	2/28/2007	\$325,000	7375	N	N
014	321190	0200	8/1/2007	\$322,500	36416	N	N
014	321190	0220	2/8/2007	\$325,000	8298	N	N

***Vacant Sales Used in this Annual Update Analysis  
Area 47***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
014	321190	0230	2/26/2007	\$325,000	7748	N	N
014	888190	0270	6/30/2005	\$287,500	8108	Y	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 47**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	162406	9076	11/13/2006	\$25,000	CORPORATE AFFILIATES
001	162406	9076	8/25/2006	\$10,000	RELATED PARTY, FRIEND
001	172406	9055	12/21/2006	\$175,000	DOR RATIO
001	172406	9078	1/25/2007	\$930,788	DOR RATIO
001	172506	9122	6/12/2007	\$560,000	RELATED PARTY, FRIEND
001	192506	9209	9/29/2005	\$16,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
001	202506	9029	12/11/2007	\$120,000	DOR RATIO
001	202506	9029	10/26/2005	\$100,000	DOR RATIO
001	202506	9091	3/15/2005	\$200,000	STATEMENT TO DOR;
001	202506	9139	6/14/2005	\$235,000	DOR RATIO
001	202506	9140	8/9/2006	\$1,195,000	DOR RATIO
001	357530	0039	3/10/2005	\$110,000	ESTATE ADMINISTRATOR
001	357530	0141	3/25/2005	\$38,000	RELATED PARTY, FRIEND;
001	752590	0065	8/31/2005	\$101,000	DOR RATIO
001	920110	0030	3/15/2006	\$252,000	DOR RATIO
011	192506	9108	7/20/2006	\$1,650,000	ESTATE ADMINISTRATOR, GUARDIAN
011	743050	0137	3/19/2007	\$35,000	DOR RATIO
011	925390	0035	9/7/2005	\$125,000	DOR RATIO
011	925390	0220	8/15/2006	\$45,250	DOR RATIO
011	925390	0226	8/10/2006	\$45,250	NON-REPRESENTATIVE SALE;
011	925390	0231	8/10/2006	\$45,250	NON-REPRESENTATIVE SALE;
011	925390	0382	5/26/2005	\$400,000	CONDO WHOLESALE;
013	142505	9189	6/15/2005	\$285,142	DOR RATIO
013	142505	9195	12/12/2007	\$2,590,000	DOR RATIO
014	112405	9017	7/12/2005	\$450,000	BANKRUPTCY
014	321190	0110	12/28/2007	\$1,547,682	DOR RATIO

**Client and Intended Use of the Appraisal:**

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

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

**Definition and date of value estimate:**

**Market Value**

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

**Highest and Best Use**

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

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

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

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

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

### **Date of Value Estimate**

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

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

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

### **Property rights appraised:**

#### **Fee Simple**

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

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

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

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



## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **CERTIFICATION:**

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

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




## King County

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**Scott Noble**  
*Assessor*

### MEMORANDUM

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

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

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

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

SN:swr