

Table of Contents

Table of Contents	1
Executive Summary Report	3
<i>Sales Sample Representation of Population - Year Built or Year Renovated.....</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area.....</i>	<i>5</i>
<i>Sales Sample Representation of Population - Grade.....</i>	<i>6</i>
<i>Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated</i>	<i>7</i>
<i>Comparison of 2007 and 2008 Per Square Foot Values by Above Grade Living Area</i>	<i>8</i>
<i>Comparison of 2007 and 2008 Per Square Foot Values by Grade</i>	<i>9</i>
<i>Population Summary.....</i>	<i>10</i>
Area Map	11
Analysis Process.....	12
<i>Effective Date of Appraisal: January 1, 2008.....</i>	<i>12</i>
<i>Date of Appraisal Report: June 12, 2008</i>	<i>12</i>
<i>Highest and Best Use Analysis.....</i>	<i>12</i>
<i>Special Assumptions and Limiting Conditions.....</i>	<i>12</i>
<i>Identification of the Area</i>	<i>13</i>
Name or Designation:	13
Boundaries:.....	13
Maps:	13
Area Description:.....	13
<i>Preliminary Ratio Analysis</i>	<i>14</i>
<i>Scope of Data.....</i>	<i>14</i>
Land Value Data:.....	14
Improved Parcel Total Value Data:	14
Land Model.....	15
<i>Model Development, Description and Conclusions.....</i>	<i>15</i>
<i>Land Value Model Calibration</i>	<i>16</i>
<i>Vacant Sales Used In This Physical Inspection Analysis.....</i>	<i>21</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>22</i>
Improved Parcel Total Value Model:	23
<i>Model Development, Description and Conclusions.....</i>	<i>23</i>
<i>Improved Parcel Total Value Model Calibration</i>	<i>24</i>

<i>Glossary for Improved Sales</i>	25
<i>Improved Sales Used In This Physical Inspection Analysis</i>	26
<i>Improved Sales Removed From This Physical Inspection Analysis</i>	64
Model Validation	70
<i>Total Value Model Conclusions, Recommendations and Validation:</i>	70
<i>Area 72 Physical Inspection Ratio Confidence Intervals</i>	71
<i>Physical Inspection Ratio Study Report (Before)</i>	73
<i>Physical Inspection Ratio Study Report (After)</i>	74
Mobile Home Analysis	75
<i>Scope of Mobile Home Data</i>	75
<i>Model Development, Description and Conclusions</i>	75
<i>Client and Intended Use of the Appraisal:</i>	76
<i>Definition and Date of Value Estimate:</i>	76
Market Value	76
Highest and Best Use.....	76
Date of Value Estimate	77
<i>Property Rights Appraised:</i>	77
Fee Simple	77
<i>Assumptions and Limiting Conditions:</i>	78
<i>CERTIFICATION:</i>	80

Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: Redmond / South Woodinville / Sammamish Valley / 72

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 1227

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$178,100	\$398,200	\$576,300	\$647,200	89.0%	14.07%
2008 Value	\$269,500	\$373,000	\$642,500	\$647,200	99.3%	11.07%
Change	+\$91,400	+\$25,200	+\$66,200		+10.3%	-3.00%
% Change	+51.3%	+6.3%	+11.5%		+11.6%	-21.35%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.00% and -21.35% actually represents 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 Data:

	Land	Imps	Total
2007 Value	\$193,900	\$321,500	\$515,400
2008 Value	\$282,200	\$310,600	\$592,800
Percent Change	+45.5%	+3.4%	+15.0%

Number of improved Parcels in the Population: 5989

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

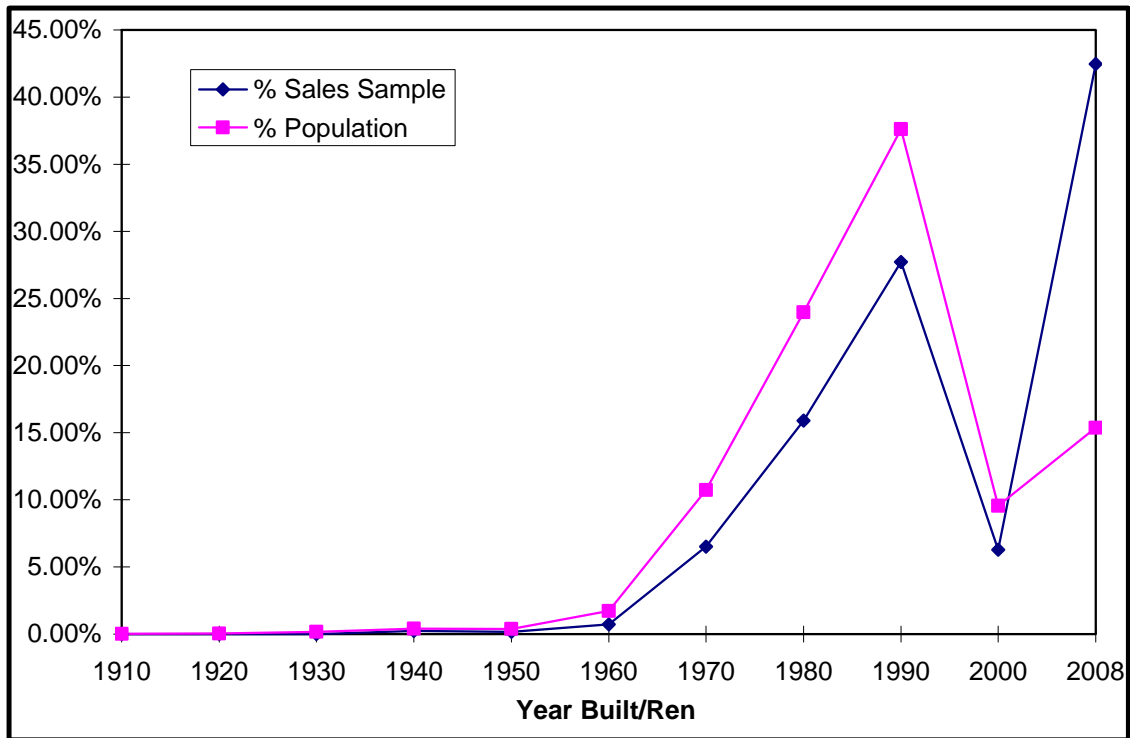
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	3	0.24%
1950	2	0.16%
1960	9	0.73%
1970	80	6.52%
1980	195	15.89%
1990	340	27.71%
2000	77	6.28%
2008	521	42.46%
	1227	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	3	0.05%
1930	10	0.17%
1940	24	0.40%
1950	23	0.38%
1960	103	1.72%
1970	643	10.74%
1980	1436	23.98%
1990	2253	37.62%
2000	572	9.55%
2008	921	15.38%
	5989	

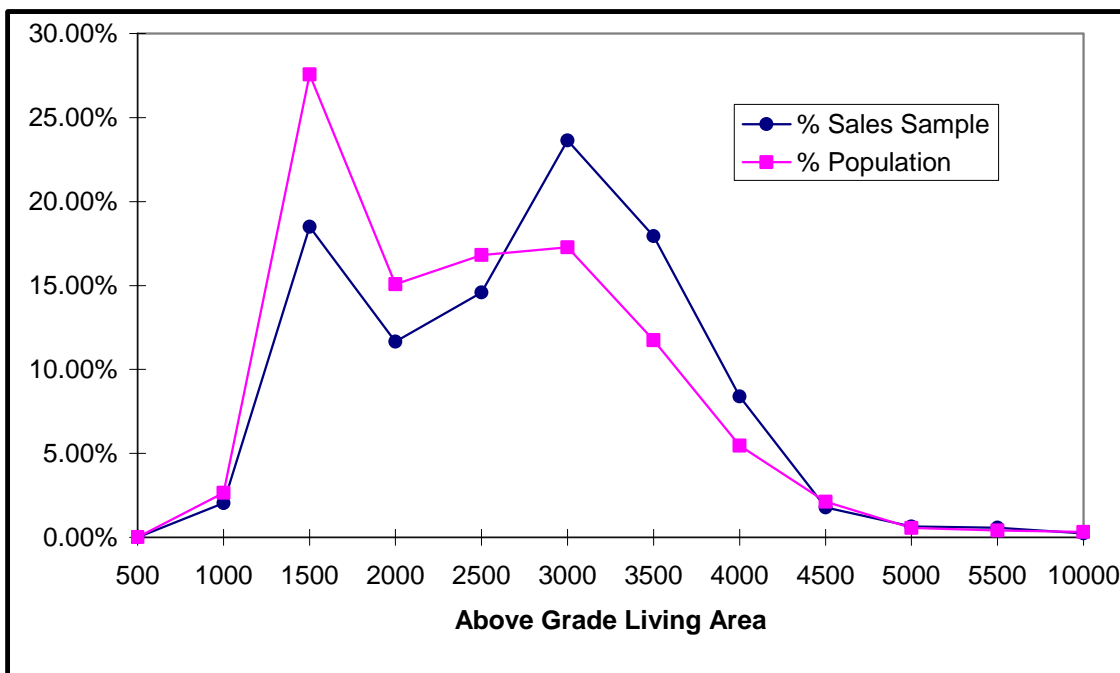


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	2.04%
1500	227	18.50%
2000	143	11.65%
2500	179	14.59%
3000	290	23.63%
3500	220	17.93%
4000	103	8.39%
4500	22	1.79%
5000	8	0.65%
5500	7	0.57%
10000	3	0.24%
	1227	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	159	2.65%
1500	1651	27.57%
2000	903	15.08%
2500	1007	16.81%
3000	1034	17.26%
3500	703	11.74%
4000	327	5.46%
4500	127	2.12%
5000	34	0.57%
5500	24	0.40%
10000	19	0.32%
	5989	

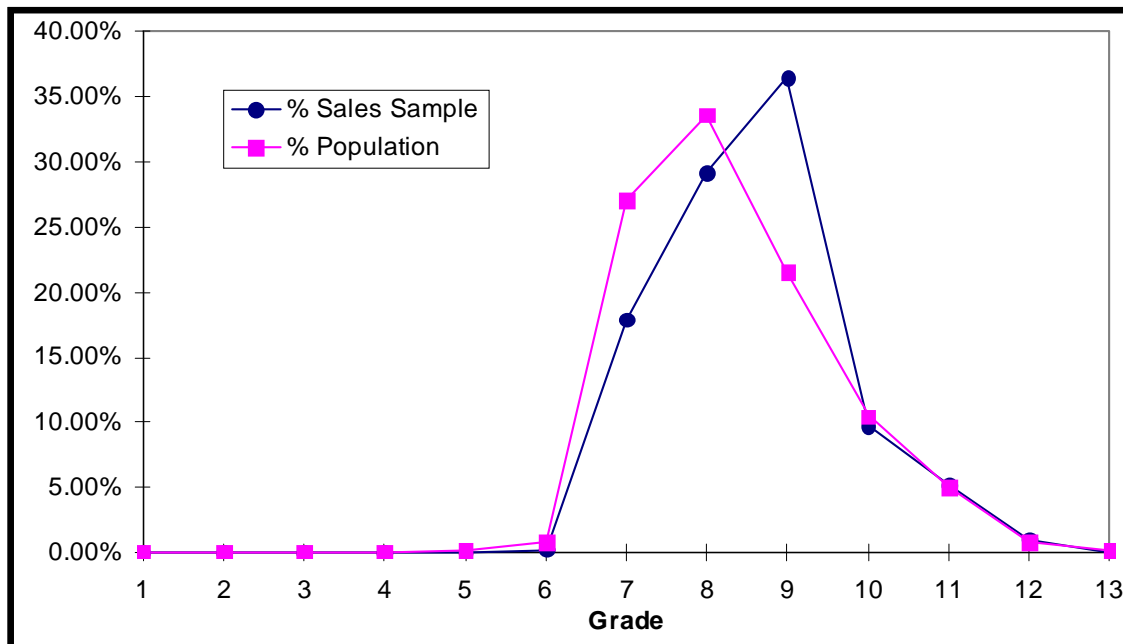


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

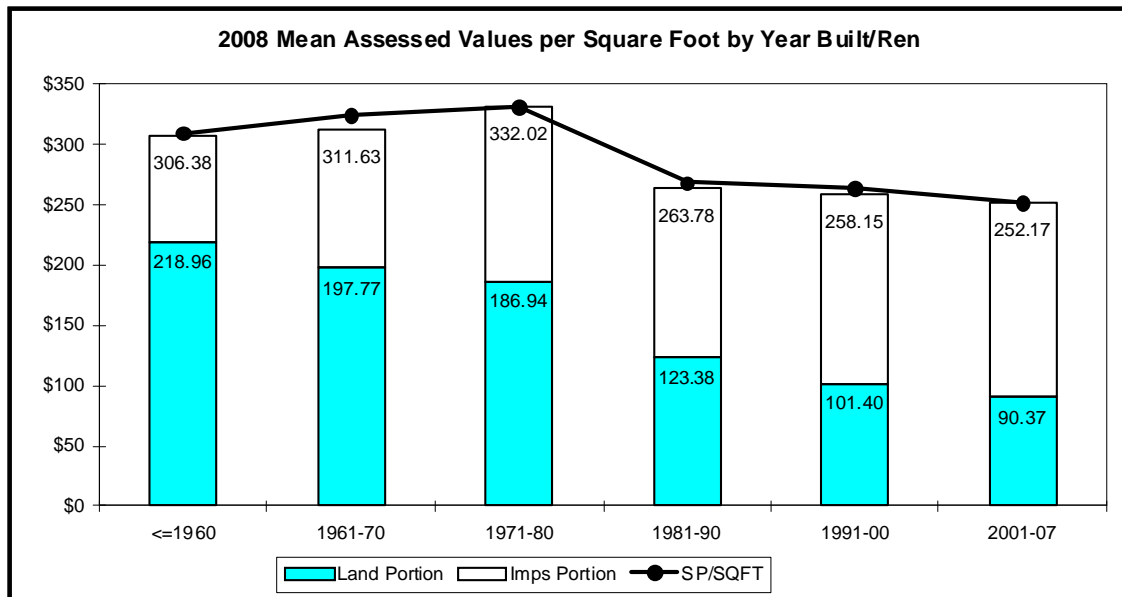
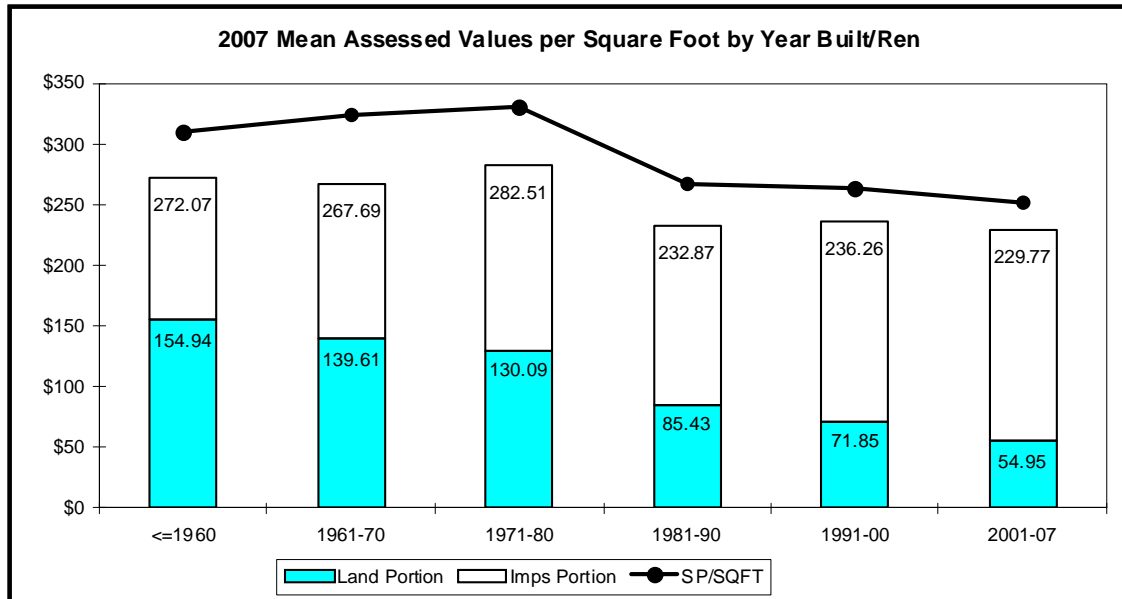
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	3	0.24%
7	220	17.93%
8	358	29.18%
9	448	36.51%
10	120	9.78%
11	64	5.22%
12	13	1.06%
13	1	0.08%
1227		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	1	0.02%
4	3	0.05%
5	13	0.22%
6	51	0.85%
7	1619	27.03%
8	2013	33.61%
9	1293	21.59%
10	630	10.52%
11	305	5.09%
12	50	0.83%
13	10	0.17%
5989		



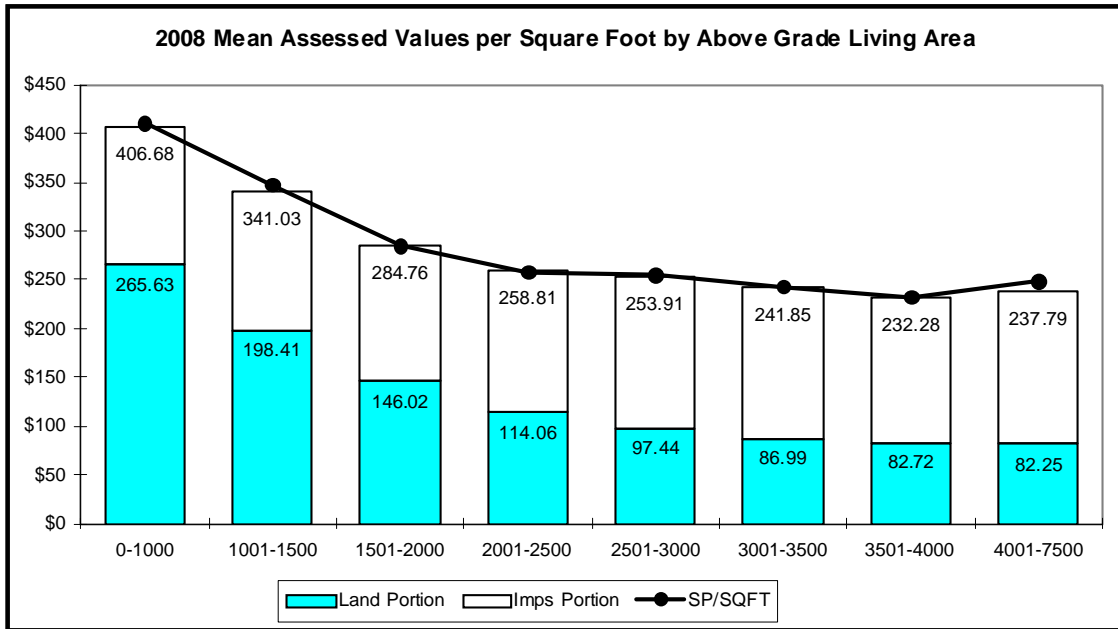
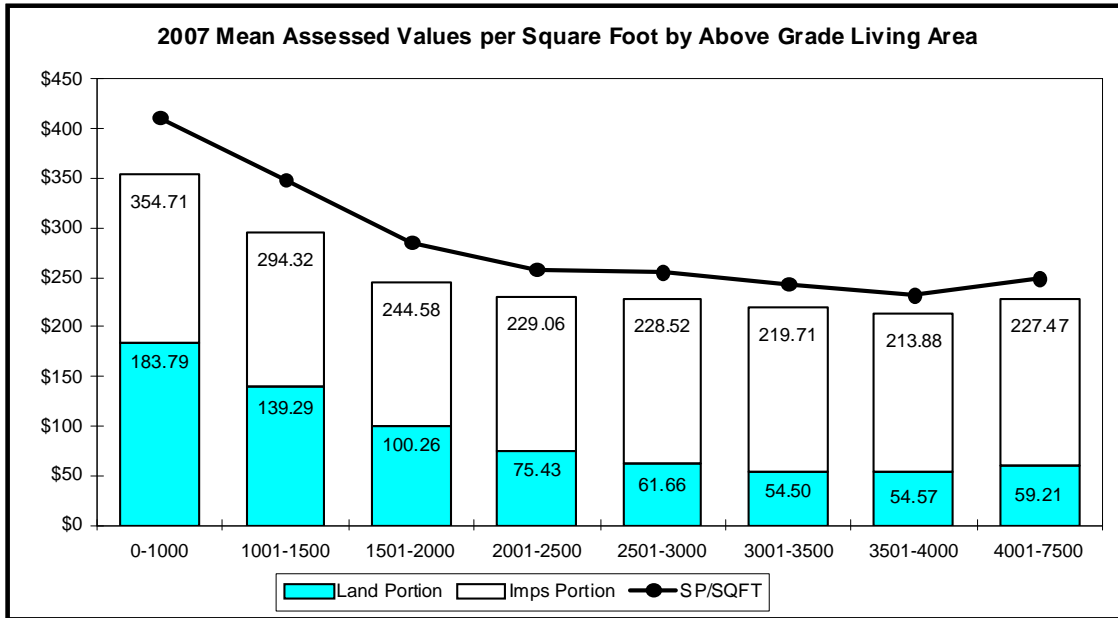
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated



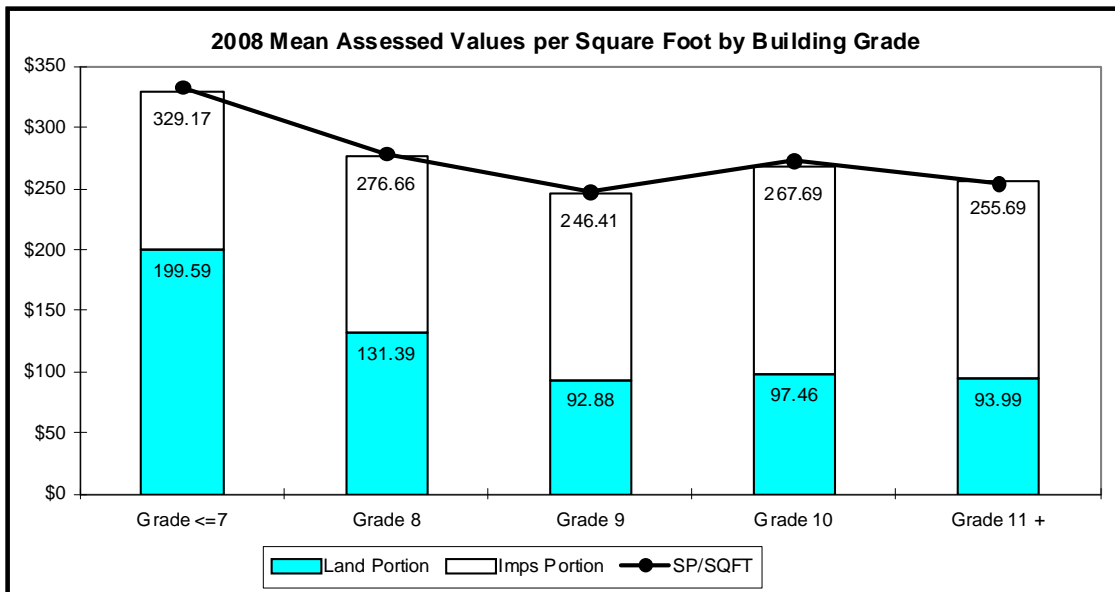
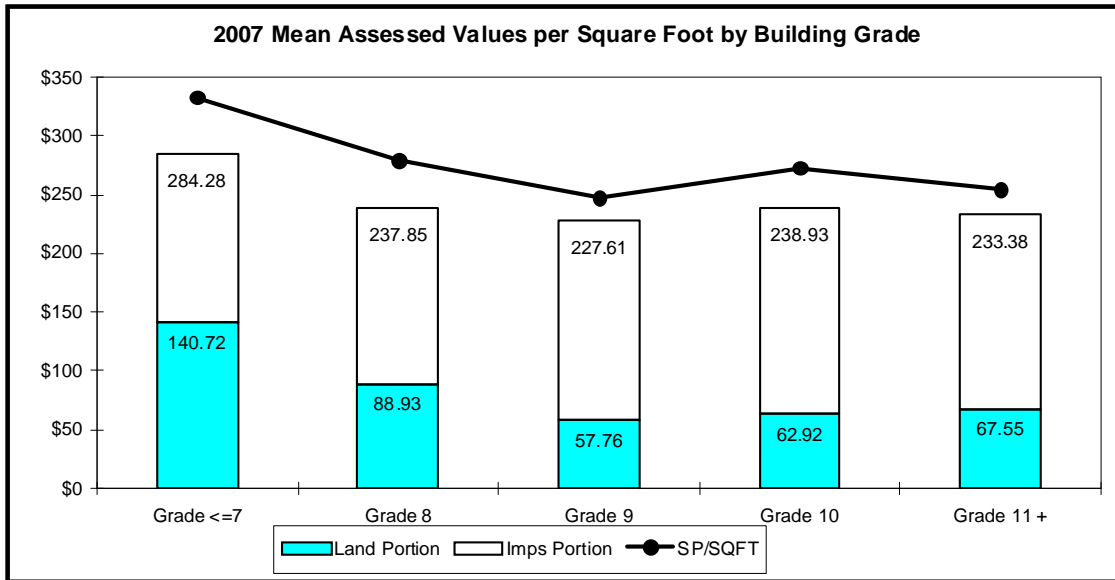
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



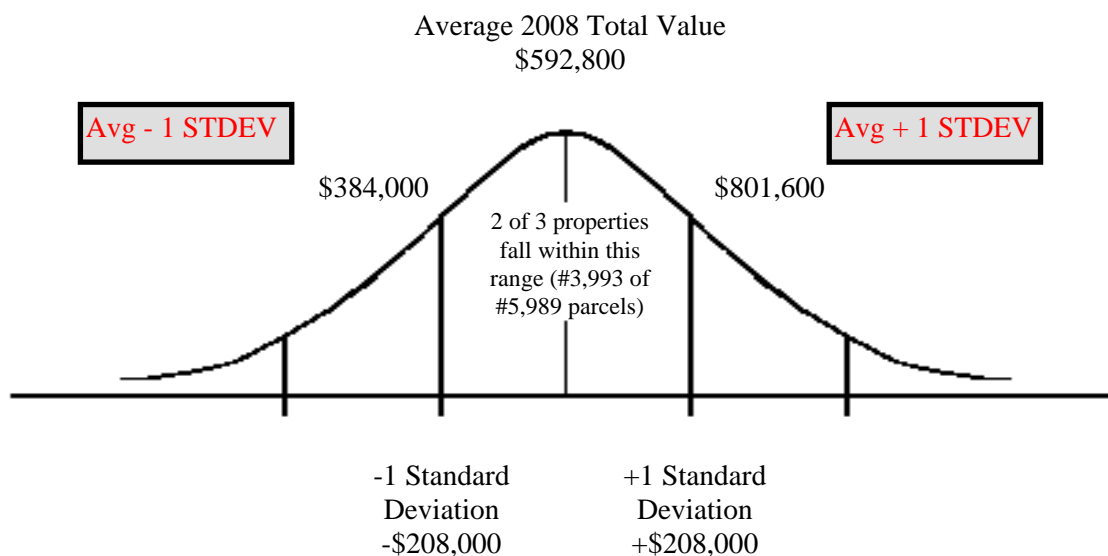
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary

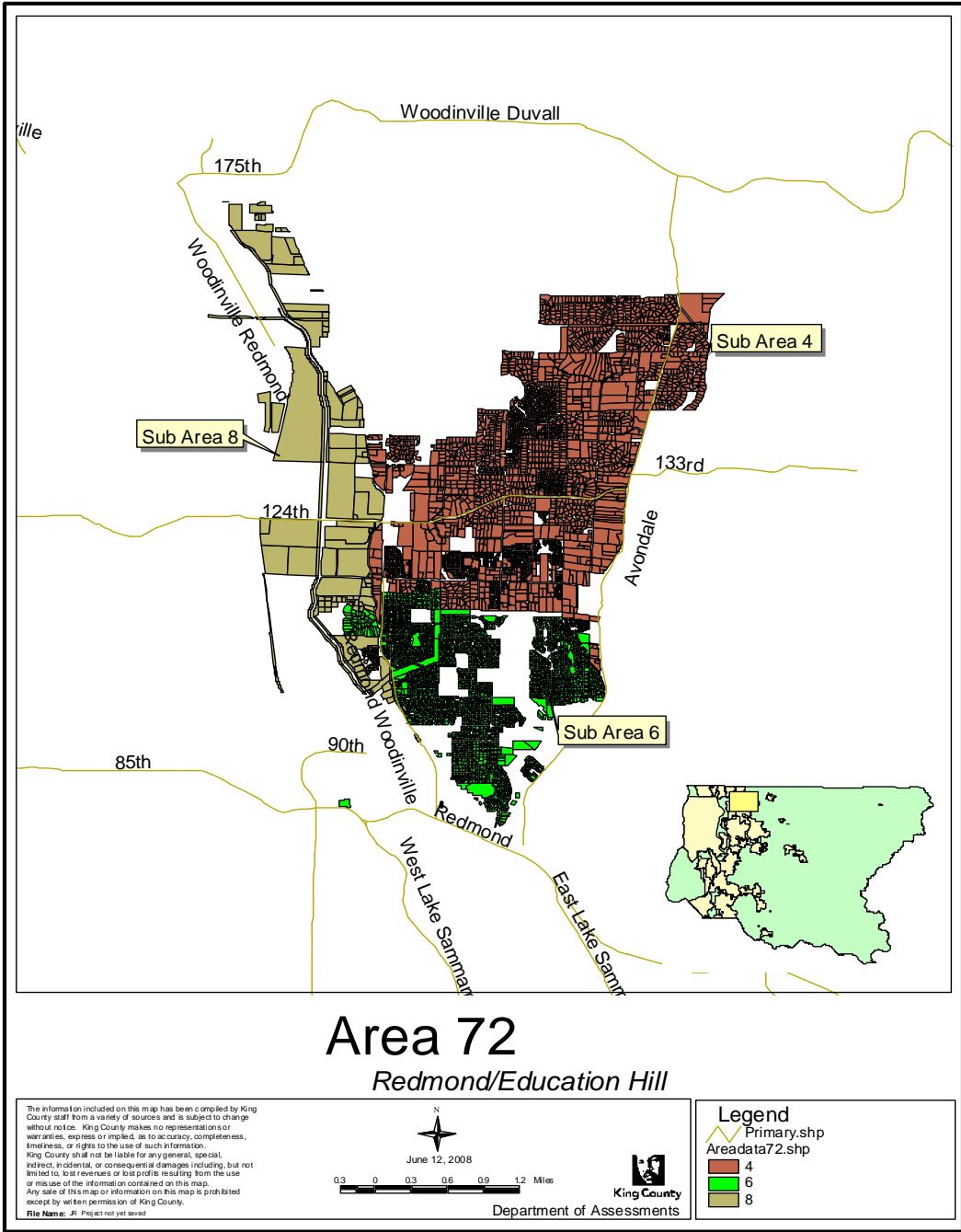


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

AREA 72



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 12, 2008

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 1/2008 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area Name: Redmond / South Woodinville / Sammamish Valley

Boundaries:

Area 72-4 is defined by the boundaries of Avondale Rd on the east and Woodinville-Redmond Rd on the west, and extends north from NE 116th St to NE 154th St.

Area 72-6 is defined by the boundaries of Avondale Rd on the east and Redmond-Woodinville Rd on the west, and extends north from NE Redmond Way to NE 116th St.

Area 72-8 is defined by the boundaries of Woodinville-Redmond Rd on the east and Willow Rd on the west, and extends north from NE 100th Ct to the city limits of Woodinville.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 72 has four distinct neighborhood Redmond Proper / Education Hill, South Woodinville, and the Sammamish Valley. The area is a mixture of single family platted neighborhoods, single family homes on tax lots, multi family residential, and single family homes on commercial zone land. Area 72 has a strong market for single family homes due to its proximity to the employment centers of Redmond and Bellevue. There is also a small agricultural industry in the valley.

Area 72-4 includes the neighborhoods; Education Hill and South Woodinville.

Education Hill is a mixture of platted neighborhood and tax lots. 30% of the improvements were built in the 1980. However the availability of sewer and city water has lead to the development of newer subdivision.

The neighborhood of South Woodinville falls under the jurisdiction of King County. Approximately 80% of the area is not served by sewer or water. Therefore the area is characterized by larger tax lots with some plats developed in 1980.

Area 72-6 is just north of Redmond City Center. The area is 98% platted with a small number of view properties. It is comprised largely of established neighborhoods with modest grade 7 and 8 homes built in the 1970's and 1980's.

Area 72-8 primarily consists of properties located in Sammamish Valley most of the development rights have been purchased by King County under the Farm Lands Preservation Act. The area is an established community of small farms and nurseries.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.07% to 11.07%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. From 28 vacant land sales we were able to establish a reliable base land values.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 72 contains 6750 parcels of which 6004 are improved. Of the improved parcels, 92% are in plats.

The area has experienced 12% overall population increase from 2000-2007. While the city of Seattle during this time only experienced 3% increase. This growth can be attributed several factors; strong employment from Microsoft and surrounding communities, award winning school district, community parks, and a vibrant commercial district.

A major factor on the land value is the scarcity of buildable lots. As result larger parcels are commanding a premium for either spot development of estate size lots or subdivision where sewers are available. Several large multi parcel sales occurred within sales cycle for this current assessment. The sales range from \$13,000,000 for 26 acres to \$5,000,000 for 5.01 acres.

Benchmark vacant sales from 1/1/2005 to 1/1/2008 were given primary consideration for valuing land. From the 28 vacant land sales; we were able to establish reliable land values. Adjustments to the benchmarks were developed using matched paired sales analysis. Major adjustments included: view, topography, access, traffic noise, wetland and wet area, non perk, and SAO's (Sensitive Area Ordinances). The adjustments are listed under the Land Value Adjustments.

Base land values were calculated on the size of the lot, plus or minus any amenities or impacts. (See land schedule)

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

AREA 72 LAND SCHEDULE	
Lot Size	City of
<5000 Sqft	\$ 150,000
5,227 Sqft	\$ 200,000
10,890 Sqft	\$ 250,000
21,780 Sqft	\$ 350,000
32,670 Sqft	\$ 450,000
1.00 AC	\$ 550,000
1.25 AC	\$ 650,000
1.50 AC	\$ 750,000
1.75 AC	\$ 850,000
2.00 AC	\$ 950,000
2.25 AC	\$ 1,037,000
2.50 AC	\$ 1,124,000
2.75 AC	\$ 1,211,000
3.00 AC	\$ 1,298,000
3.25 AC	\$ 1,385,000
3.50 AC	\$ 1,472,000
3.75 AC	\$ 1,560,000
4.00 AC	\$ 1,647,000
4.25 AC	\$ 1,734,000
4.50 AC	\$ 1,821,000
4.75 AC	\$ 1,908,000
5.00 AC	\$ 2,000,000
5.25 AC	\$ 2,200,000
5.50 AC	\$ 2,400,000
5.75 AC	\$ 2,600,000
6.00 AC	\$ 2,800,000
6.25 AC	\$ 3,000,000
6.50 AC	\$ 3,200,000
6.75 AC	\$ 3,400,000
7.00 AC	\$ 3,600,000
7.25 AC	\$ 3,800,000
7.50 AC	\$ 4,000,000
7.75 AC	\$ 4,200,000
8.00 AC	\$ 4,400,000
8.25 AC	\$ 4,600,000
8.50 AC	\$ 4,800,000
8.75 AC	\$ 5,000,000
9.00 AC	\$ 5,200,000
9.25 AC	\$ 5,400,000
9.50 AC	\$ 5,600,000
9.75 AC	\$ 5,800,000
10.00 AC	\$ 6,000,000
>10 AC (\$6,000,000 + \$200,000) Per Additional AC	

AREA 72 LAND SCHEDULE	
Lot Size	Unincorporated King Count
<=10,890 Sqft	\$ 230,000
15,246 Sqft	\$ 260,000
21,780 Sqft	\$ 290,000
32,670 Sqft	\$ 310,000
1.00 AC	\$ 350,000
1.25 AC	\$ 400,000
1.50 AC	\$ 450,000
1.75 AC	\$ 475,000
2.00 AC	\$ 500,000
2.25 AC	\$ 525,000
2.50 AC	\$ 550,000
2.75 AC	\$ 575,000
3.00 AC	\$ 600,000
3.25 AC	\$ 625,000
3.50 AC	\$ 650,000
3.75 AC	\$ 675,000
4.00 AC	\$ 700,000
4.25 AC	\$ 725,000
4.50 AC	\$ 750,000
4.75 AC	\$ 775,000
5.00 AC	\$ 800,000
5.50 AC	\$ 825,000
6.00 AC	\$ 850,000
6.50 AC	\$ 875,000
7.00 AC	\$ 900,000
7.50 AC	\$ 925,000
8.00 AC	\$ 950,000
8.50 AC	\$ 975,000
9.00 AC	\$ 1,000,000
9.50 AC	\$ 1,025,000
10.00 AC	\$ 1,050,000
>10 AC (\$1,050,000 + \$30,000) Per Additional AC	
>15 AC (\$1,225,000 + \$20,000) Per Additional AC	
>20 AC (\$1,225,000 + \$10,000) Per Additional AC	

Plat Values		
72-4		
Name	Major	Base Land
Crossings	185297	\$ 250,000
Curry	187310	\$ 240,000
Fischer Village	256820	\$ 265,000
Grayson Abbey Rd.	287100	\$ 250,000
Kensington	382531	\$ 280,000

Plat Values		
	1	
Northstar Div 1	619240	\$ 255,000
Northstar Div 2	619241	\$ 255,000
Roberts Property	736630	\$ 215,000
Name	Major	Base Land
Sunnyhill Farm Ph 1	810980	\$ 265,000
Sunnyhill Farm Ph 2	810981	\$ 275,000
Taloor Aye	856080	\$ 265,000
Tyler's Creek	873290	\$ 225,000
Whistler's Ridge	934870	\$ 290,000
Woodland's West	952660	\$ 215,000
Wynstone	957809	\$ 270,000
Crown Heights	186200	\$ 340,000
English Hill Estates No 2	235501	\$ 275,000
Highgrove	329320	\$ 375,000
Highgrove North	329340	\$ 370,000
Hollymor	339680	\$ 275,000
Hollymor No 3	339682	\$ 250,000
Hollymor No 4	339683	\$ 250,000
Sunrise Terrace No 2	812371	\$ 250,000
Wyndham Knoll	957805	\$ 440,000
The Homestead	344350	\$ 310,000
Polo Club	683880	\$ 350,000
Brook Trails Estates	113730	\$ 290,000
Brook Trails Estates #2	113731	\$ 290,000
Brookside County Club	115260	\$ 320,000
Coventry on English Hill	179590	\$ 225,000
Sheffield on English Hill	773250	\$ 260,000

Plat Values		
	0	
7,000 - 15,000 sq ft		\$ 225,000
20,000 - 32,000 sq ft		\$ 290,000
32,000 sq ft – 1.5 AC		\$ 310,000
Lexington Park	429830	\$ 320,000
Bear Creek Ranchettes Div 2	623671	\$ 320,000
Crossings at Cottage Creek	185300	\$ 320,000
Bear Creek Ranchettes Div 1	062670	\$ 320,000
Belridge East	071030	\$ 310,000
1 AC - 2 AC		\$ 350,000
Belridge East Div 2	071031	\$ 310,000
1 AC – 2 AC		\$ 350,000
2.01 AC – 2.5 AC		\$ 400,000
Grousemont Estate Div 1	294400	\$ 420,000
Grousemont Estate Div 2	294401	\$ 420,000
Bristol View Div 2	111576	\$ 320,000
Bristol View Div 1	111575	\$ 320,000
Langtree Estates	418800	\$ 290,000
25,000 - 41,999 sq ft		\$ 310,000
42,000 - 43,560sq ft		\$ 350,000
1 AC – 2 AC		\$ 370,000
Mount Clare Estates	570170	\$ 310,000
1 AC – 2 AC		\$ 350,000
Sunrise No 2	812120	\$ 225,000
Name	Major	Base Land
Hollymere	339620	\$ 225,000
Amberly on English Hill	020080	\$ 225,000
15,000 sq ft		\$ 260,000
Glenterra	280220	\$ 225,000
15,000 sq ft		\$ 260,000
Hollymore No 2	339681	\$ 225,000
15,000 sq ft		\$ 260,000
Park Avenue Ridge	664120	\$ 350,000

Plat Values		
72-8		
Name	Major	Base Land
Mondavio	556962	\$ 315,000
20,000 Sq ft		Per Land Schedule

Land Value Adjustments			
Topo/Wetland	minus 5-50%		
Non Buildable	minus 75%		
Flag Lots	*minus staff portion of lot		
Irregular Size/Shape	minus 5-50%		
Traffic			
Avondale Road	minus 8%	N of 132nd	
	minus 12%	S of 132nd	
High	minus 10%		
Moderate	minus 5%		
Egress (only on high traffic roads)	minus 5%		
Views			
	Excellent	Good	Average
Mountains (Olympic/Cascade)	plus 15%	plus 10%	plus 5%
Territorial	plus 10%	plus 5%	

*Lot valuation = Total Lot size – staff portion of lot.

**Vacant Sales Used In This Physical Inspection Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	071031	0130	4/2005	\$120,000	60,676	N	N
4	172606	9215	5/2006	\$245,500	14,766	N	N
4	192606	9011	7/2007	\$975,000	226,512	N	N
4	192606	9042	12/2007	\$770,000	274,864	N	N
4	192606	9113	2/2007	\$775,000	221,720	N	N
4	192606	9151	6/2006	\$375,000	43,560	N	N
4	232605	9100	12/2005	\$140,000	54,898	N	N
4	232605	9101	12/2005	\$138,000	44,483	N	N
4	252605	9010	11/2005	\$70,000	40,510	N	N
4	252605	9035	5/2005	\$4,030,000	320,649	N	N
4	252605	9065	7/2006	\$600,000	39,000	N	N
4	252605	9093	4/2006	\$161,000	23,522	N	N
4	252605	9185	9/2006	\$516,000	37,463	N	N
4	256820	0690	10/2005	\$609,990	5,751	N	N
4	339620	0301	11/2005	\$180,000	8,039	N	N
4	362605	9002	9/2006	\$800,000	57,499	N	N
4	362605	9056	8/2006	\$1,380,000	100,188	N	N
4	810980	0060	11/2005	\$252,000	5,638	N	N
4	934870	0330	4/2006	\$725,000	7,632	N	N
4	942850	0077	4/2006	\$300,000	58,370	Y	N
6	022505	9060	1/2006	\$3,600,000	156,656	N	N
6	720000	2107	2/2005	\$160,000	156,370	N	N
6	720000	2107	9/2006	\$2,720,000	156,370	N	N
8	556962	0130	8/2007	\$595,000	10,512	Y	N
8	556962	0230	5/2007	\$440,000	6,869	N	N
8	556962	0710	12/2006	\$9,000,000	333,880	N	N
8	556962	0710	9/2005	\$8,700,000	333,880	N	N
8	942850	0005	5/2006	\$35,000	19,240	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 72***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	115260	0610	5/2007	\$57,500	QUIT CLAIM DEED
4	252605	9093	7/2007	\$20,000	MOBILE HOME
4	252605	9144	11/2007	\$738,790	NO MARKET EXPOSURE
6	671960	0250	12/2007	\$475,000	GOVERNMENT AGENCY
6	720000	1600	10/2007	\$67,500	NO MARKET EXPOSURE
6	726490	0015	3/2005	\$31,932	RELATED PARTY
8	272605	9076	2/2007	\$950,000	OPEN SPACE DESIGNATION
8	340470	0161	4/2006	\$12,700	QUIT CLAIM DEED

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2005 to 1/2008 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

The sale sample represented the population quite well for most characteristics. Charts which illustrated these representations are included in the Executive Summary section of this report.

This report does not include any market trends. Only sales for the previous three years were utilized to minimize the effect of any trends upon the assessed value.

A single value model was developed for this area. It is a multiplicative model calibrated using market sales data. The analysis for this area consisted of a general review of applicable characteristics such as lot size, building grade, age, condition, living area, accessory buildings, land issues, and neighborhoods. The results showed that including variables for base land value, total replacement cost new (Total RCN), age, condition, and grades greater than 11 improved the level of assessment and uniformity throughout the area.

Exception parcels parameters are listed under the Total Value Parcel Model in the next section. The multiplicative model excludes parcels where the base land value exceeds the total value calculated by the model. Other parcels that were excluded grades less than 6, condition less than fair, Year build less than 1941, and properties with more than one residential improvement. These properties were valued utilizing a derivate of the direct cost model and market sales as an indicator.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel Total Value Models are included later in this report.

Improved Parcel Total Value Model Calibration

The majority of improved properties in Area 72 were valued using the multiplicative valuation model described below. The model was developed using NCSS (Number Crunching Statistical Software). RCN is acronym for Replacement Cost New. Excel transformation with regression coefficients are in italics.

<u>Variable</u>	<u>Transformation</u>
Intercept	=2.092014
Base Land	=Natural Log of Total Base Land Divided by 1000 = <i>LN (base land / 1000)*.2646408</i>
Total RCN	=Natural Log of Total RCN divided by 1000 = <i>LN (Total RCN / 1000)*.4979287</i>
Age	=Natural Log of Age +1 = <i>LN (Age + 1)*-.09350628</i>
Grade >11	=Natural Log of 10 if grade is greater than 11 = <i>If ((Grade>11)*(LN(10)))*.03288774</i>
Condition	=Natural Log of Condition = <i>LN (Condition) *.2310737</i>

Improved Parcel Valuation Model

EMV = (EXP (Intercept + Base Land + Total Replacement Cost New - Age + Grade > 11 + Condition)*1000)

Truncated the results to "000"

Select Land = Base Land

Select Improvement Value = EMV – Select Land Value

Exceptions:

- Brookside County Club
- Grade < 6
- Condition < Fair
- Built/Renovate < 1941
- Imp Count > 1
- % Obsolescence > 0
- % Net Condition > 0
- Buildings < 100% complete

Exception Parcel Valuation:

- 90% of EMV total
- New land + MinValue imp or Total RCNLD
- New land + MinValue imp or Total RCNLD
- New land + MinValue imp or Total RCNLD
- EMV imp 1 + RCNLD building 2
- % of EMV
- % of EMV
- % of EMV

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 Physical Inspection Analysis
Area 72**

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
4	172606	9083	7/2006	\$305,000	890	0	6	1938	3	20250	N	N	14702 BEAR CREEK RD NE
4	302606	9055	5/2007	\$286,000	1020	0	6	1933	3	44866	N	N	12841 AVONDALE RD NE
4	727310	0139	1/2007	\$399,999	1160	0	6	1963	3	43717	N	N	12041 184TH AVE NE
4	252605	9051	6/2006	\$425,000	1230	0	7	1981	2	34500	N	N	16624 NE 128TH ST
4	262605	9045	3/2007	\$503,675	1320	810	7	1952	4	36396	Y	N	13020 WDVL-REDM RD NE
4	312606	9079	7/2005	\$500,000	1490	0	7	1952	3	145490	N	N	10631 AVONDALE RD NE
4	202606	9032	8/2007	\$425,000	1530	0	7	1962	3	48787	N	N	14445 BEAR CREEK RD NE
4	727310	0171	1/2007	\$625,000	1550	500	7	1950	4	52707	N	N	18038 NE 116TH ST
4	312606	9069	8/2007	\$397,000	1610	0	7	1962	3	25500	N	N	10653 AVONDALE RD NE
4	236640	0360	10/2006	\$575,000	1820	1220	7	1986	3	43125	N	N	11521 167TH PL NE
4	182606	9032	5/2005	\$583,000	3760	0	7	1963	3	28330	N	N	19111 NE 155TH ST
4	564930	0240	8/2005	\$419,900	1100	420	8	1979	4	35239	N	N	12518 183RD AVE NE
4	812120	0600	5/2005	\$409,950	1100	680	8	1982	3	10063	N	N	17220 NE 137TH CT
4	339620	0140	9/2007	\$450,000	1130	240	8	1982	3	10456	N	N	13662 179TH AVE NE
4	280220	0120	10/2005	\$450,000	1210	400	8	1983	3	10372	N	N	17709 NE 137TH CT
4	812120	0140	8/2006	\$477,500	1220	510	8	1982	4	7594	N	N	13706 174TH AVE NE
4	339620	0170	10/2007	\$560,000	1280	430	8	1982	4	8107	N	N	13665 179TH AVE NE
4	339620	0170	6/2005	\$439,950	1280	430	8	1982	4	8107	N	N	13665 179TH AVE NE
4	339620	0300	5/2006	\$459,990	1280	430	8	1982	3	7129	N	N	17804 NE 136TH ST
4	339681	0210	2/2006	\$405,000	1320	0	8	1986	3	9101	N	N	17231 NE 133RD PL
4	812120	0430	4/2006	\$560,000	1340	920	8	1983	4	11496	N	N	13845 173RD AVE NE
4	812120	0430	12/2005	\$415,000	1340	920	8	1983	4	11496	N	N	13845 173RD AVE NE
4	339620	0240	10/2005	\$397,500	1390	0	8	1982	3	11315	N	N	13625 179TH AVE NE
4	812120	0280	9/2005	\$529,950	1400	580	8	1982	4	8868	N	N	13821 174TH PL NE
4	812120	0900	5/2006	\$535,000	1400	580	8	1983	3	6746	N	N	13701 174TH AVE NE
4	812371	0050	10/2006	\$579,000	1410	480	8	1984	4	9240	N	N	17032 NE 131ST PL
4	812120	0390	3/2006	\$410,000	1420	0	8	1983	3	7485	N	N	13842 173RD AVE NE
4	020080	0310	9/2006	\$532,500	1430	1040	8	1984	3	15299	N	N	17412 NE 136TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	339681	0120	5/2007	\$435,000	1430	0	8	1986	3	8441	N	N	17232 NE 133RD PL
4	812120	0460	2/2005	\$401,500	1430	0	8	1983	3	10958	N	N	13831 173RD AVE NE
4	179590	0800	1/2005	\$380,000	1460	439	8	1986	3	11460	N	N	17146 NE 140TH CT
4	812120	0520	10/2005	\$399,950	1460	0	8	1982	3	10319	N	N	17201 NE 138TH ST
4	179591	0080	6/2006	\$576,000	1490	500	8	1987	3	9607	N	N	17714 NE 138TH ST
4	812120	0560	6/2005	\$420,000	1510	0	8	1983	4	7782	N	N	13725 174TH AVE NE
4	179590	0590	8/2007	\$512,900	1530	0	8	1984	3	8916	N	N	17429 NE 140TH PL
4	339620	0150	8/2006	\$457,800	1540	0	8	1982	3	12258	N	N	13666 179TH AVE NE
4	020080	0090	4/2006	\$561,000	1560	520	8	1984	3	8189	N	N	17521 NE 138TH ST
4	339681	0200	11/2005	\$395,000	1560	0	8	1986	3	10314	N	N	17225 NE 133RD PL
4	179590	0700	12/2005	\$438,000	1580	0	8	1984	4	7275	N	N	17415 NE 139TH PL
4	812120	0810	12/2005	\$530,000	1580	850	8	1981	4	7559	N	N	17210 NE 134TH PL
4	113730	0560	8/2007	\$670,000	1590	1540	8	1984	4	38475	N	N	15340 182ND PL NE
4	062671	0100	7/2006	\$600,000	1600	1500	8	1983	3	36036	N	N	14114 194TH AVE NE
4	564930	0160	9/2006	\$590,000	1600	430	8	1981	3	32565	N	N	18121 NE 125TH ST
4	812120	0300	7/2006	\$516,000	1600	880	8	1982	3	6406	N	N	13809 174TH PL NE
4	280220	0090	9/2006	\$499,000	1650	0	8	1983	4	8602	N	N	13637 178TH AVE NE
4	339620	0180	7/2006	\$470,000	1650	0	8	1982	3	7846	N	N	13661 179TH AVE NE
4	339620	0110	9/2005	\$478,000	1660	0	8	1982	4	8365	N	N	13618 179TH AVE NE
4	812371	0090	5/2006	\$550,000	1660	580	8	1984	3	9261	N	N	17000 NE 131ST PL
4	339683	0390	12/2007	\$567,000	1670	390	8	1988	3	13005	N	N	12849 176TH PL NE
4	339680	0040	8/2005	\$394,950	1700	0	8	1983	3	11929	N	N	12901 179TH AVE NE
4	812120	0530	1/2007	\$470,000	1710	0	8	1982	3	8998	N	N	17207 NE 138TH ST
4	812120	0680	12/2005	\$469,500	1740	0	8	1984	4	9125	N	N	13521 173RD PL NE
4	736630	0180	10/2005	\$480,000	1760	0	8	2002	3	4367	N	N	11311 179TH CT NE
4	339681	0110	2/2005	\$390,000	1790	0	8	1987	3	8468	N	N	17238 NE 133RD PL
4	812120	0990	6/2007	\$510,000	1790	0	8	1984	4	7206	N	N	13510 173RD PL NE
4	812120	0990	9/2005	\$449,500	1790	0	8	1984	4	7206	N	N	13510 173RD PL NE
4	570180	0110	5/2005	\$560,000	1810	0	8	1984	4	42660	N	N	13735 180TH LN NE
4	812120	0160	8/2007	\$530,000	1810	0	8	1982	3	7909	N	N	13718 174TH AVE NE
4	812120	0830	3/2005	\$387,000	1820	0	8	1983	3	7314	N	N	13505 174TH AVE NE
4	812120	0310	1/2005	\$373,000	1840	0	8	1982	3	7009	N	N	13803 174TH PL NE
4	192606	9109	11/2005	\$499,000	1850	0	8	1974	3	66646	N	N	18832 NE 140TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	339683	0100	1/2007	\$520,000	1860	0	8	1986	3	9393	N	N	17615 NE 130TH CT
4	736630	0280	4/2005	\$427,000	1860	0	8	2001	3	3696	N	N	11422 179TH CT NE
4	339681	0050	3/2006	\$535,000	1870	0	8	1987	3	20510	N	N	13222 174TH AVE NE
4	339683	0070	9/2005	\$445,000	1870	0	8	1987	3	8043	N	N	12924 176TH PL NE
4	812371	0010	1/2005	\$405,000	1870	0	8	1984	3	9653	N	N	17128 NE 131ST PL
4	020080	0530	11/2007	\$515,000	1880	0	8	1984	3	7940	N	N	17430 NE 138TH ST
4	179590	0670	3/2005	\$425,000	1900	0	8	1986	4	12327	N	N	17404 NE 139TH PL
4	179592	0500	1/2006	\$485,000	1920	0	8	1986	3	7560	N	N	17609 NE 141ST ST
4	339680	0200	7/2005	\$443,000	1920	0	8	1983	3	12420	N	N	17830 NE 131ST ST
4	812120	0350	6/2005	\$435,000	1920	0	8	1983	3	7715	N	N	13814 173RD AVE NE
4	179590	0030	4/2006	\$489,000	1930	0	8	1985	3	7176	N	N	13834 175TH PL NE
4	564930	0320	6/2006	\$670,000	1930	840	8	1980	3	27300	N	N	12714 181ST AVE NE
4	339620	0250	5/2006	\$500,000	1940	0	8	1983	3	8743	N	N	13621 179TH AVE NE
4	812120	0540	5/2007	\$525,000	1940	0	8	1982	3	7248	N	N	17303 NE 138TH ST
4	812371	0110	7/2005	\$500,501	1940	0	8	1983	4	9271	N	N	16926 NE 131ST PL
4	812120	0880	3/2006	\$540,000	1950	0	8	1984	3	7761	N	N	13613 174TH AVE NE
4	179590	0080	5/2005	\$435,000	1970	0	8	1986	3	7121	N	N	13916 175TH PL NE
4	179592	0320	5/2005	\$415,350	1980	0	8	1985	3	8020	N	N	14132 176TH AVE NE
4	187310	0450	3/2006	\$603,000	1980	0	8	2006	3	4695	N	N	17267 NE 119TH WAY
4	339681	0220	2/2007	\$495,000	1980	0	8	1987	3	8660	N	N	17237 NE 133RD PL
4	179590	0570	7/2006	\$555,500	2000	0	8	1984	3	8238	N	N	17415 NE 140TH PL
4	812120	0340	3/2006	\$526,500	2010	0	8	1983	3	8558	N	N	13808 173RD AVE NE
4	812120	0340	6/2005	\$445,000	2010	0	8	1983	3	8558	N	N	13808 173RD AVE NE
4	020080	0030	5/2005	\$390,900	2020	0	8	1984	3	8037	N	N	17419 NE 138TH ST
4	113730	0080	3/2007	\$575,000	2020	0	8	1984	3	36456	N	N	18206 NE 154TH ST
4	339682	0170	3/2005	\$450,000	2020	0	8	1984	3	8304	N	N	17637 NE 129TH PL
4	736630	0360	3/2005	\$409,160	2020	0	8	2001	3	4228	N	N	11570 179TH CT NE
4	339682	0250	9/2007	\$540,000	2030	0	8	1984	3	9070	N	N	17660 NE 129TH PL
4	113730	0600	3/2006	\$600,000	2060	0	8	1984	3	35112	N	N	15310 182ND PL NE
4	280220	0150	7/2005	\$459,950	2060	0	8	1984	4	9378	N	N	17702 NE 137TH CT
4	339680	0300	5/2005	\$401,200	2060	0	8	1983	3	17471	N	N	17908 NE 129TH ST
4	179590	0300	12/2006	\$520,000	2070	0	8	1984	3	7837	N	N	14136 174TH PL NE
4	179591	0380	7/2005	\$490,000	2070	0	8	1986	3	8258	N	N	13821 176TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	187310	0190	3/2006	\$599,950	2080	0	8	2006	3	4295	N	N	17316 NE 118TH CT
4	187310	0230	11/2005	\$549,950	2080	0	8	2005	3	5103	N	N	11848 173RD PL NE
4	187310	0280	4/2006	\$620,000	2080	0	8	2005	3	5722	N	N	17375 NE 119TH WAY
4	187310	0320	12/2005	\$545,950	2080	0	8	2006	3	4347	N	N	17366 119TH WAY SE
4	187310	0330	9/2005	\$487,950	2080	0	8	2005	3	4338	N	N	17272 NE 119TH WAY
4	187310	0410	2/2006	\$575,650	2080	0	8	2005	3	5571	N	N	17245 119TH WAY SE
4	187310	0480	2/2006	\$590,000	2080	0	8	2005	3	4443	N	N	17238 NE 119TH CT
4	187310	0500	12/2005	\$579,950	2080	0	8	2005	3	4676	N	N	17233 NE 119TH CT
4	339620	0301	12/2006	\$572,000	2080	0	8	2006	3	8039	N	N	17802 NE 136TH ST
4	339683	0210	12/2005	\$439,950	2090	0	8	1987	3	7550	N	N	13001 177TH PL NE
4	339680	0260	7/2005	\$450,000	2120	0	8	1983	3	15000	N	N	12934 179TH AVE NE
4	179591	0110	8/2006	\$560,000	2140	0	8	1986	4	11128	N	N	17711 NE 139TH CT
4	179592	0470	8/2007	\$600,000	2140	0	8	1985	3	9225	N	N	17521 NE 141ST ST
4	812371	0100	3/2006	\$554,000	2140	0	8	1984	3	9266	N	N	16934 NE 131ST PL
4	179590	0360	3/2006	\$563,200	2150	0	8	1985	3	9070	N	N	14145 174TH PL NE
4	339620	0090	7/2006	\$630,000	2150	0	8	1982	4	12028	N	N	13610 179TH AVE NE
4	062671	0220	2/2007	\$620,000	2160	0	8	1982	3	35912	N	N	19119 NE 141ST ST
4	570180	0120	7/2005	\$600,000	2160	0	8	1984	5	36940	N	N	13729 180TH LN NE
4	339683	0330	1/2007	\$580,000	2170	0	8	1988	4	12231	N	N	13009 176TH PL NE
4	179590	0100	4/2005	\$420,000	2180	0	8	1986	3	6650	N	N	14008 175TH PL NE
4	179590	0380	10/2006	\$532,000	2180	0	8	1985	3	7390	N	N	14131 174TH PL NE
4	179592	0190	10/2006	\$580,000	2190	0	8	1985	3	11532	N	N	14155 177TH AVE NE
4	179590	0170	3/2006	\$505,000	2200	0	8	1985	3	7978	N	N	14140 175TH AVE NE
4	339681	0080	2/2007	\$505,000	2200	0	8	1987	3	12350	N	N	13302 174TH AVE NE
4	736630	0050	8/2005	\$485,000	2200	0	8	2001	3	4642	N	N	11547 179TH CT NE
4	736630	0090	11/2005	\$507,500	2200	0	8	2001	3	4008	N	N	11433 179TH CT NE
4	736630	0230	4/2007	\$577,750	2200	0	8	2001	3	4453	N	N	11320 179TH CT NE
4	736630	0270	9/2007	\$577,000	2200	0	8	2001	3	4293	N	N	11418 179TH CT NE
4	736630	0390	11/2005	\$495,000	2200	0	8	2001	3	4677	N	N	11582 179TH CT NE
4	252605	9194	7/2007	\$615,000	2220	0	8	2004	3	14065	N	N	17898 NE 117TH CT
4	339682	0290	9/2006	\$550,000	2220	0	8	1984	3	7719	N	N	12945 177TH PL NE
4	812120	0690	9/2005	\$480,000	2230	0	8	1983	4	8750	N	N	13515 173RD PL NE
4	192606	9096	11/2005	\$638,000	2240	1790	8	2002	3	121532	N	N	18915 NE 140TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	187310	0470	9/2005	\$522,100	2250	0	8	2005	3	4894	N	N	17242 NE 119TH CT
4	179590	0190	1/2007	\$515,000	2280	0	8	1985	4	7406	N	N	14135 175TH AVE NE
4	873290	0040	6/2007	\$625,000	2280	0	8	2007	3	3908	N	N	18108 NE 110TH WAY
4	873290	0060	8/2007	\$625,950	2280	0	8	2007	3	3833	N	N	18065 NE 110TH WAY
4	873290	0270	7/2007	\$625,950	2280	0	8	2007	3	3563	N	N	11006 180TH PL NE
4	071051	0100	12/2006	\$670,000	2300	0	8	1984	4	39032	N	N	18217 NE 133RD ST
4	736630	0240	1/2007	\$552,000	2300	0	8	2001	3	4026	N	N	11324 179TH CT NE
4	736630	0300	10/2006	\$557,430	2300	0	8	2001	3	3696	N	N	11442 179TH CT NE
4	339680	0220	10/2005	\$476,500	2340	0	8	1984	3	17220	N	N	13113 180TH AVE NE
4	179592	0120	8/2005	\$505,000	2360	0	8	1985	3	10530	N	N	14128 177TH AVE NE
4	187310	0200	12/2006	\$634,950	2370	0	8	2005	3	3840	N	N	11840 173RD PL NE
4	187310	0510	2/2006	\$579,950	2370	0	8	2006	3	3442	N	N	17229 NE 119TH CT
4	619241	0520	2/2005	\$545,000	2370	0	8	2004	3	6570	N	N	12054 167TH PL NE
4	773250	0350	11/2006	\$675,000	2370	970	8	1985	4	10871	N	N	17803 NE 138TH CT
4	179591	0300	6/2005	\$490,000	2380	0	8	1986	4	8439	N	N	13828 176TH PL NE
4	192606	9176	10/2005	\$587,000	2380	880	8	1997	3	50529	N	N	14415 186TH PL NE
4	812371	0130	11/2006	\$627,500	2390	0	8	1984	4	9755	N	N	16910 NE 131ST PL
4	187310	0170	3/2006	\$549,950	2400	0	8	2006	3	4321	N	N	17324 NE 118TH CT
4	187310	0220	3/2006	\$608,000	2400	0	8	2006	3	4237	N	N	11846 173RD PL NE
4	187310	0360	4/2006	\$569,950	2400	0	8	2006	3	3690	N	N	17260 NE 119TH WAY
4	339682	0130	12/2005	\$510,000	2400	0	8	1984	3	7510	N	N	17653 NE 129TH PL
4	362605	9107	1/2005	\$522,500	2400	0	8	1977	4	54450	N	N	11425 169TH CT NE
4	736630	0010	7/2006	\$576,000	2430	0	8	2001	3	5328	N	N	11581 179TH CT NE
4	873290	0790	10/2007	\$714,000	2450	0	8	2007	3	4863	N	N	18220 NE 110TH ST
4	187310	0060	8/2006	\$659,950	2460	0	8	2006	3	4425	N	N	17219 NE 117TH WAY
4	187310	0290	4/2006	\$629,950	2460	0	8	2006	3	4984	N	N	17376 NE 119TH WAY
4	187310	0530	5/2006	\$679,950	2460	0	8	2006	3	5050	N	N	11839 173RD PL NE
4	339682	0390	2/2007	\$659,950	2460	0	8	1985	5	7300	N	N	12832 177TH PL NE
4	873290	0080	6/2007	\$696,445	2460	0	8	2007	3	4196	N	N	18057 NE 110TH WAY
4	062670	0070	6/2007	\$525,000	2470	0	8	1979	3	65775	N	N	14034 194TH AVE NE
4	179592	0080	5/2007	\$645,000	2470	0	8	1987	3	7458	N	N	17706 NE 141ST ST
4	187310	0110	3/2006	\$619,950	2470	0	8	2005	3	3955	N	N	17319 NE 118TH CT
4	187310	0120	5/2006	\$609,950	2470	0	8	2006	3	4834	N	N	17323 NE 118TH CT

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	187310	0340	7/2007	\$634,000	2470	0	8	2005	3	4042	N	N	17268 NE 119TH WAY
4	187310	0340	11/2005	\$519,950	2470	0	8	2005	3	4042	N	N	17268 NE 119TH WAY
4	187310	0380	10/2005	\$529,950	2470	0	8	2005	3	4379	N	N	17252 NE 119TH WAY
4	873290	0130	12/2007	\$635,000	2470	0	8	2007	3	4878	N	N	11001 NE 180TH PL
4	873290	0860	10/2007	\$690,000	2470	0	8	2007	3	4567	N	N	11055 183RD PL NE
4	812371	0030	9/2006	\$601,000	2480	0	8	1983	4	9230	N	N	17112 NE 131ST PL
4	873290	0120	9/2007	\$659,950	2480	0	8	2007	3	5734	N	N	18041 NE 110TH WAY
4	873290	0870	10/2007	\$669,950	2480	0	8	2007	3	3938	N	N	11051 183RD PL NE
4	812371	0270	4/2005	\$499,950	2510	0	8	1984	3	9348	N	N	17111 NE 131ST PL
4	873290	0100	8/2007	\$665,621	2510	0	8	2007	3	3854	N	N	18049 NE 110TH WAY
4	873290	0300	10/2007	\$649,950	2510	0	8	2007	3	3479	N	N	18062 NE 110TH WAY
4	873290	0840	12/2007	\$654,950	2510	0	8	2007	3	3819	N	N	18263 NE 111TH ST
4	564930	0550	11/2007	\$680,000	2520	0	8	1983	3	35340	N	N	17936 NE 127TH ST
4	873290	0820	12/2007	\$675,565	2520	0	8	2007	3	3990	N	N	18255 NE 111TH ST
4	187310	0100	3/2006	\$631,235	2530	0	8	2005	3	4210	N	N	17315 NE 118TH CT
4	187310	0180	3/2006	\$629,950	2530	0	8	2005	3	3703	N	N	17320 NE 118TH CT
4	187310	0210	1/2006	\$589,950	2530	0	8	2005	3	3832	N	N	11842 173RD PL NE
4	187310	0270	2/2006	\$594,950	2530	0	8	2006	3	4560	N	N	17371 NE 119TH WAY
4	187310	0350	1/2006	\$572,950	2530	0	8	2006	3	3792	N	N	17264 NE 119TH WAY
4	187310	0370	12/2005	\$570,950	2530	0	8	2005	3	3628	N	N	17256 NE 119TH WAY
4	187310	0420	12/2005	\$624,999	2530	0	8	2005	3	4100	N	N	17249 NE 119TH WAY
4	873290	0160	11/2007	\$672,500	2530	0	8	2007	3	4658	N	N	11015 180TH PL NE
4	312606	9100	4/2007	\$725,000	2540	820	8	1978	3	57474	N	N	18115 NE 113TH ST
4	873290	0090	8/2007	\$650,950	2540	0	8	2007	3	4867	N	N	18053 NE 110TH WAY
4	873290	0310	8/2007	\$690,000	2540	0	8	2007	3	3858	N	N	18100 NE 110TH WAY
4	071050	0090	6/2005	\$628,000	2550	1420	8	1987	4	38557	N	N	18313 NE 133RD ST
4	873290	0070	8/2007	\$667,950	2550	0	8	2007	3	3960	N	N	18061 NE 110TH WAY
4	873290	0140	10/2007	\$680,000	2550	0	8	2007	3	4825	N	N	11005 180TH PL NE
4	873290	0220	12/2007	\$743,153	2550	0	8	2007	3	4948	N	N	11022 180TH PL NE
4	873290	0290	7/2007	\$670,000	2550	0	8	2007	3	5378	N	N	18056 NE 110TH CT
4	187310	0250	1/2006	\$589,950	2570	0	8	2005	3	4737	N	N	11922 173RD PL NE
4	187310	0390	3/2006	\$595,000	2570	0	8	2005	3	7173	N	N	17250 NE 119TH WAY
4	071030	0030	4/2006	\$623,000	2580	0	8	1983	3	38617	N	N	18703 NE 133RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	773250	0310	11/2006	\$675,000	2580	0	8	1984	3	8607	N	N	13817 178TH AVE NE
4	873290	0020	7/2007	\$676,500	2610	0	8	2007	3	3730	N	N	18115 NE 110TH WAY
4	873290	0110	8/2007	\$689,950	2610	0	8	2007	3	6809	N	N	18045 NE 110TH WAY
4	873290	0030	6/2007	\$667,000	2620	0	8	2007	3	4166	N	N	18109 NE 110TH WAY
4	873290	0150	11/2007	\$738,687	2620	0	8	2007	3	4578	N	N	11009 180TH PL NE
4	873290	0740	12/2007	\$655,000	2620	0	8	2007	3	4301	N	N	18247 NE 111TH ST
4	187310	0310	12/2007	\$682,000	2630	0	8	2005	3	4228	N	N	17370 NE 119TH WAY
4	187310	0310	9/2005	\$541,950	2630	0	8	2005	3	4228	N	N	17370 NE 119TH WAY
4	187310	0400	11/2005	\$559,950	2630	0	8	2005	3	6026	N	N	17246 NE 119TH WAY
4	187310	0460	3/2006	\$602,450	2630	0	8	2006	3	4618	N	N	17271 NE 119TH WAY
4	187310	0590	6/2006	\$689,950	2630	0	8	2006	3	5305	N	N	11703 173RD PL NE
4	187310	0090	3/2007	\$744,950	2640	0	8	2006	3	6581	N	N	11702 173RD PL NE
4	236640	0040	5/2006	\$706,000	2660	0	8	1980	4	39000	N	N	11416 167TH PL NE
4	873290	0880	11/2007	\$709,950	2660	0	8	2007	3	5297	N	N	18224 NE 110TH ST
4	873290	0580	12/2007	\$709,950	2707	0	8	2007	3	4615	N	N	11058 183RD PL NE
4	339683	0130	1/2007	\$620,000	2730	470	8	1988	3	8612	N	N	13008 176TH PL NE
4	812120	0010	2/2007	\$670,000	2760	0	8	1983	4	10947	N	N	17229 NE 134TH PL
4	812120	0010	8/2006	\$660,000	2760	0	8	1983	4	10947	N	N	17229 NE 134TH PL
4	339681	0100	1/2006	\$572,500	2770	0	8	1987	3	8444	N	N	13315 174TH AVE NE
4	312606	9132	4/2006	\$594,950	2800	0	8	1979	3	106286	N	N	18105 NE 113TH ST
4	187310	0050	8/2006	\$689,000	2880	0	8	2005	3	4425	N	N	17215 NE 117TH WAY
4	187310	0260	11/2005	\$594,950	2910	0	8	2005	3	5205	N	N	11926 173RD PL NE
4	187310	0540	5/2006	\$729,950	2910	0	8	2005	3	5050	N	N	11835 173RD PL NE
4	179590	0140	10/2006	\$550,000	2940	0	8	1985	4	9455	N	N	14122 175TH AVE NE
4	187310	0040	7/2006	\$699,950	2940	0	8	2006	3	4425	N	N	17211 NE 117TH WAY
4	187310	0070	10/2006	\$709,950	2940	0	8	2006	3	5659	N	N	17223 NE 117TH WAY
4	187310	0300	9/2005	\$586,000	2940	0	8	2005	3	4899	N	N	17374 NE 119TH WAY
4	187310	0440	3/2006	\$679,950	2940	0	8	2006	3	5040	N	N	17263 NE 119TH WAY
4	187310	0520	10/2005	\$599,950	2940	0	8	2005	3	5589	N	N	17225 NE 119TH CT
4	187310	0550	8/2006	\$739,950	2940	0	8	2005	3	5050	N	N	11755 173RD PL NE
4	187310	0240	10/2007	\$720,000	2990	0	8	2005	3	6309	N	N	11920 173RD PL NE
4	187310	0240	11/2005	\$617,000	2990	0	8	2005	3	6309	N	N	11920 173RD PL NE
4	187310	0570	11/2006	\$699,950	2990	0	8	2005	3	5050	N	N	11747 173RD PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	873290	0010	6/2007	\$709,176	3000	0	8	2007	3	5045	N	N	18119 NE 110TH WAY
4	873290	0250	8/2007	\$719,950	3000	0	8	2007	3	4217	N	N	11012 180TH PL NE
4	873290	0320	8/2007	\$714,950	3000	0	8	2007	3	4355	N	N	18104 NE 110TH WAY
4	873290	0050	7/2007	\$680,000	3050	0	8	2007	3	4171	N	N	18101 NE 110TH WAY
4	812120	0040	12/2007	\$660,000	3090	0	8	1983	4	8381	N	N	13324 174TH AVE NE
4	113730	0010	5/2005	\$505,000	3110	0	8	1983	3	36855	N	N	18008 NE 154TH ST
4	179592	0310	2/2006	\$670,000	3212	0	8	1985	4	7054	N	N	14126 176TH AVE NE
4	236640	0180	3/2005	\$515,000	3390	0	8	2005	3	39900	N	N	11217 165TH CT NE
4	564930	0310	7/2005	\$620,000	3490	550	8	1980	5	35200	N	N	18122 NE 127TH ST
4	179590	0090	7/2005	\$535,000	3920	0	8	1987	4	6696	N	N	14002 175TH PL NE
4	362605	9121	7/2007	\$764,950	1610	1120	9	1979	4	40510	N	N	11363 169TH CT NE
4	564930	0420	2/2007	\$665,000	1960	640	9	1979	3	35616	N	N	18118 NE 125TH ST
4	362605	9087	1/2006	\$798,000	2150	870	9	1977	5	52915	N	N	11444 176TH PL NE
4	113730	1780	3/2006	\$625,000	2180	0	9	1985	3	40278	N	N	14503 186TH PL NE
4	113730	1270	10/2007	\$632,500	2200	0	9	1981	3	35862	N	N	14544 183RD AVE NE
4	362605	9095	11/2006	\$815,000	2260	0	9	1977	4	54450	N	N	11523 169TH CT NE
4	382531	0540	9/2006	\$687,000	2260	0	9	2004	3	5172	N	N	15832 NE 117TH ST
4	382531	1030	4/2006	\$689,950	2270	0	9	2005	3	4500	N	N	15848 NE 117TH ST
4	382531	1040	1/2005	\$539,148	2280	0	9	2004	3	5238	N	N	15852 NE 117TH ST
4	382531	1100	6/2005	\$549,950	2280	0	9	2004	3	4780	N	N	11791 159TH AVE NE
4	382531	1120	8/2005	\$655,000	2280	0	9	2005	3	5576	N	N	11799 159TH AVE NE
4	382531	1150	3/2006	\$699,950	2280	0	9	2005	3	4661	N	N	11843 159TH AVE NE
4	564930	0130	11/2005	\$658,000	2340	0	9	1981	4	39917	N	N	18003 NE 125TH ST
4	382531	0090	7/2006	\$829,950	2370	720	9	2005	3	10161	N	N	11701 157TH AVE NE
4	382531	0130	4/2006	\$768,950	2370	720	9	2004	3	9571	N	N	11719 157TH AVE NE
4	113730	0470	7/2005	\$534,000	2400	0	9	1988	3	36250	N	N	18308 NE 153RD ST
4	382531	0450	7/2005	\$619,950	2400	0	9	2003	3	4857	N	N	11766 158TH AVE NE
4	773250	1060	8/2005	\$675,000	2420	0	9	1985	4	43652	N	N	14304 172ND AVE NE
4	382531	1130	8/2007	\$720,000	2430	0	9	2004	3	5912	N	N	11835 159TH AVE NE
4	382531	1130	1/2005	\$594,950	2430	0	9	2004	3	5912	N	N	11835 159TH AVE NE
4	113730	0540	8/2007	\$628,000	2510	0	9	1985	3	33660	N	N	18221 NE 154TH ST
4	287100	0330	7/2005	\$620,990	2510	0	9	2004	3	6720	N	N	17001 NE 112TH WAY
4	071050	0020	8/2005	\$600,000	2520	0	9	1984	3	35002	N	N	13515 184TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	192606	9153	8/2005	\$539,000	2520	0	9	1982	3	46660	N	N	19520 NE 144TH PL
4	382531	1080	6/2005	\$661,500	2530	0	9	2004	3	5000	N	N	11783 159TH AVE NE
4	113730	0320	8/2006	\$700,000	2550	0	9	1984	3	36820	N	N	15229 186TH AVE NE
4	619240	0140	9/2005	\$646,420	2550	0	9	2005	3	8081	N	N	16540 NE 118TH WAY
4	113730	0890	3/2006	\$640,000	2560	0	9	1981	3	35265	N	N	18230 NE 146TH WAY
4	113730	1560	2/2007	\$605,000	2590	0	9	1981	3	35072	N	N	19107 NE 146TH WAY
4	382531	0420	7/2007	\$779,990	2590	0	9	2004	3	4951	N	N	11828 158TH AVE NE
4	382531	1160	7/2006	\$739,950	2590	0	9	2005	3	5138	N	N	11847 159TH AVE NE
4	344350	0120	12/2006	\$700,000	2600	0	9	1979	4	36936	N	N	14608 BEAR CREEK LN NE
4	256820	0250	11/2006	\$724,990	2630	0	9	2006	3	6971	N	N	12152 179TH PL NE
4	256820	0680	12/2005	\$624,990	2630	0	9	2005	3	6100	N	N	17662 NE 121ST CT
4	256820	0700	12/2005	\$634,990	2630	0	9	2005	3	7652	N	N	17674 NE 121ST CT
4	382531	0430	9/2007	\$727,500	2640	0	9	2004	3	5014	N	N	11824 158TH AVE NE
4	382531	0430	8/2005	\$663,950	2640	0	9	2004	3	5014	N	N	11824 158TH AVE NE
4	382531	1190	8/2007	\$675,000	2640	0	9	2003	3	5964	N	N	15831 NE 117TH ST
4	619241	0680	4/2006	\$642,470	2640	0	9	2006	3	4272	N	N	11734 167TH CT NE
4	619241	0700	6/2006	\$659,979	2640	0	9	2005	3	4200	N	N	11730 167TH CT NE
4	619241	0720	11/2006	\$723,389	2640	0	9	2006	3	5100	N	N	11720 167TH CT NE
4	071031	0270	2/2006	\$652,000	2650	300	9	1988	3	38363	N	N	13524 184TH AVE NE
4	113730	0240	4/2005	\$600,000	2650	0	9	1984	3	35072	N	N	15226 186TH AVE NE
4	382531	1070	7/2007	\$740,000	2650	0	9	2004	3	5000	N	N	11779 159TH AVE NE
4	382531	1070	5/2005	\$607,450	2650	0	9	2004	3	5000	N	N	11779 159TH AVE NE
4	113730	1530	3/2005	\$514,900	2660	0	9	1984	3	37386	N	N	14640 191ST AVE NE
4	382531	0330	7/2007	\$796,500	2660	0	9	2004	3	6817	N	N	15766 NE 120TH WAY
4	382531	0400	8/2006	\$759,990	2660	0	9	2003	3	5350	N	N	11836 158TH AVE NE
4	382531	0500	7/2006	\$770,000	2660	0	9	2002	3	4789	N	N	11748 158TH AVE NE
4	382531	1090	3/2005	\$609,950	2660	0	9	2004	3	5000	N	N	11787 159TH AVE NE
4	382531	1110	11/2005	\$710,000	2660	0	9	2005	3	4937	N	N	11795 159TH AVE NE
4	429830	0020	9/2006	\$680,000	2660	0	9	1988	3	31780	N	N	14328 189TH WAY NE
4	619240	0160	6/2005	\$654,184	2670	620	9	2004	3	5600	N	N	16548 NE 118TH WAY
4	619241	0050	11/2005	\$675,857	2670	620	9	2005	3	5760	N	N	16567 NE 119TH WAY
4	619241	0070	1/2006	\$765,719	2670	620	9	2006	3	5760	N	N	16563 NE 119TH WAY
4	619241	0100	7/2007	\$830,000	2670	620	9	2006	3	5760	N	N	16564 NE 119TH WAY

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	619241	0100	11/2006	\$799,950	2670	620	9	2006	3	5760	N	N	16564 NE 119TH WAY
4	619241	0130	3/2006	\$764,950	2670	620	9	2006	3	5760	N	N	16570 NE 119TH WAY
4	619241	0260	4/2007	\$811,950	2670	620	9	2006	3	5760	N	N	16580 NE 120TH WAY
4	619241	0280	9/2005	\$669,578	2670	620	9	2005	3	5880	N	N	16642 NE 120TH WAY
4	382531	1180	8/2006	\$690,000	2680	0	9	2004	3	4970	N	N	15847 NE 117TH ST
4	382531	1180	1/2006	\$689,000	2680	0	9	2004	3	4970	N	N	15847 NE 117TH ST
4	382531	1180	1/2005	\$560,000	2680	0	9	2004	3	4970	N	N	15847 NE 117TH ST
4	113730	1040	9/2005	\$601,000	2690	0	9	1983	4	45738	N	N	18005 NE 146TH WAY
4	256820	0320	5/2006	\$675,000	2690	0	9	2006	3	6595	N	N	12031 179TH PL NE
4	256820	0560	10/2005	\$662,990	2690	0	9	2005	3	6466	N	N	12023 178TH PL NE
4	256820	0650	7/2005	\$634,990	2690	0	9	2005	3	6018	N	N	17687 NE 122ND ST
4	382531	0170	4/2006	\$924,950	2700	1380	9	2005	3	8558	N	N	11815 157TH AVE NE
4	382531	0200	6/2007	\$994,900	2700	1820	9	2006	3	8400	Y	N	11925 157TH AVE NE
4	773250	0400	2/2006	\$655,000	2700	0	9	1985	4	9837	N	N	13808 178TH AVE NE
4	252605	9174	2/2007	\$885,000	2710	790	9	1993	4	40980	N	N	12722 167TH PL NE
4	429830	0100	11/2005	\$555,000	2710	0	9	1989	3	36013	N	N	14341 189TH WAY NE
4	113730	1550	3/2005	\$440,000	2730	0	9	1985	3	34122	N	N	19119 NE 146TH WAY
4	619241	0690	5/2006	\$642,680	2730	0	9	2005	3	4200	N	N	11732 167TH CT NE
4	619241	0710	11/2006	\$697,415	2730	0	9	2006	3	4200	N	N	11728 167TH CT NE
4	113730	0330	7/2005	\$639,950	2740	0	9	1984	3	31790	N	N	15237 186TH AVE NE
4	619240	0470	9/2005	\$655,382	2740	350	9	2004	3	8318	N	N	16516 NE 117TH CT
4	619240	0480	5/2005	\$604,000	2740	350	9	2004	3	6316	N	N	16608 NE 117TH CT
4	619240	0490	4/2007	\$720,000	2740	350	9	2004	3	6761	N	N	16612 NE 117TH CT
4	619240	0490	4/2005	\$594,950	2740	350	9	2004	3	6761	N	N	16612 NE 117TH CT
4	256820	0090	6/2006	\$640,289	2750	0	9	2006	3	5351	N	N	11914 178TH PL NE
4	856080	0060	10/2006	\$699,990	2750	0	9	2006	3	5238	N	N	11823 179TH PL NE
4	382531	1050	7/2005	\$644,950	2760	0	9	2004	3	4999	N	N	11771 159TH AVE NE
4	564930	0430	8/2006	\$806,000	2760	1020	9	1991	3	36584	N	N	18110 NE 125TH ST
4	934870	0570	12/2005	\$750,000	2760	0	9	2003	3	6543	N	N	11749 175TH PL NE
4	071051	0080	5/2007	\$700,000	2770	0	9	1985	3	55525	N	N	18029 NE 133RD ST
4	256820	0900	8/2005	\$552,990	2770	0	9	2005	3	5674	N	N	17665 NE 119TH CT
4	256820	0590	3/2006	\$632,990	2780	0	9	2005	3	5306	N	N	11923 178TH PL NE
4	192606	9187	10/2005	\$690,000	2790	0	9	1990	3	37500	N	N	18309 NE 136TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	619241	0420	2/2007	\$720,820	2790	0	9	2007	3	5417	N	N	16592 NE 120TH ST
4	619241	0610	12/2006	\$765,897	2790	0	9	2006	3	7395	N	N	11733 167TH CT NE
4	619241	0530	10/2006	\$720,000	2800	0	9	2006	3	5400	N	N	12050 167TH PL NE
4	619241	0560	4/2005	\$587,950	2800	0	9	2004	3	5400	N	N	11936 167TH PL NE
4	619241	0640	6/2005	\$609,956	2800	0	9	2004	3	5827	N	N	11739 167TH CT NE
4	113730	0680	4/2006	\$649,900	2810	0	9	1987	4	28620	N	N	15339 182ND PL NE
4	192606	9167	12/2005	\$649,900	2810	0	9	1985	3	42356	N	N	19232 NE 144TH PL
4	287100	0260	1/2006	\$698,000	2810	0	9	2003	3	6635	N	N	17021 NE 113TH CT
4	619241	0410	2/2007	\$799,950	2810	0	9	2006	3	7596	N	N	16590 NE 120TH ST
4	619241	0440	8/2007	\$773,390	2810	0	9	2007	3	5214	N	N	16596 NE 120TH ST
4	619241	0500	7/2006	\$695,870	2810	0	9	2005	3	5400	N	N	12070 167TH PL NE
4	619241	0550	3/2006	\$693,300	2810	0	9	2005	3	5400	N	N	11940 167TH PL NE
4	619241	0620	4/2005	\$567,729	2810	0	9	2004	3	6904	N	N	11735 167TH CT NE
4	619241	0650	8/2005	\$601,573	2810	0	9	2005	3	5059	N	N	11740 167TH CT NE
4	113730	0690	9/2005	\$625,000	2820	0	9	1984	3	33750	N	N	15347 182ND PL NE
4	287100	0320	4/2007	\$740,000	2830	0	9	2004	3	6482	N	N	17002 NE 112TH WAY
4	287100	0320	1/2005	\$595,000	2830	0	9	2004	3	6482	N	N	17002 NE 112TH WAY
4	382531	0160	9/2005	\$749,950	2830	970	9	2004	3	9110	N	N	11811 157TH AVE NE
4	856080	0170	6/2007	\$764,320	2830	0	9	2007	3	5305	N	N	11826 179TH PL NE
4	382531	0110	4/2005	\$749,950	2850	1370	9	2004	3	9571	N	N	11709 157TH AVE NE
4	810980	0010	6/2005	\$712,950	2850	0	9	2005	3	6495	N	N	16740 NE 120TH ST
4	256820	0610	3/2006	\$659,990	2860	0	9	2006	3	5280	N	N	11915 178TH PL NE
4	256820	0740	11/2005	\$624,990	2860	0	9	2005	3	5379	N	N	17677 NE 121ST CT
4	256820	0940	12/2005	\$610,000	2860	0	9	2005	3	5603	N	N	11886 176TH AVE NE
4	382531	0990	9/2005	\$708,950	2860	0	9	2004	3	6122	N	N	11767 158TH AVE NE
4	619240	0440	11/2006	\$699,500	2860	0	9	2001	3	5600	N	N	16615 NE 117TH WAY
4	856080	0130	12/2006	\$769,990	2860	0	9	2006	3	5230	N	N	11810 179TH PL NE
4	256820	0120	4/2006	\$650,000	2870	0	9	2006	3	6593	N	N	17801 NE 120TH WAY
4	619241	0570	2/2005	\$536,282	2870	0	9	2004	3	5400	N	N	11932 167TH PL NE
4	619241	0670	12/2005	\$616,705	2870	0	9	2005	3	6629	N	N	11736 167TH CT NE
4	256820	0450	2/2006	\$623,990	2880	0	9	2005	3	5229	N	N	17735 NE 122ND ST
4	256820	0580	1/2006	\$649,990	2880	0	9	2006	3	5570	N	N	11927 178TH PL NE
4	256820	0640	4/2007	\$769,950	2880	0	9	2005	3	5508	N	N	11881 178TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	256820	0810	2/2006	\$634,990	2880	0	9	2005	3	5153	N	N	12010 176TH AVE NE
4	256820	0860	11/2005	\$644,990	2880	0	9	2005	3	5248	N	N	17664 NE 119TH CT
4	856080	0020	11/2006	\$725,990	2880	0	9	2006	3	5240	N	N	11925 179TH PL NE
4	856080	0080	12/2006	\$729,990	2880	0	9	2006	3	5821	N	N	11815 179TH PL NE
4	957809	0300	3/2007	\$725,000	2900	0	9	2007	3	6955	N	N	17525 NE 120TH WAY
4	957809	0320	3/2007	\$739,950	2900	0	9	2006	3	6955	N	N	17521 NE 120TH WAY
4	957809	0400	10/2007	\$759,950	2900	0	9	2007	3	7356	N	N	17381 NE 120TH WAY
4	957809	0440	4/2007	\$739,950	2900	0	9	2007	3	6955	N	N	17283 NE 120TH WAY
4	382531	0010	3/2006	\$789,000	2910	0	9	2003	3	10262	N	N	15731 NE 117TH ST
4	382531	0070	8/2006	\$789,000	2910	0	9	2004	3	9321	N	N	15707 NE 117TH ST
4	382531	1060	8/2005	\$719,950	2910	0	9	2004	3	5000	N	N	11775 159TH AVE NE
4	619241	0370	5/2007	\$884,670	2910	800	9	2007	3	6025	N	N	12053 165TH PL NE
4	619241	0020	2/2006	\$714,950	2920	0	9	2005	3	5760	N	N	16637 NE 119TH WAY
4	382531	0100	2/2006	\$879,950	2930	0	9	2005	3	10605	N	N	11705 157TH AVE NE
4	382531	0180	6/2007	\$890,000	2930	0	9	2006	3	8400	N	N	11917 157TH AVE NE
4	382531	0720	10/2005	\$820,000	2930	0	9	2005	3	9158	N	N	15737 NE 119TH CT
4	619240	0260	8/2005	\$611,000	2940	0	9	2002	3	5070	N	N	11726 167TH PL NE
4	382531	0790	11/2006	\$869,220	2950	0	9	2006	3	6973	N	N	15749 NE 120TH WAY
4	187310	0140	8/2007	\$825,000	2960	0	9	2005	3	6749	N	N	11733 174TH PL NE
4	187310	0140	7/2006	\$749,950	2960	0	9	2005	3	6749	N	N	11733 174TH PL NE
4	256820	0130	5/2006	\$628,411	2970	0	9	2006	3	5310	N	N	17805 NE 120TH WAY
4	256820	0210	12/2006	\$699,990	2970	0	9	2006	3	5210	N	N	12038 179TH PL NE
4	256820	0430	2/2006	\$628,241	2970	0	9	2005	3	5117	N	N	17743 NE 122ND ST
4	256820	0440	12/2005	\$599,990	2970	0	9	2005	3	5082	N	N	17739 NE 122ND ST
4	256820	0490	11/2005	\$622,000	2970	0	9	2005	3	5339	N	N	12119 177TH CT NE
4	256820	0600	12/2005	\$624,990	2970	0	9	2005	3	5276	N	N	11919 178TH PL NE
4	256820	0730	7/2007	\$750,000	2970	0	9	2005	3	5121	N	N	17681 NE 121ST CT
4	256820	0730	9/2005	\$609,990	2970	0	9	2005	3	5121	N	N	17681 NE 121ST CT
4	256820	0870	9/2005	\$669,990	2970	0	9	2005	3	5236	N	N	17668 NE 119TH CT
4	256820	0880	12/2005	\$619,990	2970	0	9	2005	3	6668	N	N	17672 NE 119TH CT
4	856080	0030	9/2006	\$719,990	2970	0	9	2006	3	6081	N	N	11921 179TH PL NE
4	856080	0160	6/2007	\$756,990	2970	0	9	2007	3	5518	N	N	11822 179TH PL NE
4	256820	0060	4/2006	\$679,990	2980	0	9	2005	3	5303	N	N	11892 178TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	256820	0140	3/2006	\$671,332	2980	0	9	2006	3	5377	N	N	17809 NE 120TH WAY
4	256820	0420	12/2005	\$609,990	2980	0	9	2005	3	5182	N	N	17745 NE 122ND ST
4	256820	0800	10/2005	\$645,000	2980	0	9	2005	3	5237	N	N	12012 176TH AVE NE
4	256820	0850	11/2005	\$679,990	2980	0	9	2005	3	5230	N	N	17660 NE 119TH CT
4	856080	0010	12/2006	\$699,990	2980	0	9	2006	3	5603	N	N	11929 179TH PL NE
4	856080	0120	2/2007	\$749,990	2980	0	9	2005	3	5300	N	N	11806 179TH PL NE
4	856080	0190	1/2007	\$725,000	2980	0	9	2007	3	5876	N	N	11920 179TH PL NE
4	256820	0220	12/2006	\$697,000	2990	0	9	2006	3	5191	N	N	12044 179TH PL NE
4	619241	0250	1/2005	\$675,498	3000	0	9	2004	3	10012	N	N	16576 NE 120TH WAY
4	957809	0340	9/2007	\$769,950	3000	0	9	2007	3	6955	N	N	17447 NE 120TH WAY
4	957809	0430	4/2007	\$749,950	3000	0	9	2006	3	5885	N	N	17287 NE 120TH WAY
4	957809	0450	4/2007	\$749,950	3000	0	9	2007	3	6955	N	N	17279 NE 120TH WAY
4	810980	0050	11/2005	\$760,950	3010	0	9	2005	3	5637	N	N	16756 NE 120TH ST
4	382531	0700	7/2005	\$759,950	3020	740	9	2004	3	6234	N	N	15729 NE 119TH CT
4	564930	0520	8/2005	\$677,750	3020	0	9	1980	4	39346	N	N	17923 NE 127TH ST
4	619240	0080	4/2005	\$712,150	3040	1110	9	2004	3	5781	N	N	11925 165TH PL NE
4	619241	0360	8/2005	\$693,165	3040	1110	9	2005	3	7706	N	N	12049 165TH PL NE
4	957809	0310	2/2007	\$734,900	3040	0	9	2006	3	6527	N	N	17523 NE 120TH WAY
4	287100	0070	1/2005	\$617,045	3050	0	9	2004	3	6376	N	N	17054 NE 115TH WAY
4	382531	0840	6/2005	\$729,950	3050	0	9	2004	3	6950	N	N	11827 158TH AVE NE
4	934870	0600	1/2005	\$701,581	3050	0	9	2004	3	6721	N	N	11863 175TH PL NE
4	957809	0240	7/2007	\$798,950	3050	380	9	2006	3	6500	Y	N	17524 NE 120TH WAY
4	957809	0260	6/2007	\$812,950	3050	380	9	2007	3	7556	Y	N	17530 NE 120TH WAY
4	287100	0410	5/2006	\$705,000	3060	0	9	2004	3	6030	N	N	11228 171ST PL NE
4	382531	0280	2/2007	\$952,950	3060	750	9	2006	3	8432	N	N	12040 157TH CT NE
4	957809	0020	3/2007	\$769,950	3060	0	9	2006	3	9639	N	N	17280 NE 120TH WAY
4	957809	0380	11/2007	\$775,227	3060	0	9	2007	3	6955	N	N	17389 NE 120TH WAY
4	957809	0420	9/2006	\$755,000	3060	0	9	2006	3	6420	N	N	17291 NE 120TH WAY
4	957809	0010	3/2007	\$799,950	3070	0	9	2006	3	77000	N	N	17276 NE 120TH WAY
4	957809	0100	12/2007	\$820,000	3070	0	9	2007	3	7118	Y	N	12007 174TH CT NE
4	957809	0280	3/2007	\$769,950	3070	0	9	2007	3	7006	N	N	17529 NE 120TH WAY
4	957809	0410	10/2006	\$791,502	3070	0	9	2006	3	7356	N	N	17295 NE 120TH WAY
4	957809	0460	2/2007	\$784,950	3070	0	9	2006	3	6932	N	N	17275 NE 120TH WAY

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	619241	0080	9/2006	\$830,232	3080	0	9	2006	3	7049	N	N	16561 NE 119TH WAY
4	619241	0270	3/2007	\$808,090	3080	0	9	2007	3	5760	N	N	16582 NE 120TH WAY
4	856080	0200	4/2007	\$766,990	3080	0	9	2007	3	8323	N	N	11924 179TH PL NE
4	287100	0040	5/2007	\$750,000	3090	0	9	2003	3	6472	N	N	17066 NE 115TH WAY
4	619240	0170	6/2005	\$656,731	3090	0	9	2004	3	5600	N	N	16552 NE 118TH WAY
4	619241	0010	10/2005	\$713,485	3090	0	9	2005	3	6685	N	N	16639 NE 119TH WAY
4	619241	0060	1/2006	\$717,390	3090	0	9	2006	3	5760	N	N	16565 NE 119TH WAY
4	619241	0120	11/2006	\$769,950	3090	0	9	2006	3	5760	N	N	16568 NE 119TH WAY
4	619241	0140	3/2006	\$770,910	3090	0	9	2006	3	5760	N	N	16636 NE 119TH WAY
4	619241	0230	12/2007	\$830,477	3090	0	9	2007	3	5931	N	N	16573 NE 120TH WAY
4	619241	0630	3/2005	\$586,740	3090	0	9	2004	3	5550	N	N	11737 167TH CT NE
4	619241	0660	8/2005	\$606,330	3090	0	9	2005	3	5001	N	N	11738 167TH CT NE
4	256820	0160	3/2007	\$769,990	3100	0	9	2006	3	5839	N	N	11930 179TH PL NE
4	256820	0190	3/2007	\$761,990	3100	0	9	2006	3	6564	N	N	12034 179TH PL NE
4	256820	0260	9/2006	\$787,990	3100	0	9	2005	3	6840	N	N	12154 179TH PL NE
4	256820	0530	12/2005	\$675,000	3100	0	9	2005	3	6637	N	N	12105 178TH PL NE
4	256820	0670	8/2005	\$667,933	3100	0	9	2005	3	6631	N	N	17679 NE 122ND ST
4	256820	0910	8/2005	\$640,000	3100	0	9	2005	3	6924	N	N	17661 NE 119TH CT
4	856080	0100	11/2006	\$736,250	3100	0	9	2006	3	6684	N	N	11819 179TH PL NE
4	152260	0080	6/2007	\$752,000	3110	0	9	1986	3	26138	N	N	15802 NE 114TH CT
4	287100	0420	8/2007	\$698,400	3110	0	9	2003	3	6030	N	N	11234 171ST PL NE
4	957809	0130	11/2006	\$786,950	3110	0	9	2006	3	6508	N	N	12015 174TH CT NE
4	957809	0160	1/2007	\$819,016	3110	0	9	2006	3	6984	N	N	12010 174TH CT NE
4	957809	0210	8/2006	\$801,577	3110	0	9	2006	3	6282	N	N	12029 175TH CT NE
4	382531	0320	2/2007	\$800,000	3120	0	9	2006	3	9647	Y	N	15762 NE 120TH WAY
4	619240	0350	5/2007	\$794,500	3120	0	9	2003	3	8759	N	N	11720 165TH PL NE
4	619240	0350	10/2005	\$693,950	3120	0	9	2003	3	8759	N	N	11720 165TH PL NE
4	619240	0460	10/2006	\$720,000	3120	0	9	2003	3	7074	N	N	16531 NE 117TH WAY
4	619241	0090	8/2007	\$819,950	3120	0	9	2007	3	6626	N	N	16562 NE 119TH WAY
4	619241	0040	1/2007	\$765,000	3130	0	9	2005	3	5760	N	N	16569 NE 119TH WAY
4	619241	0040	10/2005	\$670,571	3130	0	9	2005	3	5760	N	N	16569 NE 119TH WAY
4	256820	0020	7/2006	\$752,990	3150	0	9	2006	3	7908	N	N	11872 178TH PL NE
4	256820	0050	7/2006	\$745,990	3150	0	9	2006	3	6442	N	N	11886 178TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	256820	0110	5/2006	\$754,955	3150	0	9	2005	3	6465	N	N	11922 178TH PL NE
4	256820	0150	8/2006	\$752,990	3150	0	9	2006	3	7882	N	N	11931 179TH PL NE
4	256820	0180	4/2007	\$775,990	3150	0	9	2006	3	5572	N	N	12032 179TH PL NE
4	256820	0230	7/2006	\$775,000	3150	0	9	2006	3	5491	N	N	12148 179TH PL NE
4	256820	0240	8/2006	\$779,990	3150	0	9	2006	3	6701	N	N	12150 179TH PL NE
4	256820	0290	6/2006	\$730,990	3150	0	9	2005	3	5979	N	N	12039 179TH PL NE
4	256820	0310	7/2006	\$743,990	3150	0	9	2005	3	5909	N	N	12033 179TH PL NE
4	256820	0370	5/2006	\$729,990	3150	0	9	2006	3	6644	N	N	12104 178TH PL NE
4	256820	0390	5/2006	\$720,990	3150	0	9	2006	3	6104	N	N	12112 178TH PL NE
4	256820	0410	11/2005	\$659,990	3150	0	9	2005	3	6422	N	N	17749 NE 122ND ST
4	256820	0480	1/2006	\$754,500	3150	0	9	2005	3	6312	N	N	12123 177TH CT NE
4	256820	0520	12/2005	\$657,990	3150	0	9	2005	3	5985	N	N	12109 178TH PL NE
4	256820	0550	2/2006	\$720,990	3150	0	9	2006	3	5905	N	N	12025 178TH PL NE
4	256820	0630	6/2007	\$850,000	3150	0	9	2006	3	6710	N	N	11887 178TH PL NE
4	256820	0710	11/2005	\$659,990	3150	0	9	2005	3	5986	N	N	17680 NE 121ST CT
4	256820	0760	11/2005	\$680,014	3150	0	9	2006	3	5913	N	N	17767 NE 121ST CT
4	256820	0790	11/2005	\$711,212	3150	0	9	2005	3	6468	N	N	12014 176TH AVE NE
4	256820	0830	4/2007	\$832,000	3150	0	9	2005	3	5962	N	N	17652 NE 119TH CT
4	256820	0830	2/2006	\$799,950	3150	0	9	2005	3	5962	N	N	17652 NE 119TH CT
4	256820	0830	7/2005	\$679,000	3150	0	9	2005	3	5962	N	N	17652 NE 119TH CT
4	256820	0920	3/2005	\$616,990	3150	0	9	2005	3	5619	N	N	17657 NE 119TH CT
4	382531	0620	2/2005	\$639,950	3150	0	9	2004	3	7630	N	N	11706 157TH AVE NE
4	382531	0780	8/2006	\$869,950	3150	0	9	2006	3	6991	N	N	15745 NE 120TH WAY
4	856080	0050	10/2006	\$779,990	3150	0	9	2006	3	6315	N	N	11825 179TH PL NE
4	856080	0070	11/2006	\$773,990	3150	0	9	2006	3	6356	N	N	11821 179TH PL NE
4	856080	0140	5/2007	\$809,990	3150	0	9	2007	3	5894	N	N	11814 179TH PL NE
4	071051	0070	12/2007	\$775,000	3160	0	9	1985	3	35000	N	N	18017 NE 133RD ST
4	382531	0190	11/2006	\$980,000	3170	800	9	2006	3	8400	Y	N	11921 157TH AVE NE
4	382531	0240	8/2007	\$1,149,950	3170	800	9	2007	3	8178	Y	N	12039 157TH CT NE
4	113730	0150	5/2006	\$720,000	3180	0	9	1987	3	45302	N	N	15309 185TH AVE NE
4	810980	0030	8/2005	\$785,950	3190	0	9	2005	3	6047	N	N	16748 NE 120TH ST
4	256820	0040	6/2006	\$745,000	3220	0	9	2006	3	6571	N	N	11878 178TH PL NE
4	256820	0100	6/2006	\$732,990	3220	0	9	2006	3	6581	N	N	11918 178TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	256820	0170	12/2006	\$795,990	3220	0	9	2006	3	5934	N	N	12028 179TH PL NE
4	256820	0200	1/2007	\$782,990	3220	0	9	2006	3	6163	N	N	12036 179TH PL NE
4	256820	0270	9/2006	\$755,990	3220	0	9	2006	3	8096	N	N	12156 179TH PL NE
4	256820	0300	7/2006	\$739,990	3220	0	9	2006	3	6683	N	N	12035 179TH PL NE
4	256820	0360	4/2006	\$726,990	3220	0	9	2005	3	6644	N	N	12026 178TH PL NE
4	256820	0500	10/2005	\$725,990	3220	0	9	2005	3	7170	N	N	12115 177TH CT NE
4	256820	0570	11/2005	\$696,990	3220	0	9	2005	3	6605	N	N	12019 178TH PL NE
4	256820	0620	3/2006	\$729,990	3220	0	9	2005	3	6710	N	N	11893 178TH PL NE
4	256820	0660	7/2005	\$652,990	3220	0	9	2005	3	6630	N	N	17683 NE 122ND ST
4	256820	0750	3/2006	\$704,990	3220	0	9	2006	3	8055	N	N	17673 NE 121ST CT
4	256820	0770	7/2005	\$664,990	3220	0	9	2005	3	7913	N	N	17663 NE 121ST CT
4	256820	0820	4/2006	\$739,990	3220	0	9	2006	3	6508	N	N	11956 176TH AVE NE
4	256820	0840	4/2005	\$659,990	3220	0	9	2005	3	6511	N	N	17656 NE 119TH CT
4	256820	0890	9/2005	\$622,990	3220	0	9	2005	3	6759	N	N	17671 NE 119TH CT
4	856080	0040	9/2006	\$787,990	3220	0	9	2006	3	8513	N	N	11917 179TH PL NE
4	856080	0210	12/2006	\$789,990	3220	0	9	2007	3	9409	N	N	11928 179TH PL NE
4	382531	0760	12/2005	\$950,000	3230	0	9	2005	3	7766	N	N	15728 NE 119TH CT
4	242605	9115	12/2005	\$760,000	3240	0	9	1989	3	47863	N	N	14259 178TH AVE NE
4	382531	0890	9/2006	\$828,000	3250	0	9	2004	3	7751	N	N	11749 158TH PL NE
4	382531	0890	2/2005	\$719,950	3250	0	9	2004	3	7751	N	N	11749 158TH PL NE
4	619240	0150	7/2005	\$616,520	3270	0	9	2005	3	5775	N	N	16544 NE 118TH WAY
4	619240	0200	3/2005	\$603,465	3270	0	9	2004	3	5600	N	N	16628 NE 118TH WAY
4	619241	0110	9/2006	\$793,820	3270	0	9	2006	3	5760	N	N	16566 NE 119TH WAY
4	619241	0150	4/2006	\$750,270	3270	0	9	2006	3	5760	N	N	16638 NE 119TH WAY
4	619241	0290	12/2007	\$755,000	3270	0	9	2007	3	5640	N	N	16644 NE 120TH WAY
4	382531	0600	1/2007	\$899,001	3278	850	9	2004	3	8712	N	N	15714 NE 117TH ST
4	856080	0090	12/2006	\$768,990	3280	0	9	2006	3	6230	N	N	11819 179TH PL NE
4	856080	0150	6/2007	\$795,990	3280	0	9	2007	3	7049	N	N	11818 179TH PL NE
4	113730	0980	6/2005	\$680,000	3290	0	9	1984	4	34950	N	N	14629 181ST PL NE
4	856080	0180	5/2007	\$732,990	3300	0	9	2007	3	5245	N	N	11916 179TH PL NE
4	957809	0110	11/2007	\$859,950	3320	0	9	2007	3	6984	N	N	12009 174TH CT NE
4	957809	0190	12/2007	\$878,373	3320	0	9	2007	3	7016	N	N	12021 175TH CT NE
4	192606	9050	3/2007	\$603,000	3340	0	9	1985	3	43990	N	N	19220 NE 144TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	287100	0020	12/2006	\$750,000	3340	0	9	2003	3	6976	N	N	17112 NE 115TH WAY
4	344350	0060	6/2005	\$825,000	3340	0	9	1981	3	32383	N	N	14715 BEAR CREEK LN NE
4	382531	0860	1/2005	\$647,950	3350	0	9	2004	3	6909	N	N	15818 NE 118TH WAY
4	810980	0020	6/2005	\$690,000	3360	0	9	2004	3	6428	N	N	16744 NE 120TH ST
4	934870	0610	10/2005	\$799,950	3370	0	9	2005	3	6766	N	N	11867 175TH PL NE
4	957809	0090	6/2007	\$869,950	3370	0	9	2007	3	7871	Y	N	12002 173RD PL NE
4	957809	0250	1/2007	\$899,904	3370	160	9	2006	3	6802	Y	N	17528 NE 120TH WAY
4	957809	0270	11/2006	\$920,795	3370	160	9	2006	3	9787	Y	N	17534 NE 120TH WAY
4	187310	0160	5/2006	\$749,950	3400	0	9	2005	3	7585	N	N	11843 174TH PL NE
4	187310	0610	8/2006	\$775,000	3400	0	9	2006	3	6346	N	N	17212 NE 117TH WAY
4	187310	0680	7/2006	\$759,950	3400	0	9	2006	3	5535	N	N	17206 117TH CT NE
4	382531	0820	8/2005	\$749,950	3400	0	9	2004	3	6742	N	N	11923 158TH AVE NE
4	957809	0070	7/2007	\$864,950	3400	0	9	2007	3	7375	N	N	12006 173RD PL NE
4	382531	0550	10/2006	\$850,000	3410	0	9	2006	3	7445	N	N	15734 NE 117TH ST
4	382531	0980	6/2005	\$709,950	3410	0	9	2004	3	6765	N	N	11765 158TH AVE NE
4	192606	9097	4/2005	\$675,000	3440	0	9	1985	3	63437	N	N	19249 NE 144TH PL
4	957809	0140	11/2006	\$829,950	3440	0	9	2006	3	6548	N	N	12014 174TH CT NE
4	957809	0170	12/2007	\$889,950	3440	0	9	2006	3	7118	Y	N	12008 174TH CT NE
4	957809	0220	3/2007	\$849,950	3440	0	9	2007	3	6257	N	N	12028 175TH CT NE
4	382531	0710	3/2006	\$991,550	3470	1050	9	2005	3	8065	N	N	15733 NE 119TH CT
4	564930	0180	3/2005	\$698,500	3470	0	9	1992	3	35100	N	N	18203 NE 125TH ST
4	185300	0060	8/2005	\$675,000	3490	0	9	1989	4	35000	N	N	14203 192ND AVE NE
4	187310	0430	3/2006	\$729,950	3520	0	9	2005	3	8127	N	N	17255 NE 119TH WAY
4	187310	0490	4/2006	\$759,950	3520	0	9	2006	3	8095	N	N	17237 NE 119TH CT
4	187310	0560	4/2007	\$719,950	3520	0	9	2006	3	5050	N	N	11751 173RD PL NE
4	187310	0580	12/2006	\$705,000	3520	0	9	2006	3	4800	N	N	11743 173RD PL NE
4	382531	0690	6/2007	\$876,000	3520	0	9	2004	3	7762	N	N	11816 157TH AVE NE
4	382531	0690	3/2005	\$709,950	3520	0	9	2004	3	7762	N	N	11816 157TH AVE NE
4	382531	0750	12/2005	\$869,950	3520	0	9	2005	3	7000	N	N	15732 NE 119TH CT
4	619241	0430	4/2007	\$809,950	3520	0	9	2007	3	5280	N	N	16594 NE 120TH ST
4	619241	0540	3/2006	\$765,626	3520	0	9	2006	3	5400	N	N	12046 167TH PL NE
4	256820	0280	8/2006	\$847,990	3530	0	9	2006	3	7189	N	N	12145 179TH PL NE
4	256820	0350	5/2006	\$802,790	3530	0	9	2006	3	7056	N	N	12024 178TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	256820	0460	10/2005	\$755,990	3530	0	9	2005	3	7192	N	N	17695 NE 122ND ST
4	256820	0540	12/2005	\$790,000	3530	0	9	2005	3	6612	N	N	12101 178TH PL NE
4	256820	0720	12/2005	\$795,000	3530	0	9	2005	3	7099	N	N	17685 NE 121ST CT
4	856080	0110	11/2006	\$942,615	3530	0	9	2006	3	8130	N	N	11802 179TH PL NE
4	957809	0120	10/2006	\$826,950	3560	0	9	2006	3	8792	N	N	12011 174TH CT NE
4	957809	0150	1/2007	\$833,000	3560	0	9	2006	3	8711	N	N	12012 174TH CT NE
4	957809	0200	3/2007	\$887,950	3560	0	9	2006	3	9193	N	N	12025 175TH CT NE
4	187310	0080	3/2007	\$724,950	3570	0	9	2006	3	6581	N	N	11656 173RD PL NE
4	187310	0660	9/2006	\$789,950	3570	0	9	2006	3	9553	N	N	11731 172ND CT NE
4	187310	0670	11/2006	\$794,691	3570	0	9	2006	3	6616	N	N	17210 NE 117TH WAY
4	287100	0030	12/2006	\$800,000	3570	0	9	2001	3	6818	N	N	17070 NE 115TH WAY
4	287100	0030	3/2005	\$660,000	3570	0	9	2001	3	6818	N	N	17070 NE 115TH WAY
4	382531	0830	2/2005	\$689,950	3570	0	9	2004	3	6962	N	N	11831 158TH AVE NE
4	187310	0010	6/2006	\$729,950	3580	0	9	2006	3	6470	N	N	17201 NE 117TH WAY
4	957809	0230	6/2007	\$894,950	3580	0	9	2007	3	8703	N	N	12024 175TH CT NE
4	187310	0020	6/2006	\$759,950	3590	0	9	2006	3	5753	N	N	17205 NE 117TH WAY
4	187310	0150	5/2006	\$769,950	3590	0	9	2005	3	7535	N	N	11849 174TH PL NE
4	187310	0630	7/2006	\$849,950	3590	0	9	2006	3	6655	N	N	11744 172ND CT NE
4	187310	0640	9/2006	\$840,000	3590	0	9	2006	3	6853	N	N	11739 172ND CT NE
4	382531	0560	4/2007	\$892,950	3630	0	9	2001	3	7000	N	N	15730 NE 117TH ST
4	382531	0770	8/2006	\$910,000	3630	0	9	2005	3	7794	N	N	15741 NE 120TH WAY
4	256820	0010	8/2007	\$855,000	3650	0	9	2007	3	8360	N	N	11790 178TH PL NE
4	256820	0070	8/2006	\$852,990	3650	0	9	2006	3	7784	N	N	11898 178TH PL NE
4	256820	0340	6/2006	\$839,000	3650	0	9	2006	3	7416	N	N	12022 178TH PL NE
4	187310	0030	7/2006	\$795,000	3690	0	9	2006	3	7965	N	N	17209 NE 117TH WAY
4	187310	0600	2/2007	\$849,843	3690	0	9	2006	3	7499	N	N	17216 NE 117TH WAY
4	187310	0620	8/2006	\$889,000	3690	0	9	2006	3	11177	N	N	11740 172ND CT NE
4	187310	0650	10/2006	\$869,950	3690	0	9	2006	3	7691	N	N	11735 172ND CT NE
4	187310	0690	9/2006	\$807,750	3690	0	9	2005	3	7283	N	N	17202 NE 117TH WAY
4	957809	0080	9/2007	\$889,950	3690	0	9	2007	3	7395	N	N	12004 173RD PL NE
4	382531	0030	10/2005	\$778,000	3720	0	9	2004	3	8181	N	N	15723 NE 117TH ST
4	382531	0730	9/2005	\$789,950	3740	0	9	2005	3	8911	N	N	15740 NE 119TH CT
4	382531	0740	10/2005	\$819,950	3740	0	9	2005	3	9382	N	N	15736 NE 119TH CT

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	382531	0870	1/2005	\$740,000	3770	0	9	2002	3	12988	N	N	15812 NE 118TH WAY
4	382531	0960	2/2005	\$735,000	3780	0	9	2003	3	7452	N	N	15815 NE 117TH WAY
4	113730	1130	12/2005	\$587,950	3790	0	9	1981	3	37125	N	N	18209 NE 146TH WAY
4	256820	0080	9/2006	\$937,990	3850	0	9	2006	3	9726	N	N	11910 178TH PL NE
4	192606	9195	6/2005	\$845,000	3900	0	9	1998	3	34820	N	N	18608 NE 137TH ST
4	256820	0930	4/2005	\$739,000	3910	0	9	2005	3	8419	N	N	17653 NE 119TH CT
4	256820	0470	3/2006	\$854,990	3990	0	9	2006	3	8412	N	N	17691 NE 122ND ST
4	256820	0780	1/2006	\$849,990	3990	0	9	2005	3	13519	N	N	12016 176TH AVE NE
4	256820	0030	8/2007	\$885,000	4010	0	9	2007	3	7593	N	N	11870 178TH PL NE
4	256820	0330	3/2006	\$855,990	4010	0	9	2006	3	7612	N	N	12020 178TH PL NE
4	256820	0380	7/2006	\$882,990	4020	0	9	2006	3	8605	N	N	12108 178TH PL NE
4	256820	0400	6/2006	\$887,990	4180	0	9	2006	3	8533	N	N	12116 178TH PL NE
4	256820	0510	12/2005	\$835,000	4180	0	9	2005	3	9156	N	N	12114 177TH CT NE
4	192606	9194	9/2005	\$928,000	4250	0	9	1998	3	36321	N	N	18602 NE 137TH ST
4	570170	0580	9/2007	\$971,000	4450	0	9	1981	4	55824	N	N	17226 NE 131ST ST
4	252605	9153	2/2005	\$780,000	4940	0	9	1999	3	35150	N	N	16618 NE 128TH ST
4	418800	0520	7/2007	\$794,950	1870	620	10	1984	4	20241	N	N	17031 NE 135TH CT
4	418800	0450	10/2006	\$786,000	2230	720	10	1985	3	21230	N	N	17024 NE 135TH CT
4	773250	0500	4/2005	\$609,950	2260	0	10	1986	3	35100	N	N	13938 180TH AVE NE
4	418800	0740	2/2006	\$661,500	2330	0	10	1985	3	29888	N	N	13232 171ST AVE NE
4	812355	0240	8/2005	\$629,900	2330	0	10	1984	4	38067	N	N	12413 169TH AVE NE
4	219570	0360	5/2005	\$606,000	2410	0	10	1988	3	35100	N	N	15334 179TH AVE NE
4	418800	0300	9/2007	\$755,000	2510	0	10	1985	3	31944	N	N	13631 171ST AVE NE
4	418800	0640	2/2006	\$711,000	2540	0	10	1984	3	28563	N	N	17002 NE 133RD ST
4	934870	0450	9/2006	\$1,100,950	2590	970	10	2006	3	7178	Y	N	11736 174TH PL NE
4	418800	0430	6/2005	\$790,000	2600	0	10	1984	4	21500	N	N	17040 NE 135TH CT
4	934870	0090	9/2005	\$869,950	2620	910	10	2005	3	6206	Y	N	11750 175TH PL NE
4	934870	0120	3/2006	\$899,950	2620	910	10	2005	3	6210	Y	N	11866 175TH PL NE
4	934870	0620	1/2005	\$635,950	2660	0	10	2004	3	6712	N	N	11875 175TH PL NE
4	934870	0320	2/2005	\$639,000	2670	0	10	2004	3	7254	N	N	17425 NE 119TH WAY
4	934870	0430	11/2006	\$1,018,000	2670	760	10	2006	3	5693	Y	N	11744 174TH PL NE
4	934870	0060	1/2005	\$789,950	2690	900	10	2004	3	6207	Y	N	11738 175TH PL NE
4	773250	0610	11/2007	\$729,950	2740	0	10	1984	3	20000	N	N	17542 NE 142ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	928895	0070	5/2005	\$750,000	2740	0	10	1996	3	25925	N	N	12308 181ST CT NE
4	111575	0070	12/2006	\$650,000	2780	0	10	1984	3	35000	N	N	13327 168TH AVE NE
4	418800	0580	7/2005	\$670,000	2790	0	10	1984	3	29016	N	N	17026 NE 133RD ST
4	812355	0190	6/2007	\$725,000	2790	0	10	1983	3	36032	N	N	16922 NE 124TH ST
4	418800	0040	1/2005	\$675,000	2800	0	10	1986	3	35162	N	N	13500 171ST AVE NE
4	934870	0110	10/2005	\$839,950	2830	1000	10	2005	3	6206	Y	N	11862 175TH PL NE
4	810980	0110	10/2006	\$819,950	2840	0	10	2006	3	4468	N	N	16745 NE 120TH ST
4	934870	0050	2/2005	\$839,950	2840	1000	10	2004	3	6207	Y	N	11666 175TH PL NE
4	934870	0080	7/2005	\$825,000	2840	1000	10	2005	3	6206	Y	N	11746 175TH PL NE
4	934870	0140	1/2006	\$949,950	2840	1000	10	2005	3	6204	N	N	11878 175TH PL NE
4	810980	0040	4/2006	\$799,950	2850	0	10	2005	3	5701	N	N	16752 NE 120TH ST
4	934870	0250	4/2005	\$675,000	2860	0	10	2004	3	7041	N	N	17380 NE 119TH WAY
4	934870	0310	7/2007	\$870,000	2860	0	10	2004	3	7254	N	N	17429 NE 119TH WAY
4	934870	0360	3/2006	\$832,950	2860	0	10	2005	3	8262	N	N	11872 174TH PL NE
4	812355	0080	8/2007	\$860,000	2870	430	10	1984	4	36345	N	N	17101 NE 126TH PL
4	186200	0390	6/2005	\$769,950	2880	0	10	1988	4	38396	N	N	16932 NE 130TH ST
4	219570	0110	8/2007	\$820,000	2910	0	10	1990	3	35464	N	N	17618 NE 152ND ST
4	934870	0040	12/2007	\$974,950	2920	920	10	2004	3	7307	Y	N	11662 175TH PL NE
4	934870	0070	6/2005	\$819,950	2920	920	10	2004	3	6206	Y	N	11742 175TH PL NE
4	934870	0100	10/2007	\$1,010,000	2920	920	10	2005	3	6206	Y	N	11758 175TH PL NE
4	934870	0100	10/2005	\$859,950	2920	920	10	2005	3	6206	Y	N	11758 175TH PL NE
4	934870	0130	3/2006	\$940,000	2920	920	10	2006	3	6209	N	N	11874 175TH PL NE
4	934870	0400	9/2005	\$851,310	2920	920	10	2005	3	7893	Y	N	11856 174TH PL NE
4	934870	0420	4/2005	\$895,000	2930	1010	10	2004	3	6167	Y	N	11748 174TH PL NE
4	934870	0460	2/2007	\$1,181,950	2940	880	10	2006	3	5977	Y	N	11732 174TH PL NE
4	934870	0470	11/2005	\$999,950	2950	880	10	2005	3	6537	Y	N	11664 174TH PL NE
4	192606	9040	11/2006	\$1,295,000	3020	1080	10	2002	3	294465	N	N	18533 NE 143RD PL
4	418800	0530	3/2005	\$665,000	3020	0	10	1986	3	23230	N	N	17039 NE 135TH CT
4	192606	9165	2/2005	\$750,000	3040	0	10	1987	3	45172	N	N	19247 NE 144TH PL
4	810980	0080	4/2007	\$877,950	3040	0	10	2006	3	5013	N	N	16757 NE 120TH ST
4	810980	0100	8/2006	\$865,000	3040	0	10	2006	3	4662	N	N	16749 NE 120TH ST
4	810980	0120	4/2006	\$786,950	3040	0	10	2005	3	4998	N	N	16741 NE 120TH ST
4	071051	0020	8/2005	\$748,000	3060	0	10	2005	3	39554	N	N	18036 NE 133RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	934870	0500	12/2005	\$710,000	3070	0	10	2003	3	7467	N	N	17408 NE 116TH WAY
4	810981	0050	8/2007	\$939,950	3080	0	10	2006	3	5428	N	N	11664 168TH CT NE
4	810981	0140	9/2007	\$920,000	3100	0	10	2007	3	5756	N	N	11759 168TH PL NE
4	773250	0910	4/2006	\$750,000	3110	0	10	1985	3	35100	N	N	14340 172ND AVE NE
4	810980	0090	12/2006	\$895,950	3120	0	10	2006	3	4950	N	N	16753 NE 120TH ST
4	934870	0560	4/2005	\$740,000	3120	0	10	2003	3	6978	N	N	11745 175TH PL NE
4	773250	1010	9/2006	\$850,000	3180	0	10	1987	3	39647	N	N	14304 173RD PL NE
4	192606	9190	3/2006	\$731,117	3210	0	10	1998	3	35028	N	N	18015 NE 143RD PL
4	252605	9193	12/2005	\$820,000	3210	0	10	2004	3	7024	N	N	11687 179TH PL NE
4	934870	0290	10/2007	\$945,950	3210	0	10	2006	3	10424	N	N	11865 174TH PL NE
4	934870	0390	9/2005	\$968,943	3230	900	10	2005	3	7803	Y	N	11860 174TH PL NE
4	362605	9144	1/2007	\$878,500	3250	0	10	2006	3	7697	N	N	17204 NE 115TH CT
4	810981	0110	1/2007	\$959,286	3280	0	10	2006	3	6374	N	N	16802 NE 117TH ST
4	934870	0150	8/2006	\$959,950	3280	0	10	2005	3	6739	N	N	11884 175TH PL NE
4	934870	0300	9/2007	\$975,000	3280	0	10	2007	3	7329	N	N	11861 174TH PL NE
4	252605	9075	7/2007	\$900,000	3300	0	10	1983	4	49222	N	N	17249 NE 125TH ST
4	727310	0170	7/2007	\$985,000	3320	0	10	2001	3	138520	N	N	18122 NE 116TH ST
4	810981	0060	6/2007	\$969,950	3360	0	10	2006	3	6494	N	N	11668 168TH CT NE
4	362605	9138	3/2007	\$1,070,300	3370	0	10	2007	3	7121	N	N	17203 NE 115TH CT
4	812130	0050	10/2007	\$839,950	3380	0	10	1988	3	36291	N	N	16712 NE 124TH ST
4	812130	0050	3/2005	\$676,000	3380	0	10	1988	3	36291	N	N	16712 NE 124TH ST
4	934870	0510	7/2005	\$740,000	3440	0	10	2003	3	7705	Y	N	17410 NE 116TH WAY
4	362605	9023	7/2007	\$995,000	3450	1310	10	2007	3	8446	N	N	17221 NE 115TH CT
4	219570	0130	6/2007	\$849,950	3490	0	10	1987	3	28461	Y	N	15100 176TH AVE NE
4	418800	0710	8/2006	\$899,000	3510	0	10	1985	4	32782	N	N	13225 171ST AVE NE
4	252605	9199	4/2007	\$998,000	3520	0	10	2004	3	7639	N	N	11680 179TH PL NE
4	362605	9140	4/2007	\$975,000	3540	0	10	2007	3	7990	N	N	17217 NE 115TH CT
4	773250	1030	2/2006	\$795,000	3560	0	10	1985	3	42003	N	N	14320 173RD PL NE
4	773250	0560	8/2006	\$845,000	3580	0	10	1986	3	40046	N	N	14200 180TH AVE NE
4	934870	0240	8/2006	\$899,950	3600	0	10	2006	3	6298	N	N	17412 NE 119TH PL
4	934870	0280	12/2007	\$1,049,950	3600	0	10	2007	3	6313	N	N	11873 174TH PL NE
4	192606	9193	10/2005	\$1,050,000	3630	0	10	1996	3	105998	N	N	13933 184TH AVE NE
4	934870	0370	12/2005	\$995,950	3680	770	10	2005	3	9276	Y	N	11868 174TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	186200	0300	7/2006	\$935,000	3814	0	10	1990	3	37801	N	N	12922 169TH AVE NE
4	111576	0150	6/2005	\$835,000	3880	0	10	1985	4	35001	N	N	16622 NE 132ND ST
4	362605	9141	12/2006	\$1,070,000	3880	0	10	2007	3	9117	N	N	17225 NE 115TH CT
4	192606	9183	12/2005	\$805,000	3890	0	10	1990	4	55756	N	N	18428 NE 137TH ST
4	219570	0030	7/2007	\$832,500	3970	0	10	1987	3	57115	N	N	17832 NE 154TH ST
4	812355	0150	12/2005	\$1,146,576	4257	0	10	1983	5	35336	N	N	12403 172ND AVE NE
4	192606	9030	2/2007	\$1,275,000	4910	0	10	2004	3	132858	N	N	13425 AVONDALE RD NE
4	294400	0160	8/2007	\$1,030,000	2890	0	11	1987	3	26304	N	N	15737 NE 134TH ST
4	235501	0080	10/2005	\$668,000	2930	0	11	1996	3	8738	N	N	12527 177TH AVE NE
4	294400	0210	7/2006	\$980,000	3110	0	11	1987	4	24728	N	N	13415 157TH AVE NE
4	115260	0360	8/2005	\$737,000	3180	0	11	1988	3	29765	N	N	15336 188TH AVE NE
4	115260	0410	1/2005	\$711,800	3220	0	11	1984	3	38180	N	N	18821 NE 153RD ST
4	115260	0460	4/2005	\$1,170,000	3229	0	11	2000	3	37219	N	N	18809 NE 150TH CT
4	142413	0010	7/2007	\$929,000	3260	0	11	1994	3	34776	N	N	18405 NE 139TH ST
4	186200	0280	4/2005	\$769,500	3260	0	11	1987	3	35072	N	N	12929 170TH AVE NE
4	192606	9182	4/2005	\$775,000	3310	0	11	1990	3	55321	N	N	13726 184TH AVE NE
4	185300	0170	6/2007	\$950,000	3350	0	11	1988	3	35104	N	N	19325 NE 142ND CT
4	957805	0180	7/2007	\$944,880	3360	0	11	1989	4	35212	N	N	17226 NE 126TH PL
4	115260	0070	9/2007	\$759,990	3420	0	11	1986	3	35003	N	N	19126 NE 151ST ST
4	115260	0070	6/2006	\$702,500	3420	0	11	1986	3	35003	N	N	19126 NE 151ST ST
4	186200	0270	1/2007	\$935,000	3430	0	11	1989	3	35186	N	N	12917 170TH AVE NE
4	185300	0570	6/2006	\$860,000	3510	0	11	1988	3	35093	N	N	19600 NE 143RD ST
4	186200	0060	2/2007	\$1,080,000	3510	0	11	1989	4	35002	N	N	17103 NE 130TH ST
4	294400	0280	6/2006	\$942,000	3550	0	11	1987	3	24754	N	N	13303 157TH AVE NE
4	664120	0070	8/2007	\$1,425,000	3550	910	11	1994	3	36341	N	N	13424 179TH AVE NE
4	115260	0590	3/2006	\$759,000	3570	0	11	1988	3	37768	N	N	19145 NE 151ST ST
4	329340	0020	8/2005	\$856,000	3570	0	11	1990	3	27699	N	N	18027 NE 132ND ST
4	294400	0040	9/2005	\$935,000	3580	0	11	1987	4	19916	N	N	13309 160TH AVE NE
4	185300	0290	6/2006	\$949,000	3610	0	11	1989	3	35048	N	N	19439 NE 143RD PL
4	294400	0200	4/2005	\$900,000	3610	0	11	1987	3	26251	N	N	13408 157TH AVE NE
4	185300	0480	9/2005	\$777,900	3680	0	11	1988	3	36771	N	N	19535 NE 143RD ST
4	142413	0110	6/2005	\$750,000	3720	0	11	1996	3	71002	Y	N	18632 NE 139TH ST
4	185300	0560	5/2007	\$890,000	3720	0	11	1989	3	35107	N	N	19526 NE 143RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	683880	0170	8/2005	\$750,000	3750	0	11	1999	3	35439	N	N	19204 NE 149TH ST
4	294400	0170	6/2007	\$1,160,000	3760	0	11	1987	3	29224	N	N	15736 NE 134TH ST
4	957805	0330	6/2005	\$855,000	3800	0	11	1990	3	35372	N	N	17408 NE 129TH ST
4	142413	0160	9/2007	\$1,000,000	3820	850	11	1995	3	47480	N	N	13918 186TH AVE NE
4	329320	0060	7/2005	\$900,000	3830	0	11	1989	4	54431	N	N	12914 182ND AVE NE
4	957805	0270	1/2007	\$984,400	3830	0	11	1990	4	35169	N	N	17411 NE 129TH ST
4	957805	0270	11/2005	\$895,000	3830	0	11	1990	4	35169	N	N	17411 NE 129TH ST
4	115260	0550	12/2005	\$820,000	3850	0	11	1985	3	28332	N	N	15013 191ST AVE NE
4	294400	0080	2/2005	\$835,000	3850	0	11	1987	3	20000	N	N	15814 NE 133RD ST
4	115260	0270	2/2005	\$845,000	3870	0	11	1984	3	36305	N	N	15018 189TH AVE NE
4	186200	0070	8/2006	\$945,000	3910	0	11	1988	4	35001	N	N	17007 NE 130TH ST
4	115260	0400	5/2005	\$865,000	3920	0	11	1984	3	35181	N	N	18811 NE 153RD ST
4	294400	0100	10/2005	\$965,300	3930	0	11	1987	3	21016	N	N	13304 157TH AVE NE
4	294401	0180	4/2006	\$1,025,000	3930	0	11	1988	3	32578	N	N	15715 NE 135TH ST
4	294401	0180	2/2005	\$868,888	3930	0	11	1988	3	32578	N	N	15715 NE 135TH ST
4	294401	0210	4/2006	\$1,092,000	3930	0	11	1987	3	21894	N	N	15905 NE 135TH ST
4	294401	0060	3/2006	\$920,000	3940	0	11	1987	3	20000	N	N	15814 NE 135TH ST
4	185300	0240	5/2007	\$1,124,000	3950	0	11	1989	4	36186	N	N	14230 194TH AVE NE
4	115260	0580	10/2007	\$850,000	3980	0	11	1985	3	35514	N	N	19133 NE 151ST ST
4	115260	0180	3/2006	\$850,000	4000	0	11	1986	3	32038	N	N	19011 NE 151ST ST
4	115260	0470	8/2005	\$899,950	4020	0	11	1984	3	37353	N	N	18907 NE 150TH ST
4	294401	0020	3/2006	\$1,300,000	4020	0	11	1987	4	23923	N	N	15926 NE 135TH ST
4	185300	0150	1/2005	\$785,000	4050	0	11	1988	4	28923	N	N	14219 194TH AVE NE
4	115260	0160	11/2006	\$835,000	4110	0	11	1985	3	35050	N	N	19001 NE 151ST ST
4	185300	0550	5/2005	\$899,900	4160	0	11	1988	3	35136	N	N	19516 NE 143RD ST
4	294400	0290	3/2005	\$875,000	4160	0	11	1988	3	30050	N	N	16324 NE 135TH ST
4	294400	0010	12/2005	\$960,000	4200	0	11	1987	4	21577	N	N	15901 NE 133RD ST
4	294400	0060	4/2006	\$965,000	4240	0	11	1987	3	20707	N	N	15904 NE 133RD ST
4	329320	0050	9/2006	\$965,000	4250	1000	11	1990	3	56706	N	N	12906 182ND AVE NE
4	664120	0030	9/2006	\$1,200,000	4330	0	11	1994	4	47883	N	N	13439 179TH AVE NE
4	329320	0200	4/2007	\$1,033,050	4350	0	11	1989	3	44763	N	N	18106 NE 129TH PL
4	294401	0230	4/2005	\$1,010,000	4380	0	11	1987	3	19700	N	N	13415 160TH AVE NE
4	294401	0120	10/2006	\$1,188,000	4516	0	11	1988	3	21314	N	N	13521 157TH CT NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
4	294401	0190	10/2006	\$1,300,000	4580	0	11	1987	3	19904	N	N	15813 NE 135TH ST
4	294400	0070	7/2006	\$1,295,000	4720	0	11	1986	3	20712	N	N	15824 NE 133RD ST
4	329320	0020	9/2006	\$1,350,000	4840	0	11	1988	4	50401	N	N	18121 NE 129TH PL
4	252605	9003	6/2007	\$1,862,000	4860	0	11	1985	4	199561	N	N	17310 NE 125TH ST
4	202606	9038	11/2007	\$1,800,000	5300	0	11	2007	3	64468	N	N	14425 BEAR CREEK RD NE
4	683880	0140	11/2005	\$1,050,000	3840	0	12	1993	3	40097	N	N	19224 NE 149TH ST
4	957805	0080	4/2005	\$823,000	3940	0	12	1989	3	35208	N	N	17413 NE 126TH PL
4	294400	0330	8/2006	\$1,295,000	4250	0	12	1987	3	29424	N	N	16311 NE 135TH ST
4	957805	0060	4/2007	\$1,350,000	4260	0	12	1990	3	35326	N	N	17327 NE 126TH PL
4	957805	0130	4/2006	\$1,425,000	4560	0	12	1990	4	38509	N	N	17330 NE 126TH PL
4	683880	0130	12/2005	\$1,060,000	5080	0	12	1993	3	34746	N	N	19232 NE 149TH ST
4	294400	0030	11/2005	\$1,175,000	5090	0	12	1987	3	27661	N	N	13314 160TH AVE NE
4	957805	0010	5/2006	\$1,455,000	5200	0	12	1990	3	35118	N	N	17211 NE 126TH PL
4	957805	0160	10/2005	\$1,340,000	5330	0	12	1989	3	35479	N	N	17242 NE 126TH PL
4	957805	0170	1/2007	\$1,600,000	5400	0	12	1990	3	35298	N	N	17234 NE 126TH PL
4	683880	0100	10/2007	\$1,300,000	5720	0	12	1990	3	37370	N	N	19256 NE 149TH ST
4	683880	0040	7/2007	\$1,240,000	6000	0	12	1990	3	41353	N	N	19251 NE 149TH ST
4	683880	0110	7/2005	\$1,150,000	6320	0	12	1990	3	36361	N	N	19250 NE 149TH ST
4	957805	0050	7/2007	\$1,740,000	5100	0	13	1999	3	35302	N	N	17315 NE 126TH PL
6	720200	0080	6/2005	\$368,000	820	780	7	1971	4	6975	N	N	15809 NE 111TH CT
6	719935	0430	4/2006	\$422,000	860	380	7	1981	4	6969	N	N	10620 161ST AVE NE
6	719936	0180	3/2006	\$385,000	860	380	7	1980	4	8295	N	N	16217 NE 108TH CT
6	719935	0270	2/2005	\$349,000	880	630	7	1980	4	7125	N	N	16003 NE 106TH ST
6	719936	0310	9/2007	\$450,000	880	630	7	1980	4	7383	N	N	16121 NE 109TH ST
6	719936	0470	8/2005	\$399,000	880	630	7	1980	4	6930	N	N	10913 161ST AVE NE
6	549020	0350	8/2005	\$253,000	910	0	7	1969	3	7350	N	N	16824 NE 107TH ST
6	549020	0620	6/2006	\$350,500	910	0	7	1969	3	8400	N	N	10609 171ST CT NE
6	332775	0110	8/2006	\$399,950	940	0	7	1968	4	7725	N	N	16715 NE 100TH ST
6	719935	0310	9/2005	\$378,660	970	390	7	1980	3	6825	N	N	10509 160TH CT NE
6	720000	1445	6/2005	\$325,000	970	760	7	1949	4	12000	N	N	17019 NE 88TH ST
6	549020	0090	2/2007	\$379,950	980	0	7	1968	3	9000	N	N	16907 NE 106TH ST
6	719936	0200	8/2005	\$350,000	980	440	7	1980	4	7956	N	N	16230 NE 108TH CT
6	719935	0180	7/2007	\$438,000	1000	360	7	1980	3	7210	N	N	16042 NE 105TH CT

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	719935	0220	12/2006	\$450,000	1000	420	7	1980	4	7210	N	N	16010 NE 105TH CT
6	719936	0030	1/2005	\$345,000	1000	650	7	1980	4	7350	N	N	16205 NE 107TH CT
6	719936	0080	6/2007	\$449,000	1000	700	7	1980	3	8118	N	N	16216 NE 107TH CT
6	719936	0090	7/2007	\$465,000	1000	440	7	1980	4	7107	N	N	16208 NE 107TH CT
6	719936	0210	2/2005	\$327,500	1000	440	7	1980	3	7659	N	N	16222 NE 108TH CT
6	719936	0290	7/2006	\$525,000	1000	730	7	1980	4	7440	N	N	10918 161ST AVE NE
6	719936	0340	12/2007	\$450,000	1000	360	7	1980	4	7412	N	N	16209 NE 109TH ST
6	719936	0340	3/2005	\$329,995	1000	360	7	1980	4	7412	N	N	16209 NE 109TH ST
6	719936	0410	5/2007	\$460,000	1000	700	7	1980	3	7107	N	N	16118 NE 109TH ST
6	719936	0440	11/2005	\$395,000	1000	440	7	1980	4	8112	N	N	10937 161ST AVE NE
6	358522	0280	2/2005	\$350,000	1010	630	7	1968	4	4800	N	N	10439 168TH AVE NE
6	358522	0330	7/2006	\$412,000	1010	630	7	1968	3	7280	N	N	10415 168TH AVE NE
6	337870	0040	6/2007	\$355,000	1020	0	7	1959	3	8370	N	N	16460 NE 99TH ST
6	944780	0060	6/2006	\$525,000	1040	960	7	1975	4	8460	N	N	17115 NE 92ND ST
6	813500	0010	6/2005	\$344,000	1050	500	7	1980	3	7000	N	N	10720 157TH AVE NE
6	886170	0250	6/2006	\$395,000	1050	0	7	1961	3	10050	N	N	16204 NE 99TH ST
6	719933	0030	3/2005	\$340,000	1070	0	7	1978	5	8640	N	N	15619 NE 109TH ST
6	719933	0060	9/2006	\$425,000	1070	0	7	1978	4	7000	N	N	10829 157TH AVE NE
6	719933	0480	11/2006	\$385,000	1070	0	7	1978	4	9000	N	N	10919 156TH PL NE
6	720160	0170	8/2005	\$339,000	1070	0	7	1975	3	7500	N	N	17208 NE 86TH PL
6	886170	0100	3/2006	\$437,500	1070	480	7	1977	4	10275	N	N	16213 NE 99TH ST
6	549021	0100	10/2005	\$346,950	1080	0	7	1977	3	7140	N	N	16711 NE 106TH ST
6	549021	0200	8/2005	\$379,000	1080	620	7	1977	3	7280	N	N	16715 NE 107TH ST
6	692824	0140	6/2007	\$455,000	1080	680	7	1983	3	12819	N	N	16159 NE 112TH ST
6	719930	0040	4/2007	\$445,050	1080	310	7	1977	3	8784	N	N	10220 161ST PL NE
6	358522	0300	12/2005	\$354,950	1090	630	7	1969	4	7200	N	N	10431 168TH AVE NE
6	613860	0070	12/2006	\$376,250	1090	0	7	1967	4	9100	N	N	9511 169TH AVE NE
6	720000	1602	6/2007	\$489,950	1090	1010	7	1968	4	9360	N	N	9014 171ST AVE NE
6	720180	0230	11/2006	\$427,500	1090	750	7	1975	4	8400	N	N	10939 156TH PL NE
6	720190	0090	6/2005	\$332,000	1090	1050	7	1976	3	7210	N	N	15807 NE 111TH ST
6	720190	0110	6/2005	\$389,000	1090	750	7	1976	4	7000	N	N	15715 NE 111TH ST
6	720190	0120	4/2005	\$376,950	1090	750	7	1976	4	6565	N	N	15709 NE 111TH ST
6	720190	0160	12/2005	\$376,000	1090	750	7	1976	4	7350	N	N	11117 157TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	720190	0300	10/2006	\$443,880	1090	750	7	1976	4	7210	N	N	11121 156TH PL NE
6	720190	0300	9/2005	\$395,000	1090	750	7	1976	4	7210	N	N	11121 156TH PL NE
6	720190	0330	8/2005	\$380,900	1090	750	7	1976	3	7210	N	N	11139 156TH PL NE
6	720190	0350	3/2005	\$315,000	1090	950	7	1976	4	10800	N	N	11151 156TH PL NE
6	720190	0360	8/2006	\$420,000	1090	750	7	1975	4	8450	N	N	15604 NE 112TH ST
6	720200	0030	3/2005	\$350,000	1090	750	7	1975	4	8540	N	N	11126 159TH AVE NE
6	002352	0420	10/2007	\$440,000	1100	480	7	1978	3	9545	N	N	16410 NE 111TH ST
6	019360	0270	5/2007	\$449,950	1100	770	7	1968	3	8924	N	N	9210 166TH PL NE
6	019360	0290	8/2007	\$465,000	1100	700	7	1968	3	9747	N	N	9322 166TH PL NE
6	012505	9015	4/2005	\$412,000	1110	1100	7	1963	3	41817	Y	N	8299 AVONDALE WAY NE
6	720000	1254	5/2005	\$454,500	1110	1040	7	1966	4	9000	N	N	8817 171ST AVE NE
6	358522	0370	2/2005	\$300,000	1120	0	7	1968	4	7650	N	N	10404 168TH AVE NE
6	720155	0050	3/2007	\$457,000	1120	250	7	1977	4	10450	N	N	9318 169TH PL NE
6	719935	0450	6/2005	\$444,000	1130	380	7	1981	3	7575	N	N	10633 161ST CT NE
6	549020	0070	10/2005	\$425,000	1140	1010	7	1968	4	8625	N	N	16825 NE 106TH ST
6	719933	0010	5/2007	\$389,000	1140	580	7	1977	3	7200	N	N	15603 NE 109TH ST
6	719933	0020	3/2007	\$459,950	1140	520	7	1977	4	7752	N	N	15611 NE 109TH ST
6	719933	0090	8/2005	\$394,950	1140	660	7	1978	3	8527	N	N	10815 157TH AVE NE
6	719933	0120	9/2005	\$367,950	1140	580	7	1978	3	7500	N	N	10820 157TH AVE NE
6	719935	0070	3/2005	\$308,000	1140	0	7	1980	4	7350	N	N	16101 NE 105TH CT
6	549020	0180	7/2006	\$396,000	1150	0	7	1968	3	7560	N	N	17105 NE 106TH ST
6	720000	0652	12/2005	\$340,500	1150	0	7	1962	3	13488	N	N	9580 166TH AVE NE
6	549020	0160	1/2007	\$380,000	1160	0	7	1969	3	7600	N	N	17027 NE 106TH ST
6	019360	0240	11/2007	\$400,000	1170	0	7	1968	4	8925	N	N	16630 NE 92ND ST
6	052800	0090	3/2006	\$449,950	1180	1180	7	1957	4	12730	N	N	16653 NE 88TH ST
6	719730	0055	11/2007	\$440,000	1180	360	7	1976	4	9450	N	N	9116 170TH AVE NE
6	719932	0090	10/2007	\$499,950	1180	840	7	1978	3	7350	N	N	15731 NE 105TH CT
6	719932	0470	11/2005	\$432,000	1180	660	7	1977	3	7000	N	N	10560 158TH AVE NE
6	720160	0210	7/2007	\$525,000	1180	650	7	1975	5	9095	N	N	8517 173RD AVE NE
6	720160	0210	3/2006	\$445,000	1180	650	7	1975	5	9095	N	N	8517 173RD AVE NE
6	549020	0040	9/2005	\$410,000	1190	830	7	1968	4	7350	N	N	16813 NE 106TH ST
6	549020	0110	12/2006	\$405,000	1190	0	7	1968	5	8000	N	N	17003 NE 106TH ST
6	337910	0030	12/2006	\$380,000	1200	0	7	1969	4	9375	N	N	10416 171ST AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	613840	0300	1/2006	\$445,000	1200	570	7	1964	4	7140	N	N	9518 168TH AVE NE
6	719731	0010	10/2005	\$439,950	1200	310	7	1976	4	8400	N	N	16823 NE 89TH ST
6	719933	0260	3/2006	\$378,000	1200	0	7	1978	3	6960	N	N	10919 158TH CT NE
6	719933	0420	5/2006	\$420,000	1200	0	7	1977	4	8000	N	N	10932 156TH CT NE
6	947520	0140	5/2006	\$482,700	1200	620	7	1969	5	8750	N	N	16728 NE 91ST ST
6	358522	0460	7/2007	\$428,900	1210	0	7	1969	4	7770	N	N	16802 NE 104TH ST
6	719935	0610	3/2007	\$420,000	1210	0	7	1981	3	7210	N	N	10619 161ST AVE NE
6	332775	0040	7/2005	\$306,000	1220	0	7	1968	3	6000	N	N	9905 167TH AVE NE
6	332775	0100	7/2007	\$426,500	1220	0	7	1968	4	8740	N	N	16709 NE 100TH ST
6	719936	0350	1/2005	\$337,000	1220	730	7	1980	4	8107	N	N	16215 NE 109TH ST
6	719920	0010	3/2007	\$424,000	1230	0	7	1968	4	9500	N	N	10304 163RD AVE NE
6	719931	0180	10/2007	\$399,000	1230	500	7	1976	3	5600	N	N	10342 162ND PL NE
6	719934	0480	4/2006	\$469,000	1230	550	7	1979	3	8050	N	N	10921 160TH CT NE
6	719935	0260	3/2006	\$371,000	1230	0	7	1980	3	8670	N	N	10526 160TH AVE NE
6	864500	0040	11/2007	\$429,000	1230	0	7	1981	4	12038	N	N	16039 NE 112TH ST
6	886170	0140	8/2007	\$360,000	1230	0	7	1962	3	10275	N	N	16253 NE 99TH ST
6	710560	0010	2/2006	\$400,000	1240	0	7	1967	4	11016	N	N	16630 NE 89TH ST
6	719934	0430	6/2007	\$533,200	1240	550	7	1979	4	7200	N	N	15910 NE 109TH ST
6	719934	0430	6/2005	\$412,000	1240	550	7	1979	4	7200	N	N	15910 NE 109TH ST
6	150820	0260	4/2006	\$399,950	1250	0	7	1969	4	9419	Y	N	8003 172ND AVE NE
6	337880	0220	6/2005	\$365,000	1250	960	7	1962	3	7245	N	N	16425 NE 97TH PL
6	720000	1000	7/2007	\$413,000	1250	0	7	1969	4	10318	N	N	17007 NE 95TH ST
6	256136	0230	9/2005	\$435,000	1260	510	7	1984	3	11737	N	N	15625 NE 113TH CT
6	337900	0010	5/2006	\$411,000	1260	550	7	1964	3	8560	N	N	9517 164TH AVE NE
6	549020	0790	5/2005	\$325,000	1260	0	7	1968	3	6650	N	N	16904 NE 106TH ST
6	719930	0370	11/2007	\$415,000	1260	620	7	1976	3	9975	N	N	10219 161ST AVE NE
6	719931	0240	11/2005	\$475,000	1260	500	7	1977	4	9350	N	N	10311 162ND PL NE
6	719932	0050	9/2006	\$461,150	1260	530	7	1977	3	9800	N	N	15803 NE 105TH ST
6	720000	1255	11/2006	\$581,000	1260	1010	7	1967	5	8460	N	N	17016 NE 88TH ST
6	002352	0330	9/2005	\$447,500	1270	500	7	1978	4	9555	N	N	16506 NE 110TH ST
6	549022	0080	7/2005	\$399,500	1270	890	7	1977	4	11025	N	N	10710 167TH PL NE
6	613850	0010	10/2005	\$406,000	1270	600	7	1967	4	8000	N	N	16927 NE 97TH ST
6	613850	0040	2/2006	\$430,000	1270	670	7	1967	3	8610	N	N	16909 NE 97TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	613850	0050	8/2006	\$479,950	1270	650	7	1967	4	7600	N	N	16910 NE 97TH ST
6	052800	0076	11/2006	\$465,000	1280	900	7	1979	4	12730	N	N	16621 NE 88TH ST
6	358522	0620	10/2005	\$350,000	1280	720	7	1968	3	7252	N	N	16902 NE 104TH ST
6	719730	0070	11/2007	\$425,000	1280	0	7	1976	4	8750	N	N	9022 170TH AVE NE
6	719930	0030	11/2005	\$460,000	1280	810	7	1977	4	24830	N	N	10224 161ST PL NE
6	719930	0080	12/2005	\$416,000	1280	430	7	1977	4	9000	N	N	10120 161ST PL NE
6	719930	0410	6/2006	\$495,000	1280	790	7	1975	3	8250	N	N	16122 NE 103RD ST
6	719930	0230	7/2007	\$432,000	1290	0	7	1977	4	7480	N	N	10210 161ST AVE NE
6	720000	1008	7/2005	\$300,000	1290	0	7	1935	3	11250	N	N	17011 NE 95TH ST
6	720180	0210	8/2007	\$388,000	1290	0	7	1975	3	8400	N	N	10927 156TH PL NE
6	720190	0320	3/2005	\$365,000	1290	0	7	1976	3	7210	N	N	11133 156TH PL NE
6	720200	0020	9/2005	\$340,000	1290	0	7	1975	4	9900	N	N	11132 159TH AVE NE
6	720200	0240	10/2005	\$348,000	1290	0	7	1976	4	7500	N	N	11109 158TH AVE NE
6	613850	0100	5/2005	\$369,900	1300	0	7	1967	3	10500	N	N	16942 NE 97TH ST
6	947520	0160	6/2005	\$397,000	1300	700	7	1969	3	8528	N	N	9111 168TH PL NE
6	947520	0180	10/2005	\$500,000	1300	1300	7	1969	5	8800	N	N	9123 168TH PL NE
6	150820	0040	4/2005	\$330,000	1310	0	7	1969	3	9547	N	N	8024 172ND AVE NE
6	150820	0140	9/2006	\$385,000	1310	0	7	1969	3	11316	N	N	8225 172ND AVE NE
6	720000	0801	9/2007	\$399,900	1320	0	7	1959	4	6840	N	N	16975 NE 100TH ST
6	720000	1558	10/2007	\$450,000	1320	0	7	1968	4	9375	N	N	8817 172ND AVE NE
6	002352	0490	7/2006	\$505,000	1330	400	7	1978	4	9130	N	N	16603 NE 108TH CT
6	150820	0050	8/2005	\$379,950	1340	290	7	1969	3	11777	N	N	8102 172ND AVE NE
6	150820	0080	4/2006	\$494,950	1340	440	7	1970	4	10858	N	N	8120 172ND AVE NE
6	549021	0210	9/2006	\$513,000	1340	380	7	1977	4	7000	N	N	16714 NE 107TH ST
6	613840	0350	5/2005	\$432,950	1340	700	7	1966	4	9216	N	N	9525 168TH AVE NE
6	719934	0370	10/2007	\$530,000	1340	850	7	1980	4	7790	N	N	15924 NE 107TH WAY
6	719936	0040	8/2007	\$592,000	1340	1110	7	1980	4	8148	N	N	16213 NE 107TH CT
6	002352	0750	3/2007	\$525,000	1360	490	7	1977	4	9605	N	N	10806 166TH PL NE
6	719930	0160	11/2007	\$393,950	1360	0	7	1977	3	7500	N	N	10129 161ST PL NE
6	719932	0030	11/2005	\$399,990	1360	560	7	1977	4	7350	N	N	15819 NE 105TH ST
6	719935	0060	4/2006	\$374,980	1360	0	7	1980	3	5250	N	N	16045 NE 105TH CT
6	933240	0080	3/2006	\$480,000	1360	510	7	1974	4	8010	N	N	9301 168TH PL NE
6	002352	0180	5/2005	\$455,000	1370	980	7	1978	4	9600	N	N	10907 165TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	719931	0230	6/2006	\$460,000	1370	850	7	1976	3	9200	N	N	10304 162ND PL NE
6	813500	0170	6/2006	\$439,000	1370	450	7	1980	3	7650	N	N	15642 NE 107TH CT
6	549021	0480	2/2005	\$314,000	1390	450	7	1977	3	7200	N	N	16427 NE 106TH PL
6	719932	0070	7/2007	\$483,000	1390	580	7	1977	4	7350	Y	N	15737 NE 105TH CT
6	719932	0480	9/2005	\$430,000	1390	310	7	1978	3	7000	N	N	10546 158TH AVE NE
6	549020	0460	3/2007	\$463,450	1400	0	7	1969	4	7360	N	N	10621 169TH AVE NE
6	549020	0460	6/2006	\$432,900	1400	0	7	1969	4	7360	N	N	10621 169TH AVE NE
6	719932	0140	3/2006	\$449,950	1400	430	7	1978	3	15600	N	N	15712 NE 105TH CT
6	720190	0190	6/2007	\$495,000	1400	750	7	1976	4	7350	N	N	11135 157TH AVE NE
6	549020	0520	12/2007	\$427,000	1410	0	7	1969	5	6364	N	N	16812 NE 106TH ST
6	613840	0290	11/2005	\$424,950	1410	1060	7	1964	4	8960	N	N	9526 168TH AVE NE
6	150820	0070	7/2005	\$404,950	1420	630	7	1975	3	20807	N	N	8114 172ND AVE NE
6	549022	0010	8/2006	\$524,900	1420	550	7	1977	4	12000	N	N	10711 166TH CT NE
6	719932	0100	6/2006	\$540,000	1420	630	7	1978	4	7875	N	N	15723 NE 105TH CT
6	719934	0660	9/2006	\$515,000	1430	590	7	1979	3	7500	N	N	10909 159TH AVE NE
6	719900	0080	11/2007	\$425,000	1440	0	7	1967	4	9600	N	N	16221 NE 100TH ST
6	719934	0310	8/2006	\$520,000	1450	650	7	1980	4	7600	N	N	10818 159TH CT NE
6	332775	0060	11/2006	\$399,750	1460	0	7	1968	4	4800	N	N	9904 167TH AVE NE
6	719934	0650	9/2005	\$381,500	1460	0	7	1979	3	7700	N	N	10913 159TH AVE NE
6	549021	0260	8/2006	\$490,000	1470	670	7	1977	4	8000	N	N	16610 NE 107TH ST
6	150820	0090	5/2005	\$400,000	1480	500	7	1975	3	9420	N	N	8206 172ND AVE NE
6	549021	0320	3/2006	\$477,000	1490	1010	7	1977	4	7200	N	N	16426 NE 107TH PL
6	337860	0030	6/2007	\$395,000	1500	0	7	1959	3	9180	N	N	16554 NE 99TH ST
6	613840	0530	6/2006	\$429,950	1500	0	7	1965	3	13200	N	N	16621 NE 97TH ST
6	613850	0090	8/2007	\$435,000	1500	0	7	1967	4	6960	N	N	16936 NE 97TH ST
6	886170	0080	5/2005	\$376,450	1500	720	7	1976	3	10549	N	N	9890 162ND AVE NE
6	337870	0080	9/2005	\$340,000	1510	0	7	1959	3	9180	N	N	16420 NE 99TH ST
6	719930	0010	4/2005	\$399,950	1510	910	7	1974	4	8880	N	N	10232 161ST PL NE
6	719934	0580	8/2006	\$419,950	1520	0	7	1979	3	6750	N	N	10942 160TH CT NE
6	719934	0600	6/2005	\$391,500	1520	0	7	1979	4	7200	N	N	16002 NE 109TH WAY
6	719934	0030	5/2005	\$364,950	1530	0	7	1982	4	8190	N	N	10809 158TH CT NE
6	719932	0430	9/2005	\$472,500	1550	510	7	1978	3	7350	N	N	15845 NE 106TH ST
6	719900	0060	12/2007	\$440,000	1570	0	7	1967	3	10680	N	N	9927 163RD AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	719900	0150	6/2006	\$435,000	1570	0	7	1967	3	10200	N	N	16111 NE 100TH ST
6	719900	0220	4/2005	\$380,000	1570	0	7	1968	4	8550	N	N	16110 NE 100TH ST
6	719910	0220	3/2007	\$454,950	1570	0	7	1968	3	9680	N	N	10129 162ND PL NE
6	362605	9058	3/2006	\$455,000	1600	1000	7	1978	4	18730	N	N	16810 NE 100TH ST
6	613850	0120	8/2006	\$437,950	1600	0	7	1967	3	8050	N	N	9634 169TH AVE NE
6	719932	0250	12/2005	\$505,000	1620	930	7	1978	4	4410	N	N	10559 158TH AVE NE
6	256136	0050	4/2007	\$545,000	1640	0	7	1983	5	12255	N	N	15722 NE 113TH CT
6	719936	0260	2/2007	\$512,000	1640	630	7	1980	4	7569	N	N	16110 NE 108TH CT
6	719934	0270	6/2006	\$537,000	1660	900	7	1980	4	7200	N	N	10819 159TH CT NE
6	719934	0300	3/2005	\$380,000	1660	900	7	1980	4	9900	N	N	10826 159TH CT NE
6	920150	0010	4/2007	\$632,400	1670	950	7	1990	3	11000	Y	N	7915 172ND PL NE
6	337910	0010	3/2007	\$429,500	1680	0	7	1969	3	10625	N	N	10402 171ST AVE NE
6	719930	0390	2/2007	\$475,000	1700	0	7	1977	4	8250	N	N	16106 NE 103RD ST
6	720000	1263	6/2005	\$402,000	1700	430	7	1973	3	16380	N	N	17008 NE 88TH ST
6	147400	0030	8/2006	\$579,990	1740	580	7	1976	4	8400	N	N	17104 NE 92ND ST
6	719930	0060	1/2005	\$355,000	1760	0	7	1975	3	11625	N	N	10206 161ST PL NE
6	358522	0020	1/2005	\$315,000	1800	0	7	1968	4	7700	N	N	17009 NE 104TH CT
6	022505	9069	4/2005	\$369,950	1820	420	7	1991	3	11761	N	N	9550 WDWL-REDM RD NE
6	719931	0090	6/2007	\$492,000	1820	0	7	1976	3	6500	N	N	10325 163RD PL NE
6	719932	0130	6/2007	\$570,000	1840	0	7	1978	4	7875	N	N	15704 NE 105TH CT
6	719932	0230	9/2006	\$575,000	1870	990	7	1978	3	9450	N	N	10543 158TH AVE NE
6	719935	0660	10/2005	\$395,000	1870	0	7	1980	3	7280	N	N	16028 NE 106TH ST
6	150820	0190	3/2006	\$459,950	1880	0	7	1969	4	8936	N	N	8201 172ND AVE NE
6	150820	0190	7/2005	\$425,000	1880	0	7	1969	4	8936	N	N	8201 172ND AVE NE
6	549021	0340	10/2007	\$545,000	1960	0	7	1977	4	7200	N	N	16414 NE 107TH PL
6	719934	0110	10/2006	\$520,000	2020	0	7	1983	3	7505	N	N	10716 158TH CT NE
6	947520	0210	4/2007	\$333,000	2030	0	7	1969	3	8352	N	N	9120 168TH PL NE
6	719900	0300	11/2005	\$459,950	2040	0	7	1967	4	7500	N	N	10035 163RD AVE NE
6	052800	0115	7/2007	\$558,500	2060	0	7	1956	5	19440	N	N	16680 NE 88TH ST
6	920150	0035	12/2006	\$560,000	2090	1070	7	1968	4	25200	N	N	7830 172ND PL NE
6	720000	1557	2/2007	\$599,900	2100	510	7	1967	4	9375	N	N	8915 172ND AVE NE
6	719934	0100	5/2006	\$515,000	2290	0	7	1983	3	8075	N	N	10708 158TH CT NE
6	332775	0010	8/2005	\$352,500	2310	0	7	1968	3	9375	N	N	16607 NE 100TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	549020	0530	6/2007	\$550,000	1140	900	8	1969	4	7600	N	N	16808 NE 106TH ST
6	549020	0030	8/2006	\$525,000	1150	1010	8	2006	3	7350	N	N	16809 NE 106TH ST
6	721130	0340	10/2005	\$407,450	1160	310	8	1976	3	7000	N	N	16419 NE 105TH PL
6	150821	0570	2/2007	\$455,000	1180	580	8	1976	4	10296	N	N	8710 172ND AVE NE
6	219330	0590	3/2005	\$375,000	1200	570	8	1981	3	13020	N	N	10220 184TH AVE NE
6	886031	0050	8/2005	\$440,000	1210	1210	8	1977	4	9800	N	N	9743 159TH PL NE
6	256136	0030	12/2006	\$465,000	1220	400	8	1983	3	12448	N	N	15706 NE 113TH CT
6	346190	0210	8/2005	\$440,001	1230	620	8	1978	3	12702	N	N	16122 NE 95TH CT
6	002350	0110	8/2006	\$489,000	1240	620	8	1975	3	7500	N	N	16708 NE 101ST PL
6	215650	0040	4/2006	\$510,000	1250	910	8	1977	3	6790	N	N	16905 NE 100TH PL
6	256136	0010	3/2007	\$489,000	1260	260	8	1983	3	14240	N	N	15620 NE 113TH CT
6	256136	0010	5/2005	\$390,000	1260	260	8	1983	3	14240	N	N	15620 NE 113TH CT
6	002350	0430	6/2006	\$485,000	1270	890	8	1976	3	7420	N	N	10222 167TH PL NE
6	219331	0450	3/2005	\$440,000	1270	450	8	1983	3	11040	N	N	18314 NE 107TH ST
6	219331	0590	6/2006	\$478,000	1270	250	8	1983	4	9957	N	N	10325 184TH AVE NE
6	149430	0040	11/2005	\$395,000	1290	600	8	1980	3	8505	N	N	8619 169TH CT NE
6	215650	0220	6/2007	\$488,200	1290	880	8	1977	3	7140	N	N	17004 NE 101ST PL
6	362605	9118	9/2006	\$477,500	1290	410	8	1980	3	7405	N	N	16818 NE 100TH ST
6	542360	0100	6/2005	\$470,000	1290	1290	8	1987	3	13572	N	N	8619 170TH CT NE
6	542360	0070	8/2007	\$515,000	1300	320	8	1987	3	10101	N	N	8505 170TH CT NE
6	346190	0280	11/2005	\$465,000	1310	1030	8	1979	4	9100	Y	N	9505 163RD PL NE
6	256136	0220	3/2007	\$565,000	1330	540	8	1983	4	13958	N	N	15703 NE 113TH CT
6	219331	0330	6/2006	\$470,000	1340	340	8	1983	3	8075	N	N	10637 184TH AVE NE
6	719934	0290	5/2006	\$525,000	1340	920	8	1980	4	11500	N	N	10835 159TH CT NE
6	571120	0140	6/2006	\$410,000	1350	0	8	1995	3	8843	Y	N	15620 NE 106TH ST
6	002351	0030	7/2005	\$372,000	1370	0	8	1977	3	10125	N	N	16734 NE 101ST PL
6	150821	0400	10/2005	\$426,500	1370	700	8	1975	5	8320	Y	N	8246 172ND AVE NE
6	184275	0090	4/2005	\$405,000	1370	490	8	1977	3	8800	N	N	16409 NE 98TH CT
6	215650	0370	4/2007	\$555,000	1370	560	8	1977	3	8050	N	N	16829 NE 101ST PL
6	219330	0580	8/2007	\$548,500	1380	660	8	1981	3	13053	N	N	10217 184TH AVE NE
6	219334	0220	2/2007	\$497,000	1390	310	8	1984	3	9649	N	N	17815 NE 101ST CT
6	219334	0230	10/2006	\$510,000	1390	490	8	1987	3	8389	N	N	10007 179TH AVE NE
6	886030	0080	9/2007	\$435,000	1400	600	8	1977	4	7800	N	N	16218 NE 98TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	219332	0180	8/2005	\$460,000	1410	650	8	1984	3	9000	N	N	18220 NE 109TH ST
6	346190	0250	8/2005	\$419,900	1410	1060	8	1978	3	9000	N	N	9611 163RD PL NE
6	219333	0140	4/2006	\$465,000	1420	1100	8	1987	3	9249	Y	N	17927 NE 101ST CT
6	719934	0240	5/2007	\$594,000	1420	1020	8	1981	4	7384	N	N	10717 159TH CT NE
6	219332	0060	11/2006	\$500,000	1430	500	8	1984	3	7412	N	N	10627 181ST AVE NE
6	886030	0580	6/2007	\$539,000	1430	400	8	1975	3	8960	N	N	16114 NE 97TH ST
6	886170	0070	4/2005	\$361,000	1430	420	8	1976	3	10549	N	N	16127 NE 99TH ST
6	002350	0410	4/2006	\$492,000	1440	1020	8	1975	3	9605	N	N	16704 NE 102ND PL
6	219331	0280	4/2006	\$510,500	1440	520	8	1984	3	8003	N	N	10607 184TH AVE NE
6	219333	0200	8/2006	\$550,000	1440	670	8	1986	3	10761	N	N	18109 NE 100TH CT
6	184275	0110	4/2005	\$440,000	1460	780	8	1977	4	8280	N	N	16505 NE 98TH CT
6	215650	0400	2/2006	\$485,000	1460	930	8	1977	3	7000	N	N	10035 169TH AVE NE
6	219334	0050	7/2005	\$425,000	1460	0	8	1985	3	8566	N	N	17824 NE 102ND CT
6	002350	0440	11/2007	\$580,000	1470	1260	8	1976	3	9030	N	N	16719 NE 103RD PL
6	002350	0440	6/2006	\$535,000	1470	1260	8	1976	3	9030	N	N	16719 NE 103RD PL
6	346190	0100	6/2006	\$458,000	1480	350	8	1984	3	11200	N	N	16103 NE 95TH CT
6	720000	1154	9/2005	\$492,950	1490	760	8	1977	3	15587	N	N	9108 169TH CT NE
6	721130	0080	6/2007	\$525,000	1490	860	8	1976	3	7245	N	N	16418 NE 105TH PL
6	813500	0190	12/2007	\$1,440,000	1500	770	8	1965	3	67953	Y	N	10676 WDWL-REDM RD
6	215650	0130	7/2007	\$527,000	1510	710	8	1977	4	7820	N	N	16908 NE 100TH PL
6	219330	0130	3/2005	\$337,000	1520	0	8	1980	3	9990	N	N	17806 NE 103RD CT
6	215650	0020	10/2007	\$530,000	1530	840	8	1977	4	9500	N	N	10018 169TH AVE NE
6	215650	0320	10/2007	\$465,000	1530	0	8	1977	4	10578	N	N	10011 168TH PL NE
6	886030	0450	5/2006	\$609,000	1550	1300	8	1976	4	8400	N	N	9623 162ND AVE NE
6	215650	0010	1/2007	\$529,500	1570	1030	8	1977	3	8835	N	N	16912 NE 100TH ST
6	219330	0470	8/2005	\$521,000	1570	910	8	1984	3	10800	Y	N	18208 NE 102ND CT
6	571120	0080	2/2005	\$374,000	1580	700	8	1995	3	6683	Y	N	15607 NE 106TH CT
6	571120	0080	6/2007	\$530,000	1580	700	8	1995	3	6683	Y	N	15607 NE 106TH CT
6	150821	0480	10/2007	\$475,000	1590	800	8	1975	4	8375	N	N	8410 172ND AVE NE
6	150821	0500	10/2005	\$480,000	1590	800	8	1976	4	8375	N	N	8512 172ND AVE NE
6	346190	0130	8/2007	\$554,000	1590	1260	8	1979	3	9000	N	N	16125 NE 95TH CT
6	571120	0040	11/2007	\$490,000	1590	120	8	1996	3	6280	N	N	10538 157TH AVE NE
6	571120	0150	8/2005	\$444,545	1590	0	8	1995	3	7497	Y	N	10549 157TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	886030	0020	3/2005	\$460,000	1590	1030	8	1975	4	8400	N	N	16106 NE 98TH ST
6	721130	0070	6/2007	\$503,000	1630	450	8	1976	3	7245	N	N	16424 NE 105TH PL
6	219332	0320	8/2005	\$450,000	1650	550	8	1984	3	10795	N	N	18112 NE 108TH CT
6	219334	0280	12/2007	\$477,725	1650	0	8	1986	4	8939	Y	N	17801 NE 100TH CT
6	074200	0175	4/2006	\$595,000	1670	960	8	1963	4	10700	Y	N	8210 171ST AVE NE
6	755875	0040	5/2006	\$500,000	1680	880	8	1979	4	7425	N	N	9903 170TH PL NE
6	346190	0200	8/2006	\$517,000	1690	310	8	1978	3	10804	N	N	16208 NE 95TH CT
6	571120	0200	5/2005	\$425,000	1690	230	8	1996	3	6094	N	N	10514 157TH AVE NE
6	886030	0540	8/2007	\$559,000	1690	420	8	1975	3	7000	N	N	16102 NE 97TH ST
6	074200	0090	1/2005	\$359,500	1700	570	8	1978	4	11250	Y	N	8020 170TH PL NE
6	352605	9041	3/2006	\$395,000	1700	0	8	1953	3	10863	N	N	10818 WDWL-REDM RD
6	721130	0180	2/2005	\$361,000	1700	0	8	1974	3	7350	N	N	10411 164TH AVE NE
6	219333	0180	11/2007	\$569,990	1730	640	8	1988	4	7730	Y	N	10003 181ST AVE NE
6	219331	0050	11/2005	\$453,800	1740	0	8	1983	3	7280	N	N	10501 181ST AVE NE
6	256136	0060	12/2006	\$462,500	1750	0	8	1984	3	12200	N	N	15730 NE 113TH CT
6	219331	0390	4/2005	\$375,000	1760	0	8	1983	3	9742	N	N	10609 183RD CT NE
6	219334	0260	7/2005	\$445,000	1770	0	8	1986	3	8505	N	N	17810 NE 100TH CT
6	219331	0320	4/2006	\$534,000	1780	550	8	1984	4	7064	N	N	10631 184TH AVE NE
6	219334	0370	11/2005	\$495,000	1780	620	8	1986	3	7636	Y	N	9938 181ST AVE NE
6	219334	0370	2/2005	\$455,000	1780	620	8	1986	3	7636	Y	N	9938 181ST AVE NE
6	719934	0010	1/2005	\$359,950	1780	0	8	1983	4	7150	N	N	10825 158TH CT NE
6	720000	1264	11/2006	\$550,000	1780	620	8	1972	4	19860	N	N	17006 NE 88TH ST
6	755875	0250	5/2006	\$462,500	1780	0	8	1978	4	8480	N	N	16914 NE 98TH CT
6	219330	0630	6/2006	\$489,500	1800	430	8	1980	3	13354	N	N	10322 184TH AVE NE
6	219331	0080	5/2007	\$564,000	1810	0	8	1983	4	7000	N	N	10510 181ST AVE NE
6	219332	0120	9/2005	\$489,400	1810	0	8	1984	3	7410	N	N	10829 181ST AVE NE
6	219332	0150	10/2007	\$514,000	1840	0	8	1986	3	9000	N	N	18104 NE 109TH ST
6	219334	0190	4/2006	\$505,000	1845	0	8	1986	3	8880	N	N	17806 NE 101ST CT
6	219330	0660	2/2007	\$490,000	1850	0	8	1981	3	14725	N	N	10209 184TH AVE NE
6	219330	0530	7/2006	\$599,950	1870	1020	8	1981	4	14450	N	N	18233 NE 102ND CT
6	219330	0480	10/2007	\$675,000	1880	440	8	1987	4	10800	N	N	18120 NE 102ND CT
6	219331	0660	2/2007	\$488,500	1880	0	8	1983	4	8486	N	N	18328 NE 103RD CT
6	720155	0040	5/2006	\$551,500	1880	410	8	1977	4	16500	N	N	9310 169TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	219334	0410	10/2005	\$459,990	1900	0	8	1986	4	7547	Y	N	10014 179TH AVE NE
6	720000	1204	5/2006	\$575,000	1940	720	8	1976	4	17251	N	N	16820 NE 91ST ST
6	219330	0080	6/2006	\$465,000	1990	0	8	1980	3	8700	N	N	10302 177TH AVE NE
6	219331	0540	6/2005	\$430,000	2000	0	8	1982	3	8153	N	N	10416 184TH AVE NE
6	721130	0010	7/2007	\$540,000	2040	0	8	1974	4	8100	N	N	10506 165TH PL NE
6	346190	0030	7/2005	\$440,000	2050	0	8	1978	3	9053	N	N	16020 NE 95TH CT
6	219332	0360	5/2007	\$535,000	2070	0	8	1986	3	8321	N	N	10817 183RD AVE NE
6	571120	0010	10/2007	\$559,800	2070	0	8	1995	3	7440	N	N	10604 157TH AVE NE
6	219332	0170	6/2006	\$527,000	2080	0	8	1984	4	9000	N	N	18116 NE 109TH ST
6	219333	0440	7/2005	\$437,500	2090	0	8	1986	3	13123	N	N	10114 181ST AVE NE
6	337510	0120	3/2006	\$497,000	2140	0	8	1978	3	10450	N	N	17516 NE 88TH PL
6	613840	0020	5/2007	\$580,000	2180	0	8	1965	4	8700	N	N	9709 167TH AVE NE
6	885670	0320	3/2007	\$610,000	2220	0	8	1980	4	17935	N	N	10909 154TH AVE NE
6	885670	0280	3/2006	\$527,000	2230	0	8	1982	4	47480	N	N	15415 NE 108TH PL
6	337510	0180	11/2006	\$515,000	2240	0	8	1978	3	9200	N	N	17623 NE 88TH ST
6	215650	0070	6/2006	\$525,000	2260	0	8	1977	4	7728	N	N	17015 NE 100TH PL
6	219334	0130	5/2005	\$540,000	2290	0	8	1986	4	8024	N	N	17801 NE 102ND CT
6	001152	0570	6/2005	\$529,000	2300	0	8	1995	3	9123	N	N	10843 170TH CT NE
6	219333	0360	4/2005	\$480,000	2300	0	8	1985	4	10306	N	N	18109 NE 101ST CT
6	362605	9129	12/2007	\$646,500	2360	0	8	1987	4	8850	N	N	10262 176TH AVE NE
6	184239	0050	12/2005	\$576,000	2370	0	8	1984	3	13046	N	N	16233 NE 112TH CT
6	755875	0180	11/2007	\$565,000	2400	0	8	1978	4	10744	N	N	9909 171ST AVE NE
6	282800	0030	8/2005	\$620,000	2410	0	8	2003	3	6743	N	N	15629 NE 106TH WAY
6	337510	0020	1/2005	\$449,000	2410	0	8	1978	3	8000	N	N	17722 NE 88TH PL
6	885670	0060	6/2007	\$700,000	2440	0	8	1983	3	26100	N	N	11000 151ST AVE NE
6	726490	0105	4/2005	\$497,950	2450	0	8	2005	3	7495	N	N	17118 NE 95TH ST
6	755875	0010	8/2007	\$699,990	2480	410	8	1979	4	8520	N	N	16905 NE 100TH ST
6	219330	0050	5/2006	\$555,000	2540	0	8	1980	4	10295	N	N	10215 177TH AVE NE
6	920150	0045	6/2007	\$745,000	2600	0	8	2005	3	16264	Y	N	7916 172ND PL NE
6	920150	0045	8/2005	\$615,000	2600	0	8	2005	3	16264	Y	N	7916 172ND PL NE
6	219330	0460	4/2005	\$585,000	2610	0	8	1983	3	9800	Y	N	18216 NE 102ND CT
6	885670	0260	10/2005	\$607,500	2650	0	8	1981	3	46173	N	N	15317 NE 108TH PL
6	337510	0100	4/2005	\$519,000	3030	0	8	1978	4	8400	N	N	17532 NE 88TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	362605	9066	5/2005	\$580,000	3040	0	8	1987	3	13863	N	N	10310 176TH AVE NE
6	001152	0050	5/2007	\$825,000	1824	1165	9	1997	3	9394	N	N	11020 169TH PL NE
6	001152	0060	3/2007	\$745,000	1910	860	9	1996	3	9421	N	N	11012 169TH PL NE
6	352605	9068	11/2006	\$633,438	1920	410	9	2006	3	3762	N	N	16090 NE 103RD ST
6	001152	0100	5/2005	\$640,000	1940	730	9	1995	4	9385	N	N	17018 NE 110TH WAY
6	352605	9130	9/2006	\$556,000	2010	0	9	2006	3	3647	N	N	16079 NE 103RD ST
6	352605	9128	7/2006	\$589,800	2060	340	9	2006	3	4215	N	N	16087 NE 103RD ST
6	352605	9132	7/2006	\$585,500	2060	340	9	2006	3	4872	Y	N	16071 NE 103RD ST
6	720210	0040	3/2007	\$580,000	2080	0	9	1992	3	9157	N	N	16535 NE 96TH CT
6	001151	0240	11/2005	\$586,000	2100	0	9	1993	3	9965	N	N	17822 NE 109TH CT
6	327585	0210	5/2005	\$519,950	2120	0	9	1989	3	8306	N	N	17747 NE 101ST CT
6	033920	0360	4/2005	\$526,000	2140	1080	9	1997	3	10393	N	N	10104 186TH CT NE
6	352605	9133	7/2007	\$719,000	2140	900	9	2007	3	4356	Y	N	16068 NE 103RD ST
6	352605	9131	9/2006	\$569,000	2150	0	9	2006	3	3729	N	N	16075 NE 103RD ST
6	327588	0020	6/2005	\$630,500	2180	700	9	1999	3	9355	N	N	9954 184TH AVE NE
6	001151	0320	7/2005	\$560,000	2210	0	9	1993	3	10926	N	N	11021 178TH CT NE
6	001151	0060	8/2005	\$572,500	2230	0	9	1993	3	9468	N	N	10815 180TH CT NE
6	001151	0400	6/2005	\$526,000	2230	0	9	1993	3	9948	N	N	17628 NE 110TH WAY
6	352605	9134	5/2007	\$691,945	2240	970	9	2007	3	4130	Y	N	16064 NE 103RD ST
6	001151	0230	12/2005	\$539,950	2250	0	9	1993	3	9928	N	N	18010 NE 109TH CT
6	327588	0070	3/2005	\$529,000	2280	0	9	1998	3	9418	N	N	9981 185TH CT NE
6	327588	0130	11/2005	\$571,500	2280	0	9	1998	3	8895	N	N	18509 NE 100TH CT
6	720210	0010	4/2007	\$567,500	2280	0	9	1993	3	8959	N	N	16556 NE 96TH CT
6	327585	0260	9/2006	\$630,000	2290	0	9	1989	3	13215	N	N	17607 NE 101ST CT
6	033920	0210	2/2007	\$678,000	2320	0	9	1997	3	12569	N	N	10239 186TH CT NE
6	327585	0140	3/2005	\$503,000	2320	0	9	1988	3	7974	N	N	10034 177TH AVE NE
6	001150	0710	6/2006	\$646,000	2360	0	9	1990	3	8621	N	N	17731 NE 105TH WAY
6	001150	0730	11/2005	\$569,000	2360	0	9	1990	3	7500	N	N	17734 NE 104TH WAY
6	001151	0050	4/2005	\$525,000	2390	0	9	1993	3	10658	N	N	17823 NE 109TH CT
6	352605	9129	8/2006	\$577,000	2420	0	9	2006	3	4036	N	N	16083 NE 103RD ST
6	001150	0680	6/2006	\$627,500	2430	0	9	1990	3	7669	N	N	17718 NE 105TH WAY
6	033920	0260	4/2007	\$780,000	2460	1310	9	1997	3	12082	N	N	10316 186TH CT NE
6	001152	0400	11/2007	\$697,500	2470	0	9	1995	3	9001	N	N	10841 168TH CT NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	001151	0140	5/2007	\$735,000	2490	690	9	1993	3	10062	N	N	10844 180TH CT NE
6	720156	0080	2/2005	\$519,950	2490	0	9	1998	3	9541	N	N	16318 NE 104TH ST
6	327585	0290	9/2006	\$707,000	2520	0	9	1989	3	17246	N	N	17619 NE 101ST CT
6	033920	0290	7/2007	\$750,000	2550	1360	9	1998	3	14062	N	N	10234 186TH CT NE
6	327585	0110	4/2005	\$533,000	2550	0	9	1988	3	8212	N	N	10104 177TH AVE NE
6	327586	0200	8/2007	\$719,000	2550	0	9	1990	3	24176	N	N	18335 NE 99TH WAY
6	720156	0030	3/2006	\$614,000	2560	0	9	1998	3	7144	N	N	16312 NE 104TH ST
6	001150	0580	5/2006	\$629,950	2580	0	9	1992	3	7905	N	N	17805 NE 104TH WAY
6	001152	0590	5/2006	\$695,000	2590	0	9	1996	3	9100	N	N	10820 170TH CT NE
6	675251	0040	4/2005	\$600,000	2610	0	9	2004	3	7900	N	N	11424 160TH CT NE
6	675251	0140	9/2007	\$725,000	2610	0	9	2004	3	7901	N	N	11529 160TH CT NE
6	001152	0280	11/2006	\$710,000	2620	0	9	1996	3	9001	N	N	17009 NE 108TH WAY
6	001150	0500	7/2007	\$700,000	2650	0	9	1990	3	10936	N	N	17601 NE 104TH WAY
6	001151	0360	2/2006	\$569,950	2660	0	9	1992	3	9021	N	N	17724 NE 110TH WAY
6	352605	9135	11/2006	\$740,000	2700	730	9	2006	3	10109	Y	N	10918 161ST AVE NE
6	327586	0210	8/2005	\$649,995	2760	0	9	1990	3	29387	N	N	18343 NE 99TH WAY
6	785480	0010	2/2007	\$685,000	2760	0	9	1997	3	9205	N	N	11019 166TH PL NE
6	886150	0055	6/2006	\$750,000	2800	0	9	2004	3	10311	N	N	16951 NE 88TH ST
6	001152	0290	5/2005	\$630,000	2810	0	9	1996	3	9001	N	N	17001 NE 108TH WAY
6	001150	0360	5/2006	\$675,000	2820	0	9	1990	3	10287	N	N	10604 176TH CT NE
6	886150	0060	10/2006	\$765,000	2890	0	9	2004	3	10311	N	N	16973 NE 88TH ST
6	886150	0060	8/2005	\$740,000	2890	0	9	2004	3	10311	N	N	16973 NE 88TH ST
6	675251	0110	12/2006	\$739,900	2920	0	9	2004	3	7900	N	N	11423 160TH CT NE
6	327586	0030	10/2006	\$783,000	2930	0	9	1990	4	10887	N	N	18031 NE 99TH ST
6	001152	0260	12/2005	\$693,450	3030	0	9	1997	3	10004	N	N	17025 NE 108TH WAY
6	327586	0120	3/2007	\$755,000	3080	0	9	1990	3	12968	N	N	18215 NE 99TH WAY
6	886170	0300	1/2007	\$750,000	3150	200	9	2006	3	6797	N	N	16028 NE 99TH ST
6	001151	0570	6/2005	\$635,000	2390	330	10	1994	3	9254	Y	N	10803 178TH PL NE
6	001150	0020	5/2005	\$550,000	2420	0	10	1992	3	9209	N	N	10408 180TH CT NE
6	001150	1310	10/2005	\$649,990	2460	600	10	1994	3	9055	Y	N	10850 179TH CT NE
6	001150	1110	9/2007	\$875,500	2470	800	10	1994	4	11420	Y	N	17831 NE 108TH WAY
6	001150	1330	4/2006	\$778,000	2560	630	10	1994	3	10223	N	N	17736 NE 108TH WAY
6	327587	0030	2/2005	\$545,000	2710	0	10	1990	3	15248	N	N	18332 NE 101ST CT

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
6	327586	0280	12/2006	\$673,000	2740	0	10	1989	3	12696	N	N	9923 183RD CT NE
6	001150	1180	6/2007	\$774,000	2770	0	10	1999	3	9456	Y	N	10701 179TH CT NE
6	440120	0050	7/2005	\$742,450	2840	0	10	1998	3	11577	N	N	17345 NE 96TH WAY
6	001150	0280	8/2007	\$729,950	2880	0	10	1991	3	7675	N	N	10505 180TH CT NE
6	001150	0280	8/2005	\$610,000	2880	0	10	1991	3	7675	N	N	10505 180TH CT NE
6	327587	0170	6/2007	\$718,000	2950	0	10	1990	3	12865	N	N	10106 184TH AVE NE
6	001150	0030	3/2005	\$610,000	2960	0	10	1991	3	12237	N	N	10414 180TH CT NE
6	327586	0270	5/2006	\$700,000	3020	0	10	1989	3	13031	Y	N	9916 183RD CT NE
6	327586	0270	10/2005	\$660,000	3020	0	10	1989	3	13031	Y	N	9916 183RD CT NE
6	440120	0500	11/2006	\$729,000	3090	0	10	1998	3	8672	N	N	9545 173RD PL NE
6	440120	0160	6/2007	\$840,000	3100	0	10	2001	3	10600	N	N	9688 175TH PL NE
6	440120	0160	7/2005	\$749,900	3100	0	10	2001	3	10600	N	N	9688 175TH PL NE
6	440120	0330	10/2007	\$777,000	3100	0	10	1999	3	8765	N	N	9649 174TH PL NE
6	440121	0090	3/2005	\$656,300	3100	0	10	2001	3	8315	N	N	9806 173RD CT NE
6	720593	0080	1/2007	\$740,000	3130	770	10	2001	3	7226	Y	N	15938 NE 101ST CT
6	720593	0110	8/2006	\$780,000	3140	540	10	2001	3	11261	Y	N	15931 NE 101ST CT
6	001150	0160	5/2005	\$619,950	3170	0	10	1991	3	7728	N	N	10628 180TH CT NE
6	440120	0100	6/2006	\$825,000	3180	0	10	1999	3	8937	N	N	9702 174TH PL NE
6	440120	0190	8/2007	\$829,000	3180	0	10	1999	3	8746	N	N	17444 NE 97TH WAY
6	440120	0480	10/2005	\$748,000	3180	0	10	1998	3	9907	N	N	9571 173RD PL NE
6	440120	0410	8/2005	\$739,900	3230	0	10	1999	3	8293	N	N	9632 173RD PL NE
6	440120	0170	5/2007	\$830,000	3350	0	10	2001	3	8319	N	N	9700 175TH PL NE
6	440120	0140	7/2006	\$810,000	3420	0	10	1999	3	11664	N	N	9672 175TH PL NE
6	440120	0290	8/2005	\$731,000	3500	0	10	2002	3	9110	N	N	9711 174TH CT NE
8	556962	0420	9/2006	\$676,231	2430	450	9	2006	3	4824	N	N	10330 155TH AVE NE
8	556962	0430	8/2006	\$697,075	2430	450	9	2006	3	4841	N	N	10342 155TH AVE NE
8	556962	0440	4/2007	\$748,950	2430	450	9	2007	3	4855	N	N	10440 155TH AVE NE
8	556962	0450	4/2007	\$761,950	2430	450	9	2007	3	5253	N	N	10452 155TH AVE NE
8	556962	0470	8/2007	\$794,856	2430	450	9	2007	3	7318	N	N	10562 155TH AVE NE
8	556962	0050	7/2006	\$669,250	2630	0	9	2006	3	5772	N	N	10638 155TH PL NE
8	556962	0410	5/2006	\$641,950	2630	0	9	2006	3	4972	N	N	10334 155TH AVE NE
8	556962	0510	7/2007	\$758,667	2630	0	9	2007	3	6188	N	N	10558 155TH AVE NE
8	556962	0520	8/2007	\$752,950	2630	0	9	2007	3	5740	N	N	10554 155TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 72**

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
8	556962	0530	2/2007	\$723,950	2630	0	9	2007	3	5180	N	N	10448 155TH AVE NE
8	556962	0540	2/2007	\$697,599	2630	0	9	2007	3	4992	N	N	10446 155TH AVE NE
8	556962	0550	6/2006	\$664,124	2630	0	9	2006	3	4896	N	N	10338 155TH AVE NE
8	556962	0630	3/2007	\$848,950	3050	0	9	2007	3	6530	N	N	15429 NE 106TH WAY
8	556962	0600	1/2007	\$842,950	3060	0	9	2006	3	6456	N	N	10604 154TH PL NE
8	556962	0650	10/2007	\$858,950	3060	0	9	2007	3	8193	N	N	15537 NE 106TH WAY
8	556962	0290	6/2007	\$986,950	3120	940	9	2007	3	4769	N	N	10337 155TH AVE NE
8	556962	0620	2/2007	\$871,950	3190	0	9	2007	3	8140	N	N	15435 NE 106TH WAY
8	556962	0070	9/2006	\$806,436	3290	0	9	2006	3	4898	N	N	15538 NE 106TH WAY
8	556962	0610	7/2007	\$929,950	3500	0	9	2007	3	7133	N	N	10608 154TH PL NE
8	556962	0080	10/2006	\$895,950	3910	0	9	2006	3	4666	N	N	15534 NE 106TH WAY

**Improved Sales Removed From This Physical Inspection Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	020080	0530	8/2005	\$459,000	NO MARKET EXPOSURE
4	062671	0010	9/2007	\$411,500	BANKRUPTCY - RECEIVER OR TRUSTEE
4	062671	0020	6/2006	\$400,000	NO MARKET EXPOSURE
4	071050	0020	8/2005	\$600,000	RELOCATION - SALE TO SERVICE
4	071051	0080	2/2007	\$700,000	RELOCATION - SALE TO SERVICE
4	111576	0010	12/2006	\$1,168,000	ACTIVE PERMIT BEFORE SALE>25K
4	111576	0010	6/2005	\$730,000	ACTIVE PERMIT BEFORE SALE>25K
4	111576	0150	5/2005	\$835,000	RELOCATION - SALE TO SERVICE
4	113730	0170	11/2006	\$555,000	QUIT CLAIM DEED
4	113730	0270	10/2006	\$710,000	NO MARKET EXPOSURE
4	115260	0410	3/2007	\$796,500	BANKRUPTCY - RECEIVER OR TRUSTEE
4	115260	0460	5/2007	\$751,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	152260	0070	12/2005	\$175,970	SEGREGATION AND/OR MERGER
4	152260	0080	11/2005	\$126,000	SEGREGATION AND/OR MERGER
4	172606	9215	10/2005	\$90,000	TEAR DOWN;
4	179590	0120	3/2005	\$434,000	NO MARKET EXPOSURE
4	179591	0100	5/2005	\$398,000	NO MARKET EXPOSURE
4	179591	0120	12/2005	\$425,000	NO MARKET EXPOSURE
4	179592	0080	5/2007	\$645,000	RELOCATION - SALE TO SERVICE
4	179592	0350	4/2005	\$419,000	NO MARKET EXPOSURE
4	179592	0490	1/2007	\$499,950	NO MARKET EXPOSURE
4	185300	0150	1/2005	\$785,000	RELOCATION - SALE TO SERVICE
4	187310	0130	6/2006	\$649,950	NON-REPRESENTATIVE SALE
4	192606	9099	12/2005	\$425,000	NO MARKET EXPOSURE
4	192606	9187	10/2005	\$687,000	RELOCATION - SALE TO SERVICE
4	202606	9038	8/2006	\$450,000	BUILDER OR DEVELOPER SALES
4	202606	9038	1/2005	\$319,000	MOBILE HOME
4	232605	9033	3/2006	\$390,000	%COMPL
4	235500	0010	12/2005	\$2,661,000	OPEN SPACE
4	236640	0170	4/2006	\$76,777	DOR RATIO;NON-REPRESENTATIVE SALE
4	236640	0360	10/2005	\$260,000	NON-REPRESENTATIVE SALE
4	252605	9019	9/2006	\$1,347,755	BUILDER OR DEVELOPER SALES
4	252605	9044	7/2007	\$825,000	BUILDER OR DEVELOPER SALES
4	252605	9056	9/2006	\$1,213,334	BUILDER OR DEVELOPER SALES
4	252605	9063	9/2006	\$550,000	BUILDER OR DEVELOPER SALES
4	252605	9077	9/2006	\$1,250,000	BUILDER OR DEVELOPER SALES
4	252605	9078	3/2005	\$1,100,000	OBSOL
4	252605	9085	5/2006	\$750,000	NO MARKET EXPOSURE
4	252605	9108	9/2006	\$1,500,000	BUILDER OR DEVELOPER SALES
4	252605	9137	4/2006	\$610,000	BUILDER OR DEVELOPER SALES

**Improved Sales Removed From This Physical Inspection Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	252605	9153	2/2005	\$780,000	RELOCATION - SALE TO SERVICE
4	252605	9159	5/2005	\$743,000	NON-REPRESENTATIVE SALE
4	252605	9166	6/2006	\$1,060,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	252605	9184	8/2005	\$900,000	NO MARKET EXPOSURE
4	256820	0800	9/2005	\$565,990	NON-REPRESENTATIVE SALE
4	256820	0870	8/2005	\$579,990	NON-REPRESENTATIVE SALE
4	262605	9026	11/2005	\$975,000	BUILDER OR DEVELOPER SALES
4	262605	9046	8/2007	\$396,253	NO MARKET EXPOSURE
4	262605	9061	3/2005	\$696,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	262605	9061	3/2005	\$504,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	287100	0430	12/2007	\$700,000	NON-REPRESENTATIVE SALE
4	294400	0170	6/2007	\$1,160,000	RELOCATION - SALE TO SERVICE
4	294400	0290	2/2005	\$875,000	RELOCATION - SALE TO SERVICE
4	302606	9042	7/2005	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	302606	9052	6/2005	\$170,000	QUESTIONABLE PER APPRAISAL
4	329340	0050	3/2006	\$965,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	339620	0010	8/2007	\$381,000	UNFIN AREA;NO MARKET EXPOSURE
4	339620	0050	5/2006	\$498,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	339620	0200	8/2005	\$320,000	NO MARKET EXPOSURE
4	339620	0290	6/2005	\$386,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	339620	0290	8/2005	\$523,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	339681	0010	2/2005	\$369,570	NO MARKET EXPOSURE
4	339681	0050	3/2006	\$535,000	RELOCATION - SALE TO SERVICE
4	339682	0130	12/2005	\$510,000	RELOCATION - SALE TO SERVICE
4	339682	0170	2/2005	\$450,000	RELOCATION - SALE TO SERVICE
4	339683	0350	3/2005	\$335,000	NO MARKET EXPOSURE
4	352605	9058	1/2007	\$2,107,500	BUILDER OR DEVELOPER SALES
4	352605	9102	7/2005	\$550,000	BUILDER OR DEVELOPER SALES
4	362605	9035	8/2005	\$1,800,000	PRELIMINARY SHORTPLAT APPROVAL
4	362605	9050	9/2005	\$1,650,000	PRELIMINARY SHORTPLAT APPROVAL
4	362605	9114	4/2005	\$1,650,000	PRELIMINARY SHORTPLAT APPROVAL
4	362605	9115	5/2005	\$1,462,500	PRELIMINARY SHORTPLAT APPROVAL
4	382531	0890	9/2006	\$828,000	RELOCATION - SALE TO SERVICE
4	382531	0960	2/2005	\$735,000	RELOCATION - SALE TO SERVICE;
4	382531	1140	5/2005	\$416,000	CORPORATE AFFILIATES
4	418800	0130	11/2005	\$805,000	NO MARKET EXPOSURE
4	418800	0270	5/2005	\$622,500	NO MARKET EXPOSURE
4	418800	0480	11/2005	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	418800	0500	11/2005	\$800,000	NO MARKET EXPOSURE
4	418800	0520	1/2007	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	418800	0730	5/2005	\$715,000	NO MARKET EXPOSURE
4	564930	0020	8/2005	\$475,000	IRELATED PARTY, FRIEND, OR NEIGHBOR
4	564930	0160	9/2006	\$590,000	RELOCATION - SALE TO SERVICE
4	564930	0490	3/2006	\$672,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	570170	0100	12/2005	\$741,750	NO MARKET EXPOSURE

**Improved Sales Removed From This Physical Inspection Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	570180	0180	3/2006	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	619241	0240	10/2007	\$806,808	NON-REPRESENTATIVE SALE
4	619241	0460	12/2007	\$830,813	%COMPL
4	664120	0020	10/2005	\$282,623	QUIT CLAIM DEED
4	683880	0070	6/2005	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	683880	0080	2/2006	\$1,575,000	OBSOL
4	727310	0155	1/2005	\$1,300,000	TEAR DOWN;
4	736630	0090	11/2005	\$507,500	RELOCATION - SALE TO SERVICE
4	773250	0330	4/2005	\$540,000	NO MARKET EXPOSURE
4	773250	0380	12/2005	\$649,000	ACTIVE PERMIT BEFORE SALE>25K
4	773250	0990	4/2005	\$530,000	NO MARKET EXPOSURE
4	812120	0040	9/2007	\$660,000	RELOCATION - SALE TO SERVICE
4	812120	0370	10/2006	\$395,000	NO MARKET EXPOSURE
4	812120	0380	7/2006	\$489,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	812120	0410	12/2007	\$650,000	NO MARKET EXPOSURE
4	812120	0730	7/2005	\$440,787	NO MARKET EXPOSURE
4	812120	0990	4/2005	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	957805	0050	7/2007	\$1,740,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	957805	0130	3/2005	\$1,195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	957805	0130	4/2006	\$1,425,000	RELOCATION - SALE TO SERVICE
4	957805	0180	2/2005	\$798,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	001150	0060	6/2006	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	001150	0090	12/2007	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	001150	0710	6/2006	\$646,000	RELOCATION - SALE TO SERVICE
6	001151	0250	6/2007	\$600,000	NO MARKET EXPOSURE
6	001151	0250	7/2005	\$535,000	NO MARKET EXPOSURE
6	001151	0410	7/2006	\$613,500	NO MARKET EXPOSURE
6	001151	0530	2/2005	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	001151	0660	4/2005	\$509,250	NO MARKET EXPOSURE
6	001152	0240	5/2006	\$707,000	NO MARKET EXPOSURE
6	002350	0170	7/2005	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	002350	0210	6/2007	\$550,000	NO MARKET EXPOSURE
6	002350	0380	6/2005	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	002350	0480	11/2005	\$432,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	002352	0510	6/2006	\$500,000	NO MARKET EXPOSURE
6	002352	0830	8/2007	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	019360	0080	4/2006	\$389,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	019360	0220	5/2007	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	022505	9172	8/2006	\$849,500	BUILDER OR DEVELOPER SALES
6	033920	0390	5/2005	\$510,000	NO MARKET EXPOSURE
6	122505	9085	3/2007	\$650,000	NO MARKET EXPOSURE
6	147400	0020	5/2006	\$400,000	NO MARKET EXPOSURE
6	150820	0020	8/2006	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	150820	0040	4/2005	\$330,000	RELOCATION - SALE TO SERVICE
6	150821	0240	2/2005	\$11,250	DOR RATIO;QUESTIONABLE PER APPRAISAL

**Improved Sales Removed From This Physical Inspection Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	150821	0370	2/2006	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	150821	0490	6/2006	\$450,000	NO MARKET EXPOSURE
6	215650	0040	3/2006	\$510,000	RELOCATION - SALE TO SERVICE
6	215650	0320	3/2007	\$322,500	NO MARKET EXPOSURE
6	215650	0440	12/2005	\$127,729	RELATED PARTY
6	219330	0350	8/2007	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	219330	0470	8/2005	\$521,000	RELOCATION - SALE TO SERVICE
6	219331	0080	6/2006	\$487,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	219331	0080	1/2005	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	219331	0100	1/2007	\$430,000	NO MARKET EXPOSURE
6	219331	0320	7/2005	\$429,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	219331	0570	5/2006	\$413,000	NO MARKET EXPOSURE
6	219332	0160	5/2006	\$510,000	NO MARKET EXPOSURE
6	219332	0170	6/2005	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	219332	0210	3/2005	\$445,000	TRADE;
6	219333	0290	8/2006	\$535,000	NO MARKET EXPOSURE
6	256136	0040	7/2006	\$625,000	NO MARKET EXPOSURE
6	282800	0110	11/2007	\$620,000	NO MARKET EXPOSURE
6	327585	0280	3/2006	\$628,000	NO MARKET EXPOSURE
6	327587	0030	2/2005	\$545,000	RELOCATION - SALE TO SERVICE
6	332775	0030	10/2007	\$377,700	NO MARKET EXPOSURE
6	332775	0060	1/2005	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	337510	0030	6/2007	\$610,000	NO MARKET EXPOSURE
6	337510	0030	9/2005	\$506,000	NO MARKET EXPOSURE
6	337510	0070	12/2006	\$585,000	NO MARKET EXPOSURE
6	337510	0210	3/2006	\$245,000	NO MARKET EXPOSURE
6	337860	0025	6/2006	\$330,000	NO MARKET EXPOSURE
6	337870	0060	10/2006	\$126,894	QUIT CLAIM DEED
6	337870	0120	6/2005	\$310,000	NO MARKET EXPOSURE
6	337880	0190	2/2007	\$339,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	358522	0120	8/2005	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	358522	0240	5/2005	\$305,000	NO MARKET EXPOSURE
6	358522	0620	10/2005	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	440120	0290	8/2005	\$731,000	RELOCATION - SALE TO SERVICE
6	542360	0060	7/2005	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	549020	0040	5/2007	\$450,000	NO MARKET EXPOSURE
6	549020	0170	4/2005	\$312,000	NO MARKET EXPOSURE
6	549020	0280	4/2006	\$400,830	NO MARKET EXPOSURE
6	549020	0530	8/2005	\$360,010	QUIT CLAIM DEED
6	549020	0580	5/2006	\$406,000	CHARACTERISTICS CHANGED SINCE SALE
6	549020	0680	1/2007	\$350,000	NO MARKET EXPOSURE
6	549020	0690	5/2005	\$323,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	549021	0090	5/2006	\$444,000	NO MARKET EXPOSURE
6	549021	0270	1/2005	\$323,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	549021	0430	2/2005	\$244,075	DIVORCE

**Improved Sales Removed From This Physical Inspection Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	549021	0430	3/2007	\$319,500	NO MARKET EXPOSURE
6	549021	0440	3/2005	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	571120	0080	1/2005	\$374,000	RELOCATION - SALE TO SERVICE
6	613840	0050	3/2006	\$313,500	NO MARKET EXPOSURE
6	613840	0090	3/2006	\$387,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	613840	0340	9/2007	\$225,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
6	613840	0440	9/2006	\$375,000	OBSOL
6	613840	0450	7/2006	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	613850	0010	10/2005	\$406,000	RELOCATION - SALE TO SERVICE
6	719730	0080	6/2005	\$408,000	NO MARKET EXPOSURE
6	719730	0095	5/2005	\$339,950	NO MARKET EXPOSURE
6	719731	0010	1/2005	\$277,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	719900	0270	6/2006	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	719931	0160	8/2006	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	719932	0050	4/2005	\$369,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	719932	0210	7/2007	\$366,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	719933	0160	10/2006	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	719933	0190	12/2007	\$256,750	RELATED PARTY, FRIEND, OR NEIGHBOR
6	719933	0350	1/2005	\$25,663	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
6	719933	0460	10/2006	\$609,900	NO MARKET EXPOSURE
6	719934	0290	12/2005	\$154,959	QUIT CLAIM DEED; STATEMENT TO DOR
6	719935	0100	10/2006	\$425,500	NO MARKET EXPOSURE
6	719935	0230	9/2006	\$280,654	NO MARKET EXPOSURE
6	719936	0160	9/2006	\$374,900	NO MARKET EXPOSURE
6	719936	0160	8/2006	\$294,420	NO MARKET EXPOSURE
6	719936	0250	1/2006	\$369,900	NO MARKET EXPOSURE
6	719936	0310	9/2007	\$450,000	RELOCATION - SALE TO SERVICE
6	719936	0420	3/2007	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	720000	0249	2/2005	\$280,000	NO MARKET EXPOSURE
6	720000	0801	3/2006	\$250,000	NO MARKET EXPOSURE
6	720000	1251	6/2007	\$660,000	NO MARKET EXPOSURE
6	720000	1255	12/2005	\$543,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	720000	1353	6/2006	\$425,000	NO MARKET EXPOSURE
6	720000	1502	12/2007	\$190,040	NO MARKET EXPOSURE
6	720000	1557	2/2007	\$581,900	RELOCATION - SALE TO SERVICE
6	720000	1602	4/2005	\$336,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	720160	0150	6/2005	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	720180	0070	3/2005	\$232,000	NO MARKET EXPOSURE
6	720190	0510	4/2006	\$31,272	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
6	720200	0080	2/2005	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	720200	0090	2/2005	\$19,970	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
6	720200	0170	5/2007	\$395,000	NO MARKET EXPOSURE
6	721130	0300	6/2007	\$454,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	721130	0320	8/2007	\$410,000	NO MARKET EXPOSURE

**Improved Sales Removed From This Physical Inspection Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	726470	0010	3/2006	\$499,500	QUIT CLAIM DEED
6	885670	0040	7/2005	\$585,000	NO MARKET EXPOSURE
6	885670	0070	9/2007	\$724,500	NO MARKET EXPOSURE
6	886031	0070	9/2007	\$435,000	NO MARKET EXPOSURE
6	886031	0110	2/2006	\$526,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	886150	0050	8/2006	\$305,000	NO MARKET EXPOSURE
6	886150	0060	10/2006	\$765,000	RELOCATION - SALE TO SERVICE
6	886170	0140	5/2005	\$101,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	920150	0046	9/2005	\$615,000	OBSOL
6	933240	0100	7/2007	\$543,350	NO MARKET EXPOSURE
6	933240	0130	5/2006	\$431,000	NO MARKET EXPOSURE
6	947520	0180	3/2005	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	947520	0340	1/2005	\$323,000	NO MARKET EXPOSURE
8	102605	9090	9/2007	\$475,000	NO MARKET EXPOSURE
8	152605	9018	12/2007	\$392,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	340470	0185	8/2007	\$940,000	NO MARKET EXPOSURE
8	352605	9039	1/2005	\$400,000	NO MARKET EXPOSURE
8	556962	0060	6/2006	\$831,282	NON-REPRESENTATIVE SALE
8	556962	0300	11/2005	\$340,000	BUILDER OR DEVELOPER SALES

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +15%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 72 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.993 .

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	223	0.853	0.988	15.8%	0.971	1.005
8	358	0.854	0.993	16.3%	0.981	1.006
9	448	0.922	0.996	8.1%	0.988	1.005
10	120	0.875	0.979	11.9%	0.963	0.996
11	64	0.905	0.997	10.2%	0.963	1.032
>=12	14	0.952	1.007	5.8%	0.928	1.086
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	14	0.868	0.980	12.8%	0.904	1.055
1961-1970	80	0.824	0.962	16.7%	0.933	0.991
1971-1980	195	0.852	1.005	17.9%	0.987	1.023
1981-1990	340	0.880	0.988	12.3%	0.976	1.000
1991-2000	77	0.896	0.977	9.1%	0.949	1.006
>2000	521	0.911	0.998	9.5%	0.989	1.006
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	969	0.901	0.993	10.3%	0.987	1.000
Good	242	0.845	0.989	17.0%	0.973	1.005
Very Good	16	0.799	0.996	24.7%	0.934	1.057
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	352	0.850	0.987	16.1%	0.973	1.000
1.5	18	0.937	1.026	9.5%	0.971	1.081
2	849	0.901	0.994	10.3%	0.987	1.001
2.5	1	0.876	0.836	-4.6%	NA	NA
3	7	0.822	0.960	16.8%	0.920	1.000

Area 72 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.993 .

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0801-1000	25	0.862	0.988	14.6%	0.928	1.047
1001-1500	227	0.845	0.978	15.8%	0.963	0.994
1501-2000	143	0.857	0.997	16.4%	0.975	1.019
2001-2500	179	0.887	1.003	13.0%	0.987	1.019
2501-3000	290	0.899	0.998	11.0%	0.986	1.009
3001-4000	323	0.909	0.997	9.6%	0.985	1.008
>4000	40	0.913	0.953	4.4%	0.915	0.992
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1159	0.892	0.994	11.4%	0.988	1.001
Y	68	0.863	0.968	12.2%	0.935	1.001
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1227	0.890	0.993	11.5%	0.987	0.999
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
4	773	0.904	0.994	9.9%	0.986	1.001
6	434	0.856	0.988	15.4%	0.977	0.999
8	20	0.877	1.017	15.9%	0.979	1.054
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
03000-05000	114	0.889	1.014	14.0%	0.998	1.030
05001-08000	500	0.909	1.002	10.2%	0.993	1.011
08001-12000	342	0.858	0.975	13.6%	0.963	0.987
12001-16000	47	0.849	0.972	14.5%	0.942	1.003
16001-20000	18	0.902	1.003	11.2%	0.934	1.072
20001-30000	40	0.911	0.972	6.7%	0.939	1.006
30001-43559	121	0.903	1.003	11.2%	0.979	1.028
>1AC	45	0.869	0.960	10.5%	0.913	1.007

Physical Inspection Ratio Study Report (Before)

2007 Assessment

District/Team: NE/Team II	Lien Date: 01/01/2007	Date of Report: 6/18/2008	Sales Dates: 1/2005- 12/2007
Area REDMOND	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1227
Mean Assessed Value	576,300
Mean Sales Price	647,200
Standard Deviation AV	184,236
Standard Deviation SP	201,062

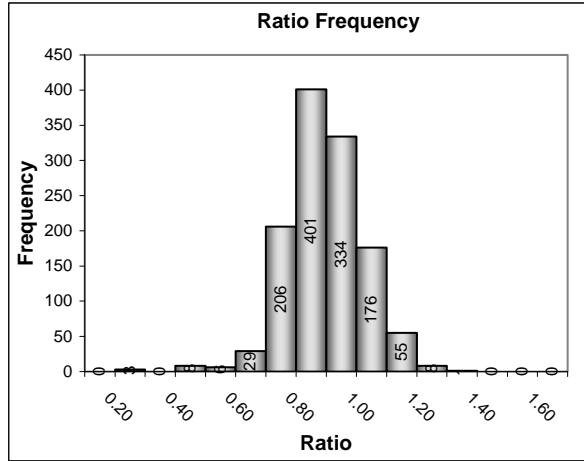
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.896
Median Ratio	0.891
Weighted Mean Ratio	0.890

UNIFORMITY	
Lowest ratio	0.231
Highest ratio:	1.311
Coefficient of Dispersion	10.91%
Standard Deviation	0.126
Coefficient of Variation	14.07%
Price Related Differential (PRD)	1.006

RELIABILITY	
95% Confidence: Median	
Lower limit	0.884
Upper limit	0.899
95% Confidence: Mean	
Lower limit	0.889
Upper limit	0.903

SAMPLE SIZE EVALUATION	
N (population size)	5989
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.126
Recommended minimum:	25
Actual sample size:	1227
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	638
# ratios above mean:	589
z:	1.399
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 72

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: NE/Team II	Lien Date: 01/01/2008	Date of Report: 6/18/2008	Sales Dates: 1/2005 - 12/2007
Area REDMOND	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	1227
<i>Mean Assessed Value</i>	642,500
<i>Mean Sales Price</i>	647,200
<i>Standard Deviation AV</i>	182,245
<i>Standard Deviation SP</i>	201,062

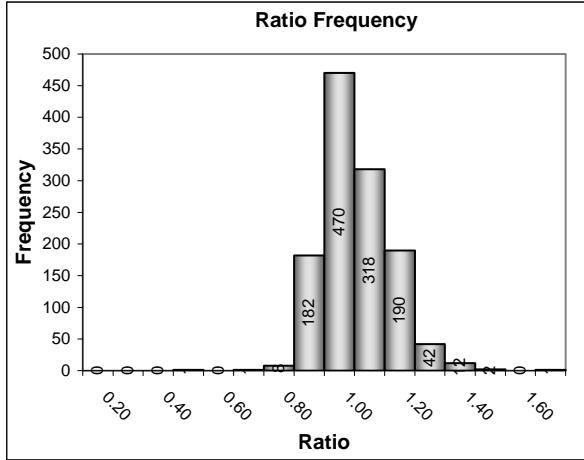
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	1.005
<i>Median Ratio</i>	0.990
<i>Weighted Mean Ratio</i>	0.993

UNIFORMITY	
<i>Lowest ratio</i>	0.460
<i>Highest ratio:</i>	1.647
<i>Coefficient of Dispersion</i>	8.78%
<i>Standard Deviation</i>	0.111
<i>Coefficient of Variation</i>	11.07%
<i>Price Related Differential (PRD)</i>	1.012

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.982
<i>Upper limit</i>	0.998
95% Confidence: Mean	
<i>Lower limit</i>	0.999
<i>Upper limit</i>	1.011

SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5989
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.111
Recommended minimum:	20
<i>Actual sample size:</i>	1227
Conclusion:	OK

NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	686
<i># ratios above mean:</i>	541
<i>z:</i>	4.139
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 72
Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 16 parcels in Area 72 that are improved with a mobile home. There was 1 mobile home sale, not enough for a separate analysis. Sales used were from 1/1/2005 through 12/31/2007.

Model Development, Description and Conclusions

Due to the lack of mobile home sales in this area and surrounding areas, the mobile homes were valued using Boeckh's Mobile Home Value Calculator. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determined if the value estimate was appropriate for the individual property characteristics.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of 15.3%. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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