

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Bridal Trail/Central Bellevue / 68

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 384

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$460,500	\$490,900	\$951,400	\$1,074,800	88.5%	15.34%
2008 Value	\$515,300	\$539,300	\$1,054,600	\$1,074,800	98.1%	15.05%
Change	+\$54,800	+\$48,400	+\$103,200		+9.6%	-0.29%
% Change	+11.9%	+9.9%	+10.8%		+10.8%	-1.89%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.29% and -1.89% represent an improvement.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$475,800	\$398,400	\$874,200
2008 Value	\$532,400	\$441,400	\$973,800
Percent Change	+11.9%	+10.8%	+11.4%

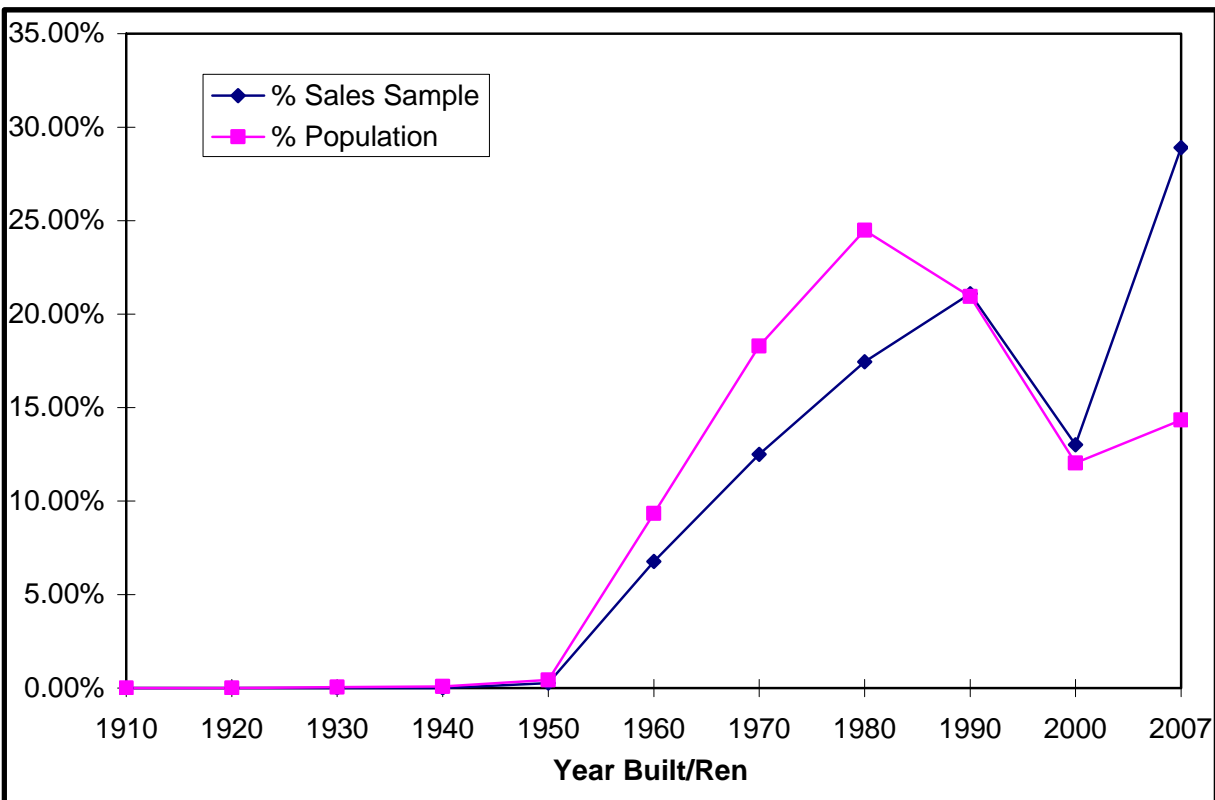
Number of one to three unit residences in the Population: 2344

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes with majors **108870 (BridleRidge)** and **124270 (Burke-Farrars Kirkland Div)** had higher average ratios (assessed value/sales price) than the population, so the formula adjust these properties downward. **Major 872595 (1200 Bellevue Way)** have ratios(assessed value/sales price) higher than the population and would received a smaller upward adjustment than the population. The formula adjusts for these differences thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.26%
1960	26	6.77%
1970	48	12.50%
1980	67	17.45%
1990	81	21.09%
2000	50	13.02%
2007	111	28.91%
	384	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	0	0.00%
1930	1	0.04%
1940	2	0.09%
1950	10	0.43%
1960	219	9.34%
1970	429	18.30%
1980	574	24.49%
1990	491	20.95%
2000	282	12.03%
2007	336	14.33%
	2344	

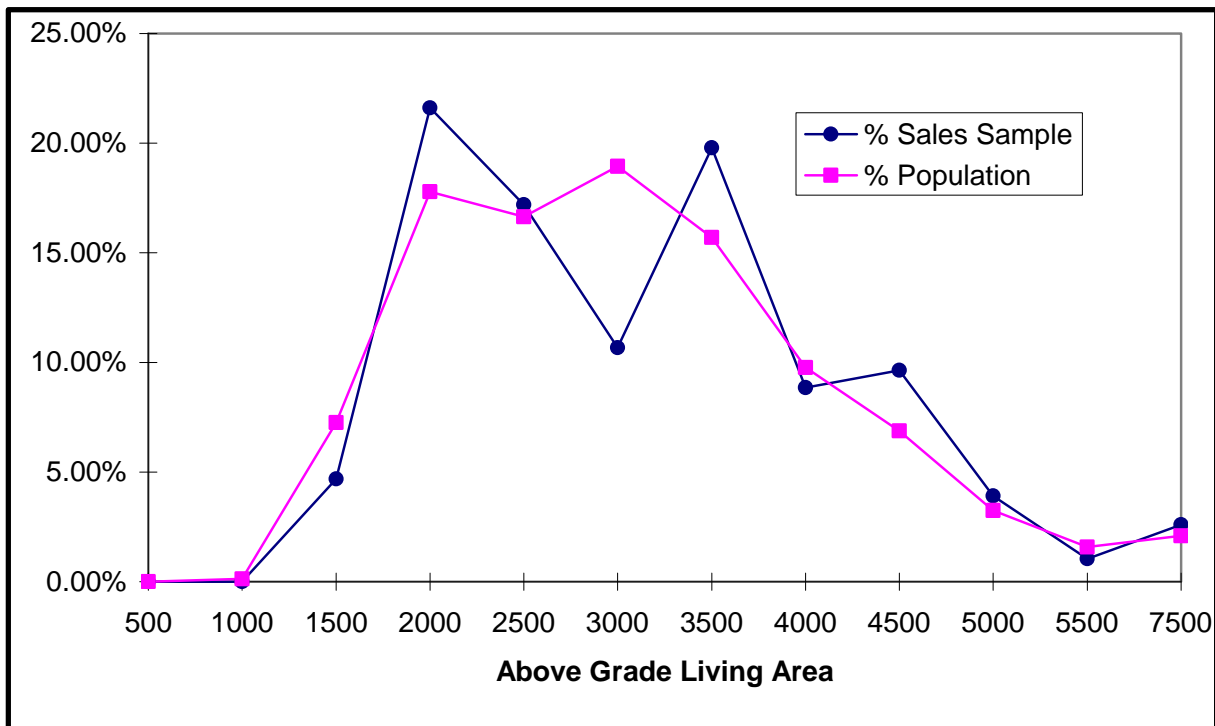


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	0	0.00%
1500	18	4.69%
2000	83	21.61%
2500	66	17.19%
3000	41	10.68%
3500	76	19.79%
4000	34	8.85%
4500	37	9.64%
5000	15	3.91%
5500	4	1.04%
7500	10	2.60%
	384	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	3	0.13%
1500	170	7.25%
2000	417	17.79%
2500	390	16.64%
3000	444	18.94%
3500	368	15.70%
4000	229	9.77%
4500	161	6.87%
5000	76	3.24%
5500	37	1.58%
13500	49	2.09%
	2344	

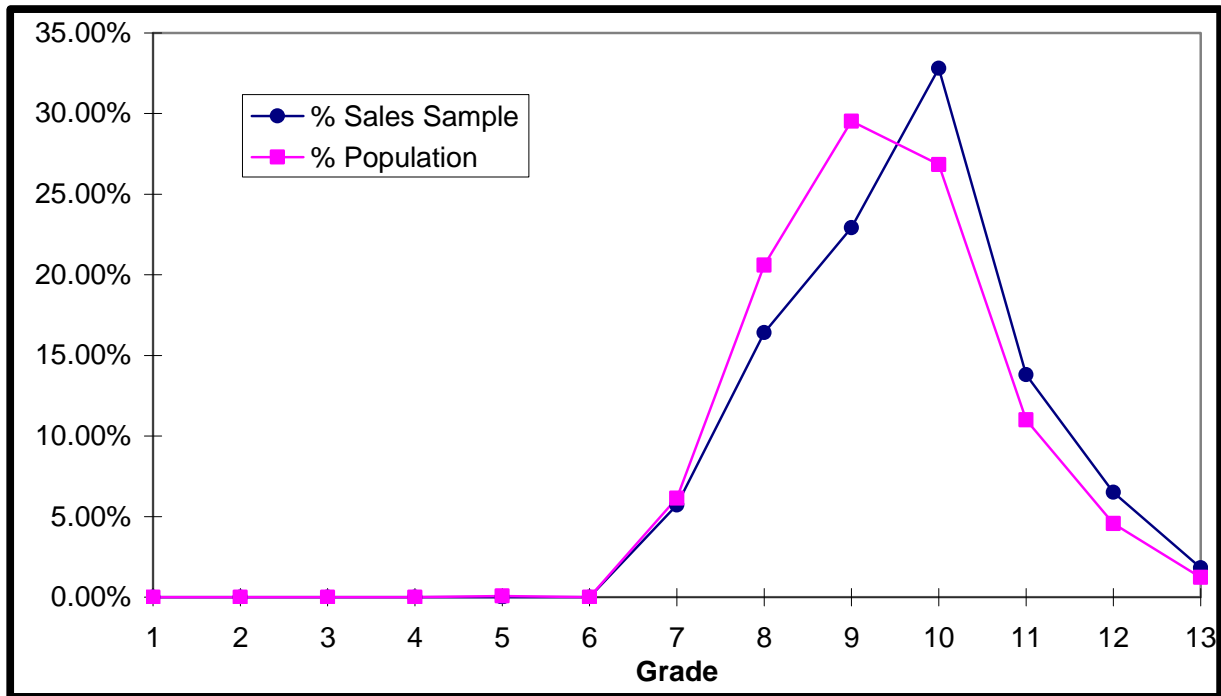


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

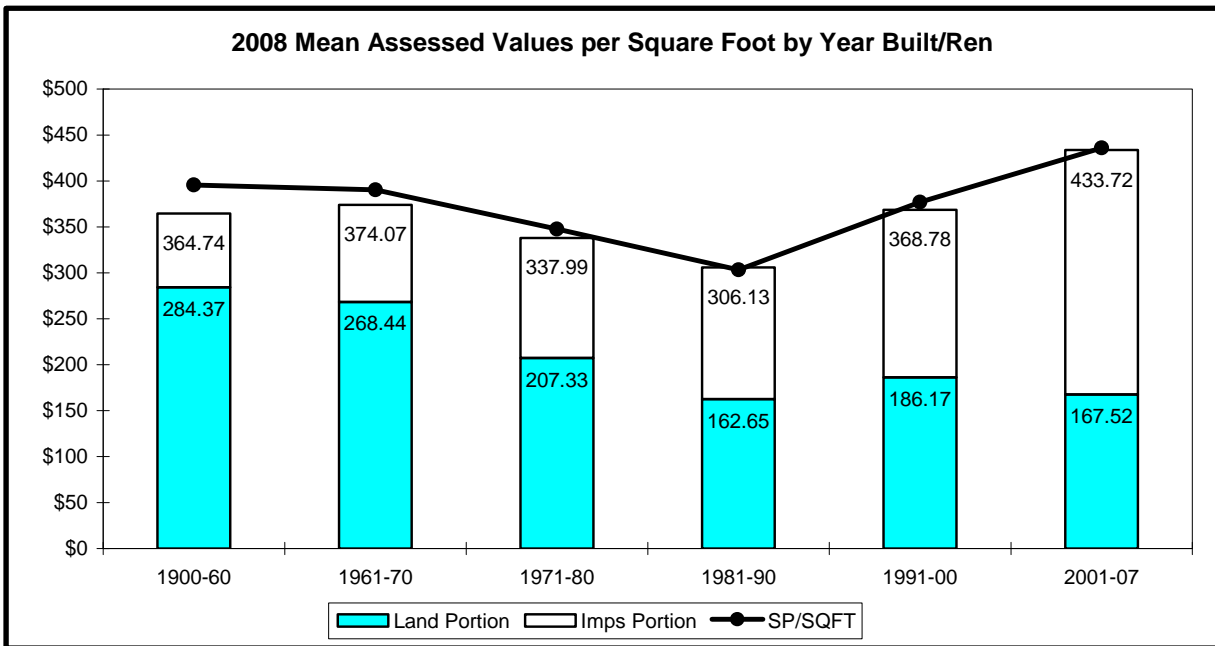
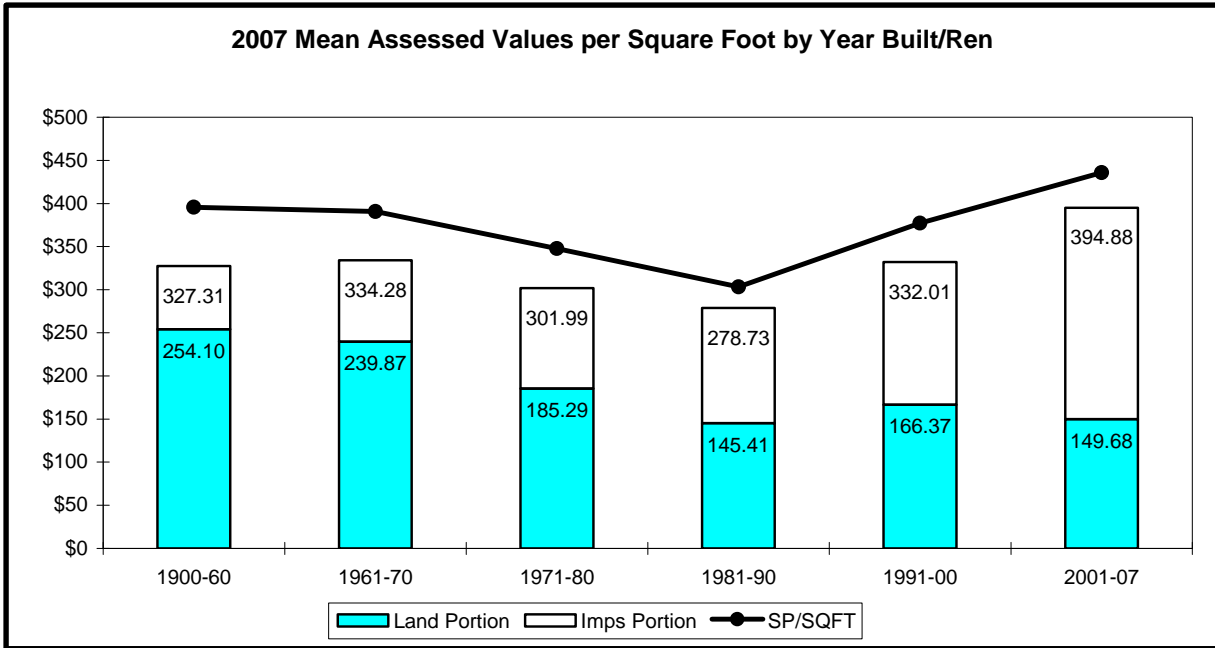
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	22	5.73%
8	63	16.41%
9	88	22.92%
10	126	32.81%
11	53	13.80%
12	25	6.51%
13	7	1.82%
	384	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.09%
6	0	0.00%
7	144	6.14%
8	483	20.61%
9	692	29.52%
10	629	26.83%
11	258	11.01%
12	107	4.56%
13	29	1.24%
	2344	



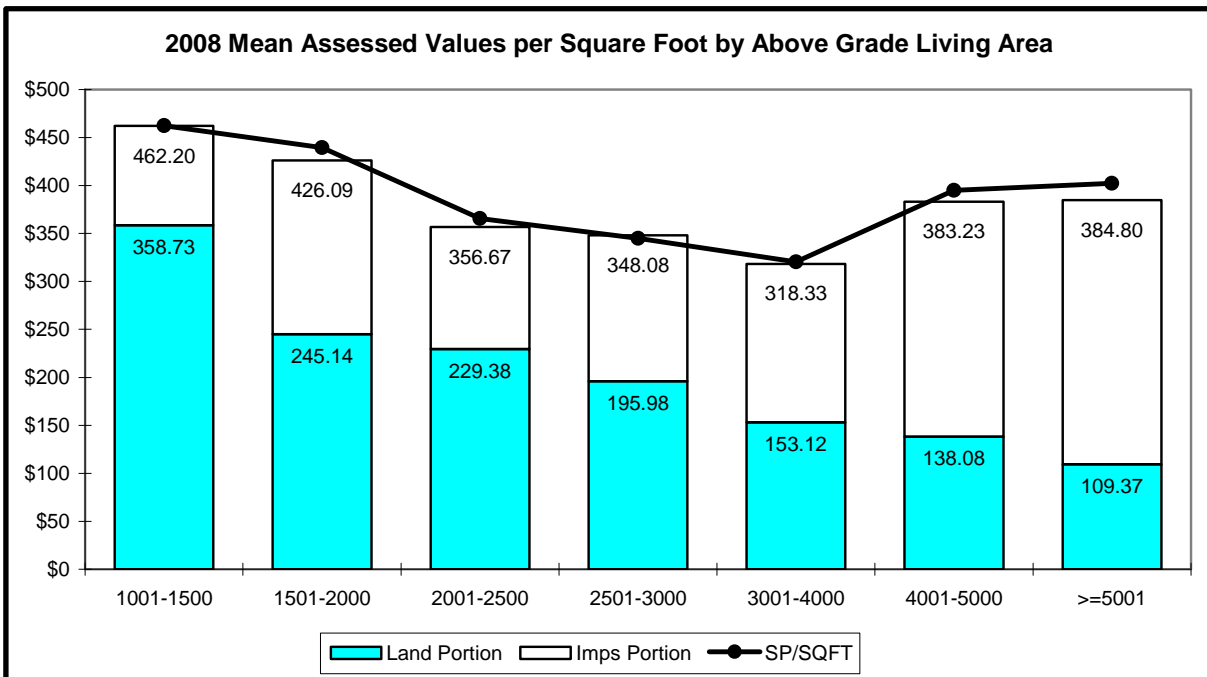
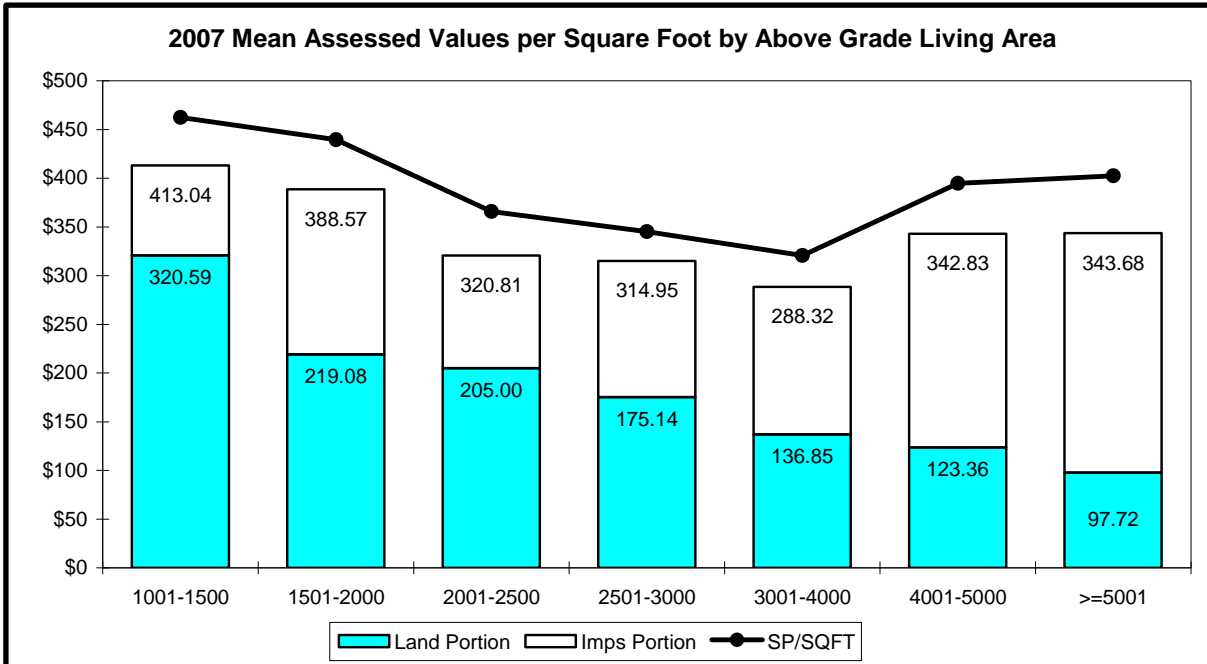
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



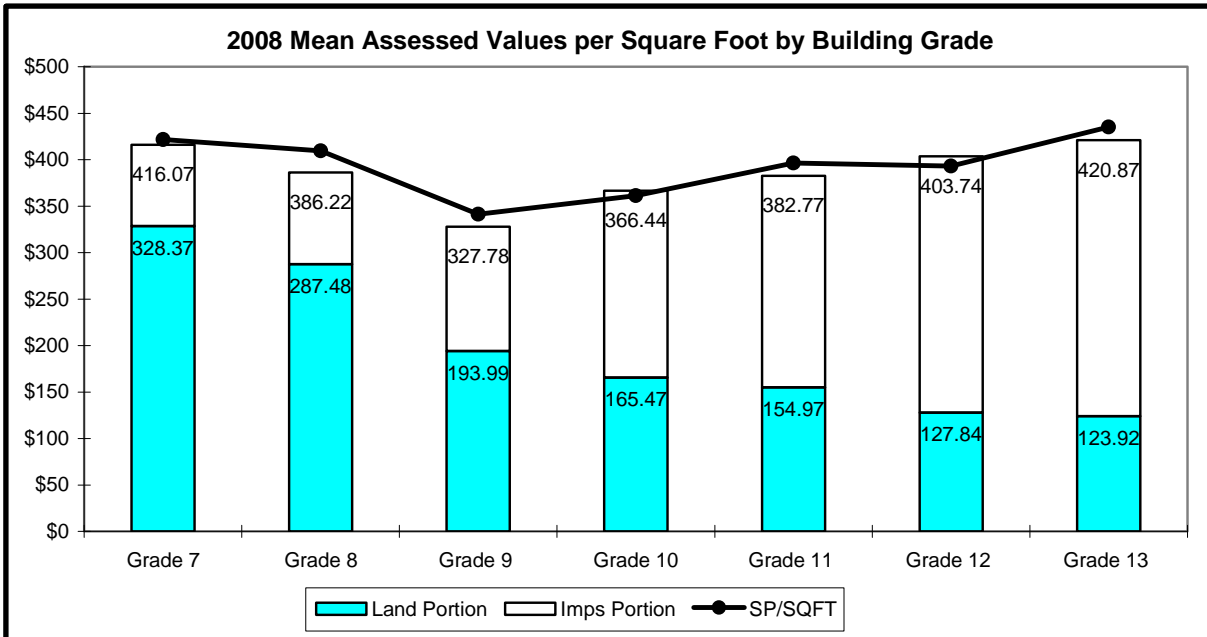
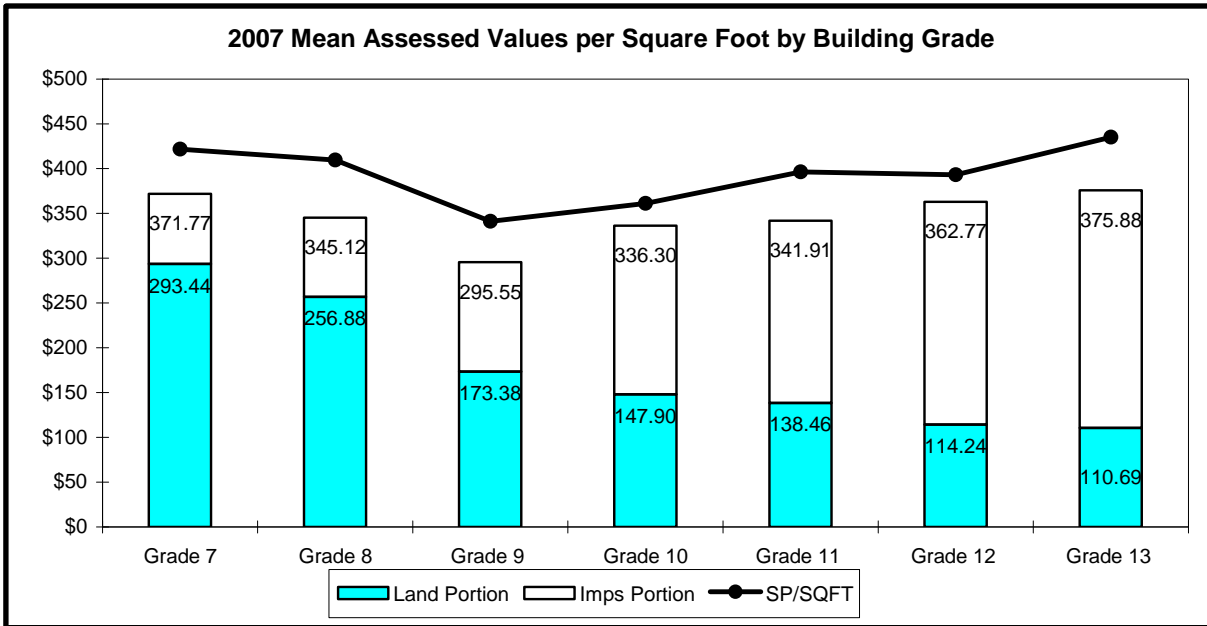
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

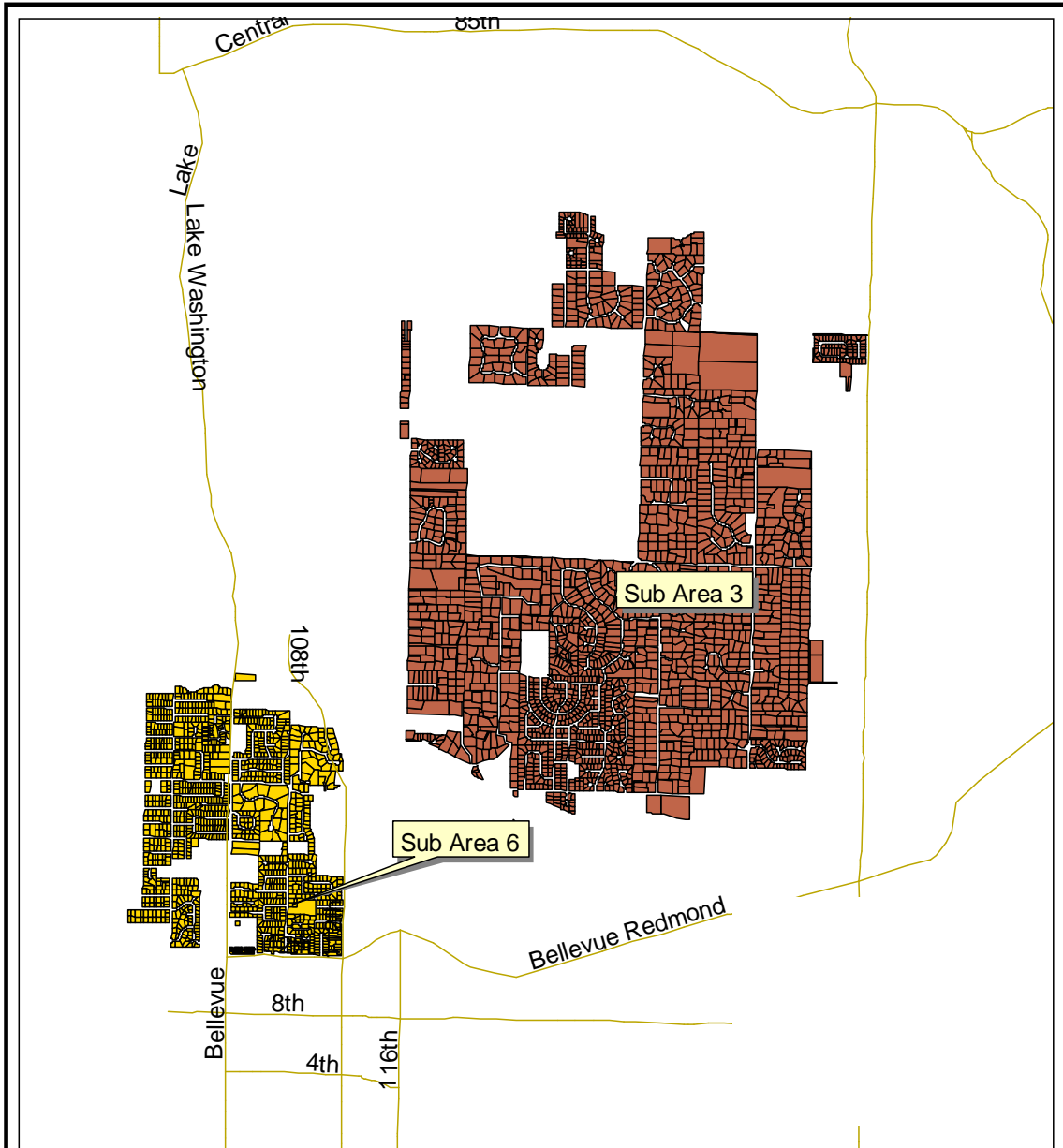


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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 68

2008 Annual Update

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
 File Name: EPA Project not yet saved



Department of Assessments

Legend

- Primary.shp
- Area 68 map.shp
- 3
- 6

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 15, 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 16 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 11.9% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.12, 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 384 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 / .8929531+ .1233601 (if major = 108870)+ .1248697 (if major = 124270) + 0.04990402 (if major = 872595)

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 * 1.099)
 - *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 * 1.099).
 - *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

Note: There were no mobile homes in this area. No separate analysis has been done at this point. 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 * 1.00, with results rounded down to the next \$1,000

Model Validation

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

Area 68 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

11.99%	
Major 108870	Yes
% Adjustment	-13.59%
Major 124270	Yes
% Adjustment	-13.74%
	Yes
Major 872595	
% Adjustment	-5.93%

Comments

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

For instance, **Major# 108870, BridleRidge** would approximately receive a -1.6% downward adjustment (11.99-13.59). 51 parcels or 2.2% in the improved population would receive this adjustment. There were 15 sales. **Major# 124270, Burke-Farrars Kirkland Div** would approximately receive a -1.75% downward adjustment (11.99-13.74). 34 parcels or 1.5% in the improved population would receive this adjustment. There were 8 sales. **Major# 872595, 1200 Bellevue Way** would approximately receive a 6.06% upward adjustment (11.99-5.93). 49 parcels or 2.1% in the improved population would receive this adjustment. There were 29 sales. This model corrects for these strata differences.

94% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 68 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
108870	BridleRidge	15	51	29.4%	SE-22-25-5	03	10	1987 thru 1988	14011 NE 27TH ST and 2706 142ND PL NE
124270	Burke-Farrars Kirkland Div	8	34	23.5%	SW-21-25-5	03	9	1941 thru 2003	2640 116TH AVE NE and 2590 120TH AVE NE
872595	1200 Bellevue Way	29	49	59.182%	SW-29-25-5	6	10	2007	1200 BELLEVUE WAY NE and 10410 NE 12TH ST

Area 68 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.
7	22	0.875	0.979	11.9%	0.891	1.067
8	63	0.840	0.940	11.9%	0.903	0.976
9	88	0.869	0.962	10.7%	0.932	0.992
10	126	0.922	1.009	9.4%	0.984	1.034
12	25	0.919	1.025	11.4%	0.962	1.087
13	7	0.839	0.939	12.0%	0.722	1.156
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1960	27	0.837	0.930	11.1%	0.867	0.993
1961-1970	48	0.851	0.952	11.9%	0.906	0.999
1971-1980	67	0.871	0.975	11.9%	0.941	1.008
1981-1990	81	0.916	1.006	9.8%	0.971	1.041
1991-2000	50	0.872	0.971	11.3%	0.921	1.021
>=2001	111	0.897	0.991	10.5%	0.966	1.015
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
AVERAGE	256	0.893	0.987	10.6%	0.970	1.005
GOOD	104	0.867	0.967	11.5%	0.936	0.999
VERY GOOD	24	0.855	0.957	11.9%	0.889	1.025
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	128	0.870	0.970	11.5%	0.941	0.999
1.5	13	0.814	0.911	11.9%	0.813	1.010
2	216	0.891	0.988	10.9%	0.968	1.007
2.5	2	0.931	1.042	12.0%	0.935	1.149
3	25	0.948	1.005	6.0%	0.978	1.031

Area 68 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.
1001-1500	18	0.890	0.996	11.9%	0.912	1.080
1501-2000	83	0.883	0.968	9.6%	0.941	0.996
2001-2500	66	0.878	0.976	11.2%	0.942	1.011
2501-3000	41	0.912	1.008	10.5%	0.951	1.065
3001-4000	110	0.902	0.996	10.4%	0.967	1.024
4001-5000	52	0.870	0.973	11.8%	0.927	1.018
>=5001	14	0.849	0.950	12.0%	0.856	1.045
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	370	0.885	0.982	10.9%	0.967	0.997
Y	14	0.880	0.967	9.8%	0.869	1.064
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	384	0.885	0.981	10.8%	0.966	0.996
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	262	0.885	0.980	10.8%	0.962	0.999
6	122	0.886	0.983	11.0%	0.957	1.008
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5000	30	0.933	0.990	6.2%	0.965	1.015
05001-08000	15	0.864	0.967	11.9%	0.882	1.052
08001-12000	123	0.884	0.982	11.1%	0.957	1.008
12001-16000	45	0.886	0.970	9.5%	0.923	1.017
16001-20000	13	0.854	0.944	10.5%	0.847	1.042
20001-30000	11	0.899	0.997	11.0%	0.883	1.112
30001-43559	104	0.888	0.994	11.9%	0.962	1.027
1AC-3AC	43	0.870	0.965	10.9%	0.915	1.016
Maj 108870	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	369	0.882	0.981	11.3%	0.965	0.997
Y	15	1.007	0.990	-1.7%	0.926	1.054

**Area 68 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.

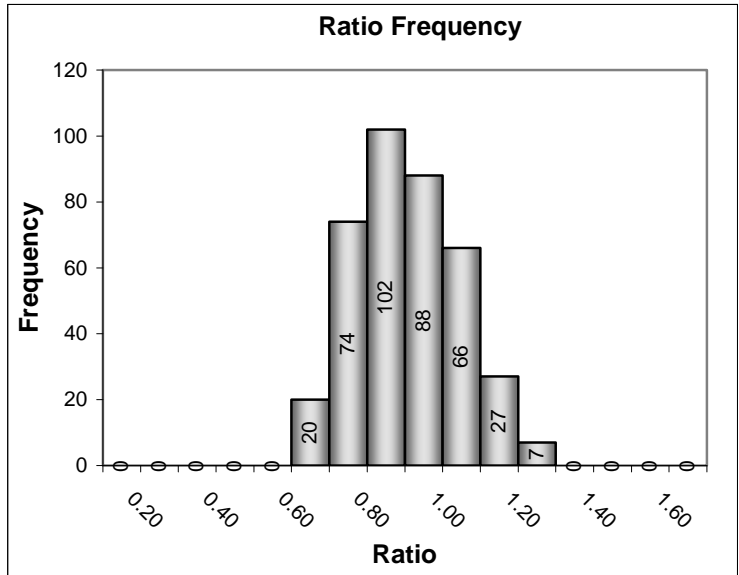
It is difficult to draw valid conclusions when the sales count is low.

Maj 124270	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	376	0.883	0.981	11.1%	0.966	0.996
Y	8	1.019	1.000	-1.8%	0.916	1.084
Maj 872595	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	355	0.882	0.981	11.2%	0.964	0.997
Y	29	0.936	0.992	6.0%	0.967	1.018

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / DISTRICT -1	Lien Date: 01/01/2007	Date of Report: 5/15/2008	Sales Dates: 1/2005 - 12/2007
Area 68	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	384		
Mean Assessed Value	951,400		
Mean Sales Price	1,074,800		
Standard Deviation AV	412,187		
Standard Deviation SP	504,999		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.904		
Median Ratio	0.897		
Weighted Mean Ratio	0.885		
UNIFORMITY			
Lowest ratio	0.617		
Highest ratio:	1.241		
Coefficient of Dispersion	12.81%		
Standard Deviation	0.139		
Coefficient of Variation	15.34%		
Price Related Differential (PRD)	1.021		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.871		
Upper limit	0.917		
95% Confidence: Mean			
Lower limit	0.890		
Upper limit	0.918		
SAMPLE SIZE EVALUATION			
N (population size)	2344		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.139		
Recommended minimum:	31		
Actual sample size:	384		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	200		
# ratios above mean:	184		
z:	0.816		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



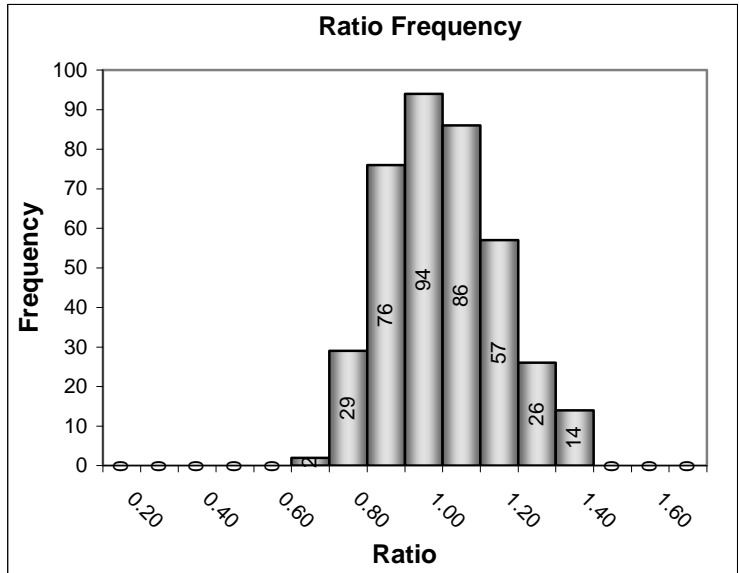
COMMENTS:

1 to 3 Unit Residences throughout area 68

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / DISTRICT -1	Lien Date: 01/01/2008	Date of Report: 5/15/2008	Sales Dates: 1/2005 - 12/2007
Area 68	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	384		
Mean Assessed Value	1,054,600		
Mean Sales Price	1,074,800		
Standard Deviation AV	465,119		
Standard Deviation SP	504,999		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.984		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.690		
Highest ratio:	1.390		
Coefficient of Dispersion	12.59%		
Standard Deviation	0.150		
Coefficient of Variation	15.05%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.958		
Upper limit	1.013		
95% Confidence: Mean			
Lower limit	0.984		
Upper limit	1.015		
SAMPLE SIZE EVALUATION			
N (population size)	2344		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.150		
Recommended minimum:	36		
Actual sample size:	384		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	201		
# ratios above mean:	183		
z:	0.919		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 68

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 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	020100	0190	6/12/06	\$570,000	1180	460	7	1967	4	10500	N	N	12615 NE 32ND ST
003	618920	0155	6/15/05	\$350,200	1210	440	7	1981	3	14250	Y	N	2523 124TH PL NE
003	020100	0330	2/7/06	\$700,000	1290	1100	7	1967	5	9250	N	N	3020 128TH AVE NE
003	020100	0520	5/12/05	\$460,000	1330	830	7	1966	4	10120	N	N	2909 129TH AVE NE
003	020100	0450	7/16/07	\$643,500	1430	0	7	1967	5	6804	N	N	12917 NE 31ST ST
003	154660	0540	7/1/05	\$575,000	1510	1130	7	1960	4	9282	N	N	12707 NE 30TH ST
003	020100	0590	4/21/05	\$570,000	1560	0	7	1967	5	9440	N	N	2913 130TH AVE NE
003	020100	0800	4/4/05	\$435,000	1560	0	7	1966	5	11250	N	N	3108 130TH AVE NE
003	020100	0500	4/12/07	\$680,000	1570	830	7	1966	4	9438	N	N	2919 129TH AVE NE
003	062710	0080	8/20/05	\$745,000	1610	0	7	1959	4	37926	N	N	3835 138TH AVE NE
003	618920	0245	4/18/05	\$520,000	1670	720	7	1981	5	15000	N	N	2532 124TH PL NE
003	020100	0320	4/30/07	\$616,000	1680	1050	7	1967	3	13775	N	N	3010 128TH AVE NE
003	124150	0273	6/12/06	\$500,000	1800	0	7	1998	3	12000	N	N	6538 128TH AVE NE
003	222505	9162	3/13/07	\$860,000	2030	1560	7	1960	3	54450	N	N	2829 140TH AVE NE
003	222505	9162	7/6/07	\$1,075,000	2030	1560	7	1960	3	54450	N	N	2829 140TH AVE NE
003	020100	0310	12/28/07	\$600,000	1290	1290	8	1975	4	11590	N	N	3000 128TH AVE NE
003	154660	0130	1/22/05	\$580,000	1400	600	8	1959	5	10115	N	N	3050 124TH AVE NE
003	154660	0130	11/22/06	\$655,000	1400	600	8	1959	5	10115	N	N	3050 124TH AVE NE
003	154660	0230	5/23/06	\$659,500	1420	620	8	1974	5	9520	N	N	3051 125TH AVE NE
003	933280	0250	8/29/06	\$615,000	1420	550	8	1965	4	8050	N	N	12801 NE 26TH PL
003	154660	0280	7/8/05	\$600,000	1430	620	8	1974	3	11600	N	N	12504 NE 30TH ST
003	154680	0056	10/4/06	\$889,000	1430	1400	8	2006	3	9752	N	N	12623 NE 28TH ST
003	618920	0355	6/20/06	\$390,400	1450	0	8	1955	4	13595	N	N	2650 126TH AVE NE
003	154660	0020	8/17/05	\$610,150	1490	790	8	1973	4	12750	N	N	2909 124TH AVE NE
003	618920	0285	10/12/07	\$549,900	1600	0	8	1984	3	10993	N	N	12420 NE 24TH ST
003	866940	0050	10/6/06	\$850,000	1600	1130	8	1966	4	40500	N	N	13675 NE 42ND ST
003	866940	0360	10/8/07	\$993,000	1610	1540	8	1965	4	35505	N	N	4406 137TH AVE NE
003	212505	9097	12/21/06	\$562,000	1680	400	8	1959	3	12632	N	N	3057 124TH AVE NE
003	618920	0030	10/17/06	\$675,000	1680	0	8	1956	4	10800	N	N	2613 126TH AVE NE
003	933280	0050	12/7/06	\$675,000	1730	450	8	1973	3	10400	N	N	12814 NE 28TH ST
003	222505	9206	7/18/06	\$865,000	1750	310	8	1967	4	44866	N	N	3439 134TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	618920	0025	8/23/06	\$599,950	1790	0	8	1955	3	10800	N	N	2545 126TH AVE NE
003	154660	0070	7/20/06	\$789,000	1850	0	8	1958	5	10080	N	N	2911 124TH AVE NE
003	933280	0290	4/11/07	\$700,000	1890	0	8	1966	4	10400	N	N	12909 NE 26TH PL
003	154660	0175	5/26/06	\$656,500	1900	0	8	1958	5	10710	N	N	2902 124TH AVE NE
003	108890	0010	3/29/07	\$973,140	1940	0	8	1956	3	58806	N	N	34 BRIDLEWOOD CIR
003	172505	9090	8/22/05	\$505,000	1970	1520	8	1961	3	26152	N	N	5555 116TH AVE NE
003	222505	9165	6/7/06	\$800,000	2010	0	8	1991	3	43560	N	N	3211 140TH AVE NE
003	222505	9165	6/15/07	\$1,200,000	2010	0	8	1991	3	43560	N	N	3211 140TH AVE NE
003	154660	0105	6/29/05	\$597,000	2030	0	8	1958	3	8800	N	N	12503 NE 29TH ST
003	154660	0100	5/27/05	\$535,000	2040	0	8	1958	3	11200	N	N	12427 NE 29TH ST
003	678930	0076	4/7/06	\$673,000	2150	920	8	1967	4	43100	N	N	3320 122ND PL NE
003	108890	0035	1/11/06	\$798,800	2180	0	8	1956	3	56192	N	N	21 BRIDLEWOOD CIR
003	154660	0265	4/3/06	\$798,800	2230	850	8	1978	4	9960	N	N	3060 125TH AVE NE
003	933280	0170	11/15/07	\$625,000	2250	0	8	1965	3	12600	N	N	12928 NE 26TH PL
003	618920	0145	2/1/06	\$682,000	2280	960	8	1991	3	14194	Y	N	2603 124TH PL NE
003	108810	0470	10/30/07	\$955,000	2400	0	8	1972	4	37499	N	N	13536 NE 66TH ST
003	154660	0115	3/9/05	\$485,000	2590	0	8	1957	4	11900	N	N	12519 NE 29TH ST
003	678930	0070	11/29/06	\$928,000	2860	0	8	1966	5	43625	N	N	12212 NE 32ND ST
003	108890	0020	10/12/06	\$960,000	3090	0	8	1955	4	35726	N	N	30 BRIDLEWOOD CIR
003	933290	0020	3/28/06	\$679,000	1570	1300	9	1966	5	12325	N	N	12919 NE 25TH PL
003	172700	0660	12/5/07	\$807,000	1650	510	9	1974	4	15360	N	N	12910 NE 32ND PL
003	311710	0070	12/2/05	\$815,000	1660	600	9	1975	4	11050	N	N	13119 NE 25TH ST
003	866940	0090	5/3/05	\$660,000	1690	1690	9	1966	4	34625	N	N	13651 NE 42ND ST
003	666907	0030	5/25/05	\$595,000	1780	600	9	1984	3	7201	N	N	6807 126TH AVE NE
003	311710	0060	10/22/07	\$775,178	1810	510	9	1975	4	11700	N	N	2430 131ST PL NE
003	152505	9121	7/19/06	\$870,000	1870	1770	9	1958	4	37897	N	N	13242 NE 40TH ST
003	152505	9121	9/24/07	\$1,100,000	1870	1770	9	1958	4	37897	N	N	13242 NE 40TH ST
003	108810	0370	11/22/06	\$985,000	1930	700	9	1976	5	35079	N	N	13206 NE 66TH ST
003	152505	9246	10/17/07	\$825,000	1960	0	9	1978	3	33522	N	N	4615 140TH AVE NE
003	172700	0630	9/12/05	\$699,900	1970	0	9	1972	5	15200	N	N	13008 NE 32ND PL
003	618920	0120	11/27/06	\$742,000	2000	310	9	1988	3	9600	N	N	12430 NE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	172700	0840	7/24/07	\$742,500	2030	0	9	1969	3	15760	N	N	12813 NE 36TH ST
003	108870	0150	9/22/05	\$739,000	2070	750	9	1999	3	12086	N	N	14341 NE 27TH ST
003	222505	9194	7/1/05	\$750,000	2080	0	9	1976	3	35031	N	N	3803 140TH AVE NE
003	773241	0050	11/1/07	\$690,000	2090	0	9	1987	3	10137	N	N	5814 147TH AVE NE
003	666907	0260	5/17/06	\$725,000	2130	0	9	1985	3	7234	N	N	12629 NE 68TH PL
003	666907	0140	4/4/06	\$745,000	2170	0	9	1985	3	6544	N	N	6850 126TH AVE NE
003	311710	0120	8/26/05	\$564,000	2180	0	9	1975	4	12600	N	N	2511 131ST PL NE
003	172700	0900	3/16/07	\$750,000	2190	0	9	1968	3	14637	N	N	12809 NE 35TH PL
003	666907	0180	9/23/05	\$636,951	2210	0	9	1985	3	7306	N	N	12610 NE 68TH PL
003	773241	0310	5/31/05	\$590,000	2220	0	9	1987	3	8101	N	N	14482 NE 58TH ST
003	172660	0250	12/5/06	\$720,000	2240	0	9	1975	4	12000	N	N	13018 NE 31ST PL
003	779600	0005	5/24/07	\$1,006,500	2240	0	9	1959	5	34994	N	N	6007 132ND AVE NE
003	779610	0080	7/25/06	\$1,004,850	2260	0	9	1967	4	41984	N	N	6046 126TH AVE NE
003	666907	0050	10/2/05	\$615,000	2300	0	9	1985	3	6635	N	N	6823 126TH AVE NE
003	222505	9338	11/2/06	\$840,000	2350	0	9	1987	3	35125	N	N	2604 134TH AVE NE
003	108900	0230	8/3/06	\$749,500	2380	0	9	1975	4	12160	N	N	13004 NE 28TH ST
003	779600	0165	8/29/06	\$940,000	2380	0	9	1958	4	34773	N	N	6029 128TH AVE NE
003	779600	0165	7/31/07	\$1,120,000	2380	0	9	1958	4	34773	N	N	6029 128TH AVE NE
003	666907	0290	11/10/05	\$649,500	2390	0	9	1984	3	7811	N	N	12605 NE 68TH ST
003	773241	0160	10/18/07	\$755,000	2390	0	9	1987	3	8087	N	N	5758 146TH AVE NE
003	541570	0020	4/18/06	\$1,100,000	2420	1060	9	1974	5	34768	N	N	13450 NE 29TH PL
003	773241	0020	6/7/07	\$700,000	2420	0	9	1988	3	9228	N	N	5732 147TH AVE NE
003	773241	0430	4/21/05	\$640,000	2450	0	9	1987	3	7810	N	N	14595 NE 57TH ST
003	172700	0890	9/12/05	\$565,000	2460	0	9	1971	3	18034	N	N	12804 NE 35TH PL
003	773241	0260	8/11/06	\$780,000	2490	0	9	1988	3	8841	N	N	14522 NE 58TH ST
003	666907	0040	8/9/06	\$600,000	2500	0	9	1985	3	7217	N	N	6815 126TH AVE NE
003	773241	0330	3/4/05	\$578,000	2500	0	9	1987	3	9253	N	N	14501 NE 58TH ST
003	779600	0145	3/8/06	\$1,100,000	2500	0	9	1969	4	35520	N	N	6159 128TH AVE NE
003	172700	0220	10/3/06	\$840,000	2510	700	9	1972	3	47044	N	N	3809 127TH AVE NE
003	212505	9003	6/27/06	\$984,083	2510	0	9	1976	3	53578	N	N	12412 NE 37TH ST
003	152505	9173	6/9/05	\$850,000	2520	960	9	1968	4	55756	N	N	13520 NE 50TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144550	0080	9/13/05	\$761,350	2540	1020	9	1966	4	36800	N	N	13663 NE 37TH PL
003	172660	0060	5/9/06	\$750,000	2540	0	9	1976	4	12000	N	N	3003 130TH PL NE
003	773241	0420	4/6/05	\$600,000	2590	0	9	1988	3	7720	N	N	14581 NE 57TH ST
003	133110	0130	6/7/05	\$825,000	2640	0	9	1971	4	35079	N	N	13422 NE 54TH PL
003	062710	0030	5/26/06	\$1,365,000	2670	2010	9	1967	5	35190	N	N	13641 NE 40TH ST
003	634500	0130	5/19/05	\$805,000	2700	0	9	1974	4	36100	N	N	13431 NE 47TH ST
003	779600	0090	1/14/05	\$1,000,000	2730	0	9	1995	3	35030	N	N	12821 NE 61ST ST
003	634500	0120	4/4/05	\$870,000	2780	0	9	1968	4	36720	N	N	13421 NE 47TH ST
003	222505	9138	11/10/06	\$885,000	2940	0	9	1978	4	36590	N	N	3811 140TH AVE NE
003	212505	9135	4/7/06	\$850,000	2970	0	9	1970	4	43560	N	N	12108 NE 34TH ST
003	152505	9071	9/25/07	\$1,199,900	3010	0	9	1999	3	40946	N	N	4605 140TH AVE NE
003	172700	1220	1/19/06	\$750,000	3020	0	9	1972	3	13650	N	N	13110 NE 33RD ST
003	379100	0080	4/16/07	\$1,100,000	3020	0	9	1965	4	46173	N	N	3023 137TH AVE NE
003	124150	0241	9/8/05	\$775,000	3050	0	9	1996	3	8635	N	N	12706 NE 65TH ST
003	154660	0305	7/10/07	\$1,070,000	3090	0	9	2004	3	13740	N	N	3035 126TH AVE NE
003	124270	0085	6/14/07	\$885,000	3130	0	9	2006	3	10150	Y	N	2590 120TH AVE NE
003	152505	9232	11/17/06	\$1,165,000	3130	1330	9	1978	4	37026	N	N	4202 140TH AVE NE
003	144550	0090	8/24/07	\$1,375,000	3140	2010	9	2002	3	36400	N	N	13819 NE 37TH PL
003	152505	9188	9/21/06	\$1,325,000	3170	0	9	1970	4	64170	N	N	13231 NE 50TH ST
003	172700	0160	8/4/06	\$1,100,000	3170	1010	9	1969	4	57063	N	N	12814 NE 39TH ST
003	172700	0160	8/14/07	\$1,300,000	3170	1010	9	1969	4	57063	N	N	12814 NE 39TH ST
003	106550	0140	2/7/07	\$845,000	3190	0	9	1979	4	33250	N	N	13825 NE 48TH PL
003	930440	0010	11/7/07	\$750,000	3240	0	9	1978	5	29725	N	N	13911 NE 26TH PL
003	222505	9358	6/27/05	\$810,000	3240	0	9	2002	3	16702	N	N	2648 140TH AVE NE
003	124270	0009	2/7/05	\$749,950	3250	0	9	2003	3	13397	N	N	2648 116TH AVE NE
003	124270	0052	5/19/05	\$855,000	3270	0	9	1941	4	52272	N	N	2750 122ND PL NE
003	933280	0010	6/24/05	\$662,000	3270	0	9	1965	4	10400	N	N	12926 NE 28TH ST
003	108810	0340	5/1/07	\$1,295,000	3300	0	9	1967	4	34593	N	N	6341 133RD AVE NE
003	124150	0228	3/28/06	\$814,876	3350	0	9	2006	3	8888	N	N	6842 128TH AVE NE
003	133110	0020	8/22/05	\$800,000	3420	0	9	1971	4	35670	N	N	13211 NE 54TH PL
003	108890	0050	2/4/05	\$950,000	3440	0	9	1960	4	54885	N	N	7 BRIDLEWOOD CIR

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	172700	0530	3/1/06	\$1,059,000	3470	0	9	1970	4	39000	N	N	3311 131ST AVE NE
003	124270	0088	5/8/07	\$959,000	3480	0	9	2007	3	15030	Y	N	12070 NE 24TH ST
003	172660	0150	5/16/05	\$740,000	3510	0	9	1976	4	12000	N	N	3106 130TH PL NE
003	773241	0080	5/16/06	\$779,950	3560	0	9	1987	3	10721	N	N	5847 147TH AVE NE
003	124270	0062	11/3/05	\$799,000	3730	0	9	1995	3	25570	Y	N	12340 NE 24TH ST
003	124270	0004	4/11/05	\$915,000	4170	0	9	2003	3	13911	N	N	2612 116TH AVE NE
003	152505	9164	3/31/05	\$965,000	1940	1150	10	1995	3	52272	N	N	13433 NE 45TH ST
003	172700	0300	5/2/06	\$902,000	1970	960	10	1972	3	40500	N	N	12805 NE 36TH ST
003	172700	0380	5/24/07	\$1,050,000	2080	800	10	1967	4	35475	N	N	12741 NE 39TH ST
003	613750	0010	1/3/06	\$897,500	2090	790	10	1981	3	39195	N	N	4000 142ND PL NE
003	212505	9123	5/15/06	\$897,500	2100	1850	10	1969	3	44431	N	N	12425 NE 39TH ST
003	946470	0160	2/21/06	\$839,000	2150	630	10	1979	3	35316	N	N	3602 142ND PL NE
003	222505	9230	1/12/05	\$715,000	2220	2210	10	1978	4	34848	N	N	13445 NE 27TH PL
003	618920	0295	8/17/05	\$740,000	2220	0	10	1991	5	11305	N	N	12440 NE 24TH ST
003	108870	0180	2/8/05	\$585,000	2337	0	10	1988	3	11708	N	N	14354 NE 27TH ST
003	770195	0110	3/13/06	\$900,000	2390	0	10	1980	3	39480	N	N	13855 NE 34TH PL
003	152505	9250	5/24/06	\$895,000	2430	680	10	1982	3	40817	N	N	5013 140TH AVE NE
003	946470	0080	12/7/06	\$956,468	2430	730	10	1979	4	31828	N	N	3806 142ND PL NE
003	124270	0055	2/16/06	\$950,000	2470	1170	10	1996	3	73377	N	N	12342 NE 26TH ST
003	946470	0410	6/29/06	\$975,000	2470	700	10	1978	4	36400	N	N	3006 142ND PL NE
003	678970	0055	5/4/05	\$900,000	2480	1800	10	1962	4	47044	Y	N	3705 122ND AVE NE
003	108870	0190	8/2/07	\$863,000	2640	0	10	1988	3	10402	N	N	14310 NE 27TH ST
003	108870	0260	9/19/07	\$830,000	2660	0	10	1988	3	11317	N	N	2758 142ND PL NE
003	280630	0140	12/30/05	\$930,000	2660	480	10	1975	4	34980	N	N	13706 NE 36TH ST
003	108870	0090	3/21/06	\$772,000	2710	0	10	1988	3	9280	N	N	14201 NE 27TH ST
003	108870	0370	8/9/05	\$695,000	2760	0	10	1987	3	10090	N	N	2741 142ND PL NE
003	176260	0030	3/8/05	\$932,500	2760	1000	10	1986	3	38757	N	N	11711 NE 41ST ST
003	108870	0500	6/16/05	\$689,250	2790	0	10	1988	3	16762	N	N	14020 NE 27TH ST
003	222505	9216	7/25/06	\$949,630	2790	0	10	2006	3	36146	N	N	13419 NE 37TH PL
003	176260	0310	1/10/06	\$938,000	2810	0	10	1984	3	28093	N	N	4143 118TH AVE NE
003	280630	0030	4/15/05	\$895,000	2840	1210	10	1975	5	35145	N	N	13819 NE 36TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	770195	0120	2/4/05	\$829,000	2870	950	10	1980	4	39040	N	N	13901 NE 34TH PL
003	212505	9054	8/3/06	\$1,352,000	2880	0	10	1977	4	53578	N	N	11704 NE 34TH ST
003	750100	0060	6/5/06	\$821,000	2920	0	10	1990	3	13654	N	N	4712 117TH PL NE
003	152505	9079	8/14/06	\$1,199,850	2950	0	10	1974	4	43560	N	N	4445 140TH AVE NE
003	666740	0070	8/20/07	\$1,150,000	3060	0	10	1982	3	40000	N	N	13336 NE 55TH PL
003	108870	0430	4/26/05	\$717,000	3100	0	10	1988	4	9001	N	N	2713 142ND PL NE
003	108870	0430	6/22/06	\$835,000	3100	0	10	1988	4	9001	N	N	2713 142ND PL NE
003	779610	0020	8/10/07	\$1,165,000	3140	0	10	1990	3	37487	N	N	6051 126TH AVE NE
003	750100	0120	4/7/06	\$755,000	3150	0	10	1990	3	11507	N	N	11809 NE 48TH PL
003	750100	0300	12/5/05	\$884,000	3150	0	10	1988	3	11875	N	N	4816 118TH AVE NE
003	750100	0300	12/5/05	\$884,000	3150	0	10	1988	3	11875	N	N	4816 118TH AVE NE
003	176260	0190	10/25/05	\$950,000	3170	0	10	1988	3	47502	N	N	4149 117TH AVE NE
003	613750	0330	11/23/05	\$780,000	3200	0	10	1981	3	32970	N	N	14201 NE 40TH PL
003	108870	0320	9/1/05	\$700,000	3220	0	10	1989	3	14285	N	N	2783 142ND PL NE
003	152505	9224	11/8/05	\$700,000	3220	0	10	1981	4	33522	N	N	4611 140TH AVE NE
003	773265	0020	12/14/06	\$985,000	3230	0	10	1999	3	10600	N	N	14495 NE 57TH ST
003	108875	0070	11/14/07	\$850,000	3240	0	10	1993	3	10232	Y	N	2336 127TH AVE NE
003	152505	9200	8/1/06	\$1,015,000	3280	0	10	1971	4	47916	N	N	13401 NE 50TH ST
003	606130	0070	6/14/05	\$975,000	3290	0	10	1969	4	35820	N	N	13406 NE 36TH ST
003	946470	0420	4/1/06	\$886,000	3300	1100	10	1978	4	32250	N	N	3002 142ND PL NE
003	773265	0070	8/24/05	\$830,000	3320	0	10	2000	3	11027	N	N	14561 NE 57TH ST
003	108875	0030	7/11/06	\$925,000	3340	0	10	1994	3	9900	Y	N	2351 127TH AVE NE
003	750100	0200	9/28/05	\$835,000	3360	0	10	1992	4	15823	N	N	4916 119TH PL NE
003	222505	9220	1/6/06	\$825,000	3390	530	10	1972	4	35283	N	N	13419 NE 27TH ST
003	613750	0030	12/15/05	\$1,015,000	3400	0	10	1981	3	34475	N	N	4008 143RD PL NE
003	666910	0100	12/12/06	\$1,300,000	3410	0	10	1977	4	37125	N	N	13109 NE 38TH PL
003	176260	0240	9/20/06	\$914,000	3420	780	10	1985	3	35000	N	N	4107 117TH AVE NE
003	176260	0280	6/16/05	\$960,000	3430	0	10	1984	3	28718	N	N	4113 118TH AVE NE
003	176260	0280	6/19/07	\$1,350,000	3430	0	10	1984	3	28718	N	N	4113 118TH AVE NE
003	176260	0120	7/14/05	\$1,060,000	3440	0	10	1984	4	35230	N	N	4146 118TH AVE NE
003	108870	0020	7/11/06	\$817,000	3460	0	10	1987	3	17107	N	N	14033 NE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	279490	0040	8/9/07	\$1,330,000	3480	0	10	1972	4	33700	N	N	13417 NE 32ND LN
003	108870	0360	4/27/05	\$780,000	3500	0	10	1987	3	14367	N	N	2749 142ND PL NE
003	770195	0100	6/12/06	\$1,150,000	3500	0	10	1980	4	47044	N	N	13775 NE 34TH PL
003	172700	1230	11/30/05	\$1,000,000	3600	0	10	1985	3	13300	N	N	13102 NE 33RD ST
003	222505	9290	9/15/05	\$1,168,000	3600	0	10	1978	3	35283	N	N	13413 NE 27TH ST
003	189670	0110	7/21/06	\$1,169,500	3640	0	10	1978	5	37760	N	N	13404 NE 28TH ST
003	750100	0460	4/27/07	\$1,005,000	3650	0	10	1990	3	16225	N	N	4807 117TH PL NE
003	154660	0355	5/25/05	\$959,950	3720	0	10	2004	3	14794	N	N	3020 126TH AVE NE
003	108870	0480	1/20/06	\$938,800	3730	0	10	1987	3	13438	N	N	14064 NE 27TH ST
003	946470	0450	12/1/05	\$868,000	3770	0	10	1978	4	34400	N	N	14104 NE 30TH PL
003	750100	0410	11/18/05	\$845,000	3800	0	10	1990	3	11651	N	N	11708 NE 48TH PL
003	172700	0200	7/20/07	\$1,050,000	3850	0	10	1972	4	40830	N	N	12614 NE 39TH ST
003	108870	0050	7/19/06	\$752,550	3880	0	10	1988	3	12858	N	N	14145 NE 27TH ST
003	280630	0090	4/11/07	\$1,195,000	3900	0	10	1976	4	34980	N	N	13707 NE 36TH PL
003	108870	0280	1/2/07	\$900,000	3980	0	10	1988	3	10810	N	N	2778 142ND PL NE
003	152505	9209	4/3/07	\$1,095,000	3990	0	10	1974	4	35090	N	N	13824 NE 44TH PL
003	770195	0030	4/1/05	\$890,000	4000	0	10	1982	3	37071	N	N	13850 NE 34TH PL
003	106550	0090	7/27/05	\$910,000	4010	0	10	1975	3	36764	N	N	13615 NE 48TH PL
003	172700	0210	6/26/07	\$1,555,500	4190	0	10	1970	5	38162	N	N	12604 NE 39TH ST
003	172700	0750	4/13/06	\$1,450,000	4210	0	10	2005	3	14960	N	N	3424 129TH AVE NE
003	666910	0160	5/13/05	\$890,000	4930	0	10	1977	5	42775	N	N	3905 132ND AVE NE
003	108810	0220	2/9/07	\$1,100,000	2440	780	11	1964	4	46679	N	N	13350 NE 61ST ST
003	172785	0150	12/5/05	\$1,025,000	2760	1400	11	1984	4	17157	N	N	3340 126TH AVE NE
003	212505	9196	6/13/06	\$1,150,000	3140	568	11	2001	3	10501	N	N	12868 NE 24TH ST
003	172785	0340	3/29/05	\$800,000	3200	0	11	1984	3	13729	N	N	3330 126TH AVE NE
003	678930	0035	5/12/06	\$2,195,000	3240	1780	11	2005	3	45600	N	N	3020 122ND PL NE
003	794125	0020	8/1/05	\$990,000	3250	0	11	1987	3	43357	N	N	14024 NE 32ND PL
003	154250	0070	4/10/06	\$1,090,000	3270	480	11	1978	4	43560	N	N	5009 134TH PL NE
003	133170	0030	5/2/06	\$915,000	3330	0	11	1997	3	35352	N	N	13549 NE 54TH PL
003	172785	0330	6/12/07	\$1,345,000	3390	0	11	1984	3	14468	N	N	3315 126TH AVE NE
003	222505	9229	3/12/07	\$1,430,000	3390	1710	11	1974	3	44866	N	N	2853 134TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154250	0050	7/7/05	\$950,000	3490	0	11	1981	3	35200	N	N	13303 NE 51ST PL
003	154250	0050	8/15/07	\$1,240,000	3490	0	11	1981	3	35200	N	N	13303 NE 51ST PL
003	172785	0210	7/8/05	\$965,000	3860	840	11	1986	4	12570	N	N	3480 126TH AVE NE
003	384850	0780	6/28/06	\$1,265,000	3940	0	11	1990	3	40026	N	N	6715 134TH CT NE
003	384850	0775	8/4/05	\$945,000	3980	0	11	1990	3	40002	N	N	6725 134TH CT NE
003	384850	0775	8/22/06	\$1,100,000	3980	0	11	1990	3	40002	N	N	6725 134TH CT NE
003	108570	0060	8/22/06	\$1,270,000	4000	440	11	1986	3	53116	Y	N	11950 NE 36TH PL
003	133170	0020	11/1/07	\$1,385,000	4020	0	11	1980	4	35000	N	N	13555 NE 54TH PL
003	803580	0070	12/13/05	\$1,300,000	4080	900	11	1982	3	48683	N	N	11810 NE 39TH ST
003	152505	9237	2/2/05	\$1,605,500	4200	1020	11	2004	3	35283	N	N	4200 132ND AVE NE
003	279490	0050	10/4/05	\$1,140,000	4260	0	11	1972	3	30450	N	N	13413 NE 32ND LN
003	222505	9316	12/9/05	\$1,230,000	4270	0	11	1983	4	41734	N	N	3235 134TH AVE NE
003	222505	9343	6/25/07	\$1,598,000	4310	0	11	1989	3	35308	N	N	2640 134TH AVE NE
003	222505	9354	8/8/05	\$1,395,500	4320	0	11	1996	3	35549	N	N	3834 134TH AVE NE
003	212505	9065	7/31/06	\$1,750,000	4420	0	11	2000	3	43560	N	N	2812 120TH AVE NE
003	634500	0090	4/23/07	\$1,950,000	4450	0	11	1990	4	40000	N	N	13424 NE 45TH ST
003	212505	9195	9/7/05	\$1,250,000	4490	0	11	2002	3	9084	N	N	12894 NE 24TH ST
003	152505	9248	1/21/05	\$1,247,000	4760	0	11	1999	3	51245	N	N	5327 140TH AVE NE
003	280630	0160	4/12/07	\$1,300,000	5130	0	11	1977	4	34980	N	N	13608 NE 36TH PL
003	389250	0010	6/20/05	\$1,200,000	3520	0	12	1993	3	26000	N	N	5824 124TH CT NE
003	124270	0047	3/31/05	\$1,600,000	3840	2240	12	2002	3	44431	N	N	12026 NE 26TH PL
003	222505	9347	7/20/07	\$1,622,250	3960	0	12	1988	4	36368	N	N	2651 140TH AVE NE
003	389250	0130	9/17/07	\$1,535,000	4000	0	12	1992	3	26028	N	N	5609 125TH LN NE
003	132900	0020	10/24/05	\$1,920,000	4170	1880	12	2001	3	38119	N	N	13774 NE 32ND PL
003	280630	0065	5/20/05	\$1,600,000	4430	0	12	1998	3	31353	N	N	13655 NE 36TH PL
003	132900	0030	6/6/05	\$1,665,000	4490	0	12	1998	3	34982	N	N	13752 NE 32ND PL
003	222505	9335	4/19/06	\$1,825,000	4577	500	12	1988	3	41075	N	N	2831 134TH AVE NE
003	222505	9004	7/5/05	\$1,525,000	4580	0	12	2002	3	102801	N	N	3438 140TH AVE NE
003	133170	0100	5/31/05	\$1,360,000	4750	220	12	1988	4	34560	N	N	13560 NE 54TH PL
003	946470	0150	11/22/05	\$1,200,000	4850	0	12	1982	4	35316	N	N	3606 142ND PL NE
003	222505	9121	3/19/07	\$2,146,023	5400	0	12	2006	3	40510	N	N	3827 134TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	779600	0080	9/12/06	\$3,100,000	5800	0	12	2000	3	34800	N	N	12929 NE 61ST PL
003	152505	9148	5/10/06	\$2,450,000	5830	0	12	2005	3	40075	N	N	4710 140TH AVE NE
003	132900	0010	2/24/05	\$1,700,000	5830	0	12	2000	3	37525	N	N	13850 NE 32ND PL
003	222505	9066	8/9/06	\$2,523,066	5870	0	12	2006	3	40510	N	N	3207 134TH AVE NE
003	162505	9041	9/9/05	\$2,175,000	5940	0	12	1991	3	40650	N	N	11828 NE 41ST LN
003	222505	9164	6/29/07	\$2,600,000	6460	0	12	2001	3	43929	N	N	13872 NE 32ND PL
003	779600	0115	3/13/06	\$3,100,000	7330	0	12	2005	3	36200	N	N	12830 NE 61ST ST
003	131047	0020	12/21/06	\$1,485,000	3920	0	13	1989	3	35271	N	N	13960 NE 31ST PL
003	131047	0090	9/21/05	\$1,620,000	4470	0	13	1996	3	35396	N	N	13953 NE 31ST PL
003	222505	9351	2/1/05	\$1,550,000	4860	0	13	1996	3	43861	N	N	13652 NE 37TH PL
003	222505	9351	4/2/07	\$2,250,000	4860	0	13	1996	3	43861	N	N	13652 NE 37TH PL
003	131047	0050	3/6/07	\$2,867,282	4950	0	13	1989	3	35065	N	N	13912 NE 31ST PL
003	222505	9035	8/15/05	\$3,250,000	7210	0	13	1996	3	71438	N	N	3005 134TH AVE NE
003	222505	9035	12/13/07	\$3,550,000	7210	0	13	1996	3	71438	N	N	3005 134TH AVE NE
006	068500	0200	8/4/05	\$649,950	1080	1060	7	2004	3	7859	N	N	2316 100TH AVE NE
006	856240	0020	3/8/05	\$540,000	1390	0	7	1998	3	8547	N	N	10436 NE 15TH ST
006	664290	0040	12/9/05	\$885,000	1460	990	7	2002	3	10200	N	N	10011 NE 28TH PL
006	068500	0290	8/9/05	\$630,000	1630	0	7	2003	3	7808	N	N	2317 103RD AVE NE
006	068500	0030	10/20/05	\$735,825	1720	0	7	2005	3	9046	N	N	10037 NE 23RD ST
006	808540	0420	12/14/06	\$1,020,000	1730	0	7	1999	3	9656	N	N	9815 NE 28TH ST
006	066300	0045	10/12/05	\$700,000	2090	0	7	2003	3	14356	N	N	10435 NE 17TH ST
006	666900	0040	7/12/07	\$908,000	1390	1210	8	1967	4	8610	N	N	10851 NE 19TH PL
006	666900	0110	9/16/05	\$699,950	1540	700	8	1968	4	9976	N	N	10814 NE 19TH PL
006	796390	0155	8/24/05	\$665,000	1550	860	8	1976	3	11790	N	N	2224 109TH AVE NE
006	634400	0155	5/26/06	\$825,000	1560	0	8	2003	3	9216	N	N	10619 NE 17TH ST
006	634400	0155	11/20/06	\$875,000	1560	0	8	2003	3	9216	N	N	10619 NE 17TH ST
006	634400	0155	5/15/07	\$930,000	1560	0	8	2003	3	9216	N	N	10619 NE 17TH ST
006	643350	0030	9/1/05	\$615,000	1600	590	8	1967	4	11774	N	N	10035 NE 27TH ST
006	138910	0030	4/21/05	\$610,000	1610	860	8	1979	3	10144	N	N	10701 NE 19TH PL
006	808540	0370	9/19/06	\$885,000	1640	1120	8	1954	4	9384	N	N	9815 NE 29TH ST
006	796390	0115	6/16/06	\$860,000	1650	500	8	1958	4	12298	N	N	1962 109TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
006	953310	0280	5/8/07	\$799,950	1790	400	8	1990	3	3834	N	N	2039 102ND AVE NE
006	068690	0050	12/27/06	\$749,000	1840	1740	8	1966	5	18415	N	N	2646 109TH PL NE
006	202505	9083	10/6/05	\$739,000	1840	710	8	1993	4	40072	N	N	2601 104TH AVE NE
006	202505	9083	8/28/06	\$870,000	1840	710	8	1993	4	40072	N	N	2601 104TH AVE NE
006	808540	0366	10/4/05	\$758,000	1970	760	8	1968	4	9384	N	N	9827 NE 29TH ST
006	024900	0220	11/21/05	\$720,000	2010	0	8	2005	3	10350	N	N	10536 NE 24TH ST
006	068500	0095	6/27/07	\$729,000	2050	0	8	1967	3	9520	N	N	2300 103RD AVE NE
006	953440	0060	3/8/06	\$830,000	2140	0	8	2004	3	9751	N	N	10253 NE 22ND PL
006	068500	0240	4/6/07	\$895,000	2160	1500	8	1997	3	8442	N	N	10202 NE 23RD ST
006	796390	0150	5/10/07	\$855,000	2180	1050	8	1976	3	11790	N	N	2218 109TH AVE NE
006	808540	0211	4/22/05	\$770,000	2220	0	8	1993	4	9384	N	N	9837 NE 30TH ST
006	070800	0050	12/13/07	\$1,200,000	2240	950	8	2003	3	8475	N	N	1511 106TH AVE NE
006	068680	0100	10/16/06	\$868,000	2260	1100	8	1975	4	21060	N	N	11021 NE 26TH PL
006	808540	0586	7/10/06	\$1,050,000	2500	0	8	1974	3	18225	N	N	9818 NE 24TH ST
006	024900	0155	4/10/07	\$1,100,000	2780	0	8	1999	3	8913	N	N	10512 NE 25TH ST
006	953360	0100	4/23/07	\$1,378,000	2860	0	8	1999	4	10292	N	N	10024 NE 20TH ST
006	238700	0010	3/22/05	\$585,770	2880	0	8	1968	4	9100	N	N	10404 NE 16TH PL
006	238700	0060	8/22/05	\$1,280,000	4690	0	8	2003	3	9270	N	N	10425 NE 16TH PL
006	664590	0055	8/7/07	\$725,000	1740	680	9	1978	4	9536	N	N	10209 NE 29TH PL
006	507840	0105	11/6/07	\$1,295,000	2080	0	9	2003	3	7616	N	N	1410 102ND AVE NE
006	024900	0030	5/2/07	\$840,000	2310	0	9	2004	3	7589	N	N	10404 NE 26TH ST
006	068500	0170	2/25/05	\$690,000	2700	0	9	2001	3	8442	N	N	10115 NE 24TH ST
006	808540	0490	6/15/06	\$1,245,000	2770	0	9	2002	3	8100	N	N	9832 NE 26TH ST
006	664590	0105	3/7/05	\$904,000	2920	0	9	1997	3	10211	N	N	10058 NE 29TH PL
006	202505	9219	12/22/06	\$1,287,000	3080	0	9	1999	3	15690	N	N	10020 NE 27TH ST
006	808540	0240	12/19/07	\$1,315,000	3170	0	9	1993	4	9384	N	N	9836 NE 29TH ST
006	872595	0020	11/26/07	\$695,000	1575	0	10	2007	3	1207	N	N	1200 BELLEVUE WAY NE
006	872595	0030	4/26/07	\$670,000	1575	0	10	2007	3	1207	N	N	1200 BELLEVUE WAY NE
006	872595	0050	4/23/07	\$670,000	1575	0	10	2007	3	1094	N	N	1200 BELLEVUE WAY NE
006	872595	0370	8/14/07	\$740,000	1575	0	10	2007	3	1108	N	N	10575 NE 12TH PL
006	872595	0400	6/28/07	\$695,000	1575	0	10	2007	3	1108	N	N	10465 NE 12TH PL

**Improved Sales Used in this Annual Update Analysis
Area 68
(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
006	872595	0410	7/23/07	\$725,000	1575	0	10	2007	3	1108	N	N	10465 NE 12TH PL
006	872595	0420	7/10/07	\$705,000	1575	0	10	2007	3	1108	N	N	10465 NE 12TH PL
006	872595	0450	5/2/07	\$680,000	1575	0	10	2007	3	1108	N	N	10415 NE 12TH PL
006	872595	0460	6/18/07	\$680,000	1575	0	10	2007	3	1108	N	N	10415 NE 12TH PL
006	872595	0470	5/24/07	\$680,000	1575	0	10	2007	3	1108	N	N	10415 NE 12TH PL
006	872595	0480	6/5/07	\$680,000	1575	0	10	2007	3	1108	N	N	10415 NE 12TH PL
006	872595	0010	4/16/07	\$715,000	1675	0	10	2007	3	1598	N	N	1200 BELLEVUE WAY NE
006	872595	0060	4/16/07	\$730,000	1675	0	10	2007	3	1371	N	N	1200 BELLEVUE WAY NE
006	872595	0070	4/25/07	\$895,000	1758	442	10	2007	3	1963	N	N	10410 NE 12TH ST
006	872595	0120	4/26/07	\$895,000	1758	442	10	2007	3	2051	N	N	10410 NE 12TH ST
006	872595	0160	7/30/07	\$925,000	1758	442	10	2007	3	2047	N	N	10460 NE 12TH ST
006	872595	0100	4/19/07	\$860,000	1875	79	10	2007	3	1160	N	N	10410 NE 12TH ST
006	872595	0110	5/4/07	\$860,000	1875	79	10	2007	3	1160	N	N	10410 NE 12TH ST
006	872595	0150	7/23/07	\$870,000	1875	79	10	2007	3	1160	N	N	10460 NE 12TH ST
006	872595	0340	8/24/07	\$830,000	1896	53	10	2007	3	2082	N	N	10575 NE 12TH PL
006	872595	0430	7/19/07	\$832,500	1896	53	10	2007	3	1888	N	N	10465 NE 12TH PL
006	872595	0440	5/25/07	\$820,000	1896	53	10	2007	3	1877	N	N	10415 NE 12TH PL
006	068690	0020	5/9/05	\$1,110,000	1900	1230	10	2004	3	26569	N	N	2625 109TH PL NE
006	872595	0490	6/19/07	\$995,000	1925	491	10	2007	3	2723	N	N	10415 NE 12TH PL
006	872595	0080	5/2/07	\$917,650	1975	62	10	2007	3	1160	N	N	10410 NE 12TH ST
006	872595	0090	5/4/07	\$850,000	1975	62	10	2007	3	1160	N	N	10410 NE 12TH ST
006	872595	0140	7/20/07	\$875,000	1975	62	10	2007	3	1160	N	N	10460 NE 12TH ST
006	872595	0180	8/2/07	\$890,000	1975	62	10	2007	3	1160	N	N	10570 NE 12TH ST
006	872595	0380	8/2/07	\$870,000	1979	53	10	2007	3	1975	N	N	10575 NE 12TH PL
006	872595	0390	6/26/07	\$850,292	1979	53	10	2007	3	1957	N	N	10465 NE 12TH PL
006	953360	0015	4/13/07	\$1,820,000	2550	1470	10	2006	3	10193	N	N	10020 NE 22ND ST
006	773750	0130	3/2/05	\$882,500	2620	0	10	1993	3	14158	N	N	1246 108TH AVE NE
006	773750	0020	3/2/05	\$895,000	2650	0	10	1993	3	8151	N	N	1410 108TH AVE NE
006	773750	0020	12/20/07	\$1,186,500	2650	0	10	1993	3	8151	N	N	1410 108TH AVE NE
006	953360	0020	4/17/06	\$1,400,000	2760	1880	10	2005	3	10260	N	N	10026 NE 22ND PL
006	292505	9352	2/7/05	\$916,838	3080	0	10	1989	3	13532	N	N	2204 108TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
006	292505	9351	7/9/07	\$1,335,000	3250	510	10	1989	3	13504	N	N	2202 108TH AVE NE
006	808540	0465	11/16/06	\$1,386,000	3250	0	10	2005	3	8100	N	N	9833 NE 27TH ST
006	953410	0035	5/24/06	\$1,264,000	3280	0	10	2006	3	10000	N	N	2016 106TH AVE NE
006	953410	0035	5/31/07	\$1,625,000	3280	0	10	2006	3	10000	N	N	2016 106TH AVE NE
006	070800	0020	4/26/05	\$1,140,000	3720	0	10	2005	3	8710	N	N	10622 NE 16TH ST
006	953410	0105	8/7/06	\$1,599,950	3720	0	10	2006	3	10556	N	N	10516 20TH PL NE
006	025000	0330	12/2/05	\$1,285,000	4000	0	10	2005	3	8400	N	N	2510 108TH AVE NE
006	634400	0180	7/13/07	\$1,625,000	4120	0	10	2007	3	10929	N	N	10467 NE 17TH ST
006	025000	0270	9/17/06	\$1,566,000	4200	0	10	2000	3	9430	N	N	10706 NE 24TH ST
006	664290	0045	3/15/07	\$2,098,000	4230	0	10	2006	3	10200	N	N	10007 NE 28TH PL
006	808540	0520	8/13/07	\$2,089,000	4320	0	10	2007	3	8100	N	N	9823 NE 26TH ST
006	068500	0025	5/2/07	\$2,155,000	4370	0	10	2007	3	9056	N	N	10029 NE 23RD ST
006	278580	0055	2/6/07	\$1,610,000	4440	0	10	2006	3	11342	N	N	2505 102ND AVE NE
006	507840	0200	7/24/06	\$2,392,828	3170	1650	11	2006	3	13600	Y	N	10013 NE 15TH ST
006	507840	0155	7/6/05	\$1,539,000	3340	0	11	2001	3	15730	Y	N	1334 100TH AVE NE
006	070800	0180	9/1/05	\$1,460,654	3350	0	11	2005	3	9000	N	N	10465 NE 15TH ST
006	202505	9274	2/15/05	\$1,395,000	3380	1940	11	2004	3	10006	N	N	2618 100TH AVE NE
006	278580	0035	11/4/05	\$1,375,000	3400	0	11	2005	3	12250	N	N	2615 102ND AVE NE
006	808600	0090	7/22/05	\$1,500,000	3730	0	11	2005	3	11057	N	N	9840 NE 22ND ST
006	808600	0090	10/26/05	\$1,515,000	3730	0	11	2005	3	11057	N	N	9840 NE 22ND ST
006	278580	0065	3/9/07	\$1,770,000	3760	0	11	2006	3	12229	N	N	2405 102ND AVE NE
006	634400	0170	4/12/06	\$1,460,000	3890	0	11	2006	3	9249	N	N	10601 NE 17TH ST
006	571000	0050	1/8/07	\$2,100,000	4010	1720	11	2001	3	10080	Y	N	9848 NE 15TH ST
006	507840	0145	10/18/06	\$1,920,000	4030	980	11	2005	3	9800	Y	N	1308 100TH AVE NE
006	868200	0060	2/6/07	\$1,900,000	4100	0	11	2006	3	9361	N	N	9816 NE 16TH ST
006	886100	0125	12/19/06	\$2,398,000	4105	1600	11	2006	3	16005	N	N	10057 NE 30TH PL
006	808540	0560	9/21/06	\$2,100,000	4140	0	11	2001	3	16200	N	N	9843 NE 25TH ST
006	202620	0035	4/20/05	\$2,650,000	4200	0	11	1998	3	51358	N	N	7 DIAMOND S RANCH
006	664590	0040	12/6/05	\$1,500,000	4220	0	11	2005	3	10209	N	N	10031 NE 29TH PL
006	808540	0600	6/21/06	\$1,610,000	4220	0	11	1992	4	17010	N	N	2401 100TH AVE NE
006	808540	0456	7/3/07	\$2,185,000	4230	0	11	2007	3	8100	N	N	9851 NE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(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
006	664590	0095	3/20/07	\$1,998,000	4390	0	11	2006	3	13075	N	N	10047 NE 30TH PL
006	808540	0406	7/3/06	\$1,986,000	4520	0	11	2006	3	9656	N	N	9849 NE 28TH ST
006	886100	0150	5/2/07	\$1,950,000	4560	0	11	2006	3	11472	N	N	10251 NE 30TH PL
006	238700	0100	12/7/07	\$2,000,000	4800	0	11	2007	3	6750	N	N	10455 16TH PL NE
006	292505	9248	4/4/07	\$2,450,000	4970	0	11	2006	3	12989	N	N	10021 NE 16TH PL
006	325050	0116	10/31/07	\$2,050,000	5030	0	11	2007	3	10796	N	N	9823 NE 19TH ST
006	068680	0005	5/4/07	\$1,825,000	4020	0	12	2004	3	23418	N	N	2606 109TH PL NE
006	808540	0555	3/24/05	\$1,799,000	4340	0	12	2001	3	16740	N	N	2421 100TH AVE NE
006	808540	0555	9/12/06	\$2,250,000	4340	0	12	2001	3	16740	N	N	2421 100TH AVE NE
006	507840	0170	4/17/05	\$1,899,950	4710	0	12	2004	3	8925	Y	N	10024 NE 13TH ST
006	325050	0010	4/21/05	\$1,695,000	5030	0	12	2005	3	11700	N	N	1911 100TH AVE NE
006	202620	0055	9/12/05	\$2,800,000	6560	0	12	2005	3	35481	N	N	11 DIAMOND S RANCH

**Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	020100	0080	8/16/05	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	020100	0080	7/11/07	\$720,000	STATEMENT TO DOR;
003	020100	0330	7/1/05	\$499,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	020100	0670	6/20/05	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	062710	0060	6/9/07	\$975,000	SAS DIAGNOSTIC OUTLIER
003	062710	0080	6/30/05	\$385,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	066280	0070	3/6/06	\$1,035,000	IMP COUNT
003	068760	0120	11/9/05	\$221,194	DOR RATIO
003	108810	0160	8/11/05	\$153,000	DOR RATIO
003	108810	0190	11/3/06	\$1,265,000	OBSOL
003	108810	0370	4/1/05	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	108870	0430	12/1/06	\$1,099,000	SAS DIAGNOSTIC OUTLIER
003	108900	0060	10/31/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	124150	0215	8/3/05	\$350,000	DOR RATIO;MOBILE HOME
003	124150	0226	1/30/06	\$300,000	DOR RATIO
003	124150	0228	7/12/05	\$285,000	DOR RATIO
003	124270	0051	7/28/06	\$1,100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	124270	0084	9/18/07	\$913,180	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	124270	0087	12/10/07	\$889,091	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	133110	0080	7/6/05	\$800,500	%COMPL
003	133170	0070	2/10/05	\$425,000	DOR RATIO;%COMPL
003	152505	9049	5/23/07	\$2,100,000	SAS DIAGNOSTIC OUTLIER
003	152505	9263	10/27/06	\$2,700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	154660	0245	3/21/07	\$165,000	DOR RATIO
003	154660	0245	3/28/07	\$351,000	PREVIMP<=25K;STATEMENT TO DOR
003	154660	0460	10/26/05	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	154660	0560	12/26/07	\$660,000	PREVIMP<=25K
003	154680	0045	10/26/06	\$350,000	SAS DIAGNOSTIC OUTLIER
003	154680	0056	10/6/05	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	154680	0075	3/28/05	\$89,878	DOR RATIO
003	172505	9314	7/30/07	\$460,000	SAS DIAGNOSTIC OUTLIER
003	172700	0360	6/19/07	\$1,975,000	RELOCATION - SALE BY SERVICE;
003	172700	0360	2/21/07	\$1,975,000	RELOCATION - SALE TO SERVICE
003	172700	0620	7/5/07	\$792,000	SAS DIAGNOSTIC OUTLIER
003	172700	1180	9/8/06	\$745,000	EXEMPT FROM EXCISE TAX
003	172785	0110	9/21/07	\$1,500,000	SAS DIAGNOSTIC OUTLIER
003	176260	0070	7/14/05	\$845,000	SAS DIAGNOSTIC OUTLIER
003	189670	0100	6/7/05	\$975,000	UNFIN AREA
003	212505	9097	5/8/07	\$779,000	SAS DIAGNOSTIC OUTLIER
003	212505	9153	3/10/05	\$870,000	SAS DIAGNOSTIC OUTLIER
003	222505	9056	1/25/07	\$1,100,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	222505	9064	5/18/05	\$1,000,000	IMP COUNT
003	222505	9064	8/8/06	\$1,327,000	IMP COUNT
003	222505	9066	7/26/05	\$119,699	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	222505	9072	8/14/07	\$4,300,000	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	222505	9075	5/29/07	\$1,030,000	SAS DIAGNOSTIC OULTIER
003	222505	9087	5/31/06	\$840,000	DOR RATIO
003	222505	9094	5/23/06	\$750,000	%COMPL
003	222505	9103	5/31/07	\$1,310,000	PREVIMP<=25K
003	222505	9110	3/31/06	\$2,000,000	SAS DIAGNOSTIC OUTLIER
003	222505	9121	4/29/05	\$674,950	DOR RATIO
003	222505	9125	3/2/07	\$1,100,000	SAS DIAGNOSTIC OUTLIER
003	222505	9145	11/9/05	\$1,210,000	PREVIMP<=25K
003	258830	0030	5/9/06	\$1,170,000	SAS DIAGNOSTIC OULTIER
003	280630	0020	8/30/05	\$675,000	DOR RATIO
003	280630	0110	9/15/05	\$213,500	DOR RATIO
003	304170	0365	11/15/06	\$161,250	RELATED PARTY, FRIEND, OR NEIGHBOR
003	304170	0385	8/2/05	\$259,000	SAS DIAGNOSTIC OUTLIER
003	379100	0020	1/3/07	\$1,200,000	IMP COUNT
003	379100	0030	10/19/07	\$1,300,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
003	379100	0090	6/20/07	\$1,005,000	SAS DIAGNOSTIC OUTLIER
003	389250	0050	6/28/05	\$950,000	STATEMENT TO DOR;
003	389250	0070	3/22/07	\$1,475,000	RELOCATION - SALE BY SERVICE;
003	389250	0070	3/15/07	\$1,475,000	RELOCATION - SALE TO SERVICE
003	389250	0190	3/6/06	\$2,095,000	SAS DIAGNOSTIC OUTLIER
003	618920	0115	9/18/07	\$925,000	IMP COUNT
003	618920	0270	6/19/07	\$660,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	618920	0275	1/20/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	618920	0280	10/31/05	\$18,180	DOR RATIO
003	666740	0030	6/20/05	\$450,000	DOR RATIO
003	678930	0015	2/22/05	\$1,525,000	MULTI-PARCEL SALE;
003	678970	0110	8/23/05	\$490,000	%COMPL
003	678970	0110	5/8/06	\$540,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	750100	0030	3/21/06	\$657,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	750100	0240	5/23/06	\$860,000	RELOCATION - SALE BY SERVICE;
003	750100	0240	5/23/06	\$860,000	RELOCATION - SALE TO SERVICE
003	750100	0370	3/24/05	\$630,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	779600	0120	9/12/06	\$1,275,000	UNFIN AREA
003	803580	0020	4/12/05	\$715,000	SAS DIAGNOSTIC OUTLIER
003	803580	0030	9/13/05	\$857,500	OBSOL
003	866940	0040	8/6/07	\$1,260,000	SAS DIAGNOSTIC OUTLIER
003	866940	0140	8/26/05	\$707,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	930440	0130	8/29/05	\$759,000	OBSOL
006	024900	0105	7/26/06	\$660,000	PREVIMP<=25K
006	024900	0105	8/7/07	\$840,000	PREVIMP<=25K
006	024900	0135	11/10/06	\$689,000	PREVIMP<=25K
006	024900	0195	8/21/06	\$625,000	DOR RATIO;%COMPL
006	024900	0195	2/14/06	\$450,000	DOR RATIO
006	024900	0215	8/8/06	\$600,000	PREVIMP<=25K
006	024900	0215	2/8/07	\$721,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	024900	0220	1/8/07	\$850,000	STATEMENT TO DOR;
006	024900	0230	1/19/05	\$462,000	PREVIMP<=25K
006	024900	0230	7/10/07	\$462,000	PREVIMP<=25K;QUIT CLAIM DEED
006	024900	0240	6/21/07	\$700,000	PREVIMP<=25K
006	025000	0010	11/27/07	\$675,000	SAS DIAGOSTIC OUTLIER
006	025000	0085	9/19/06	\$699,900	PREVIMP<=25K
006	025000	0090	10/12/07	\$826,000	PREVIMP<=25K
006	025000	0145	8/5/05	\$575,000	PREVIMP<=25K
006	025000	0145	5/10/06	\$694,950	PREVIMP<=25K
006	025000	0145	2/20/07	\$750,000	PREVIMP<=25K
006	025000	0150	4/27/05	\$501,000	PREVIMP<=25K
006	025000	0150	4/10/06	\$670,000	PREVIMP<=25K
006	025000	0155	6/16/05	\$527,525	PREVIMP<=25K
006	025000	0160	8/27/07	\$492,102	PREVIMP<=25K
006	025000	0210	3/30/07	\$700,000	PREVIMP<=25K
006	025000	0255	8/10/07	\$730,000	PREVIMP<=25K
006	025000	0285	10/18/05	\$631,000	DOR RATIO;%COMPL
006	025000	0305	8/29/05	\$540,000	PREVIMP<=25K
006	025000	0320	10/25/06	\$575,000	PREVIMP<=25K
006	025000	0320	7/5/07	\$750,000	PREVIMP<=25K
006	025000	0325	12/1/05	\$600,000	PREVIMP<=25K
006	025000	0350	6/25/05	\$545,000	PREVIMP<=25K
006	025100	0005	2/16/06	\$736,000	PREVIMP<=25K
006	025100	0040	4/1/05	\$499,000	PREVIMP<=25K
006	025100	0056	1/11/06	\$760,000	PREVIMP<=25K
006	025100	0065	5/1/07	\$742,500	PREVIMP<=25K
006	066300	0040	12/17/07	\$10,000	DOR RATIO
006	066300	0060	8/23/05	\$640,000	PREVIMP<=25K
006	068500	0005	3/31/06	\$732,000	PREVIMP<=25K
006	068500	0005	10/30/06	\$885,000	PREVIMP<=25K
006	068500	0025	12/16/05	\$638,800	DOR RATIO
006	068500	0080	6/12/07	\$910,000	PREVIMP<=25K
006	068500	0105	5/19/05	\$320,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
006	068500	0145	2/23/05	\$440,000	PREVIMP<=25K
006	068500	0160	1/27/06	\$540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	068500	0190	5/26/06	\$599,000	DOR RATIO;%COMPL
006	068500	0195	3/30/07	\$947,000	PREVIMP<=25K
006	068500	0200	1/24/05	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	068500	0200	4/25/05	\$481,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	068680	0005	6/6/05	\$1,450,000	SAS DIAGNOSTIC OUTLIER
006	068680	0055	6/19/06	\$537,500	PREVIMP<=25K
006	070800	0030	5/21/07	\$897,000	PREVIMP<=25K
006	070800	0070	5/4/06	\$575,000	DOR RATIO;%COMPL
006	070800	0080	4/13/05	\$700,000	RELOCATION - SALE BY SERVICE;
006	070800	0080	4/13/05	\$700,000	RELOCATION - SALE TO SERVICE;

**Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	072600	0005	1/4/05	\$470,000	PREVIMP<=25K
006	072600	0015	9/1/05	\$663,000	DOR RATIO
006	072600	0050	4/11/05	\$930,000	SAS DIAGNOSTIC OUTLIER
006	072600	0070	2/9/07	\$650,000	PREVIMP<=25K
006	072600	0110	2/15/07	\$640,000	PREVIMP<=25K
006	072600	0110	3/13/07	\$880,000	PREVIMP<=25K
006	072700	0065	1/26/05	\$400,000	PREVIMP<=25K
006	126620	0005	4/19/07	\$805,000	PREVIMP<=25K
006	126620	0020	10/21/05	\$495,000	PREVIMP<=25K
006	126620	0025	7/14/06	\$525,000	DOR RATIO
006	126620	0105	8/6/07	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	126620	0145	9/19/05	\$500,000	PREVIMP<=25K
006	142420	0020	8/17/07	\$1,200,000	PREVIMP<=25K
006	142420	0060	11/30/05	\$1,000,000	PREVIMP<=25K
006	142420	0060	5/30/06	\$1,280,000	PREVIMP<=25K
006	142420	0070	7/13/06	\$1,111,000	PREVIMP<=25K
006	142420	0075	7/17/06	\$780,000	PREVIMP<=25K
006	142420	0075	9/13/06	\$1,085,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
006	142420	0080	8/21/06	\$657,500	DOR RATIO;%COMPL
006	142420	0085	10/23/06	\$800,000	PREVIMP<=25K
006	142420	0101	9/14/05	\$590,000	PREVIMP<=25K
006	142420	0101	1/3/07	\$765,000	PREVIMP<=25K
006	202505	9014	6/7/05	\$470,000	PREVIMP<=25K
006	202505	9129	7/11/07	\$850,000	PREVIMP<=25K
006	202505	9135	10/13/06	\$212,915	DOR RATIO;PREVIMP<=25K
006	202505	9136	5/19/06	\$599,950	%COMPL
006	202505	9136	11/28/05	\$450,000	DOR RATIO;%COMPL
006	202505	9138	8/18/05	\$615,000	PREVIMP<=25K
006	202505	9189	7/2/07	\$650,000	PREVIMP<=25K
006	202505	9205	2/5/07	\$729,000	PREVIMP<=25K
006	202505	9205	7/17/07	\$985,000	PREVIMP<=25K
006	202620	0010	6/29/06	\$1,800,000	%COMPL
006	202620	0043	8/15/05	\$1,100,000	DOR RATIO
006	202620	0045	1/3/05	\$1,550,000	DOR RATIO;%COMPL
006	238700	0030	4/20/05	\$465,000	PREVIMP<=25K
006	238700	0070	3/21/07	\$802,500	PREVIMP<=25K
006	238700	0100	3/17/06	\$600,000	DOR RATIO
006	278580	0020	4/11/05	\$707,000	PREVIMP<=25K
006	278580	0025	7/31/06	\$850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	278580	0040	7/27/07	\$775,000	PREVIMP<=25K
006	278580	0050	3/21/05	\$639,950	PREVIMP<=25K
006	278580	0050	3/29/07	\$951,200	PREVIMP<=25K
006	278580	0055	7/15/05	\$500,000	DOR RATIO
006	278580	0065	8/23/05	\$595,000	DOR RATIO
006	292505	9171	7/27/05	\$600,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	292505	9176	5/23/07	\$1,050,000	PREVIMP<=25K
006	292505	9183	7/26/05	\$450,000	PREVIMP<=25K
006	292505	9222	9/18/07	\$1,400,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	292505	9222	1/3/07	\$805,000	PREVIMP<=25K
006	292505	9226	9/14/05	\$668,000	PREVIMP<=25K
006	292505	9248	9/7/05	\$587,500	DOR RATIO
006	292505	9248	11/22/05	\$662,000	DOR RATIO
006	292505	9278	4/15/05	\$650,000	DOR RATIO;%COMPL
006	292505	9278	8/6/05	\$705,000	DOR RATIO;%COMPL
006	292505	9281	9/15/05	\$650,000	PREVIMP<=25K
006	325050	0050	5/9/07	\$885,000	PREVIMP<=25K
006	325050	0065	2/7/06	\$775,000	%COMPL
006	325050	0065	9/18/06	\$875,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	325050	0070	8/14/07	\$1,156,000	PREVIMP<=25K
006	325050	0077	9/24/07	\$925,000	PREVIMP<=25K
006	325050	0116	12/15/05	\$689,000	DOR RATIO
006	325050	0136	9/12/05	\$625,000	DOR RATIO;%COMPL
006	339150	0025	6/14/05	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	339150	0095	6/29/05	\$487,500	PREVIMP<=25K
006	339150	0105	4/1/05	\$587,500	PREVIMP<=25K
006	339150	0110	1/8/07	\$662,500	PREVIMP<=25K
006	339150	0135	8/17/07	\$270,000	DOR RATIO
006	339150	0145	6/10/05	\$355,000	PREVIMP<=25K
006	339150	0160	4/7/06	\$880,000	PREVIMP<=25K
006	339150	0210	5/5/05	\$49,343	DOR RATIO
006	347280	0075	5/30/06	\$800,000	%COMPL
006	434880	0020	2/22/05	\$469,000	PREVIMP<=25K
006	434880	0025	12/5/06	\$675,000	PREVIMP<=25K
006	434880	0030	5/3/07	\$900,000	PREVIMP<=25K
006	434880	0045	11/3/05	\$480,000	PREVIMP<=25K
006	434880	0060	6/1/07	\$740,000	PREVIMP<=25K
006	507840	0050	2/24/06	\$519,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	507840	0065	12/28/07	\$720,000	PREVIMP<=25K
006	507840	0080	4/24/06	\$569,000	PREVIMP<=25K
006	507840	0110	9/7/07	\$860,000	PREVIMP<=25K
006	507840	0130	4/12/07	\$862,000	PREVIMP<=25K
006	507840	0150	3/20/07	\$1,159,650	PREVIMP<=25K
006	507840	0230	2/16/07	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	507840	0240	6/9/05	\$645,000	PREVIMP<=25K
006	507840	0270	5/2/06	\$1,649,500	RELOCATION - SALE BY SERVICE;
006	507840	0270	2/3/06	\$1,699,500	RELOCATION - SALE TO SERVICE
006	507840	0290	11/28/05	\$595,000	PREVIMP<=25K
006	571000	0005	5/30/07	\$1,050,020	PREVIMP<=25K
006	571000	0030	9/6/05	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	571000	0030	5/18/05	\$588,000	QUESTIONABLE PER APPRAISAL

**Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	571000	0055	8/16/05	\$785,099	PREVIMP<=25K
006	571000	0075	7/2/07	\$1,050,000	PREVIMP<=25K
006	634400	0010	10/26/05	\$558,000	DOR RATIO
006	634400	0025	1/26/06	\$570,000	%COMPL
006	634400	0090	2/10/06	\$580,000	PREVIMP<=25K
006	634400	0115	1/31/06	\$590,000	DOR RATIO;%COMPL
006	634400	0170	6/13/05	\$480,000	DOR RATIO
006	634400	0175	3/6/07	\$912,000	PREVIMP<=25K
006	634400	0180	5/15/06	\$540,000	DOR RATIO
006	643350	0070	6/22/05	\$570,000	%COMPL
006	643350	0070	7/3/06	\$800,000	%COMPL
006	643350	0070	12/6/06	\$1,050,000	%COMPL
006	643350	0100	9/28/05	\$945,000	OBSOL
006	643350	0100	6/15/06	\$1,580,000	OBSOL
006	664290	0075	3/21/05	\$387,000	PREVIMP<=25K
006	664290	0080	10/1/07	\$2,250,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	664290	0080	7/7/06	\$668,250	DOR RATIO;%COMPL
006	664290	0095	5/24/06	\$769,000	PREVIMP<=25K
006	664590	0090	10/5/05	\$610,000	%COMPL
006	664590	0095	10/13/05	\$570,000	DOR RATIO
006	796390	0020	3/15/07	\$710,000	PREVIMP<=25K
006	796390	0045	3/31/05	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	808540	0221	9/20/06	\$725,000	%COMPL
006	808540	0222	7/21/06	\$800,000	%COMPL
006	808540	0364	3/23/06	\$578,000	PREVIMP<=25K
006	808540	0376	8/2/05	\$610,000	%COMPL
006	808540	0390	9/8/06	\$700,000	%COMPL
006	808540	0391	9/11/06	\$840,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	808540	0406	7/12/05	\$575,000	DOR RATIO
006	808540	0436	9/26/07	\$870,000	PREVIMP<=25K
006	808540	0455	7/18/07	\$760,000	PREVIMP<=25K
006	808540	0456	6/7/06	\$620,500	DOR RATIO
006	808540	0471	3/14/06	\$735,000	%COMPL
006	808540	0471	6/29/06	\$800,000	%COMPL
006	808540	0476	2/2/05	\$634,000	PREVIMP<=25K
006	808540	0491	10/12/06	\$710,000	%COMPL
006	808540	0511	8/23/06	\$620,000	DOR RATIO;%COMPL
006	808540	0515	3/20/07	\$730,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	808540	0520	5/1/06	\$599,950	DOR RATIO
006	808540	0531	10/21/05	\$501,000	PREVIMP<=25K
006	808540	0590	4/7/05	\$1,377,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	808540	0600	5/4/05	\$1,077,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	808600	0061	11/28/07	\$998,000	PREVIMP<=25K
006	808600	0096	8/17/05	\$550,000	PREVIMP<=25K
006	808600	0175	3/13/07	\$1,280,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	808600	0191	6/20/07	\$1,315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	808660	0045	6/20/07	\$1,101,000	PREVIMP<=25K
006	808660	0060	4/27/05	\$659,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	855590	0010	11/26/05	\$750,000	DOR RATIO;%COMPL
006	855590	0050	4/6/06	\$795,000	PREVIMP<=25K
006	855590	0070	9/27/06	\$650,000	PREVIMP<=25K
006	856240	0010	1/18/07	\$625,000	PREVIMP<=25K;STATEMENT TO DOR
006	856240	0060	12/7/06	\$316,011	PREVIMP<=25K;QUIT CLAIM DEED
006	868200	0020	1/17/07	\$962,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	868200	0050	3/30/05	\$679,000	DOR RATIO;%COMPL
006	868200	0070	6/15/06	\$850,000	%COMPL
006	872595	0270	10/30/07	\$1,150,000	%COMPL
006	872595	0280	12/21/07	\$689,900	%COMPL
006	872595	0330	10/24/07	\$840,000	%COMPL
006	886100	0125	4/6/05	\$525,000	DOR RATIO
006	886100	0145	4/13/07	\$710,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	886100	0150	12/8/05	\$565,000	DOR RATIO
006	886100	0155	7/27/05	\$465,000	PREVIMP<=25K
006	953310	0005	7/11/06	\$534,900	PREVIMP<=25K
006	953310	0035	10/26/05	\$549,950	PREVIMP<=25K
006	953310	0105	12/14/06	\$780,000	PREVIMP<=25K
006	953310	0105	5/4/07	\$880,000	PREVIMP<=25K
006	953310	0120	8/22/07	\$834,000	PREVIMP<=25K
006	953310	0155	5/3/07	\$680,000	PREVIMP<=25K
006	953310	0170	10/6/05	\$570,000	%COMPL
006	953310	0170	1/7/06	\$649,950	%COMPL
006	953310	0180	10/28/05	\$512,000	DOR RATIO;%COMPL
006	953310	0210	10/1/07	\$51,600	DOR RATIO
006	953310	0215	6/16/06	\$625,000	DOR RATIO;%COMPL
006	953310	0230	12/21/07	\$562,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	953310	0235	8/15/07	\$850,000	PREVIMP<=25K
006	953310	0270	3/17/06	\$494,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	953310	0285	11/28/06	\$850,000	PREVIMP<=25K
006	953310	0290	8/1/05	\$725,000	PREVIMP<=25K
006	953360	0060	7/3/07	\$975,000	PREVIMP<=25K
006	953360	0065	9/19/06	\$735,000	PREVIMP<=25K
006	953360	0095	12/27/06	\$850,000	PREVIMP<=25K
006	953360	0145	2/13/06	\$811,000	PREVIMP<=25K
006	953360	0155	6/23/05	\$599,950	%COMPL
006	953410	0035	1/11/05	\$469,980	DOR RATIO
006	953410	0040	9/4/07	\$1,550,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	953410	0040	10/26/05	\$550,000	DOR RATIO;%COMPL
006	953410	0105	4/15/05	\$510,000	DOR RATIO

**Vacant Sales Used in this Annual Update Analysis
Area 68**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	020100	0390	2/23/2006	\$515,000	10400	N	N
003	020100	0390	5/15/2006	\$595,000	10400	N	N
003	152505	9204	10/13/2006	\$772,500	34848	N	N
003	212505	9012	7/27/2006	\$650,000	253684	N	N
003	212505	9192	7/16/2007	\$1,150,000	93177	N	N
003	222505	9144	8/24/2006	\$1,070,000	48530	N	N
003	222505	9195	7/30/2007	\$1,100,000	87555	N	N
003	222505	9361	8/1/2007	\$635,000	19072	N	N
003	678970	0050	9/13/2007	\$1,150,000	46609	Y	N
006	024900	0205	9/5/2006	\$650,000	8088	N	N
006	202505	9196	11/8/2007	\$740,000	12600	N	N
006	202620	0011	6/29/2007	\$1,032,260	42347	N	N
006	238700	0090	12/19/2006	\$600,000	9000	N	N
006	507840	0215	12/15/2006	\$745,000	6952	N	N
006	664590	0080	2/10/2005	\$399,950	10195	N	N
006	868200	0030	6/27/2006	\$775,000	9361	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 68**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	172700	0750	3/2/2005	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	222505	9144	11/9/2005	\$846,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	678970	0045	10/20/2005	\$1,350,000	ESTATE ADMINISTRATOR, GUARDIAN
006	664290	0045	1/4/2006	\$551,000	TEAR DOWN
006	664590	0040	3/29/2005	\$490,000	TEAR DOWN
006	664590	0080	10/11/2006	\$800,000	TEAR DOWN
006	664590	0080	5/2/2006	\$674,950	TEAR DOWN
006	808540	0401	7/16/2007	\$425,000	QUESTIONABLE PER APPRAISAL; QUIT CLAIM DEED
006	868200	0060	2/23/2006	\$725,000	TEAR DOWN; BUILDER OR DEVELOPER SALES

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

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
<http://www.kingcounty.gov/assessor/>

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr