

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Sherwood-Redmond-Bellevue / 91
Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 698
 Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$248,700	\$194,800	\$443,500	\$522,900	84.8%	15.12%
2008 Value	\$285,700	\$223,900	\$509,600	\$522,900	97.5%	15.12%
Change	+\$37,000	+\$29,100	+\$66,100		+12.7%	0.00%
% Change	+14.9%	+14.9%	+14.9%		+15.0%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity. There was no change to COV.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$254,100	\$199,400	\$453,500
2008 Value	\$291,900	\$229,200	\$521,100
Percent Change	+14.9%	+14.9%	+14.9%

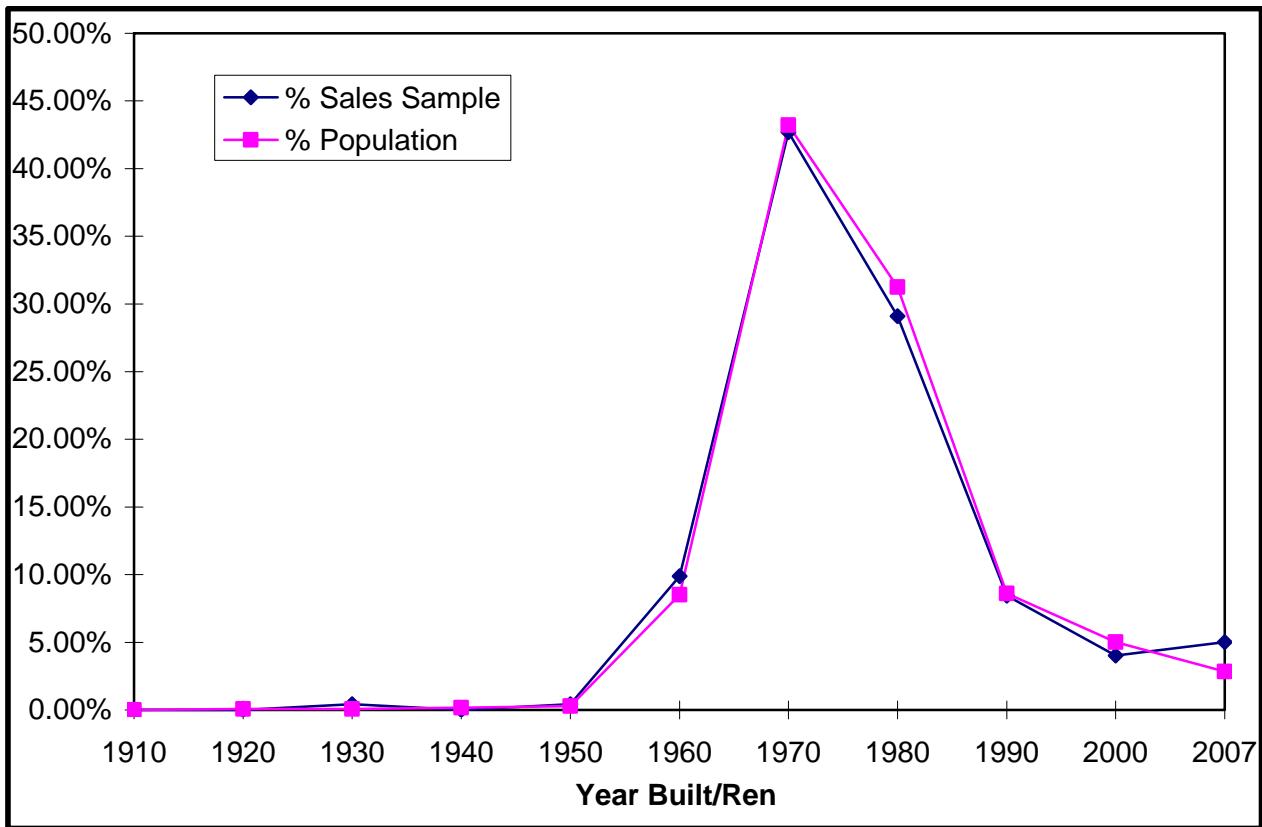
Number of one to three unit residences in the Population: 4291

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	3	0.43%
1940	0	0.00%
1950	3	0.43%
1960	69	9.89%
1970	298	42.69%
1980	203	29.08%
1990	59	8.45%
2000	28	4.01%
2007	35	5.01%
	698	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	3	0.07%
1930	3	0.07%
1940	7	0.16%
1950	12	0.28%
1960	365	8.51%
1970	1854	43.21%
1980	1341	31.25%
1990	369	8.60%
2000	215	5.01%
2007	122	2.84%
	4291	

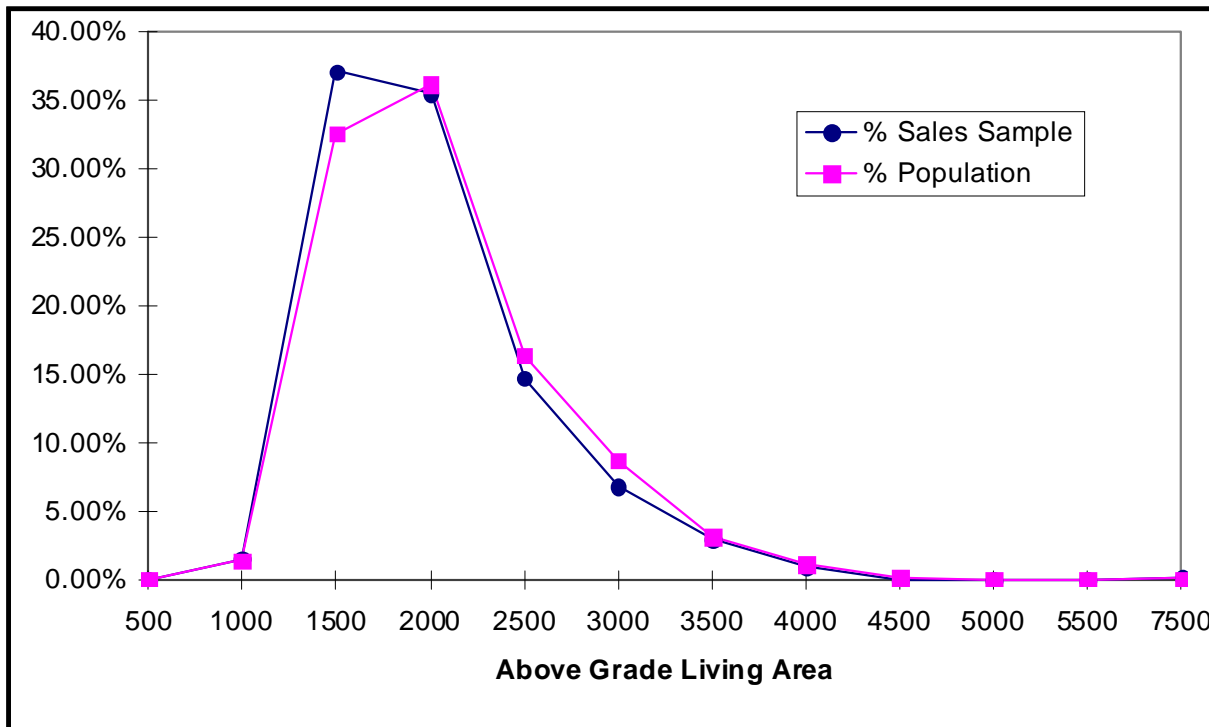


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Ren. This distribution is ideal for both analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	1.58%
1500	259	37.11%
2000	248	35.53%
2500	103	14.76%
3000	48	6.88%
3500	21	3.01%
4000	7	1.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	1	0.14%
	698	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	62	1.44%
1500	1397	32.56%
2000	1551	36.15%
2500	705	16.43%
3000	375	8.74%
3500	135	3.15%
4000	49	1.14%
4500	8	0.19%
5000	3	0.07%
5500	2	0.05%
7500	4	0.09%
	4291	

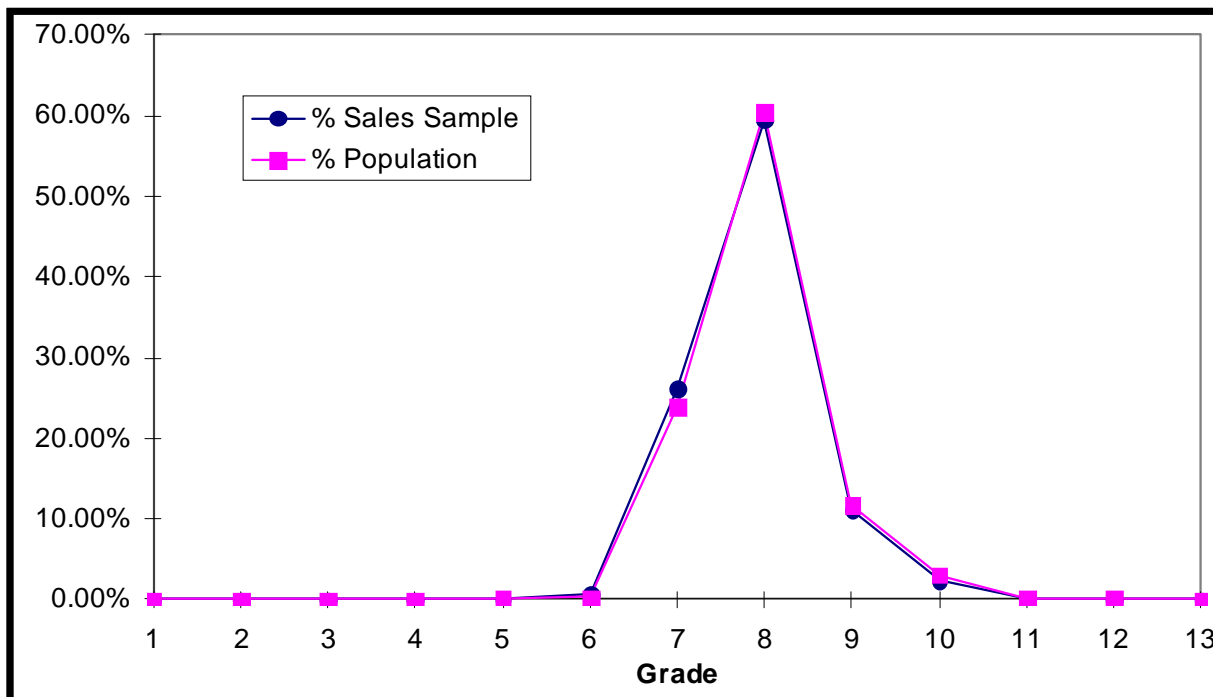


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

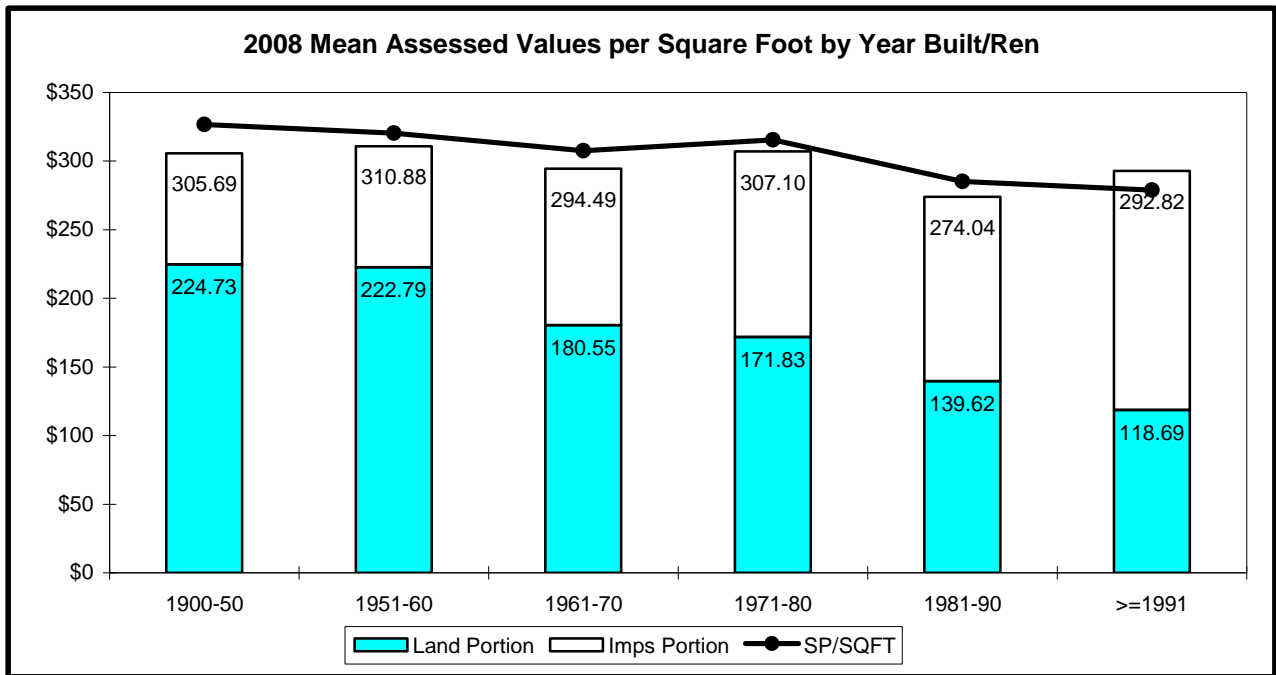
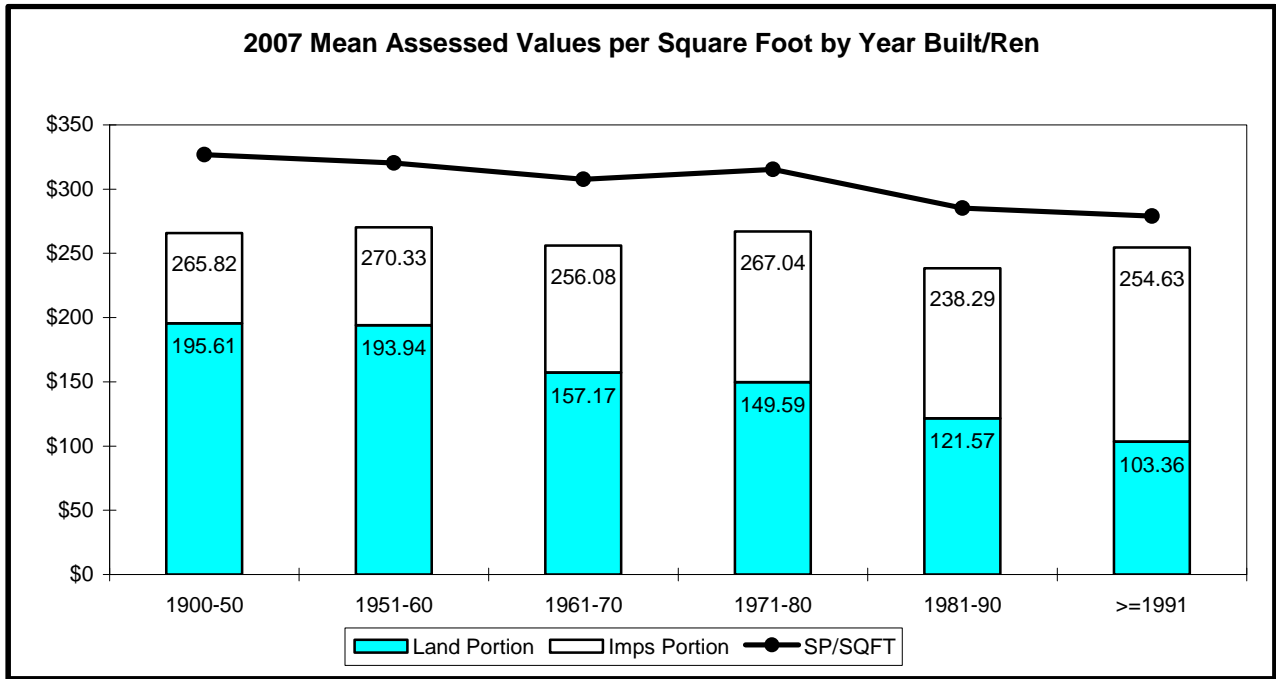
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	0.72%
7	183	26.22%
8	415	59.46%
9	78	11.17%
10	17	2.44%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	698	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.05%
6	14	0.33%
7	1029	23.98%
8	2599	60.57%
9	505	11.77%
10	133	3.10%
11	7	0.16%
12	2	0.05%
13	0	0.00%
	4291	



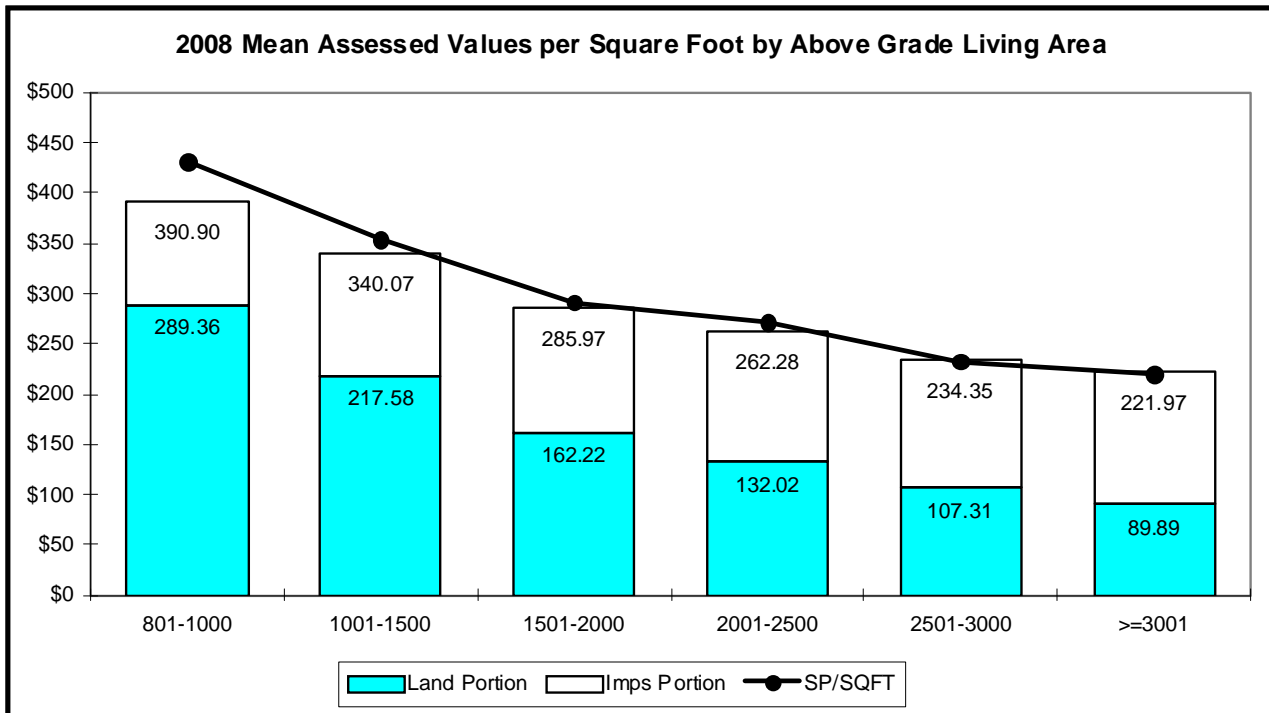
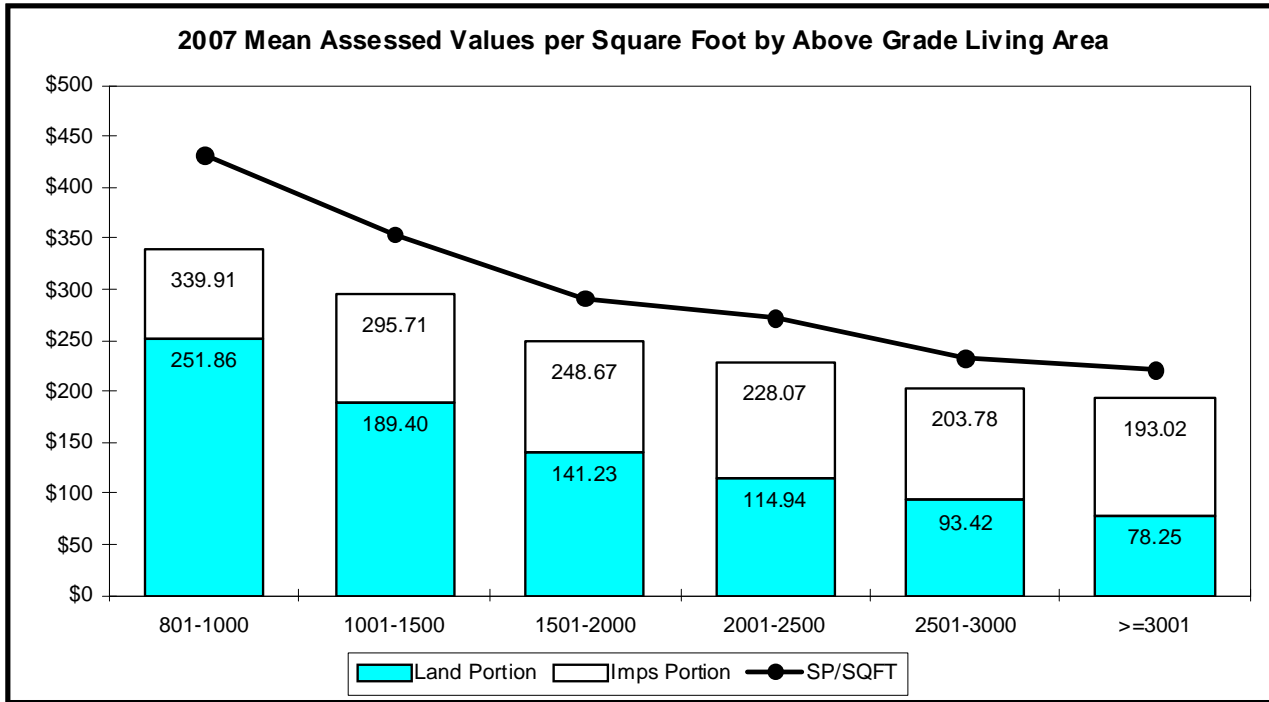
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



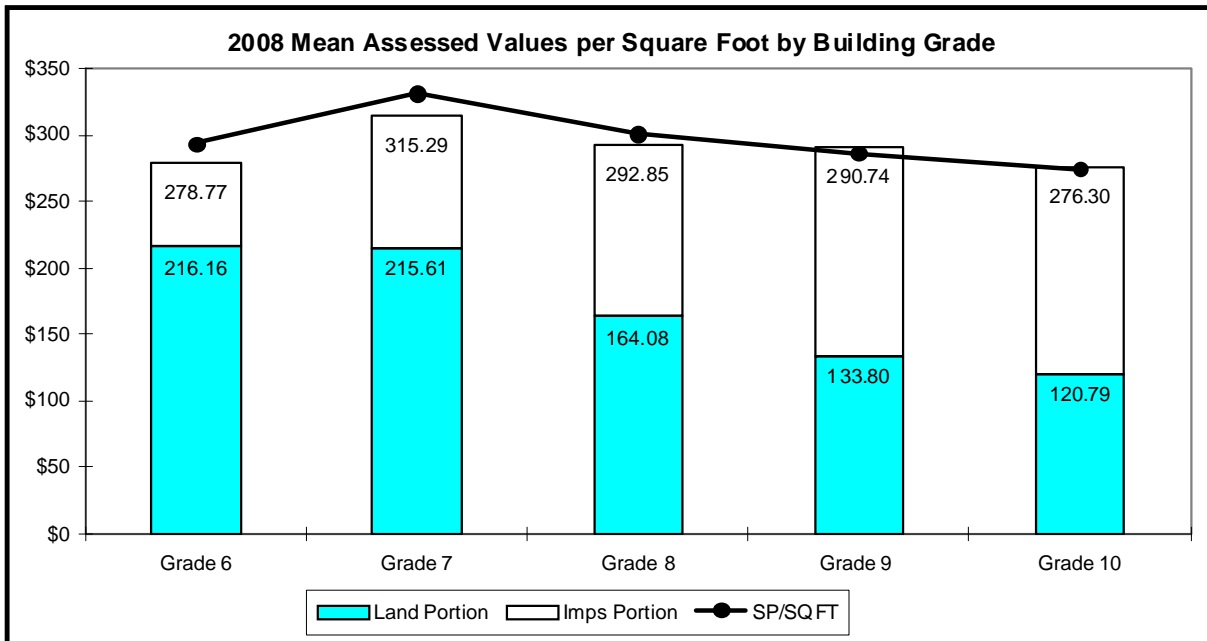
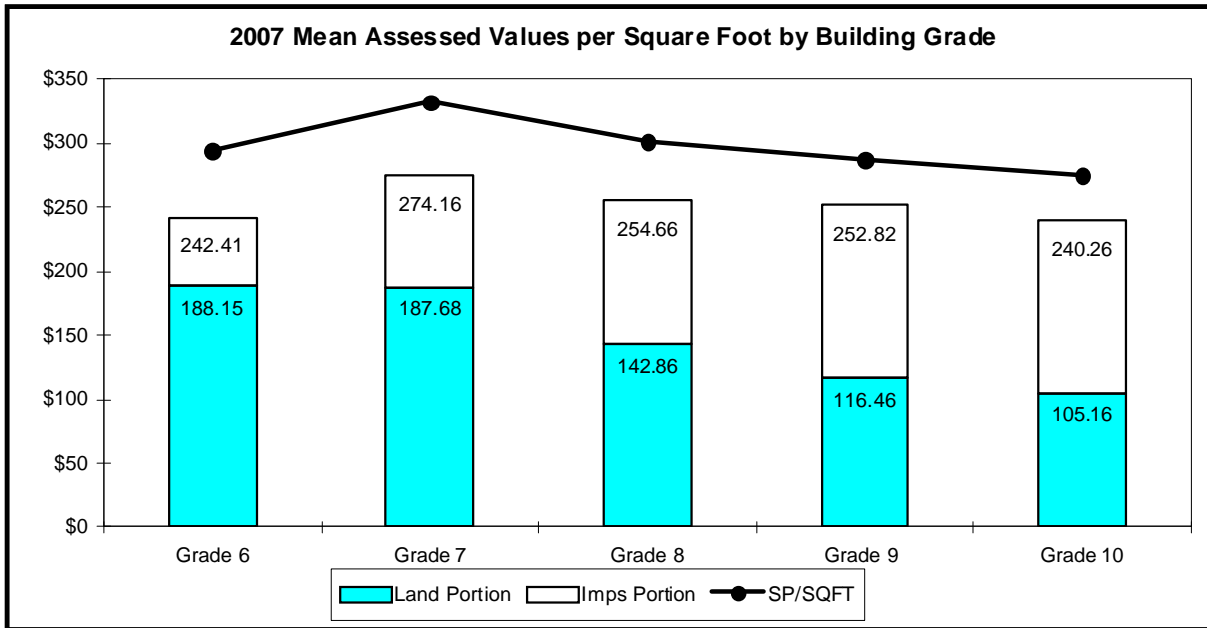
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



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

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



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

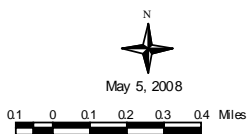


Area 91

2008 Annual Update

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May 5, 2008



King County

Department of Assessments

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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: April 29, 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 3 usable land sales available in the area, and 18 usable sales from competing neighborhood (area 67) and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived upon consulting Pat Paguagua the Appraiser II in the area. This resulted in an overall 15% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.15, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 698 useable residential sales in the area.

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

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.15

The resulting total value is rounded down to the next \$1,000, *then*:

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.149)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

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

Model Validation

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

Area 91 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

15.00%

Comments

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

Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is .975

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
6	5	0.838	0.963	14.9%	0.705	1.220
7	183	0.828	0.952	14.9%	0.930	0.974
8	415	0.846	0.972	14.9%	0.957	0.986
9	78	0.881	1.013	14.9%	0.980	1.045
10	17	0.881	1.012	14.9%	0.927	1.096
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1950	6	0.829	0.952	14.9%	0.677	1.227
1951-1960	69	0.843	0.968	14.9%	0.934	1.002
1961-1970	298	0.835	0.960	14.9%	0.943	0.977
1971-1980	203	0.845	0.971	14.9%	0.951	0.991
1981-1990	59	0.850	0.977	14.9%	0.939	1.015
>=1991	63	0.903	1.038	14.9%	1.002	1.074
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
FAIR	1	0.812	0.933	14.9%	N/A	N/A
AVERAGE	424	0.853	0.981	14.9%	0.966	0.995
GOOD	232	0.846	0.972	14.9%	0.953	0.991
VERY GOOD	41	0.808	0.929	14.9%	0.875	0.983
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	491	0.844	0.969	14.9%	0.956	0.982
1.5	31	0.814	0.936	14.9%	0.872	0.999
2	172	0.866	0.995	14.9%	0.973	1.017
>=2.5	4	0.862	0.991	15.0%	0.829	1.154

Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is .975

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

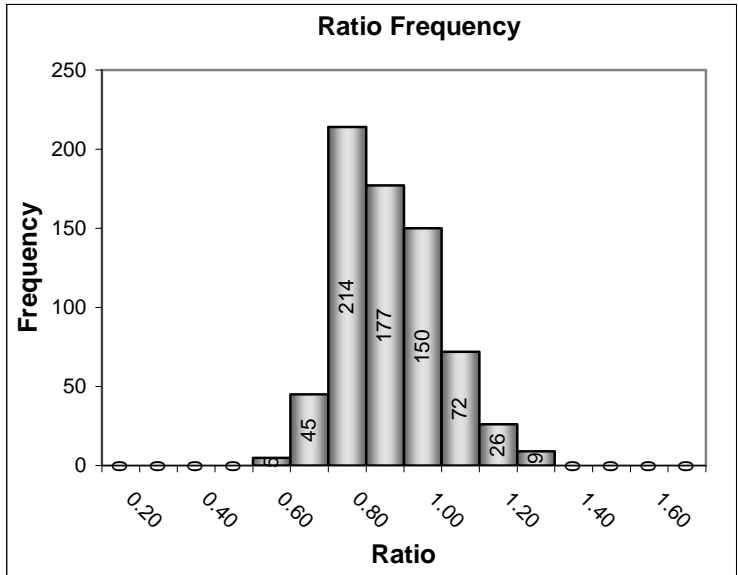
It is difficult to draw valid conclusions when the sales count is low.

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	11	0.789	0.907	14.9%	0.809	1.004
1001-1500	259	0.836	0.961	14.8%	0.943	0.979
1501-2000	248	0.855	0.982	14.9%	0.963	1.002
2001-2500	103	0.840	0.966	14.9%	0.939	0.992
2501-3000	48	0.877	1.007	14.9%	0.963	1.052
>=3001	29	0.870	1.000	14.9%	0.944	1.056
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	667	0.847	0.973	14.9%	0.962	0.984
Y	31	0.874	1.005	14.9%	0.936	1.074
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	698	0.848	0.975	14.9%	0.963	0.986
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
4	303	0.848	0.974	14.9%	0.957	0.991
13	395	0.848	0.975	14.9%	0.960	0.990
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	28	0.843	0.968	14.9%	0.916	1.021
03000-05000	35	0.882	1.013	14.9%	0.957	1.069
05001-08000	199	0.852	0.978	14.9%	0.956	1.001
08001-12000	308	0.844	0.970	14.9%	0.954	0.986
12001-16000	99	0.852	0.979	14.9%	0.950	1.008
16001-20000	19	0.794	0.912	14.9%	0.808	1.016
>=20001	10	0.891	1.024	14.9%	0.915	1.132

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2007	Date of Report: 5/12/2008	Sales Dates: 1/2005 - 12/2007
Area 91	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	698		
<i>Mean Assessed Value</i>	443,500		
<i>Mean Sales Price</i>	522,900		
<i>Standard Deviation AV</i>	99,265		
<i>Standard Deviation SP</i>	128,826		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.863		
<i>Median Ratio</i>	0.842		
<i>Weighted Mean Ratio</i>	0.848		
UNIFORMITY			
<i>Lowest ratio</i>	0.549		
<i>Highest ratio:</i>	1.276		
<i>Coefficient of Dispersion</i>	12.61%		
<i>Standard Deviation</i>	0.130		
<i>Coefficient of Variation</i>	15.12%		
<i>Price Related Differential (PRD)</i>	1.017		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.827		
<i>Upper limit</i>	0.857		
95% Confidence: Mean			
<i>Lower limit</i>	0.853		
<i>Upper limit</i>	0.873		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	4291		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.130		
Recommended minimum:	27		
<i>Actual sample size:</i>	698		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	383		
<i># ratios above mean:</i>	315		
<i>z:</i>	2.574		
Conclusion:	Non-normal		



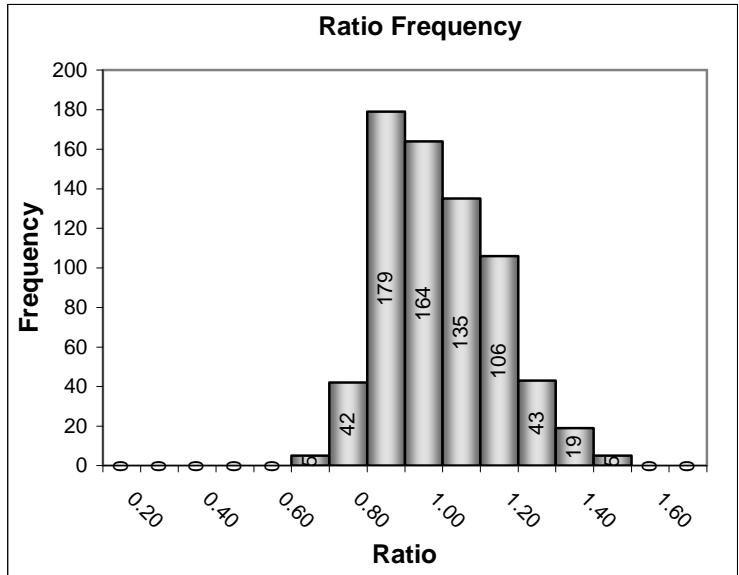
COMMENTS:

1 to 3 Unit Residences throughout area 91

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2008	Date of Report: 5/12/2008	Sales Dates: 1/2005 - 12/2007
Area 91	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	698		
Mean Assessed Value	509,600		
Mean Sales Price	522,900		
Standard Deviation AV	114,150		
Standard Deviation SP	128,826		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.991		
Median Ratio	0.968		
Weighted Mean Ratio	0.975		
UNIFORMITY			
Lowest ratio	0.631		
Highest ratio:	1.465		
Coefficient of Dispersion	12.60%		
Standard Deviation	0.150		
Coefficient of Variation	15.12%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.950		
Upper limit	0.985		
95% Confidence: Mean			
Lower limit	0.980		
Upper limit	1.002		
SAMPLE SIZE EVALUATION			
N (population size)	4291		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.150		
Recommended minimum:	36		
Actual sample size:	698		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	383		
# ratios above mean:	315		
z:	2.574		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 91

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	775160	0140	5/14/07	\$445,000	1470	0	6	1957	3	11360	N	N	2430 160TH AVE NE
004	775160	0140	3/29/05	\$325,000	1470	0	6	1957	3	11360	N	N	2430 160TH AVE NE
004	775160	0065	8/14/07	\$455,000	1500	0	6	1957	3	11360	N	N	2428 159TH AVE NE
004	404070	0010	5/4/07	\$408,000	910	0	7	1961	3	7700	N	N	1404 169TH PL NE
004	329850	0220	8/13/07	\$440,000	960	570	7	1960	4	7280	N	N	1621 169TH AVE NE
004	329850	0630	7/20/06	\$365,000	960	340	7	1960	3	7500	N	N	16914 NE 16TH PL
004	329850	0840	1/21/05	\$314,500	960	360	7	1960	3	7350	N	N	16901 NE 16TH PL
004	329850	0020	6/1/05	\$370,000	990	0	7	1960	4	7280	N	N	1650 168TH AVE NE
004	329850	0090	4/1/05	\$318,000	990	0	7	1960	3	7280	N	N	1625 168TH PL NE
004	329850	0750	7/11/06	\$497,000	990	730	7	1960	5	7140	N	N	16929 NE 17TH PL
004	404070	0200	11/14/05	\$398,000	990	990	7	1961	3	8400	N	N	1464 168TH PL NE
004	404070	0210	3/20/06	\$425,000	990	910	7	1961	4	8400	N	N	1472 168TH PL NE
004	404070	0180	5/3/07	\$519,000	1000	520	7	1961	3	11050	N	N	16850 NE 14TH PL
004	025980	0950	2/8/07	\$416,500	1010	0	7	1964	4	8034	N	N	2230 NE 167TH PL
004	025960	0880	12/13/05	\$445,000	1040	500	7	1964	4	9720	N	N	2708 167TH AVE NE
004	025980	0430	10/5/06	\$445,000	1050	0	7	1966	3	7272	N	N	2119 166TH PL NE
004	025980	0430	4/17/07	\$441,000	1050	0	7	1966	3	7272	N	N	2119 166TH PL NE
004	329850	0940	11/16/05	\$362,500	1050	0	7	1960	3	7350	N	N	17115 NE 16TH PL
004	329850	0940	4/19/05	\$300,000	1050	0	7	1960	3	7350	N	N	17115 NE 16TH PL
004	404070	0130	8/1/07	\$527,000	1050	0	7	1961	3	10824	N	N	1451 169TH PL NE
004	404070	0130	2/15/06	\$295,000	1050	0	7	1961	3	10824	N	N	1451 169TH PL NE
004	025960	0340	7/28/06	\$418,000	1070	1040	7	1963	3	6500	N	N	2408 165TH PL NE
004	329840	0090	12/10/07	\$389,500	1070	0	7	1960	3	7350	N	N	16444 NE 17TH PL
004	329840	0430	10/26/06	\$415,000	1070	0	7	1960	4	7875	N	N	16429 NE 17TH PL
004	329840	0740	10/2/06	\$420,000	1070	0	7	1960	3	7350	N	N	16711 NE 16TH PL
004	329840	0010	5/24/06	\$410,000	1100	0	7	1960	4	8715	N	N	1605 NE 164TH PL
004	329840	0220	4/5/05	\$310,000	1100	0	7	1960	3	7350	N	N	1625 167TH AVE NE
004	329840	0370	8/4/06	\$400,000	1100	0	7	1960	4	7350	N	N	1633 168TH AVE NE
004	329840	0710	5/17/06	\$390,000	1100	0	7	1960	3	7350	N	N	16619 NE 16TH PL
004	329840	0710	3/23/05	\$305,500	1100	0	7	1960	3	7350	N	N	16619 NE 16TH PL
004	329850	0170	1/10/07	\$385,000	1100	0	7	1960	3	7275	N	N	1644 168TH PL NE

**Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	329850	0200	8/4/05	\$350,000	1100	0	7	1960	3	7280	N	N	1626 168TH PL NE
004	329850	0250	4/5/07	\$410,000	1100	0	7	1960	4	7280	N	N	1639 169TH AVE NE
004	329850	0270	12/23/05	\$370,000	1100	0	7	1960	3	13268	N	N	1651 169TH AVE NE
004	329850	0370	8/16/06	\$400,000	1100	0	7	1960	4	6825	N	N	1644 171ST AVE NE
004	329850	0460	6/9/05	\$305,000	1100	0	7	1960	3	7280	N	N	1643 172ND AVE NE
004	329850	0500	5/25/06	\$368,200	1100	0	7	1960	3	8120	N	N	1650 172ND AVE NE
004	329850	0500	1/27/05	\$271,000	1100	0	7	1960	3	8120	N	N	1650 172ND AVE NE
004	329850	0680	2/7/05	\$299,990	1100	0	7	1960	3	7828	N	N	16934 NE 16TH PL
004	329850	0640	11/20/07	\$452,500	1110	470	7	1960	3	5040	N	N	16918 NE 16TH PL
004	025980	0510	5/9/06	\$386,500	1140	0	7	1965	3	10450	N	N	2311 167TH AVE NE
004	025980	0890	2/22/05	\$299,950	1140	0	7	1964	4	7622	N	N	2209 168TH AVE NE
004	025980	0870	12/13/07	\$511,000	1150	350	7	1965	3	7107	N	N	2121 168TH AVE NE
004	618960	0010	8/22/07	\$468,000	1150	510	7	1968	4	9630	N	N	1504 168TH AVE NE
004	025960	0360	5/2/05	\$419,000	1160	570	7	2005	3	7448	N	N	2416 165TH PL NE
004	025960	0460	8/25/06	\$495,000	1160	910	7	1963	3	7416	N	N	2506 167TH PL NE
004	329850	0260	2/17/06	\$359,900	1170	0	7	1960	3	6825	N	N	1645 169TH AVE NE
004	329850	0340	5/16/07	\$450,000	1170	0	7	1960	3	7210	N	N	16938 NE 17TH PL
004	329850	0550	8/26/05	\$366,000	1170	0	7	1960	4	7416	N	N	1620 172ND AVE NE
004	618960	0020	2/2/06	\$375,000	1170	510	7	1968	3	7700	N	N	1510 168TH AVE NE
004	404070	0330	6/26/07	\$441,000	1180	0	7	1961	3	7700	N	N	16863 NE 14TH PL
004	025960	0040	12/12/05	\$390,000	1190	500	7	1964	3	9605	N	N	2416 164TH AVE NE
004	025960	0120	6/4/07	\$565,000	1190	1140	7	1964	4	9605	N	N	2616 164TH AVE NE
004	025960	0400	6/25/07	\$585,000	1190	910	7	1963	3	7004	N	N	2406 166TH AVE NE
004	025960	0650	3/31/06	\$499,000	1190	1140	7	1963	3	14256	N	N	2537 166TH AVE NE
004	404070	0020	3/23/07	\$449,950	1200	0	7	1961	3	8250	N	N	1410 169TH PL NE
004	691860	0030	4/26/06	\$480,000	1200	720	7	1965	4	7800	N	N	16213 NE 18TH ST
004	691870	0050	5/13/05	\$430,000	1200	720	7	1965	3	8500	N	N	1913 162ND AVE NE
004	691870	0080	12/17/07	\$517,900	1200	640	7	1965	4	4750	N	N	16200 NE 19TH PL
004	691870	0230	6/22/07	\$480,000	1200	720	7	1965	3	5880	N	N	16215 NE 19TH PL
004	025960	0790	7/15/07	\$500,000	1220	0	7	1964	3	7370	N	N	16517 NE 27TH ST
004	025960	0930	3/30/05	\$312,000	1220	0	7	1964	3	7200	N	N	16541 NE 28TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	363090	0030	7/16/07	\$405,000	1220	0	7	1968	3	6000	N	N	1550 172ND AVE NE
004	025960	0160	1/2/07	\$465,000	1230	430	7	1964	4	7725	N	N	2749 165TH AVE NE
004	691870	0330	10/13/06	\$420,100	1230	0	7	1966	4	10500	N	N	1910 162ND AVE NE
004	025960	0110	4/21/06	\$500,000	1240	550	7	1964	3	9605	N	N	2612 164TH AVE NE
004	329840	0720	5/26/05	\$340,000	1240	0	7	1960	3	7350	N	N	16627 NE 16TH PL
004	025960	0030	9/20/07	\$380,000	1250	0	7	1964	3	9605	N	N	2412 164TH AVE NE
004	025960	0050	10/18/06	\$441,000	1250	0	7	1964	3	9605	N	N	2504 164TH AVE NE
004	025980	0200	11/20/07	\$453,000	1250	0	7	1965	3	7107	N	N	2106 168TH AVE NE
004	025980	0300	8/3/05	\$337,000	1250	0	7	1965	3	7210	N	N	16719 NE 20TH ST
004	025980	0530	12/5/07	\$419,000	1250	0	7	1965	3	7068	N	N	2323 167TH AVE NE
004	025980	0750	1/23/07	\$455,000	1250	0	7	1965	3	8004	N	N	16711 NE 21ST ST
004	025980	0750	4/12/06	\$430,000	1250	0	7	1965	3	8004	N	N	16711 NE 21ST ST
004	691860	0170	9/6/06	\$429,000	1250	0	7	1965	3	8400	N	N	1749 162ND AVE NE
004	025970	0250	11/10/06	\$453,350	1260	0	7	1965	3	7980	N	N	16739 NE 29TH ST
004	068610	0360	5/1/07	\$429,900	1260	690	7	1963	2	6545	N	N	16915 NE 22ND PL
004	068610	0390	3/18/05	\$459,900	1260	400	7	1963	3	8125	N	N	2133 170TH AVE NE
004	025960	0660	11/1/05	\$471,000	1270	670	7	1963	3	5850	N	N	2533 166TH AVE NE
004	025970	0100	8/7/06	\$439,950	1270	0	7	1965	3	13225	N	N	16712 NE 29TH ST
004	329850	0780	10/12/05	\$379,950	1280	550	7	1960	4	7875	N	N	16803 NE 16TH PL
004	329840	0050	7/13/05	\$336,500	1300	0	7	1960	3	6050	N	N	16416 NE 17TH PL
004	329850	0730	7/24/06	\$439,000	1300	360	7	1960	3	8840	N	N	1641 171ST AVE NE
004	025980	1080	8/30/06	\$454,950	1310	0	7	1965	4	7107	N	N	2109 167TH AVE NE
004	775180	0090	4/7/05	\$341,000	1320	0	7	1955	4	10050	N	N	16015 NE 27TH ST
004	025960	0450	10/4/07	\$460,000	1330	0	7	1963	4	7910	N	N	2500 167TH PL NE
004	025970	0080	5/3/06	\$475,000	1330	660	7	1966	3	6400	N	N	16700 NE 29TH ST
004	025970	0160	9/21/05	\$460,000	1330	750	7	1965	5	7700	N	N	16629 NE 30TH ST
004	025970	0160	3/24/05	\$375,000	1330	750	7	1965	5	7700	N	N	16629 NE 30TH ST
004	025970	0200	2/23/05	\$349,195	1330	500	7	1966	3	7224	N	N	2920 168TH AVE NE
004	025980	1040	11/29/06	\$496,000	1330	660	7	1966	3	8100	N	N	2209 167TH AVE NE
004	329840	0750	6/14/07	\$429,000	1330	0	7	1960	3	8400	N	N	16719 NE 16TH PL
004	691860	0100	3/21/07	\$463,000	1340	0	7	1965	4	8715	N	N	16260 NE 18TH ST

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Area 91
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	775240	0020	10/24/05	\$419,000	1340	400	7	1957	3	9525	N	N	2423 162ND AVE NE
004	329850	0620	10/20/05	\$390,000	1350	550	7	1960	4	7107	N	N	16908 NE 16TH PL
004	025960	0090	5/7/07	\$612,000	1360	1360	7	1965	5	9605	N	N	2604 164TH AVE NE
004	025960	0090	2/22/06	\$557,000	1360	1360	7	1965	5	9605	N	N	2604 164TH AVE NE
004	183030	0170	9/22/05	\$357,000	1370	0	7	1967	3	7448	N	N	3011 169TH AVE NE
004	775220	0105	2/21/07	\$471,000	1370	0	7	1958	3	11250	N	N	16222 NE 24TH ST
004	068610	0250	3/29/07	\$580,000	1390	880	7	1963	3	7665	N	N	2228 169TH AVE NE
004	252505	9183	4/3/06	\$370,000	1400	0	7	1993	3	7545	N	N	16824 NORTHUP WAY
004	025960	1170	4/26/07	\$535,000	1410	0	7	1964	3	8250	N	N	16532 NE 27TH PL
004	025960	0010	7/17/07	\$450,000	1420	0	7	1964	3	9040	N	N	2404 164TH AVE NE
004	025960	0280	1/3/05	\$366,000	1420	0	7	1963	3	8320	N	N	2507 165TH AVE NE
004	068640	0450	4/7/07	\$463,000	1420	0	7	2000	3	7771	N	N	16854 NE 25TH ST
004	025980	0140	2/6/06	\$426,000	1430	0	7	1965	3	7210	N	N	2226 168TH AVE NE
004	737630	0015	4/5/07	\$357,500	1430	0	7	1959	3	13156	N	N	2923 164TH AVE NE
004	068610	0190	6/20/06	\$466,250	1450	0	7	1963	4	7700	N	N	2118 169TH AVE NE
004	068610	0850	1/28/05	\$335,000	1450	0	7	1963	3	8835	N	N	16830 NE 19TH PL
004	068610	0950	5/23/05	\$350,000	1450	0	7	1963	3	7700	N	N	2121 169TH AVE NE
004	025960	0300	2/16/06	\$408,472	1460	0	7	1963	3	8075	N	N	2415 165TH PL NE
004	025960	0410	6/20/05	\$335,000	1460	0	7	1963	3	7210	N	N	16611 NE 25TH ST
004	025960	0990	2/23/06	\$420,000	1460	0	7	1964	3	7400	N	N	2736 165TH AVE NE
004	025960	1090	7/10/06	\$453,000	1460	0	7	1964	3	8820	N	N	16549 NE 27TH PL
004	242505	9081	12/18/07	\$473,000	1460	180	7	1953	4	13874	N	N	16605 NE 40TH ST
004	025960	0330	10/1/07	\$439,950	1470	0	7	1963	3	7140	N	N	2404 165TH PL NE
004	068610	0560	9/29/06	\$479,500	1470	0	7	1963	3	7740	N	N	2128 170TH AVE NE
004	775220	0040	4/13/06	\$539,500	1470	0	7	1957	3	9525	N	N	2414 161ST AVE NE
004	775160	0010	2/22/05	\$519,000	1480	1000	7	2005	3	11685	N	N	15915 NE 26TH ST
004	775160	0110	6/1/05	\$450,000	1490	0	7	1957	4	11360	N	N	2421 161ST AVE NE
004	775160	0015	3/31/06	\$400,000	1510	0	7	1956	3	11590	N	N	2455 160TH AVE NE
004	775200	0045	8/11/06	\$450,000	1510	0	7	1957	3	10080	N	N	2703 164TH AVE NE
004	025960	0240	5/6/05	\$353,000	1530	0	7	1964	3	7210	N	N	2537 165TH AVE NE
004	025980	0970	10/9/06	\$395,000	1530	0	7	1964	3	8845	N	N	2222 167TH PL NE

**Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	068610	0620	3/14/05	\$355,000	1560	0	7	1966	3	5800	N	N	17128 NE 23RD ST
004	068620	0020	10/31/06	\$570,000	1560	0	7	1965	4	7950	N	N	2211 172ND AVE NE
004	775220	0010	12/7/07	\$502,500	1560	0	7	1957	4	9440	N	N	16113 NE 26TH ST
004	775220	0075	11/8/07	\$436,000	1570	0	7	1957	3	9975	N	N	16231 NE 26TH ST
004	775240	0070	9/24/07	\$550,000	1570	0	7	1957	3	9492	N	N	2515 164TH AVE NE
004	775240	0070	9/21/05	\$429,700	1570	0	7	1957	3	9492	N	N	2515 164TH AVE NE
004	329840	0510	5/24/06	\$434,950	1590	0	7	1960	4	13158	N	N	16518 NE 16TH PL
004	329840	0510	9/14/05	\$380,000	1590	0	7	1960	4	13158	N	N	16518 NE 16TH PL
004	025980	0210	8/2/06	\$487,000	1610	0	7	1965	3	7622	N	N	2024 168TH AVE NE
004	329840	0240	8/17/06	\$431,000	1620	0	7	1960	3	5280	N	N	1637 167TH AVE NE
004	025970	0180	7/19/07	\$486,000	1650	0	7	1966	3	8250	N	N	16615 NE 30TH ST
004	775240	0080	7/13/07	\$500,000	1650	0	7	1958	3	11088	N	N	2424 162ND AVE NE
004	775240	0080	5/24/05	\$382,000	1650	0	7	1958	3	11088	N	N	2424 162ND AVE NE
004	618960	0060	7/8/05	\$377,000	1690	0	7	1968	3	7600	N	N	1540 168TH AVE NE
004	775200	0120	5/15/06	\$498,000	1690	0	7	1957	3	9968	N	N	2615 164TH AVE NE
004	691870	0120	11/14/05	\$310,000	1720	0	7	1965	3	7200	N	N	16222 NE 19TH PL
004	775220	0030	4/3/06	\$495,000	1740	0	7	1957	3	9525	N	N	2428 161ST AVE NE
004	025980	0410	1/2/05	\$330,000	1750	0	7	1966	3	7200	N	N	2107 166TH PL NE
004	440110	0040	1/16/07	\$504,800	1790	0	7	1959	3	10650	N	N	16414 NE 29TH ST
004	775180	0070	11/30/07	\$465,000	1800	0	7	1955	3	10050	N	N	16014 NE 27TH ST
004	068610	0582	11/29/05	\$482,000	1840	0	7	1963	5	10507	N	N	2112 170TH AVE NE
004	068610	0960	12/8/05	\$430,000	1860	0	7	1963	3	8800	N	N	2129 169TH AVE NE
004	691870	0320	12/5/05	\$435,000	1900	0	7	1966	3	11550	N	N	16207 NE 19TH PL
004	691870	0100	11/1/06	\$499,000	1970	0	7	1966	3	7200	N	N	16210 NE 19TH PL
004	775160	0080	7/24/06	\$483,000	1980	0	7	1955	3	12445	N	N	2454 160TH AVE NE
004	329850	0390	8/28/07	\$540,000	2130	0	7	1960	5	7280	N	N	1632 171ST AVE NE
004	025970	0170	11/21/05	\$430,000	2200	0	7	1965	3	8360	N	N	16623 NE 30TH ST
004	202040	0280	3/18/05	\$396,500	1090	350	8	1979	3	7700	N	N	3814 171ST PL NE
004	202040	0030	8/10/05	\$425,000	1230	820	8	1979	3	8330	N	N	3911 171ST PL NE
004	932850	0630	6/16/05	\$455,000	1240	430	8	1974	3	6240	N	N	17009 35TH ST NE
004	955730	0680	6/28/05	\$438,000	1240	1020	8	1969	4	11660	N	N	16820 NE 32ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	955730	0050	12/13/07	\$489,000	1250	450	8	1973	4	7245	N	N	3209 172ND AVE NE
004	572800	0010	9/5/07	\$565,000	1260	800	8	1973	4	9300	N	N	17118 NE 31ST PL
004	068620	0750	4/13/05	\$440,000	1280	690	8	1964	3	10500	N	N	17012 NE 18TH ST
004	666100	0210	4/21/05	\$420,000	1280	780	8	1975	3	12650	N	N	17009 NE 28TH PL
004	068620	0130	2/23/07	\$525,000	1300	590	8	1964	3	6825	N	N	17025 NE 22ND ST
004	068630	0430	5/22/06	\$525,000	1300	650	8	1965	3	7350	N	N	16443 NE 18TH ST
004	932850	0230	7/20/07	\$525,950	1300	880	8	1974	3	7056	N	N	3504 169TH AVE NE
004	068620	0680	11/15/05	\$420,400	1340	630	8	1965	3	8881	N	N	17017 NE 20TH ST
004	932850	0670	10/19/07	\$608,000	1360	550	8	1974	4	7056	N	N	17010 NE 34TH PL
004	955730	0120	7/24/06	\$521,000	1370	670	8	1972	3	4500	N	N	3232 171ST AVE NE
004	068630	0020	9/30/05	\$400,000	1380	580	8	1965	3	9950	N	N	16626 NE 19TH PL
004	068630	0210	4/7/05	\$428,000	1390	670	8	1966	3	8280	N	N	1804 167TH AVE NE
004	068620	0060	3/3/05	\$404,000	1410	690	8	1965	3	7700	N	N	2241 172ND AVE NE
004	068620	1180	6/20/07	\$506,000	1410	0	8	1965	3	8400	N	N	1911 168TH AVE NE
004	932850	0150	10/11/05	\$433,000	1420	810	8	1975	3	7200	N	N	3512 170TH AVE NE
004	932850	0530	7/10/07	\$595,000	1420	1060	8	1974	3	8216	N	N	3407 169TH AVE NE
004	932850	0690	10/6/05	\$495,000	1420	800	8	1974	3	7650	N	N	17000 NE 34TH PL
004	955730	0290	4/13/05	\$425,000	1420	410	8	1971	3	5000	Y	N	16818 NE 33RD ST
004	955730	0570	11/15/05	\$457,500	1420	460	8	1972	3	6565	N	N	3215 170TH AVE NE
004	068630	0390	6/20/05	\$461,000	1430	650	8	1966	3	7875	N	N	16413 NE 18TH ST
004	932850	0830	3/21/06	\$490,000	1430	930	8	1975	3	7072	N	N	3405 172ND AVE NE
004	932850	0590	12/7/06	\$565,000	1440	830	8	1974	5	6624	N	N	16911 35TH ST NE
004	068630	0040	3/6/06	\$377,000	1450	750	8	1966	3	6630	N	N	16405 NE 19TH ST
004	068640	0340	6/7/05	\$452,000	1450	750	8	1967	4	7210	N	N	2701 169TH AVE NE
004	068640	0480	7/26/05	\$422,550	1450	750	8	1966	3	7875	N	N	16857 NE 25TH ST
004	955730	0030	11/24/05	\$380,000	1450	420	8	1973	3	7245	N	N	3309 172ND AVE NE
004	666100	0020	5/24/07	\$530,000	1460	600	8	1976	3	7500	N	N	17118 NE 29TH PL
004	955730	0690	2/11/05	\$410,000	1460	420	8	1970	4	11615	N	N	16903 NE 32ND ST
004	419350	0120	3/19/07	\$750,000	1470	1390	8	1967	3	10080	N	N	2810 165TH AVE NE
004	419350	0120	3/1/06	\$510,000	1470	1390	8	1967	3	10080	N	N	2810 165TH AVE NE
004	202040	0050	5/2/07	\$565,000	1480	700	8	1979	3	8750	N	N	3831 171ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	202040	0050	3/17/05	\$449,950	1480	700	8	1979	3	8750	N	N	3831 171ST PL NE
004	242505	9137	10/26/05	\$435,000	1480	310	8	1978	3	8276	N	N	3615 172ND AVE NE
004	252505	9160	6/15/07	\$550,000	1480	710	8	1975	3	11913	N	N	16830 NORTHUP WAY
004	252505	9160	8/31/06	\$494,000	1480	710	8	1975	3	11913	N	N	16830 NORTHUP WAY
004	955730	0780	5/15/07	\$540,000	1480	320	8	1971	3	7200	N	N	17103 NE 32ND ST
004	572800	0030	6/7/05	\$450,000	1490	0	8	1973	4	6000	N	N	17106 NE 31ST PL
004	068620	0596	3/13/07	\$580,000	1500	0	8	1966	4	7700	N	N	1920 172ND AVE NE
004	932850	0570	4/22/05	\$410,000	1500	1250	8	1974	3	5544	N	N	3412 169TH AVE NE
004	955730	0580	1/5/05	\$439,950	1500	530	8	1973	4	6956	N	N	3209 170TH AVE NE
004	955730	0310	5/11/06	\$795,000	1510	1090	8	1970	4	7500	Y	N	16772 NE 33RD PL
004	932850	0260	10/7/05	\$567,000	1520	1520	8	1974	4	7210	N	N	3522 169TH AVE NE
004	955730	0600	5/3/07	\$610,000	1520	770	8	1973	4	8000	N	N	16934 NE 32ND ST
004	202040	0120	9/18/06	\$550,000	1550	640	8	1979	3	8120	N	N	17002 NE 38TH PL
004	932850	0250	8/25/05	\$535,000	1550	1470	8	1974	3	7102	N	N	3516 169TH AVE NE
004	068620	0090	8/25/06	\$490,250	1560	0	8	1964	3	7980	N	N	17026 NE 21ST ST
004	068620	0330	11/1/06	\$525,000	1570	0	8	1965	5	7680	N	N	16813 NE 19TH PL
004	068630	0160	7/9/07	\$550,000	1600	0	8	1965	3	7650	N	N	16605 NE 19TH PL
004	068630	1110	3/6/06	\$501,000	1600	1600	8	1966	3	8400	N	N	16608 NE 19TH PL
004	068640	0510	4/23/06	\$472,200	1600	0	8	1967	3	7280	N	N	16884 NE 24TH PL
004	068645	0100	1/24/05	\$355,000	1600	0	8	1968	3	7632	N	N	16718 NE 31ST ST
004	932850	0270	4/5/06	\$555,000	1600	1600	8	1974	3	7210	N	N	3530 169TH AVE NE
004	720587	0140	6/26/07	\$615,000	1610	500	8	1988	3	9567	N	N	16732 NE 35TH ST
004	666100	0130	12/12/05	\$499,900	1650	580	8	1976	3	8560	N	N	17126 NE 28TH PL
004	955730	0200	7/19/07	\$500,000	1650	920	8	1971	3	7500	N	N	3212 170TH AVE NE
004	068640	0570	7/13/05	\$434,000	1660	0	8	1967	4	7280	N	N	2468 168TH PL NE
004	068640	1000	11/8/05	\$495,450	1670	0	8	1966	3	5500	N	N	2415 168TH AVE NE
004	955730	0170	10/29/07	\$580,000	1680	0	8	1972	3	7200	N	N	3211 171ST AVE NE
004	202040	0180	2/9/05	\$406,000	1690	940	8	1979	4	6230	N	N	16921 38TH PL NE
004	068620	0640	4/15/05	\$369,000	1750	0	8	1965	4	8000	N	N	1905 172ND AVE NE
004	720587	0190	3/2/07	\$625,000	1760	550	8	1988	3	8536	N	N	16753 NE 35TH ST
004	068640	0850	11/15/05	\$452,000	1770	0	8	1966	3	7930	N	N	16905 NE 26TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	068640	0850	7/6/07	\$795,000	1770	0	8	1966	3	7930	N	N	16905 NE 26TH PL
004	068645	0320	9/5/07	\$574,000	1790	0	8	1968	4	10800	N	N	3030 167TH AVE NE
004	068620	0450	4/5/06	\$486,000	1800	0	8	1964	3	7700	N	N	17001 NE 18TH ST
004	068620	0960	4/25/06	\$530,000	1810	0	8	1964	3	7350	N	N	17012 NE 20TH ST
004	068620	1020	7/13/07	\$567,000	1810	0	8	1964	3	9100	N	N	1811 170TH AVE NE
004	932850	0580	9/11/07	\$545,000	1830	530	8	1974	4	6400	N	N	3420 169TH AVE NE
004	419350	0060	6/5/06	\$535,000	1850	0	8	1967	3	10545	N	N	2820 164TH AVE NE
004	068620	1060	12/12/06	\$523,000	1860	0	8	1964	3	7350	N	N	16848 NE 18TH ST
004	068620	1060	5/9/05	\$435,000	1860	0	8	1964	3	7350	N	N	16848 NE 18TH ST
004	068640	0040	5/8/07	\$536,000	1890	0	8	1967	3	7210	N	N	2641 168TH AVE NE
004	068640	0060	6/20/05	\$425,000	1890	0	8	1967	4	8034	N	N	2627 168TH AVE NE
004	068620	0720	4/13/05	\$399,950	1910	0	8	1965	3	7526	N	N	1822 170TH AVE NE
004	720587	0230	10/24/07	\$625,000	1910	0	8	1988	3	11032	N	N	16789 NE 35TH ST
004	068645	0530	8/3/06	\$583,800	1930	0	8	1969	5	14999	N	N	16601 NE 32ND ST
004	419350	0130	6/13/07	\$580,000	1940	0	8	1972	3	6825	N	N	2814 165TH PL NE
004	068640	1140	10/10/06	\$517,500	2010	0	8	1967	3	9100	N	N	16871 NE 24TH PL
004	068645	0330	8/10/06	\$590,000	2060	0	8	1968	4	12155	N	N	3029 168TH AVE NE
004	242505	9162	3/6/07	\$675,000	2060	0	8	1994	3	9561	N	N	17120 NE 31ST CT
004	068620	0840	9/14/06	\$520,000	2130	0	8	1964	3	5220	N	N	17016 NE 19TH ST
004	720587	0260	2/9/06	\$575,000	2130	0	8	2005	3	6569	N	N	16801 NE 35TH ST
004	232505	9113	9/15/06	\$589,000	2170	0	8	1987	4	10018	N	N	16240 NE 30TH ST
004	183030	0100	6/1/07	\$760,000	2180	0	8	2001	3	15960	N	N	3067 169TH AVE NE
004	183030	0100	4/27/05	\$506,000	2180	0	8	2001	3	15960	N	N	3067 169TH AVE NE
004	242505	9074	10/14/05	\$665,000	2180	770	8	1955	4	51836	Y	N	3650 NE BELLEVUE-REDMOND RD
004	242505	9138	7/24/06	\$550,000	2180	0	8	1978	3	12196	N	N	17109 37TH ST NE
004	669680	0120	5/3/07	\$675,000	2190	0	8	1986	3	9530	N	N	2886 160TH PL NE
004	669680	0120	11/22/06	\$599,950	2190	0	8	1986	3	9530	N	N	2886 160TH PL NE
004	669680	0310	9/23/05	\$480,000	2280	0	8	1985	3	9519	N	N	2855 160TH PL NE
004	202040	0270	7/15/05	\$480,950	2290	0	8	1979	3	8400	N	N	17043 38TH PL NE
004	068645	0280	4/6/07	\$697,000	2360	0	8	1969	3	7280	N	N	3027 167TH AVE NE
004	955730	0220	8/24/07	\$620,000	2370	0	8	1972	3	7575	N	N	3228 170TH AVE NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	068640	0940	7/11/06	\$505,000	2400	0	8	1968	4	8925	N	N	2404 169TH AVE NE
004	068620	0420	7/6/07	\$744,000	2580	0	8	1965	3	7700	N	N	16847 NE 18TH ST
004	068620	0420	1/4/05	\$430,000	2580	0	8	1965	3	7700	N	N	16847 NE 18TH ST
004	068645	0050	11/8/06	\$584,000	2700	0	8	1968	3	7107	N	N	3030 168TH PL NE
004	068645	0050	5/13/05	\$483,300	2700	0	8	1968	3	7107	N	N	3030 168TH PL NE
004	419350	0010	9/15/06	\$668,500	2730	0	8	1974	4	9540	N	N	16508 NE 28TH ST
004	068630	0660	6/26/07	\$591,000	2790	0	8	1966	3	5250	N	N	16411 NE 20TH ST
004	068645	0480	8/30/06	\$566,500	2880	0	8	1969	3	10625	N	N	16616 NE 30TH ST
004	068640	1050	5/24/05	\$472,500	2890	0	8	1967	4	7210	N	N	2430 168TH AVE NE
004	068620	1190	10/30/06	\$724,000	2950	0	8	1965	5	10800	N	N	1905 168TH AVE NE
004	068620	0595	8/23/05	\$560,000	2990	0	8	1965	3	8250	N	N	1906 172ND AVE NE
004	068630	0590	7/12/07	\$610,000	2990	0	8	1965	3	8140	N	N	2017 164TH AVE NE
004	068620	0460	6/24/05	\$545,500	3000	0	8	1964	4	7700	N	N	17003 NE 18TH ST
004	068630	0970	2/27/07	\$686,000	3140	0	8	1966	3	8400	N	N	16424 NE 21ST PL
004	068640	0120	6/30/06	\$675,000	3160	0	8	1967	4	7210	N	N	2645 168TH PL NE
004	068650	0180	7/11/05	\$455,000	3320	0	8	1966	3	11027	N	N	1805 161ST AVE NE
004	068630	0300	10/20/06	\$655,000	3450	0	8	1965	3	10417	N	N	16440 NE 18TH ST
004	068645	0060	2/16/06	\$641,000	3510	0	8	1968	3	9145	N	N	3034 168TH PL NE
004	068650	0100	10/3/07	\$668,000	3610	0	8	1966	4	10200	N	N	16100 NE 19TH PL
004	068640	1010	8/22/06	\$649,000	3660	0	8	1967	3	8100	N	N	2411 168TH AVE NE
004	664865	0010	10/4/05	\$506,000	1780	0	9	1982	3	11250	N	N	1808 160TH AVE NE
004	664865	0030	9/14/07	\$600,000	1780	0	9	1982	3	11200	N	N	1820 160TH AVE NE
004	242505	9159	2/22/05	\$432,500	1830	0	9	1995	3	8019	N	N	3316 165TH PL NE
004	103670	0040	6/23/06	\$475,000	1840	0	9	1975	3	5418	N	N	1404 170TH PL NE
004	103670	0050	8/30/05	\$390,000	1870	0	9	1974	3	3886	N	N	1416 170TH PL NE
004	932851	0140	7/18/05	\$485,000	1900	0	9	1986	3	7298	N	N	17151 NE 37TH PL
004	103670	0280	7/24/06	\$485,000	1910	0	9	1974	3	4550	N	N	1413 170TH PL NE
004	415980	0060	4/20/07	\$671,300	2040	0	9	1995	3	6480	N	N	3100 170TH AVE NE
004	932851	0200	8/1/06	\$508,000	2150	0	9	1987	3	7179	N	N	17021 NE 37TH PL
004	932851	0010	6/23/06	\$625,000	2190	0	9	1987	3	7920	N	N	17168 NE 37TH PL
004	932851	0010	6/10/05	\$510,000	2190	0	9	1987	3	7920	N	N	17168 NE 37TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	932851	0360	9/23/05	\$599,800	2260	390	9	1987	3	8672	Y	N	3717 169TH AVE NE
004	932851	0230	8/9/05	\$556,900	2320	0	9	1987	3	7229	N	N	16967 NE 37TH PL
004	415980	0110	7/18/06	\$738,000	2340	0	9	1995	3	14478	N	N	3085 170TH AVE NE
004	415980	0140	1/26/06	\$739,000	2430	300	9	1996	3	10656	N	N	3001 170TH AVE NE
004	932851	0330	8/11/05	\$550,000	2440	0	9	1988	3	8606	N	N	3643 160TH AVE NE
004	419350	0030	10/19/07	\$751,000	2540	0	9	1991	3	9360	N	N	16430 NE 28TH ST
004	386510	0190	9/13/05	\$660,000	2690	0	9	2002	3	9010	N	N	3975 170TH PL NE
004	664865	0100	3/31/05	\$530,000	2760	0	9	1984	4	9100	N	N	1923 160TH AVE NE
004	386510	0090	6/12/07	\$782,000	2770	0	9	2003	3	4629	N	N	3849 170TH PL NE
004	386510	0090	11/10/05	\$645,000	2770	0	9	2003	3	4629	N	N	3849 170TH PL NE
004	386510	0120	10/5/06	\$699,950	2770	0	9	2003	3	4478	N	N	3837 170TH PL NE
004	386510	0140	4/22/05	\$600,000	2770	0	9	2003	3	5011	N	N	3829 170TH PL NE
004	386510	0180	3/10/06	\$675,000	2770	0	9	2003	3	5605	N	N	3963 170TH PL NE
004	386510	0050	9/19/05	\$650,000	2790	0	9	2003	3	8320	N	N	3865 170TH PL NE
004	386510	0210	10/19/06	\$729,950	2790	0	9	2003	3	6146	N	N	3997 170TH PL NE
004	386510	0030	4/19/05	\$680,000	3010	910	9	2003	3	5853	N	N	3984 170TH PL NE
004	232505	9086	11/29/06	\$780,000	3080	0	9	2002	3	9023	N	N	16250 NE 30TH ST
004	068645	0450	2/16/05	\$699,000	3140	0	9	2005	3	9000	N	N	16646 NE 30TH ST
004	068645	0460	2/11/05	\$695,000	3140	0	9	2005	3	9375	N	N	16636 NE 30TH ST
004	780470	0100	8/8/05	\$849,000	3580	0	9	1998	3	14000	N	N	3024 165TH PL NE
004	664865	0130	9/20/05	\$620,000	3680	0	9	1982	3	11209	N	N	1827 160TH AVE NE
004	029150	0090	2/9/07	\$765,000	2620	0	10	1991	3	7500	N	N	3211 165TH PL NE
004	070600	0020	10/20/05	\$650,000	2680	0	10	1994	3	10500	N	N	15864 NE 25TH PL
004	070600	0180	9/21/07	\$865,000	3020	0	10	1995	3	14732	N	N	15875 NE 25TH PL
013	313410	0184	8/1/07	\$450,000	1030	0	6	1926	5	13650	N	N	3608 172ND AVE NE
013	313410	0101	2/16/05	\$317,000	1540	0	6	1945	3	17248	N	N	3530 172ND AVE NE
013	240810	0030	4/10/07	\$535,000	920	0	7	1982	3	9750	Y	N	17320 NE 39TH CT
013	891710	0183	8/22/05	\$360,000	1020	1020	7	1968	3	12040	N	N	18445 NE 24TH ST
013	252505	9139	5/20/05	\$399,950	1150	520	7	1978	4	13068	N	N	17759 NE 24TH ST
013	313410	0196	12/26/07	\$640,000	1160	0	7	1955	4	17500	Y	N	17245 NE 40TH ST
013	856300	0970	6/23/06	\$545,000	1190	330	7	1967	4	8500	N	N	17730 NE 13TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	327576	0120	7/21/06	\$455,000	1200	0	7	1972	4	8025	N	N	1831 172ND PL NE
013	313410	0146	3/2/06	\$370,000	1300	0	7	1955	4	10000	N	N	17340 NE 36TH ST
013	313410	0180	8/18/06	\$460,000	1320	300	7	1968	3	9975	N	N	17232 NE 36TH ST
013	327575	0300	10/24/05	\$405,000	1330	380	7	1967	3	7565	N	N	17259 NE 16TH PL
013	327576	0100	10/12/06	\$465,000	1350	0	7	1968	4	7490	N	N	1838 172ND PL NE
013	327576	0200	11/16/07	\$415,000	1350	0	7	1968	3	7700	N	N	1725 172ND PL NE
013	327576	0300	5/29/07	\$469,950	1350	0	7	1968	4	8250	N	N	1741 172ND CT NE
013	313410	0173	7/23/07	\$505,000	1360	0	7	1971	4	11520	N	N	3628 172ND AVE NE
013	313410	0173	7/29/05	\$429,900	1360	0	7	1971	4	11520	N	N	3628 172ND AVE NE
013	313410	0052	4/20/07	\$538,000	1370	750	7	1967	3	9728	N	N	3215 180TH AVE NE
013	856300	0590	4/22/05	\$474,900	1390	670	7	1976	4	8034	N	N	1421 177TH AVE NE
013	252505	9091	11/15/06	\$680,000	1400	1260	7	1982	3	20999	N	N	1661 173RD AVE NE
013	327575	0080	9/20/06	\$579,950	1400	780	7	1968	5	10585	N	N	17220 NE 16TH PL
013	327576	0310	2/20/07	\$467,500	1420	0	7	1969	3	7370	N	N	1735 172ND CT NE
013	327575	0460	5/17/06	\$515,000	1450	500	7	1967	4	8640	N	N	17243 NE 16TH PL
013	026700	0040	10/23/05	\$381,500	1460	0	7	1967	3	7838	N	N	1628 177TH AVE NE
013	327575	0290	12/3/07	\$535,000	1460	0	7	1967	4	8500	N	N	17255 NE 15TH PL
013	313410	0127	7/31/06	\$609,000	1480	0	7	1930	5	10728	N	N	17641 NE 36TH ST
013	313410	0127	7/11/05	\$518,000	1480	0	7	1930	5	10728	N	N	17641 NE 36TH ST
013	252505	9005	8/14/07	\$480,000	1520	1280	7	1949	4	13343	N	N	2037 173RD AVE NE
013	026700	0210	3/6/05	\$430,000	1560	0	7	1967	4	12000	N	N	1613 177TH AVE NE
013	252505	9088	3/30/05	\$394,000	1640	700	7	1948	5	19602	N	N	1429 173RD AVE NE
013	313410	0174	6/28/05	\$485,000	1660	0	7	1958	4	9600	N	N	3626 172ND AVE NE
013	327575	0230	2/27/07	\$395,000	1660	0	7	1967	3	7200	N	N	17211 NE 15TH PL
013	327576	0360	1/26/05	\$328,000	1670	0	7	1968	3	6175	N	N	1704 172ND CT NE
013	327575	0400	5/14/07	\$462,500	1690	0	7	1968	3	8280	N	N	17215 NE 16TH PL
013	327576	0080	9/22/05	\$350,420	1740	0	7	1969	3	7704	N	N	1822 172ND PL NE
013	252505	9134	3/16/06	\$459,800	1760	0	7	1964	4	12000	N	N	2045 173RD AVE NE
013	103600	0130	2/8/07	\$559,950	1820	0	7	1972	3	8000	N	N	2617 181ST AVE NE
013	131300	0010	8/8/05	\$541,500	2440	0	7	1968	4	10200	N	N	17906 NE 29TH ST
013	856300	0730	6/7/06	\$610,000	1120	1120	8	1977	3	8000	N	N	1346 177TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	815550	0130	3/11/05	\$370,000	1150	260	8	1968	3	7900	N	N	17400 NE 14TH ST
013	252505	9165	4/20/06	\$470,000	1190	290	8	1977	5	12632	N	N	2224 173RD AVE NE
013	106630	0330	11/22/06	\$514,990	1200	280	8	1968	3	12100	N	N	17407 NE 12TH ST
013	896500	0050	6/22/06	\$455,000	1200	370	8	1974	3	9500	N	N	3304 179TH AVE NE
013	437670	0460	8/11/06	\$530,000	1210	830	8	1973	4	9225	N	N	18227 NE 31ST ST
013	437670	0660	10/14/05	\$431,700	1230	830	8	1973	4	9880	N	N	3011 181ST AVE NE
013	681100	0060	11/14/06	\$521,000	1230	210	8	1968	4	12037	N	N	2023 175TH AVE NE
013	106630	0170	8/24/06	\$502,000	1250	610	8	1968	5	9840	N	N	1015 174TH AVE NE
013	437670	0450	7/18/07	\$549,950	1260	730	8	1973	4	9348	N	N	18221 NE 31ST ST
013	505680	0130	3/23/05	\$332,000	1260	200	8	1968	3	6000	N	N	1824 175TH PL NE
013	505680	0370	8/10/07	\$495,000	1270	570	8	1975	3	8800	N	N	1804 173RD AVE NE
013	856301	0640	11/17/06	\$520,000	1280	610	8	1976	3	16060	N	N	1089 185TH AVE NE
013	856301	0640	6/6/07	\$767,500	1280	610	8	1976	3	16060	N	N	1089 185TH AVE NE
013	856305	0180	6/18/07	\$590,000	1280	260	8	1968	4	7440	N	N	18308 NE 21ST ST
013	106600	0530	4/22/05	\$560,000	1290	480	8	1962	5	9450	N	N	905 178TH AVE NE
013	753990	0130	2/22/05	\$435,000	1290	830	8	1977	5	9600	N	N	17611 NE 33RD PL
013	437670	0060	4/25/07	\$552,500	1300	180	8	1968	4	11449	N	N	2925 181ST AVE NE
013	437670	0370	8/10/07	\$525,000	1300	270	8	1968	3	9225	N	N	18134 NE 30TH ST
013	856300	0330	6/28/05	\$430,000	1300	1020	8	1974	3	8260	N	N	17620 NE 15TH PL
013	437670	0150	4/11/06	\$452,950	1320	460	8	1969	3	8584	N	N	2934 181ST AVE NE
013	681100	0080	3/17/05	\$378,500	1320	590	8	1968	3	11570	N	N	17511 NE 21ST ST
013	026700	0100	4/30/07	\$666,000	1330	800	8	1967	5	7838	N	N	1812 177TH AVE NE
013	103600	0430	1/19/06	\$480,000	1330	1250	8	1972	4	7600	N	N	2600 181ST AVE NE
013	106600	0180	7/11/05	\$472,000	1330	1200	8	1976	4	12600	N	N	17405 NE 10TH ST
013	752521	0210	11/9/06	\$360,000	1330	0	8	1978	3	2924	N	N	2614 174TH AVE NE
013	752521	0220	7/18/07	\$407,000	1330	0	8	1978	3	2752	N	N	2616 174TH AVE NE
013	752521	0280	6/28/06	\$351,000	1330	0	8	1978	4	2866	N	N	2628 174TH AVE NE
013	752521	0290	4/3/07	\$349,950	1330	0	8	1978	3	2901	N	N	2704 174TH AVE NE
013	752521	0300	3/28/06	\$295,000	1330	0	8	1978	4	2752	N	N	2706 174TH AVE NE
013	752521	0300	5/24/05	\$260,000	1330	0	8	1978	4	2752	N	N	2706 174TH AVE NE
013	752521	1320	8/11/05	\$279,900	1330	0	8	1978	4	3072	N	N	17312 NE 27TH CT

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	752521	1360	11/13/07	\$359,000	1330	0	8	1978	4	3072	N	N	17238 NE 27TH ST
013	306260	0030	3/14/07	\$564,000	1340	1340	8	1972	4	11050	N	N	17412 NE 33RD ST
013	891710	0151	3/30/05	\$405,000	1340	570	8	1975	4	19200	N	N	2217 WEST LAKE SAMMAMISH PKWY NE
013	896500	0120	3/7/06	\$430,000	1340	450	8	1974	3	9600	N	N	17709 NE 33RD ST
013	131310	0030	5/14/07	\$550,000	1350	780	8	1968	3	13875	N	N	17604 NE 29TH ST
013	752510	0490	10/20/05	\$285,500	1350	0	8	1975	3	2560	N	N	2623 175TH AVE NE
013	752510	0510	3/20/07	\$339,000	1350	0	8	1975	3	2560	N	N	2619 175TH AVE NE
013	252505	9133	4/10/07	\$635,100	1360	990	8	1986	3	12000	N	N	17215 NE 22ND CT
013	856305	0110	4/24/06	\$560,000	1370	1250	8	1968	3	8240	N	N	18504 NE 21ST ST
013	856306	0080	9/26/05	\$561,859	1370	1330	8	1972	4	11165	N	N	2206 186TH AVE NE
013	896500	0200	6/27/06	\$535,000	1380	770	8	1968	3	10500	N	N	3310 178TH AVE NE
013	752521	0030	12/24/07	\$349,600	1380	0	8	1978	3	3166	N	N	2510 174TH AVE NE
013	106620	0060	8/21/07	\$550,000	1390	920	8	1969	3	9840	N	N	17808 NE 12TH ST
013	226000	0200	10/3/06	\$521,950	1390	430	8	1977	4	9680	N	N	17210 NE 34TH ST
013	252505	9170	9/26/06	\$552,950	1410	1030	8	1978	4	12196	N	N	1907 177TH AVE NE
013	753990	0040	8/24/06	\$580,000	1410	340	8	2003	3	9000	N	N	17602 NE 33RD PL
013	106600	0360	6/7/07	\$567,150	1420	1340	8	1963	4	9126	N	N	915 177TH AVE NE
013	252505	9180	6/6/07	\$545,000	1420	0	8	1983	3	11590	N	N	2041 173RD AVE NE
013	279040	0330	3/8/05	\$476,500	1420	830	8	1974	4	11250	N	N	18521 NE 26TH ST
013	856305	0470	11/14/06	\$480,000	1420	0	8	1968	4	6090	N	N	18506 NE 20TH PL
013	896500	0240	12/22/05	\$545,000	1420	1370	8	1975	4	18750	N	N	3307 179TH AVE NE
013	106610	0410	3/21/05	\$566,500	1430	1430	8	1966	5	10080	N	N	824 179TH CT NE
013	192506	9172	8/23/07	\$610,000	1430	1070	8	1974	4	10890	Y	N	18344 NE 28TH ST
013	192506	9172	9/29/05	\$490,000	1430	1070	8	1974	4	10890	Y	N	18344 NE 28TH ST
013	815550	0240	3/19/07	\$528,000	1430	0	8	1968	4	9000	N	N	17306 NE 15TH ST
013	896501	0120	7/13/07	\$554,775	1430	530	8	1973	3	13300	N	N	17803 NE 34TH ST
013	103600	0750	5/25/06	\$547,953	1440	790	8	1974	4	13195	N	N	18311 NE 25TH ST
013	306260	0120	9/20/05	\$535,000	1440	1200	8	1973	4	9200	N	N	3219 175TH CT NE
013	106600	0210	3/13/06	\$465,000	1460	880	8	1966	3	11620	N	N	853 176TH AVE NE
013	106630	0070	6/5/07	\$564,122	1460	920	8	1967	3	10800	N	N	17412 NE 12TH ST
013	106630	0130	1/11/06	\$557,500	1460	670	8	1967	5	9600	N	N	1115 174TH AVE NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	279040	0140	9/27/07	\$648,750	1460	780	8	1976	3	10925	N	N	2530 186TH AVE NE
013	279040	0140	8/23/05	\$505,000	1460	780	8	1976	3	10925	N	N	2530 186TH AVE NE
013	437670	0200	12/26/06	\$517,000	1460	0	8	1968	3	8330	N	N	2805 182ND AVE NE
013	856308	0250	3/2/05	\$499,000	1460	720	8	1973	5	11900	N	N	18503 NE 19TH PL
013	103600	0940	7/14/06	\$632,100	1470	1070	8	1966	4	6760	N	N	18105 NE 28TH ST
013	313410	0202	4/8/05	\$485,000	1470	0	8	1959	4	16875	Y	N	3837 WEST LAKE SAMMAMISH PKWY NE
013	856300	1320	9/6/06	\$525,000	1480	0	8	1967	3	9009	N	N	1424 179TH PL NE
013	306260	0060	5/29/07	\$620,000	1490	1200	8	1971	5	9375	N	N	3211 174TH AVE NE
013	313410	0117	5/25/06	\$635,000	1490	1000	8	1955	4	36879	N	N	17259 NE 36TH ST
013	856306	0030	8/24/06	\$595,000	1490	350	8	1972	4	12035	N	N	2308 186TH AVE NE
013	864430	0150	6/23/05	\$451,000	1490	490	8	1976	4	9600	Y	N	17605 NE 30TH PL
013	864430	0270	5/22/06	\$499,500	1490	780	8	1976	3	12150	N	N	17607 NE 31ST PL
013	856300	1310	8/1/06	\$595,000	1500	830	8	1965	4	8740	N	N	1418 179TH PL NE
013	856301	0820	5/12/06	\$662,500	1500	1120	8	1965	3	7875	N	N	1363 183RD AVE NE
013	856300	0690	6/27/07	\$699,950	1510	950	8	1965	3	9180	Y	N	1306 177TH AVE NE
013	856300	0690	2/2/05	\$400,300	1510	950	8	1965	3	9180	Y	N	1306 177TH AVE NE
013	856301	0350	10/25/06	\$630,000	1510	890	8	1967	4	8080	N	N	1803 180TH AVE NE
013	856305	0490	12/14/07	\$485,000	1510	0	8	1967	4	6375	N	N	18503 NE 20TH PL
013	103640	0150	8/1/07	\$665,000	1520	450	8	1972	4	12400	N	N	17805 NE 25TH ST
013	103640	0150	9/14/05	\$459,000	1520	450	8	1972	4	12400	N	N	17805 NE 25TH ST
013	106600	0170	7/26/05	\$444,000	1520	0	8	1976	4	22040	N	N	17301 NE 10TH ST
013	856305	0050	8/9/07	\$600,000	1520	0	8	1972	4	11440	N	N	2018 186TH AVE NE
013	437680	0100	12/1/05	\$620,000	1540	500	8	1973	5	9500	N	N	2806 183RD AVE NE
013	856306	0120	7/20/07	\$672,000	1540	490	8	1972	4	12052	N	N	2227 186TH AVE NE
013	856306	0120	3/7/05	\$472,500	1540	490	8	1972	4	12052	N	N	2227 186TH AVE NE
013	864430	0160	11/9/05	\$468,000	1540	720	8	1976	3	9600	N	N	17603 NE 30TH PL
013	026702	0050	9/9/05	\$492,100	1560	350	8	1975	3	12180	N	N	2114 177TH PL NE
013	026702	0060	7/27/05	\$485,000	1560	600	8	1976	4	13230	N	N	2122 177TH PL NE
013	103600	0860	6/1/06	\$532,000	1560	470	8	1965	4	10450	N	N	2727 181ST AVE NE
013	131300	0710	3/31/05	\$500,000	1560	360	8	1968	4	9600	N	N	17803 NE 27TH ST
013	681100	0130	11/13/07	\$500,000	1560	0	8	1969	4	11228	N	N	2110 175TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 91
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	752521	0140	8/15/05	\$325,000	1560	220	8	1978	3	3113	N	N	2554 174TH AVE NE
013	752521	0170	8/14/06	\$360,000	1560	220	8	1978	3	2732	N	N	2606 174TH AVE NE
013	144900	0070	4/5/06	\$516,000	1580	550	8	1978	4	13500	N	N	17940 NE 22ND WAY
013	856301	0100	6/22/06	\$765,000	1580	1400	8	1968	4	8400	N	N	1660 180TH AVE NE
013	103640	0060	7/27/06	\$590,700	1590	810	8	1972	4	12100	N	N	2503 178TH AVE NE
013	856303	0470	3/10/05	\$582,000	1590	1490	8	1967	4	10000	N	N	1634 184TH AVE NE
013	752680	0070	7/18/06	\$640,000	1600	900	8	1975	3	8526	N	N	3307 181ST PL NE
013	752680	0070	11/28/05	\$500,000	1600	900	8	1975	3	8526	N	N	3307 181ST PL NE
013	752680	0100	9/22/05	\$485,000	1600	910	8	1975	4	9180	Y	N	3312 181ST PL NE
013	856306	0060	10/21/05	\$555,000	1600	690	8	1972	4	11165	N	N	2218 186TH AVE NE
013	026702	0150	8/23/06	\$570,000	1610	610	8	1982	3	11454	N	N	2115 177TH PL NE
013	226000	0110	5/22/07	\$610,000	1610	840	8	1976	4	9500	N	N	3415 175TH AVE NE
013	437670	0440	10/16/07	\$630,000	1610	1170	8	1973	4	9225	N	N	18215 NE 31ST ST
013	815550	0070	2/8/06	\$425,000	1610	0	8	1968	3	8400	N	N	17323 NE 15TH ST
013	856307	0310	11/30/05	\$498,000	1610	760	8	1976	4	13819	N	N	1211 185TH AVE NE
013	306260	0220	1/9/06	\$501,000	1620	1000	8	1972	3	8800	N	N	3201 176TH CT NE
013	896500	0150	1/3/06	\$420,000	1620	0	8	1968	5	9600	N	N	3303 178TH AVE NE
013	279041	0090	11/20/07	\$597,000	1630	1630	8	1959	4	14708	N	N	18415 NE 27TH WAY
013	026702	0080	5/18/06	\$601,000	1640	910	8	1976	4	11288	N	N	2210 177TH PL NE
013	103600	0840	5/12/06	\$560,000	1640	920	8	1970	4	9900	N	N	2715 181ST AVE NE
013	226000	0310	12/20/06	\$580,000	1640	550	8	1977	3	11410	N	N	3326 173RD PL NE
013	856300	1130	3/15/05	\$485,000	1640	1320	8	1965	4	8968	N	N	1431 179TH PL NE
013	896501	0110	3/10/05	\$382,000	1640	0	8	1974	5	13920	N	N	3404 179TH AVE NE
013	144900	0120	6/26/07	\$675,000	1650	400	8	1978	4	12000	N	N	2103 180TH CT NE
013	106610	0200	10/12/07	\$525,050	1660	320	8	1966	3	13923	N	N	819 176TH AVE NE
013	131300	0180	9/19/06	\$515,000	1660	1130	8	1967	4	9750	Y	N	2809 177TH AVE NE
013	131300	0180	4/18/05	\$445,000	1660	1130	8	1967	4	9750	Y	N	2809 177TH AVE NE
013	226000	0050	1/27/05	\$392,000	1660	1250	8	1977	4	12477	N	N	17422 NE 35TH PL
013	752690	0040	2/1/05	\$570,000	1660	1660	8	1976	4	13886	Y	N	612 177TH LN NE
013	856300	1070	6/19/07	\$560,000	1660	0	8	1966	3	14105	N	N	1504 179TH AVE NE
013	891710	0153	6/24/05	\$503,000	1660	710	8	1975	3	15200	N	N	2211 WEST LAKE SAMMAMISH PKWY NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	103600	0150	5/16/07	\$618,000	1670	460	8	1965	3	9434	N	N	2629 181ST AVE NE
013	103600	0150	8/25/05	\$487,000	1670	460	8	1965	3	9434	N	N	2629 181ST AVE NE
013	226000	0130	10/12/06	\$583,800	1670	530	8	1976	4	9375	N	N	17416 NE 34TH ST
013	856302	0140	9/25/06	\$545,000	1670	0	8	1968	5	7200	N	N	2216 182ND AVE NE
013	856305	0390	6/27/06	\$532,000	1670	0	8	1968	5	8755	N	N	18521 NE 21ST ST
013	856303	0580	6/9/05	\$559,000	1690	1670	8	1967	3	9450	N	N	1504 184TH AVE NE
013	752521	1510	1/13/06	\$335,105	1690	0	8	1979	4	2752	N	N	2543 174TH AVE NE
013	279041	0320	11/3/05	\$485,003	1700	680	8	1977	4	12350	N	N	18511 NE 25TH WAY
013	437670	0300	6/30/05	\$523,000	1700	840	8	1968	3	9975	N	N	18222 NE 28TH ST
013	752521	0110	3/22/05	\$313,000	1700	260	8	1978	3	2752	N	N	2542 174TH AVE NE
013	752521	0180	3/21/06	\$349,500	1700	260	8	1978	3	2752	N	N	2608 174TH AVE NE
013	752710	0030	8/1/06	\$529,700	1710	0	8	1981	4	9433	N	N	3515 173RD CT NE
013	752521	1150	8/20/07	\$459,950	1710	0	8	1978	3	3009	N	N	2733 174TH AVE NE
013	026702	0190	3/2/07	\$617,000	1720	1020	8	1976	3	12160	N	N	2015 177TH AVE NE
013	279040	0100	2/21/06	\$500,000	1720	620	8	1975	4	11745	N	N	18612 NE 25TH ST
013	752521	1550	6/28/07	\$430,000	1720	0	8	1979	4	2991	N	N	2531 174TH AVE NE
013	190460	0020	12/20/06	\$585,000	1730	0	8	1978	3	12354	N	N	17317 NE 23RD CT
013	279040	0010	8/20/07	\$583,640	1740	660	8	1975	3	12500	N	N	18605 NE 25TH ST
013	896500	0040	12/3/07	\$500,000	1740	0	8	1968	4	9250	N	N	3310 179TH AVE NE
013	103600	0100	11/6/06	\$540,000	1750	0	8	1968	3	8000	N	N	2521 181ST AVE NE
013	131300	0300	5/21/07	\$589,500	1750	0	8	1968	4	9545	N	N	17804 NE 27TH ST
013	106620	0380	3/16/05	\$439,950	1760	0	8	1968	4	10400	N	N	1028 179TH PL NE
013	856300	1030	10/18/05	\$500,000	1770	0	8	1965	3	8000	N	N	1348 179TH AVE NE
013	103640	0100	8/24/06	\$600,000	1780	580	8	1973	4	13500	N	N	2407 178TH AVE NE
013	131300	0440	5/4/06	\$465,100	1780	0	8	1966	3	10560	N	N	2810 178TH AVE NE
013	856300	1300	3/6/07	\$549,950	1780	0	8	1965	4	8239	N	N	1410 179TH PL NE
013	856301	0690	1/18/07	\$620,000	1780	990	8	1973	4	15180	N	N	1049 185TH AVE NE
013	856301	0690	12/29/07	\$587,000	1780	990	8	1973	4	15180	N	N	1049 185TH AVE NE
013	856301	0690	11/22/05	\$540,000	1780	990	8	1973	4	15180	N	N	1049 185TH AVE NE
013	856305	0160	3/18/05	\$355,000	1790	0	8	1969	4	7725	N	N	18316 NE 21ST ST
013	752510	0080	2/18/05	\$261,000	1790	0	8	1968	3	2811	N	N	2510 175TH AVE NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	752510	0530	5/13/05	\$323,900	1790	0	8	1975	3	2240	N	N	2615 175TH AVE NE
013	106620	0100	5/1/07	\$550,000	1800	0	8	1971	4	9750	N	N	957 178TH AVE NE
013	752510	0140	3/24/05	\$294,500	1800	0	8	1968	3	2478	N	N	2524 175TH AVE NE
013	131300	0280	4/6/05	\$600,000	1810	1540	8	2004	3	9690	N	N	17716 NE 27TH ST
013	131300	0370	9/19/06	\$539,950	1810	0	8	1967	4	9000	N	N	2815 179TH AVE NE
013	131300	0720	2/28/06	\$580,000	1810	1260	8	1968	4	9600	N	N	17721 NE 27TH ST
013	226000	0440	12/2/05	\$444,950	1810	0	8	1976	4	9375	N	N	3520 175TH AVE NE
013	106620	0010	7/25/05	\$459,900	1820	0	8	1969	3	11040	N	N	1205 179TH PL NE
013	106620	0360	4/27/07	\$575,000	1820	0	8	1969	3	9880	N	N	1012 179TH PL NE
013	106620	0400	4/12/07	\$545,000	1820	0	8	1969	3	10400	N	N	1208 179TH PL NE
013	414165	0230	8/17/06	\$710,000	1820	0	8	1988	3	10640	N	N	1808 187TH AVE NE
013	856300	0010	8/27/07	\$649,000	1820	0	8	1966	4	9000	N	N	17601 NE 13TH ST
013	856300	0270	4/24/06	\$430,000	1820	0	8	1966	3	12600	N	N	17623 NE 15TH PL
013	856301	0080	12/15/05	\$700,000	1830	1400	8	1965	4	8400	N	N	1648 180TH AVE NE
013	856305	0170	8/1/06	\$575,000	1830	830	8	1977	4	8240	N	N	18312 NE 21ST ST
013	752521	1500	8/11/06	\$390,000	1830	0	8	1979	4	2924	N	N	2547 174TH AVE NE
013	103600	0250	11/14/05	\$403,000	1840	0	8	1968	3	7150	N	N	18224 NE 27TH ST
013	144900	0200	12/5/05	\$499,950	1840	0	8	1977	4	13122	N	N	2028 180TH CT NE
013	313410	0043	5/13/05	\$640,000	1840	0	8	1972	4	19333	N	N	3415 180TH AVE NE
013	103600	0870	12/12/06	\$588,000	1850	0	8	1965	5	9990	N	N	18007 NE 28TH ST
013	752510	0110	8/5/05	\$319,000	1850	0	8	1968	3	3203	N	N	2516 175TH AVE NE
013	752510	0400	12/15/05	\$362,000	1850	0	8	1968	3	2727	N	N	17406 NE 27TH ST
013	752521	0070	4/18/05	\$310,000	1850	0	8	1978	3	3120	N	N	2526 174TH AVE NE
013	752521	1460	7/8/05	\$317,500	1850	0	8	1978	4	2839	N	N	2611 174TH AVE NE
013	106630	0140	11/1/05	\$430,000	1860	0	8	1967	3	10000	N	N	1109 174TH AVE NE
013	103600	0550	12/15/06	\$675,000	1870	0	8	1966	4	6600	N	N	2527 183RD AVE NE
013	279040	0110	6/23/06	\$570,000	1870	890	8	1975	4	11004	N	N	2506 186TH AVE NE
013	856301	0520	8/10/06	\$568,500	1870	0	8	1966	4	10080	N	N	18027 NE 13TH ST
013	752521	1630	5/13/05	\$290,500	1870	70	8	1978	4	3557	N	N	2501 174TH AVE NE
013	403980	0200	7/10/06	\$695,000	1880	340	8	1978	5	18135	N	N	520 176TH LN NE
013	505680	0210	8/31/06	\$599,950	1880	0	8	1968	3	7500	N	N	17304 NE 19TH PL

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	505680	0120	5/12/05	\$545,000	1890	1150	8	1968	4	7030	N	N	1820 175TH PL NE
013	856301	0830	7/19/05	\$685,000	1890	1310	8	1968	3	7350	N	N	1357 183RD AVE NE
013	392010	0140	2/7/05	\$435,045	1900	0	8	1969	4	12467	N	N	2326 184TH AVE NE
013	505680	0340	7/5/05	\$505,000	1900	0	8	1968	4	9200	N	N	17318 NE 18TH PL
013	856302	0400	10/23/06	\$617,900	1900	0	8	1965	4	11340	N	N	2019 182ND AVE NE
013	025990	0060	6/29/05	\$483,000	1910	0	8	2001	3	3408	N	N	2492 173RD PL NE
013	025990	0240	2/22/05	\$456,000	1910	0	8	2001	3	3851	N	N	17230 NE 25TH WAY
013	856300	1240	4/21/06	\$524,750	1920	0	8	1966	4	6968	N	N	17927 NE 13TH PL
013	856303	0450	5/8/07	\$640,000	1920	0	8	1967	4	10000	N	N	1646 184TH AVE NE
013	106600	0060	5/1/06	\$471,550	1930	0	8	1966	3	11040	N	N	1205 176TH AVE NE
013	106620	0130	12/19/06	\$645,000	1930	1520	8	1968	3	10200	N	N	956 178TH AVE NE
013	856300	1010	4/13/05	\$489,000	1930	0	8	1966	4	8584	N	N	1336 179TH AVE NE
013	856302	0100	7/19/06	\$600,000	1930	330	8	1968	4	6750	N	N	2122 182ND AVE NE
013	856302	0390	9/8/06	\$599,950	1930	0	8	1965	4	12825	N	N	2031 182ND AVE NE
013	752521	1590	8/6/07	\$449,000	1930	0	8	1979	4	2753	N	N	2515 174TH AVE NE
013	103600	0830	7/11/06	\$489,950	1940	0	8	1968	3	13750	N	N	18207 NE 25TH ST
013	025990	0090	4/1/05	\$475,000	1940	0	8	2000	3	3336	N	N	17316 NE 25TH CT
013	103600	0210	2/22/06	\$475,000	1950	0	8	1967	3	6600	N	N	18114 NE 27TH ST
013	856300	0760	6/13/07	\$660,000	1950	0	8	1975	5	8080	N	N	1414 177TH AVE NE
013	856300	0760	6/27/06	\$580,000	1950	0	8	1975	5	8080	N	N	1414 177TH AVE NE
013	752510	0030	1/11/05	\$305,000	1950	0	8	1968	3	2587	N	N	2408 175TH AVE NE
013	025990	0180	2/27/05	\$515,000	1950	820	8	2001	3	3386	N	N	17308 NE 25TH WAY
013	025990	0370	2/11/05	\$439,900	1950	0	8	2000	3	3343	N	N	2501 173RD PL NE
013	106600	0120	7/22/05	\$435,000	1970	0	8	1964	3	8880	N	N	17426 NE 10TH ST
013	103600	0390	5/5/05	\$625,000	1980	1000	8	1973	4	13000	N	N	2626 181ST AVE NE
013	152355	0320	11/14/06	\$495,000	1980	0	8	1990	3	4500	N	N	17411 NE 28TH ST
013	152355	0330	8/11/06	\$423,000	1980	0	8	1990	3	4500	N	N	17415 NE 28TH ST
013	437700	0020	6/1/05	\$490,000	1980	0	8	1976	4	11900	N	N	17236 NE 20TH PL
013	810040	0060	2/18/05	\$452,000	1980	0	8	1983	4	15454	N	N	3226 173RD AVE NE
013	752510	0430	2/21/06	\$420,000	1980	0	8	1968	3	2300	N	N	2635 175TH AVE NE
013	752510	0460	8/28/06	\$417,000	1980	0	8	1968	3	2560	N	N	2629 175TH AVE NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	752510	0740	9/9/05	\$350,950	1980	0	8	1968	5	2645	N	N	2505 175TH AVE NE
013	152355	0430	11/30/05	\$480,000	1990	0	8	1990	3	5124	Y	N	3025 174TH AVE NE
013	279041	0060	4/9/07	\$545,000	1990	0	8	1978	4	14000	N	N	18408 NE 27TH WAY
013	392010	0130	3/23/06	\$441,500	1990	0	8	1969	4	12467	N	N	2316 184TH AVE NE
013	752521	0390	12/4/06	\$405,000	1990	0	8	1978	4	2811	N	N	2724 174TH AVE NE
013	752521	0420	11/7/06	\$470,000	1990	0	8	1978	3	3065	N	N	2730 174TH AVE NE
013	752521	1340	8/30/05	\$281,280	1990	0	8	1978	4	3072	N	N	17254 NE 27TH ST
013	752521	1380	5/3/07	\$426,000	1990	0	8	1978	4	3264	N	N	17222 NE 27TH ST
013	131300	0020	7/19/06	\$499,000	2000	0	8	1968	3	9600	N	N	17900 NE 29TH ST
013	131300	0380	5/5/05	\$471,000	2000	0	8	1967	4	9600	N	N	2823 179TH AVE NE
013	752521	1440	10/19/07	\$449,950	2000	0	8	1979	3	3021	N	N	2615 174TH AVE NE
013	103600	0610	8/27/07	\$630,000	2010	0	8	1974	3	9500	N	N	2522 183RD AVE NE
013	856300	1520	4/11/07	\$653,500	2010	0	8	1967	4	9506	N	N	17910 NE 13TH ST
013	752510	0230	8/25/05	\$339,500	2020	0	8	1968	3	2560	N	N	2604 175TH AVE NE
013	752510	0310	5/2/06	\$400,000	2020	0	8	1968	3	2560	N	N	2622 175TH AVE NE
013	106600	0140	11/7/06	\$505,000	2040	0	8	1965	3	9163	N	N	17412 NE 10TH ST
013	437700	0100	5/22/07	\$638,200	2040	380	8	1976	3	12500	N	N	17227 NE 20TH PL
013	103640	0020	3/20/07	\$621,101	2050	0	8	1972	4	12000	N	N	17816 NE 25TH ST
013	810040	0070	6/6/07	\$608,000	2050	0	8	1987	4	12229	N	N	3220 173RD AVE NE
013	856307	0970	4/3/06	\$542,500	2050	480	8	1972	4	9840	N	N	18536 NE 19TH PL
013	103600	0660	2/9/05	\$399,000	2070	0	8	1967	3	9000	N	N	18224 NE 25TH ST
013	856301	0150	12/13/05	\$685,000	2100	480	8	1965	4	8400	N	N	1830 180TH AVE SE
013	856303	0100	9/11/07	\$740,000	2110	0	8	1968	5	7350	N	N	1619 184TH AVE NE
013	856303	0340	7/23/07	\$595,000	2110	0	8	1966	5	7350	N	N	18346 NE 19TH PL
013	106630	0310	11/8/06	\$560,000	2120	0	8	1967	4	9775	N	N	17404 NE 11TH ST
013	313410	0140	10/10/06	\$536,800	2120	0	8	1987	3	9055	N	N	17436 NE 38TH ST
013	313410	0099	7/25/06	\$584,500	2140	0	8	1989	3	15400	N	N	3522 172ND AVE NE
013	106630	0320	9/22/06	\$530,000	2150	0	8	1966	3	9600	N	N	1120 174TH AVE NE
013	226000	0240	3/5/05	\$410,000	2150	0	8	1976	5	9576	N	N	3360 172ND AVE NE
013	152355	0270	10/17/07	\$584,000	2160	0	8	1990	3	4467	N	N	2904 173RD CT NE
013	152355	0290	10/19/07	\$610,000	2160	0	8	1990	3	4160	N	N	2830 173RD CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	106620	0370	6/24/05	\$560,000	2170	0	8	1969	5	9880	N	N	1020 179TH PL NE
013	025990	0050	4/11/07	\$621,000	2170	0	8	2000	3	3840	N	N	2484 173RD PL NE
013	932970	0200	5/23/07	\$736,000	2180	0	8	1994	3	10800	N	N	1890 178TH AVE NE
013	932970	0200	4/22/05	\$569,950	2180	0	8	1994	3	10800	N	N	1890 178TH AVE NE
013	337660	0070	11/10/05	\$470,000	2190	0	8	1975	4	10000	N	N	1425 172ND PL NE
013	856300	1410	7/26/06	\$670,000	2200	0	8	1965	3	6630	N	N	1427 180TH AVE NE
013	336650	0180	1/4/06	\$470,000	2230	0	8	1975	4	12070	N	N	17905 NE 26TH ST
013	152355	0240	2/18/05	\$439,950	2240	0	8	1992	3	4341	N	N	2928 173RD CT NE
013	025990	0390	7/12/07	\$585,000	2240	0	8	2000	3	4229	N	N	2489 173RD PL NE
013	025990	0450	8/17/05	\$507,000	2240	0	8	2001	3	4505	N	N	2456 172ND AVE NE
013	505680	0170	7/16/07	\$680,000	2260	0	8	1968	4	7500	N	N	17400 NE 19TH PL
013	505680	0170	5/25/05	\$583,000	2260	0	8	1968	4	7500	N	N	17400 NE 19TH PL
013	505680	0270	7/16/07	\$645,000	2260	0	8	1968	3	6710	N	N	1850 174TH PL NE
013	143760	0010	3/7/07	\$699,950	2270	0	8	1975	4	10350	N	N	18635 NE 21ST ST
013	143760	0010	2/24/06	\$575,000	2270	0	8	1975	4	10350	N	N	18635 NE 21ST ST
013	505680	0300	7/19/07	\$695,000	2280	0	8	1969	3	10500	N	N	1819 175TH PL NE
013	025990	0040	11/14/05	\$589,850	2300	0	8	2000	3	3840	N	N	2478 173RD PL NE
013	190460	0030	7/24/07	\$599,950	2310	0	8	1978	3	12264	N	N	17318 NE 23RD CT
013	190460	0030	9/6/05	\$479,900	2310	0	8	1978	3	12264	N	N	17318 NE 23RD CT
013	681100	0240	12/19/05	\$469,500	2320	0	8	1968	3	12800	N	N	17410 NE 22ND ST
013	856305	0030	10/4/07	\$719,950	2320	0	8	1972	4	11440	N	N	2010 186TH AVE NE
013	131300	0080	11/4/05	\$475,000	2330	0	8	1966	4	9600	N	N	17708 NE 29TH ST
013	152355	0220	3/16/05	\$426,000	2330	0	8	1992	4	4160	N	N	3004 173RD CT NE
013	313410	0213	12/7/05	\$630,000	2350	460	8	1985	3	12180	Y	N	3821 WEST LAKE SAMMAMISH PKWY NE
013	336650	0100	1/4/06	\$650,000	2350	410	8	1976	4	108028	N	N	17703 NE 26TH ST
013	856300	0620	9/9/06	\$645,000	2350	0	8	1967	4	7875	N	N	1401 177TH AVE NE
013	856300	1050	8/26/05	\$505,000	2370	0	8	1966	3	7446	N	N	1408 179TH AVE NE
013	932970	0230	9/13/07	\$687,000	2370	0	8	1987	3	14096	N	N	1818 178TH AVE NE
013	103600	0570	11/23/05	\$500,000	2380	0	8	1967	4	11000	N	N	2611 183RD AVE NE
013	103600	0910	7/2/07	\$650,000	2420	0	8	1965	4	14000	N	N	18016 NE 28TH ST
013	131300	0580	6/9/06	\$587,000	2440	0	8	1967	4	8320	N	N	2808 179TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856304	0060	8/9/05	\$630,000	2460	0	8	1969	4	9975	N	N	2025 183RD AVE NE
013	131300	0330	11/10/05	\$459,950	2480	0	8	1967	3	10800	N	N	2703 179TH AVE NE
013	106630	0300	11/17/06	\$589,950	2550	0	8	1965	4	9020	N	N	17412 NE 11TH ST
013	856307	0100	5/10/05	\$485,000	2550	0	8	1975	4	12800	Y	N	1617 185TH AVE NE
013	752510	0120	11/17/06	\$449,950	2630	0	8	1968	3	2816	N	N	2518 175TH AVE NE
013	856300	0540	8/27/07	\$775,000	2710	0	8	1974	5	10812	N	N	1521 179TH AVE NE
013	313410	0139	10/2/07	\$645,000	2720	0	8	1987	3	9969	N	N	17424 NE 38TH ST
013	437700	0060	9/1/05	\$645,000	2810	0	8	1976	4	10400	N	N	17204 NE 20TH PL
013	752680	0120	7/2/07	\$975,000	2810	0	8	2007	3	9709	Y	N	3324 181ST PL NE
013	932970	0190	8/4/05	\$610,000	2820	0	8	1990	3	10800	N	N	1912 178TH AVE NE
013	752680	0170	4/8/05	\$470,000	2830	0	8	1975	4	9020	N	N	3417 181ST PL NE
013	864430	0080	4/4/07	\$660,000	3020	0	8	1975	4	8800	N	N	3004 177TH AVE NE
013	313410	0118	1/17/07	\$648,000	3080	0	8	2001	3	11696	N	N	3520 172ND AVE NE
013	932970	0210	5/23/05	\$649,000	3120	0	8	1987	3	10004	N	N	1860 178TH AVE NE
013	252505	9172	12/3/07	\$672,000	3190	0	8	1979	4	12196	N	N	17769 NE 24TH ST
013	252505	9172	6/17/05	\$565,000	3190	0	8	1979	4	12196	N	N	17769 NE 24TH ST
013	143760	0120	7/11/05	\$635,000	3370	0	8	1974	4	11310	N	N	2108 187TH AVE NE
013	856303	0220	7/6/07	\$799,000	3400	0	8	1967	4	14000	N	N	1837 184TH AVE NE
013	306260	0130	3/24/05	\$395,000	1160	700	9	1978	4	9840	N	N	3209 175TH CT NE
013	856303	0030	10/30/06	\$785,000	1340	1240	9	2003	3	7875	N	N	1519 184TH AVE NE
013	362505	9111	2/22/05	\$549,000	1380	470	9	1979	4	15246	Y	N	629 WEST LAKE SAMMAMISH PKWY NE
013	856308	0040	1/27/06	\$663,000	1500	1300	9	1976	3	10370	Y	N	1410 185TH AVE NE
013	403980	0130	6/4/07	\$812,000	1560	450	9	1977	4	17696	Y	N	17501 NE 4TH PL
013	856307	0320	10/10/07	\$715,000	1670	800	9	1976	4	15900	N	N	1201 185TH AVE NE
013	414165	0200	11/10/06	\$680,000	1730	690	9	1988	3	11360	N	N	1708 187TH AVE NE
013	894150	0110	6/22/06	\$699,900	1770	880	9	1978	4	31900	Y	N	18930 NE 20TH CT
013	856302	0050	7/7/05	\$580,000	1830	850	9	1974	4	8400	N	N	2034 182ND AVE NE
013	336940	0170	9/13/05	\$567,500	1850	460	9	1978	4	9625	N	N	17412 NE 31ST CT
013	403980	0210	5/23/05	\$480,000	1880	0	9	1977	3	16291	N	N	514 176TH LN NE
013	336940	0160	4/29/05	\$525,000	1940	1880	9	1978	4	10323	N	N	17420 NE 31ST CT
013	856301	0710	7/18/06	\$725,000	1970	860	9	1974	3	13500	N	N	1033 185TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856300	1620	7/21/05	\$472,000	1990	0	9	1965	4	8925	N	N	1444 180TH AVE NE
013	856307	0230	7/20/05	\$725,000	2030	880	9	1976	4	11745	Y	N	1417 185TH AVE NE
013	856300	1680	8/8/05	\$510,000	2040	0	9	1965	4	8000	N	N	18009 NE 13TH ST
013	856302	0010	4/24/06	\$665,000	2040	0	9	1973	5	8400	N	N	2002 182ND AVE NE
013	414165	0100	5/16/07	\$755,000	2140	1810	9	1979	3	14280	N	N	1415 187TH AVE NE
013	414165	0110	7/3/06	\$769,000	2140	1770	9	1979	3	14700	N	N	1423 187TH AVE NE
013	414165	0110	12/8/05	\$669,450	2140	1770	9	1979	3	14700	N	N	1423 187TH AVE NE
013	414165	0130	8/23/05	\$599,950	2150	360	9	1980	3	11900	N	N	18600 NE 16TH ST
013	414165	0240	3/29/07	\$1,040,000	2160	1320	9	1988	3	16050	N	N	1811 187TH AVE NE
013	414165	0290	8/23/05	\$675,000	2210	1400	9	1990	3	18000	N	N	1629 187TH AVE NE
013	192506	9098	7/2/07	\$730,000	2300	0	9	1986	3	11761	Y	N	2801 WEST LAKE SAMMAMISH PKWY NE
013	414165	0300	2/16/07	\$715,000	2320	0	9	1987	3	17050	N	N	1623 187TH AVE NE
013	152356	0010	7/5/07	\$696,000	2410	0	9	1999	3	7127	N	N	3003 172ND CT NE
013	152356	0010	2/23/05	\$525,000	2410	0	9	1999	3	7127	N	N	3003 172ND CT NE
013	856301	0470	3/7/06	\$700,000	2420	0	9	2001	3	8960	N	N	1210 180TH PL NE
013	932970	0040	7/13/07	\$800,000	2420	1080	9	1986	3	10986	N	N	1920 179TH PL NE
013	252505	9124	5/18/07	\$890,000	2450	2340	9	1997	3	12559	N	N	848 173RD AVE NE
013	932960	0100	5/22/07	\$655,000	2460	0	9	1990	3	16593	N	N	2111 178TH AVE NE
013	932960	0010	3/10/06	\$585,000	2480	0	9	1986	3	34805	N	N	2321 179TH AVE NE
013	313410	0051	9/19/05	\$730,000	2500	940	9	1980	4	22787	Y	N	3445 WEST LAKE SAMMAMISH PKWY NE
013	932960	0320	9/15/05	\$619,000	2610	0	9	1986	4	12280	N	N	2112 179TH CT NE
013	932960	0070	3/10/05	\$505,000	2640	0	9	1982	3	22451	N	N	2201 179TH AVE NE
013	252505	9044	3/8/06	\$880,000	2740	0	9	2004	3	34200	N	N	17205 NE 24TH ST
013	721232	0010	9/19/05	\$562,700	2850	0	9	1985	3	13364	N	N	2407 176TH CT NE
013	252505	9175	3/22/05	\$719,000	2900	0	9	1996	3	12320	N	N	2305 179TH CT NE
013	856303	0010	4/12/06	\$670,000	2900	0	9	1965	3	7875	N	N	1507 184TH AVE NE
013	932970	0070	4/26/05	\$572,500	2920	0	9	1987	3	12278	N	N	1990 179TH PL NE
013	414165	0260	9/19/05	\$780,000	3120	0	9	1987	3	14400	N	N	1715 187TH AVE NE
013	242505	9174	8/13/07	\$960,303	3190	0	9	2007	3	10034	N	N	3104 172ND AVE NE
013	252505	9168	3/15/07	\$874,000	3200	0	9	2006	3	12100	N	N	17331 NE 24TH ST
013	279041	0300	8/10/05	\$635,000	3310	0	9	1978	4	14300	N	N	18527 NE 25TH WAY

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	252505	9215	5/10/07	\$989,950	3610	0	9	2006	3	13456	N	N	17307 NE 13TH PL
013	106620	0300	4/27/07	\$1,325,000	5830	0	9	2002	3	9440	N	N	1019 179TH PL NE
013	403990	0080	8/24/06	\$585,000	1690	0	10	1984	3	14062	N	N	236 NORTHUP WAY
013	192506	9178	3/15/07	\$644,950	1820	770	10	1975	3	11761	Y	N	2873 WEST LAKE SAMMAMISH PKWY NE
013	403980	0150	7/21/05	\$588,000	2170	720	10	1989	3	14679	N	N	409 WEST LAKE SAMMAMISH PKWY NE
013	192506	9210	4/26/05	\$918,000	2450	2530	10	2001	3	9416	Y	N	18334 NE 28TH ST
013	664879	0070	4/19/07	\$710,000	2510	0	10	1989	3	10547	N	N	17631 NE 34TH CT
013	721232	0040	1/13/05	\$469,000	2580	0	10	1983	3	12944	N	N	2505 176TH CT NE
013	752690	0050	10/3/06	\$1,125,000	2690	1430	10	1998	3	16990	Y	N	620 177TH LN NE
013	721232	0120	7/25/07	\$720,000	2720	0	10	1984	3	12003	N	N	2420 176TH CT NE
013	131310	0170	1/25/05	\$625,000	2870	840	10	1991	3	16200	Y	N	17607 NE 27TH ST
013	721232	0070	6/1/05	\$576,150	2900	0	10	1984	3	17043	N	N	2518 176TH CT NE
013	666660	0120	3/10/05	\$625,000	2930	0	10	1996	3	12483	N	N	17223 NE 26TH CT
013	721232	0030	6/11/07	\$635,000	2950	0	10	1983	3	13659	N	N	2423 176TH CT NE
013	313410	0218	8/24/05	\$849,000	3220	0	10	2005	3	7142	N	N	17309 NE 39TH CT
013	313410	0217	3/16/05	\$895,000	3580	0	10	2004	3	9587	N	N	17405 NE 39TH CT

**Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	025960	0090	4/4/05	\$329,500	SAS DIAGNOSTIC OUTLIER
004	025960	0200	4/24/07	\$270,000	SAS DIAGNOSTIC OUTLIER
004	025970	0340	9/21/06	\$158,935	DOR RATIO
004	025980	0920	10/8/05	\$15,168	DOR RATIO
004	068610	0582	2/17/05	\$362,200	IMP. CHAR CHANGED SINCE SALE
004	068610	0640	10/31/05	\$275,000	QUIT CLAIM DEED
004	068610	0920	7/29/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068620	0330	11/8/05	\$306,317	IMP. CHAR CHANGED SINCE SALE
004	068620	0596	9/8/05	\$355,000	QUIT CLAIM DEED
004	068620	0601	5/25/07	\$775,000	OBSOL
004	068620	1190	12/30/05	\$470,000	IMP. CHAR CHANGED SINCE SALE
004	068630	0080	12/12/05	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068630	0710	3/20/05	\$60,000	DOR RATIO
004	068640	0020	11/27/06	\$495,000	ESTATE ADMINISTRATOR
004	068640	0720	10/1/07	\$631,000	UNFIN AREA
004	068640	0850	12/1/06	\$226,000	DOR RATIO
004	068645	0190	7/11/05	\$250,999	DOR RATIO;OBSOL
004	068645	0420	9/26/07	\$202,204	DOR RATIO
004	068645	0530	7/5/05	\$375,000	IMP. CHAR CHANGED SINCE SALE
004	070600	0140	5/9/07	\$1,175,000	SAS DIAGNOSTIC OUTLIER
004	183030	0160	11/23/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	202040	0050	5/2/07	\$565,000	RELOCATION - SALE TO SERVICE
004	242505	9094	7/3/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	242505	9125	10/2/06	\$245,000	NON-REPRESENTATIVE SALE
004	329850	0650	11/30/05	\$415,000	1031 TRADE; STATEMENT TO DOR
004	329850	0850	3/28/05	\$250,000	SAS DIAGNOSTIC OUTLIER
004	329850	0880	7/14/06	\$109,824	DOR RATIO;STATEMENT TO DOR
004	404070	0180	10/25/05	\$367,500	ESTATE ADM, GUARDIAN, OR EXECUTOR
004	404070	0210	6/6/05	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	618960	0080	9/28/06	\$333,600	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
004	664865	0110	1/9/06	\$495,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	666100	0160	5/24/07	\$650,000	STATEMENT TO DOR;
004	691870	0120	12/20/05	\$375,000	STATEMENT TO DOR
004	775160	0020	6/16/05	\$335,000	IMP. CHAR CHANGED SINCE SALE;
004	775160	0070	9/22/05	\$12,800	DOR RATIO;QUIT CLAIM DEED
004	775180	0025	7/13/05	\$355,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
004	775180	0050	7/31/07	\$539,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
004	775200	0090	4/18/05	\$315,000	SAS DIAGNOSTIC OUTLIER
004	780470	0100	8/8/05	\$849,000	RELOCATION - SALE TO SERVICE
004	932850	0260	10/7/05	\$567,000	RELOCATION - SALE TO SERVICE
013	025990	0250	11/7/06	\$119,079	DOR RATIO
013	025990	0460	9/8/06	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	026700	0100	7/11/06	\$467,600	ESTATE ADMINISTRATOR
013	103600	0150	5/16/07	\$618,000	RELOCATION - SALE TO SERVICE
013	103600	0870	9/7/06	\$465,000	IMP. CHAR CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	103640	0020	3/20/07	\$621,101	RELOCATION - SALE TO SERVICE
013	106600	0110	11/1/06	\$615,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
013	106620	0060	7/3/06	\$201,000	DOR RATIO;QUIT CLAIM DEED
013	106630	0130	8/11/05	\$446,500	IMP. CHARAC CHANGED SINCE SALE
013	131300	0100	6/1/05	\$335,000	SAS DIAGNOSTIC OUTLIER
013	143760	0010	3/31/06	\$575,000	RELOCATION - SALE BY SERVICE;
013	143760	0010	3/1/07	\$699,950	RELOCATION - SALE TO SERVICE
013	143760	0150	8/22/06	\$560,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
013	143760	0160	1/4/05	\$348,500	SAS DIAGNOSTIC OUTLIER
013	144900	0190	3/24/06	\$530,000	1031 TRADE
013	152355	0220	4/12/05	\$426,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	152356	0110	2/21/07	\$279,560	DOR RATIO
013	192506	9152	5/4/07	\$690,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
013	226000	0270	12/11/07	\$39,000	DOR RATIO
013	242505	9174	6/9/06	\$377,500	DOR RATIO
013	252505	9065	1/20/05	\$500,000	PREVIMP<=25K
013	252505	9068	9/8/06	\$550,000	PREVIMP<=25K
013	252505	9165	8/15/05	\$355,000	IMP. CHARNCE SALE
013	252505	9168	10/27/05	\$319,000	DOR RATIO
013	279040	0240	4/19/06	\$625,000	UNFIN AREA
013	313410	0131	5/8/06	\$555,000	DOR RATIO;%COMPL
013	313410	0169	6/19/07	\$750,000	UNFIN AREA
013	313410	0200	4/5/05	\$1,100,000	SAS DIAGNOSTIC OUTLIER
013	327575	0080	4/12/06	\$350,000	IMP. CHAR CHANGED SINCE SALE
013	327576	0080	9/2/05	\$10,000	DOR RATIO;QUIT CLAIM DEED
013	327576	0120	7/21/06	\$455,000	RELOCATION - SALE TO SERVICE
013	336940	0160	4/29/05	\$525,000	RELOCATION - SALE TO SERVICE
013	403980	0200	1/31/06	\$460,000	IMP. CHAR CHANGED SINCE SALE
013	403980	0220	1/29/07	\$546,000	STATEMENT TO DOR;
013	404580	0100	6/15/06	\$268,450	DOR RATIO
013	404580	0100	6/1/06	\$126,550	DOR RATIO
013	414165	0260	9/19/05	\$780,000	RELOCATION - SALE TO SERVICE
013	437670	0060	4/6/07	\$552,500	RELOCATION - SALE TO SERVICE
013	437680	0100	2/16/05	\$395,000	IMP. CHAR CHANGED SINCE SALE
013	743150	0341	9/6/06	\$900,000	OBSOL
013	752521	1370	7/12/06	\$385,000	ESTATE ADMINISTRATOR
013	752680	0120	11/3/06	\$684,000	IMP. CHAR CHANGED SINCE SALE;
013	752680	0130	7/9/05	\$575,000	SAS DIAGNOSTIC OUTLIER
013	810040	0100	6/7/05	\$488,000	OBSOL
013	856300	1240	4/19/06	\$524,750	RELOCATION - SALE TO SERVICE
013	856302	0050	7/7/05	\$580,000	RELOCATION - SALE TO SERVICE
013	856302	0140	6/19/06	\$405,000	IMP. CHAR CHANGED SINCE SALE
013	856303	0020	7/26/05	\$525,000	ESTATE ADMINISTRATOR
013	856303	0100	9/11/07	\$740,000	RELOCATION - SALE TO SERVICE
013	856303	0430	9/6/06	\$530,000	SAS DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	856307	0130	1/3/05	\$475,000	NO MARKET EXPOSURE
013	856307	0320	10/10/07	\$715,000	RELOCATION - SALE TO SERVICE
013	856308	0250	1/27/05	\$499,000	RELOCATION - SALE TO SERVICE
013	896500	0150	7/25/05	\$340,000	IMP. CHAR CHANGED SINCE SALE
013	932960	0320	6/14/05	\$500,000	IMP. CHAR CHANGED SINCE SALE;

***Vacant Sales Used in this Annual Update Analysis
Area 91***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
013	106610	0420	3/22/2007	\$ 335,000	9480	N	N
013	192506	9191	5/18/2006	\$ 435,000	10454	Y	N
013	192506	9191	9/26/2005	\$ 390,000	10454	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 91**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	329850	0420	5/15/2006	\$ 89,450	QUIT CLAIM DEED
004	242505	9176	10/2/2006	\$ 100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	242505	9053	8/29/2006	\$ 400,000	MULTI-PARCEL SALE;
013	252505	9019	3/14/2006	\$ 1,750,000	SEG/MERG
013	252505	9208	4/16/2007	\$ 421,500	NO MARKET EXPOSURE;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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

The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*




King County

Department of Assessments
King County Administration Bldg.
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(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