

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Central Bellevue / 92

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 416

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$367,400	\$255,900	\$623,300	\$717,200	86.9%	14.61%
2008 Value	\$411,000	\$286,600	\$697,600	\$717,200	97.3%	14.61%
Change	+\$43,600	+\$30,700	+\$74,300		+10.4%	0.00%
% Change	+11.9%	+12.0%	+11.9%		+12.0%	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	\$362,100	\$209,800	\$571,900
2008 Value	\$405,100	\$235,000	\$640,100
Percent Change	+11.9%	+12.0%	+11.9%

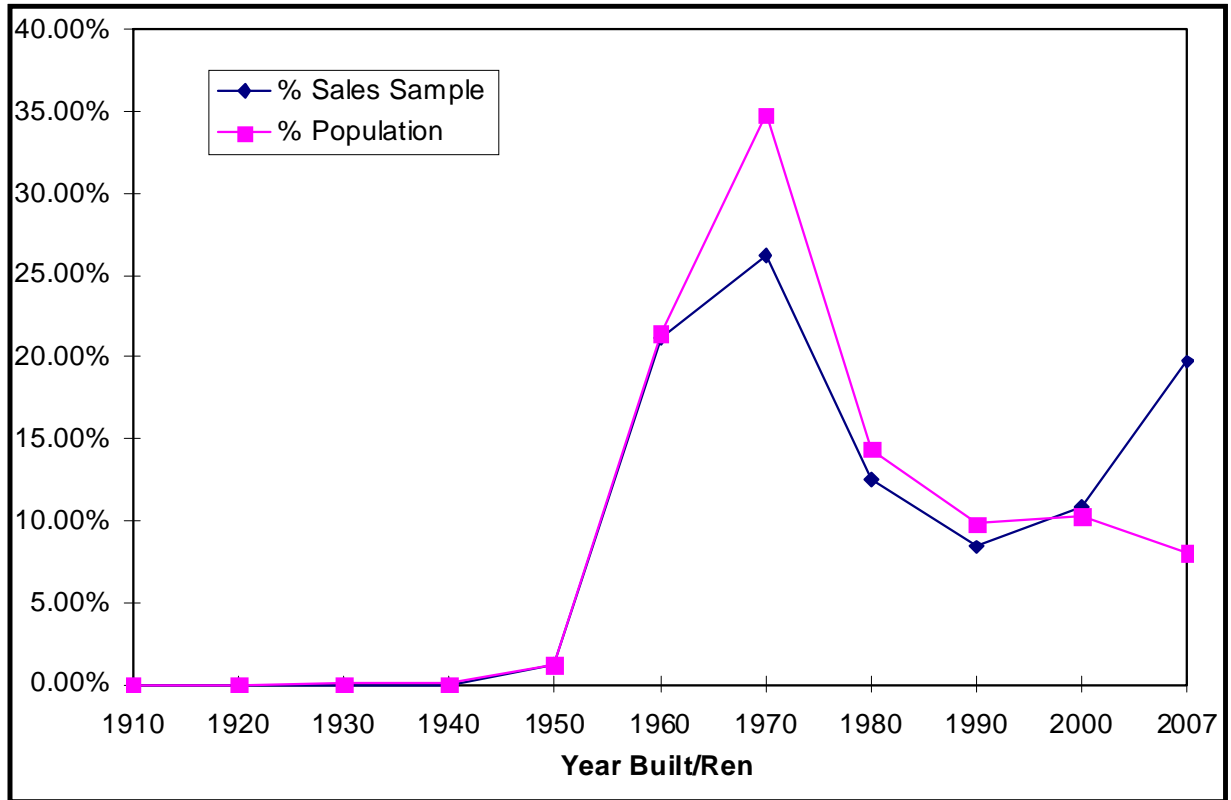
Number of one to three unit residences in the Population: 3175

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	0	0.00%
1940	0	0.00%
1950	5	1.20%
1960	88	21.15%
1970	109	26.20%
1980	52	12.50%
1990	35	8.41%
2000	45	10.82%
2007	82	19.71%
	416	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	0	0.00%
1930	1	0.03%
1940	1	0.03%
1950	37	1.17%
1960	681	21.45%
1970	1105	34.80%
1980	457	14.39%
1990	311	9.80%
2000	327	10.30%
2007	255	8.03%
	3175	

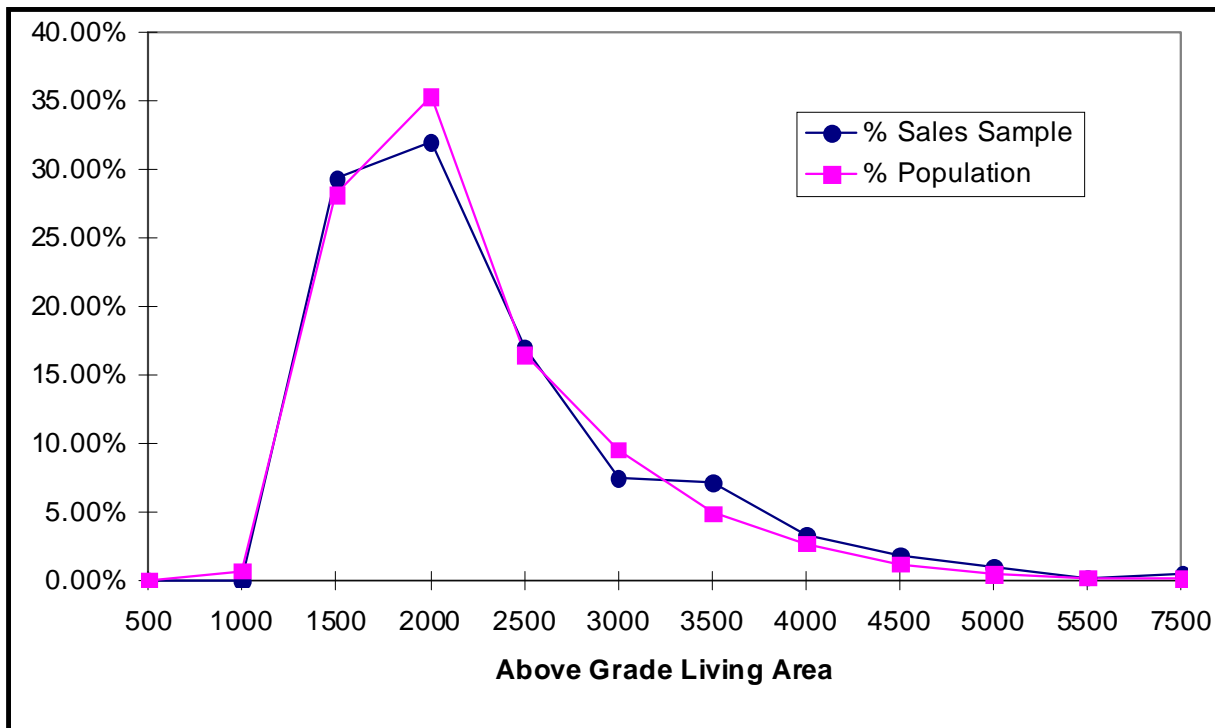


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	0	0.00%
1500	122	29.33%
2000	133	31.97%
2500	71	17.07%
3000	31	7.45%
3500	30	7.21%
4000	14	3.37%
4500	8	1.92%
5000	4	0.96%
5500	1	0.24%
7500	2	0.48%
	416	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	23	0.72%
1500	894	28.16%
2000	1121	35.31%
2500	525	16.54%
3000	304	9.57%
3500	156	4.91%
4000	86	2.71%
4500	39	1.23%
5000	15	0.47%
5500	8	0.25%
7500	4	0.13%
	3175	

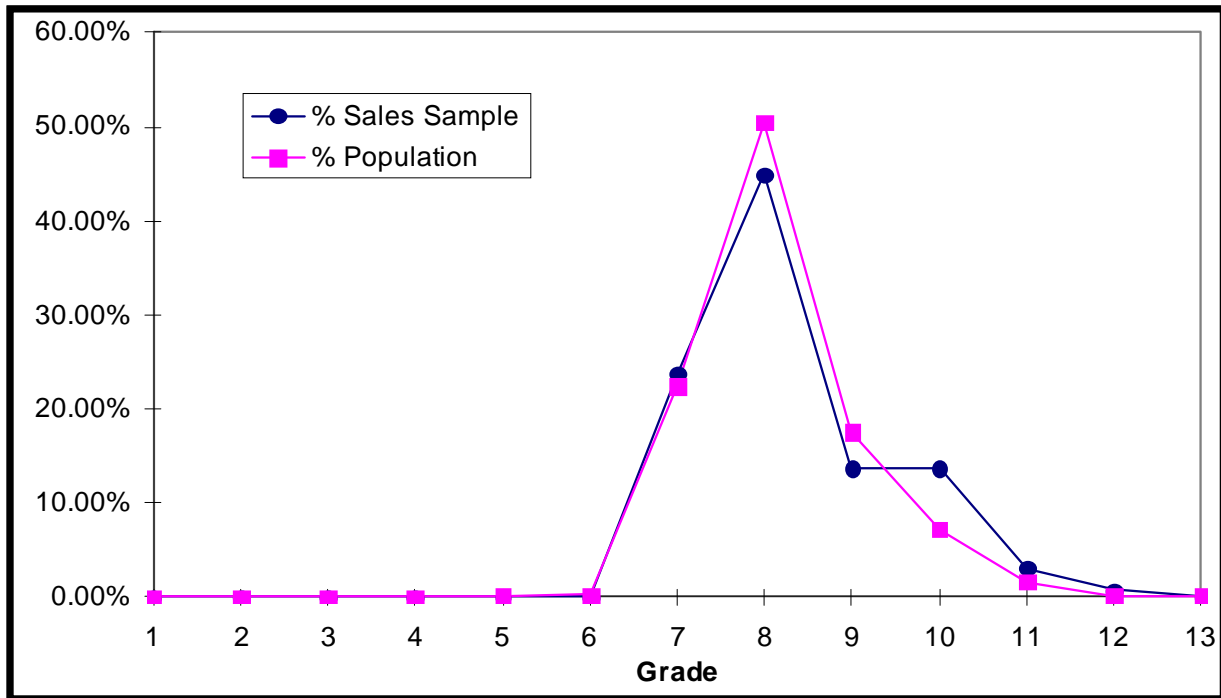


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

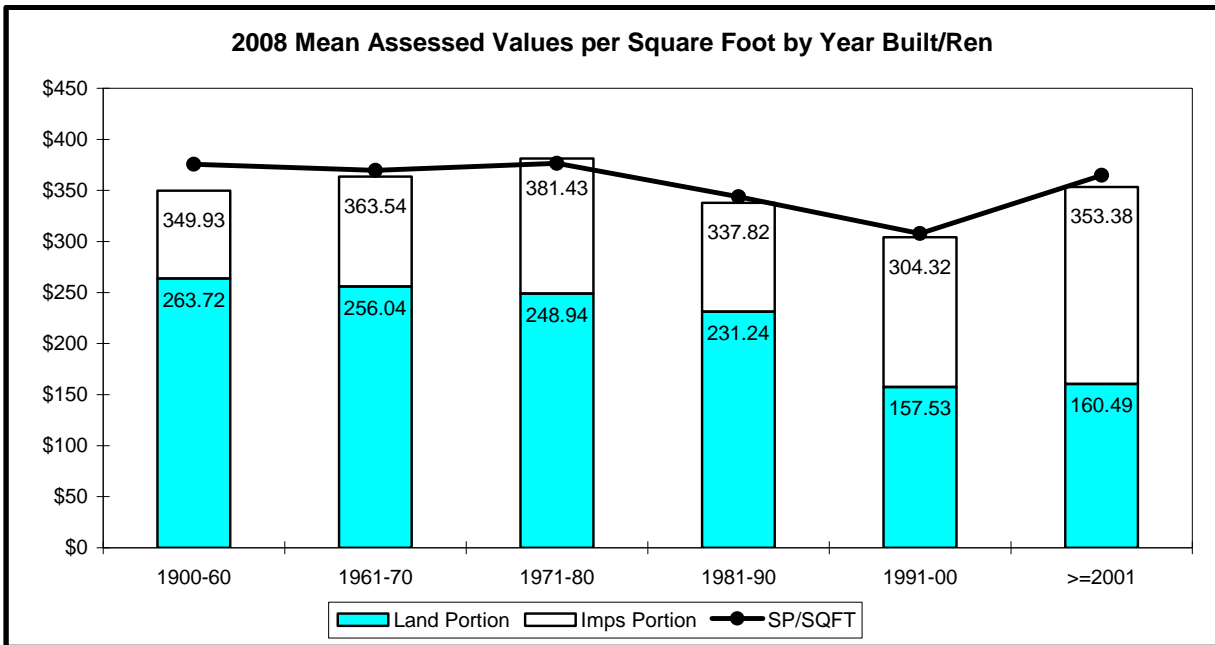
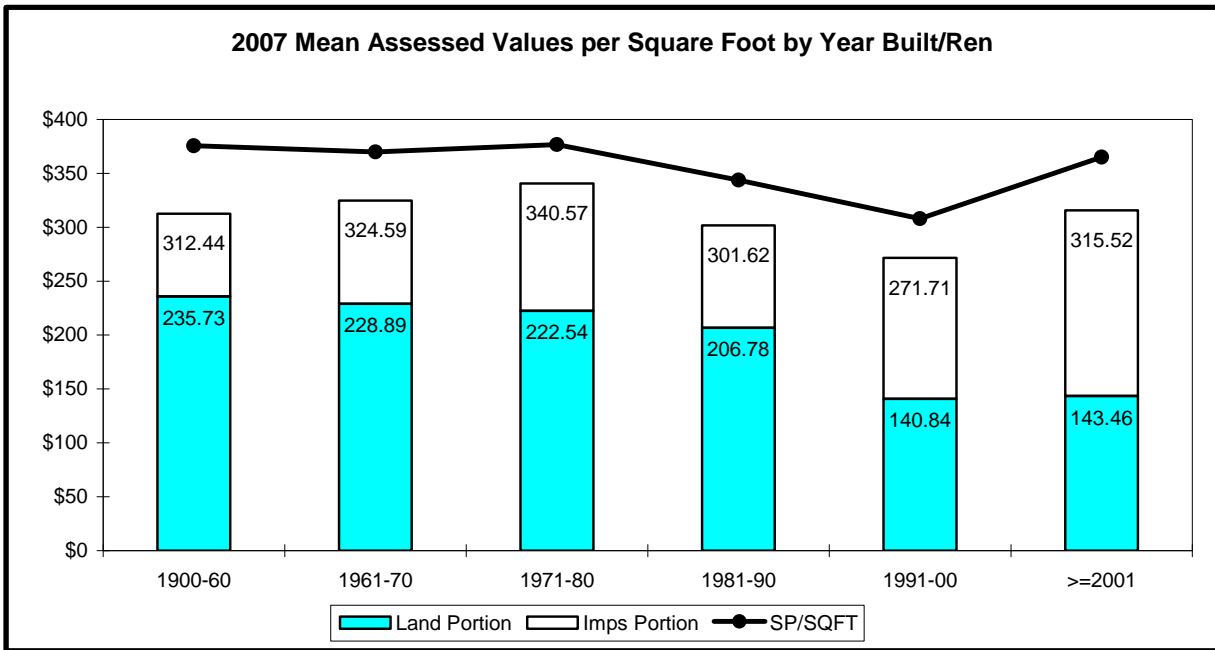
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	99	23.80%
8	187	44.95%
9	57	13.70%
10	57	13.70%
11	13	3.13%
12	3	0.72%
13	0	0.00%
	416	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.03%
6	8	0.25%
7	713	22.46%
8	1603	50.49%
9	558	17.57%
10	231	7.28%
11	53	1.67%
12	7	0.22%
13	1	0.03%
	3175	



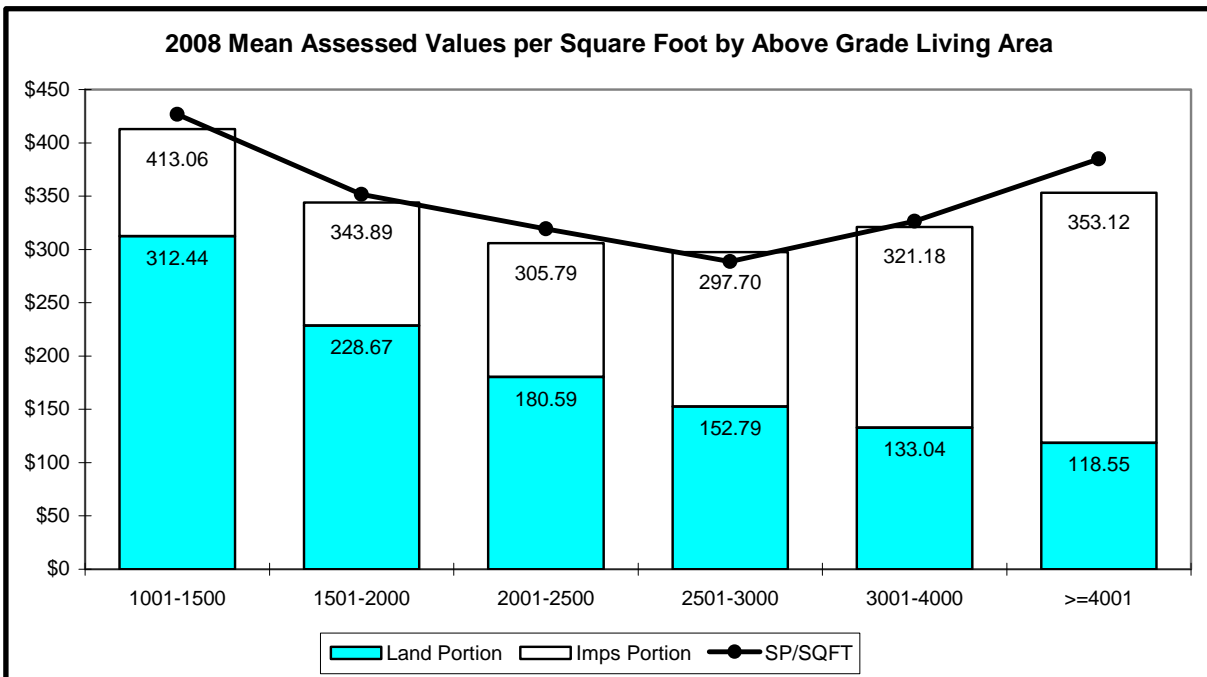
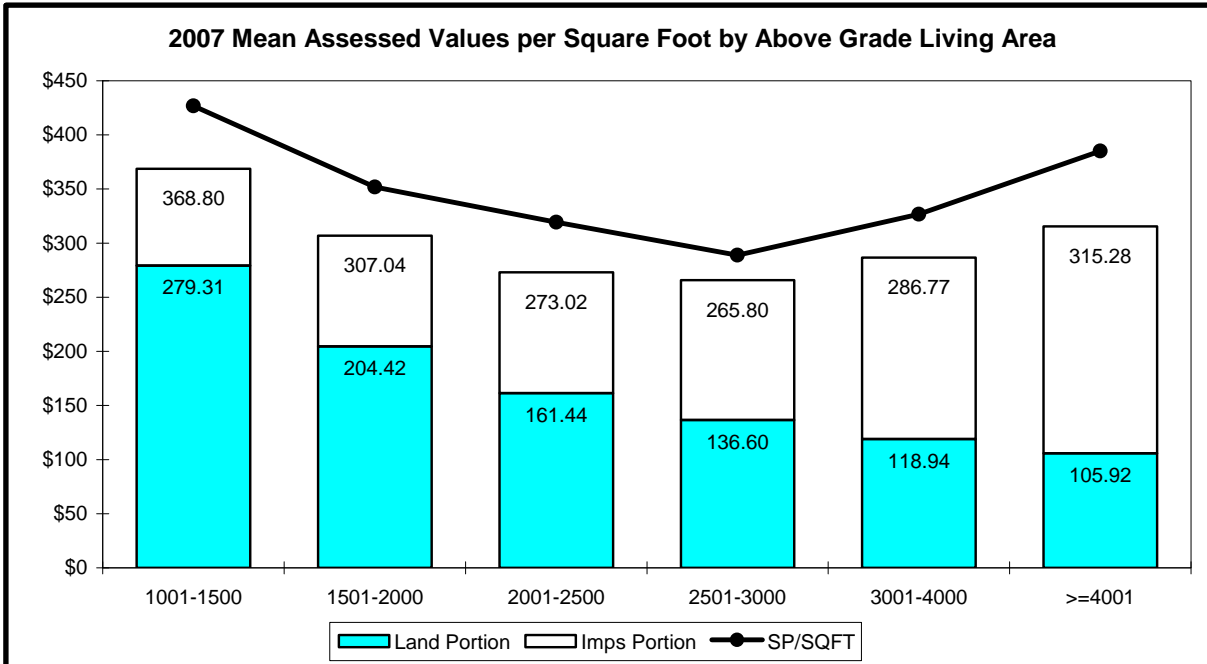
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



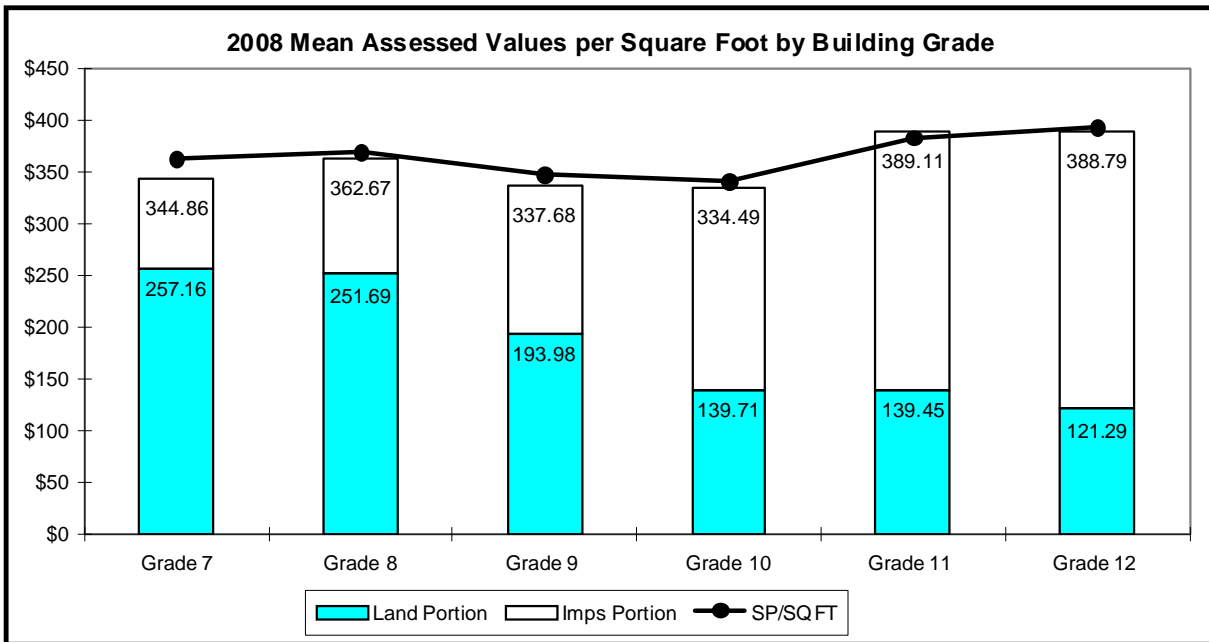
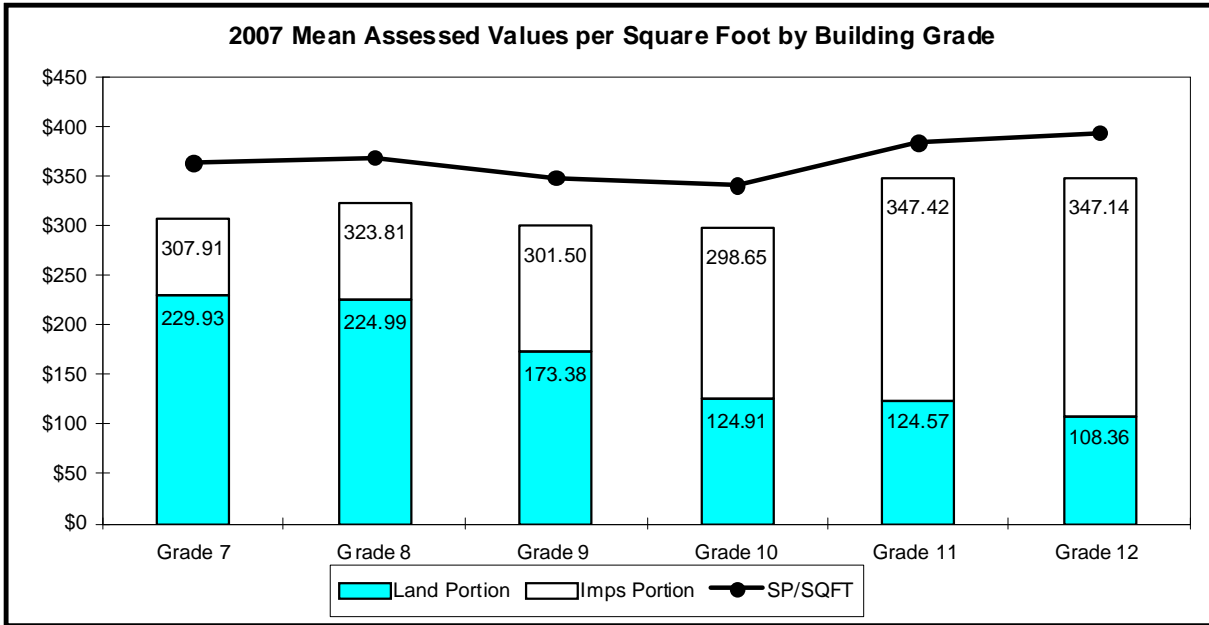
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

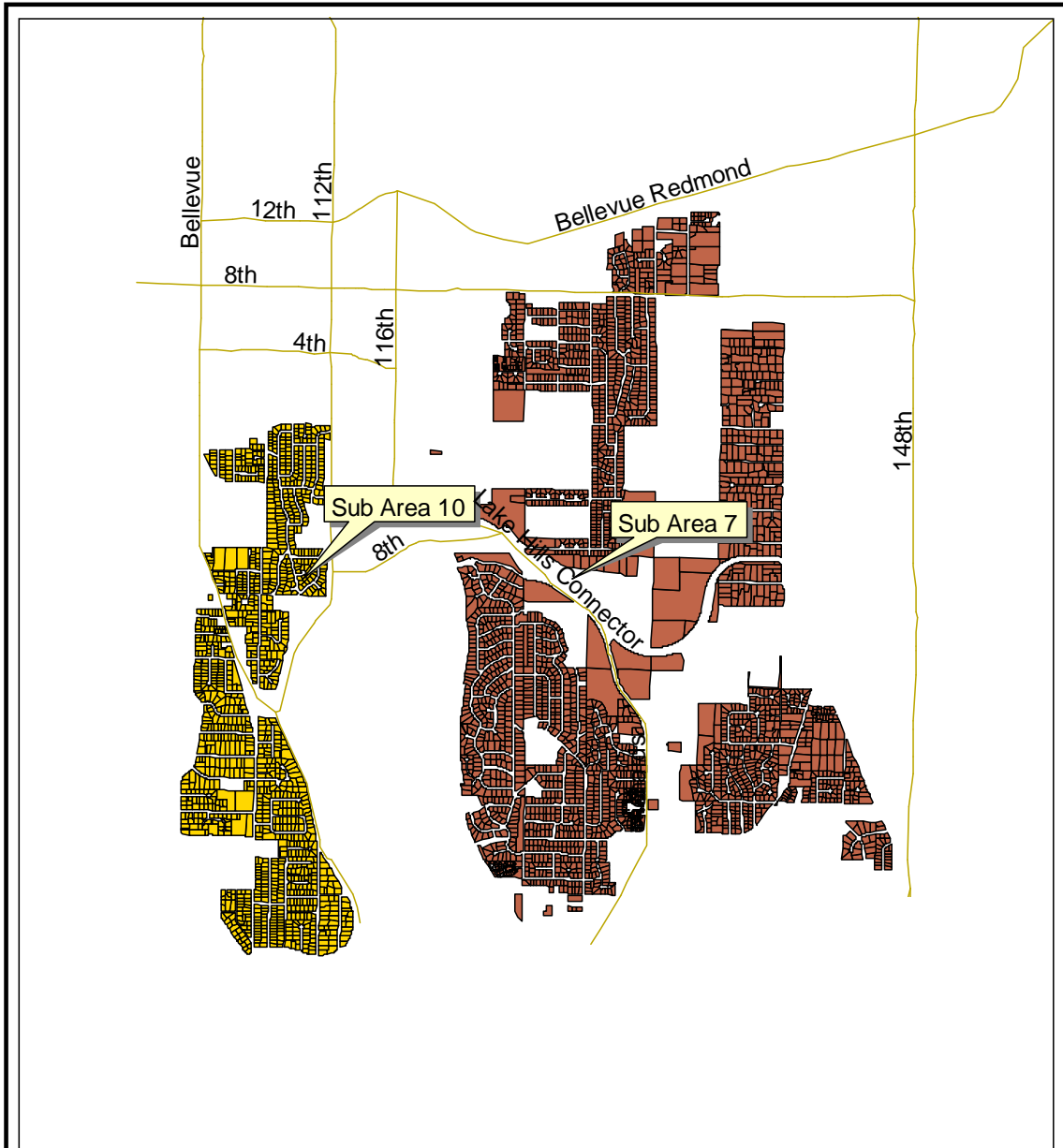


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



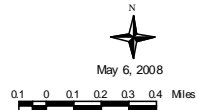
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 92

2008 Annual Update

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Department of Assessments

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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: April 28, 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 11 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.12, with the result rounded down to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 416 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 * 1.12

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.12)
 - *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 * 1.12).
 - *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 * 1.12, 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 92 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

12.00%

Comments

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

Area 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 .973

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
7	99	0.844	0.944	11.9%	0.917	0.972
8	187	0.878	0.983	11.9%	0.961	1.004
9	57	0.862	0.965	11.9%	0.930	1.000
10	57	0.869	0.973	12.0%	0.930	1.015
11	13	0.898	1.005	12.0%	0.923	1.087
12	3	0.872	0.976	12.0%	0.709	1.244
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1960	93	0.834	0.933	11.9%	0.901	0.965
1961-1970	109	0.874	0.979	11.9%	0.953	1.004
1971-1980	52	0.907	1.015	11.9%	0.979	1.051
1981-1990	35	0.880	0.985	11.9%	0.940	1.031
1991-2000	45	0.892	0.999	11.9%	0.958	1.040
>=2001	82	0.861	0.964	12.0%	0.930	0.999
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
AVERAGE	190	0.861	0.964	11.9%	0.943	0.985
GOOD	129	0.865	0.968	11.9%	0.943	0.993
VERY GOOD	97	0.895	1.001	11.9%	0.973	1.029
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	269	0.869	0.972	11.9%	0.955	0.989
1.5	7	0.794	0.889	11.9%	0.766	1.012
2	140	0.873	0.977	11.9%	0.951	1.002

Area 92 Annual Update Ratio Confidence Intervals

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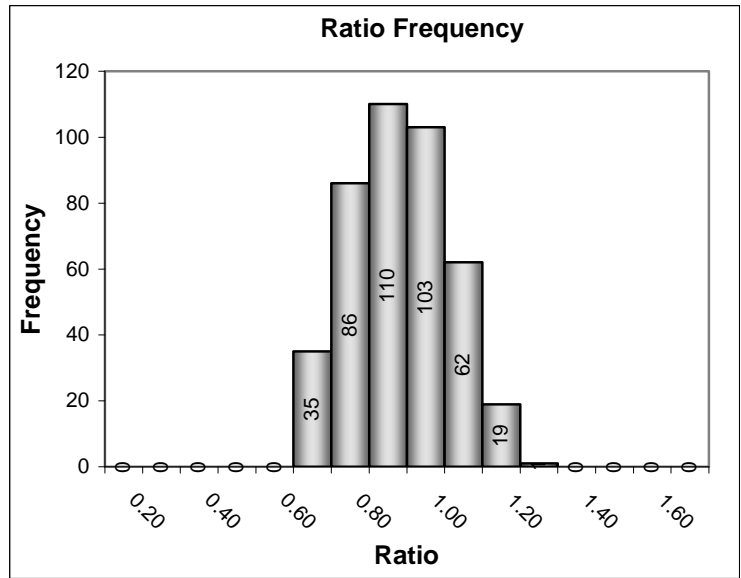
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1001-1500	122	0.865	0.967	11.9%	0.942	0.993
1501-2000	133	0.874	0.979	11.9%	0.953	1.004
2001-2500	71	0.855	0.957	11.9%	0.922	0.992
2501-3000	31	0.920	1.030	11.9%	0.993	1.067
3001-4000	44	0.883	0.988	12.0%	0.939	1.037
>=4001	15	0.816	0.914	12.0%	0.843	0.986
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	379	0.869	0.973	11.9%	0.958	0.987
Y	37	0.870	0.973	11.9%	0.930	1.017
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	416	0.869	0.973	11.9%	0.959	0.987
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
10	133	0.859	0.962	11.9%	0.936	0.988
7	283	0.875	0.979	11.9%	0.963	0.996
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	14	0.878	0.982	11.9%	0.892	1.073
03000-05000	4	0.817	0.914	11.9%	0.805	1.024
05001-08000	57	0.891	0.997	11.9%	0.960	1.034
08001-12000	217	0.867	0.971	11.9%	0.952	0.990
12001-16000	61	0.838	0.938	11.9%	0.902	0.974
16001-20000	31	0.877	0.982	11.9%	0.919	1.045
20001-30000	22	0.881	0.986	11.9%	0.916	1.056
>=30001	10	0.924	1.034	11.9%	0.950	1.118

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2007	Date of Report: 5/7/2008	Sales Dates: 1/2005 - 12/2007
Area 92	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	416
Mean Assessed Value	623,300
Mean Sales Price	717,200
Standard Deviation AV	249,739
Standard Deviation SP	305,432
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.885
Median Ratio	0.881
Weighted Mean Ratio	0.869
UNIFORMITY	
Lowest ratio	0.605
Highest ratio:	1.240
Coefficient of Dispersion	12.08%
Standard Deviation	0.129
Coefficient of Variation	14.61%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.869
Upper limit	0.898
95% Confidence: Mean	
Lower limit	0.873
Upper limit	0.898
SAMPLE SIZE EVALUATION	
N (population size)	3175
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.129
Recommended minimum:	27
Actual sample size:	416
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	214
# ratios above mean:	202
z:	0.588
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

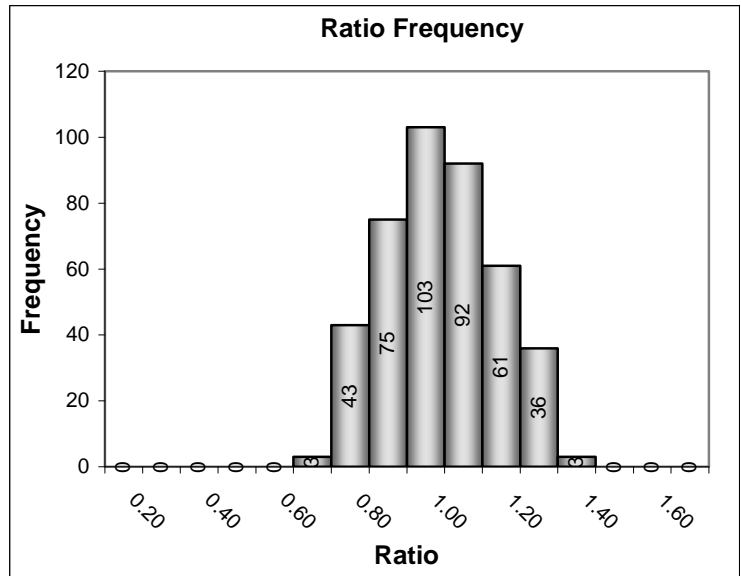
1 to 3 Unit Residences throughout area 92

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2008	Date of Report: 5/7/2008	Sales Dates: 1/2005 - 12/2007
Area 92	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	416
Mean Assessed Value	697,600
Mean Sales Price	717,200
Standard Deviation AV	279,705
Standard Deviation SP	305,432
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.991
Median Ratio	0.986
Weighted Mean Ratio	0.973
UNIFORMITY	
Lowest ratio	0.678
Highest ratio:	1.388
Coefficient of Dispersion	12.09%
Standard Deviation	0.145
Coefficient of Variation	14.61%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.972
Upper limit	1.006
95% Confidence: Mean	
Lower limit	0.977
Upper limit	1.005
SAMPLE SIZE EVALUATION	
N (population size)	3175
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.145
Recommended minimum:	33
Actual sample size:	416
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	214
# ratios above mean:	202
z:	0.588
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 92

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 92
(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
007	507670	0150	3/24/06	\$415,000	1010	500	7	1961	4	8535	N	N	2811 126TH AVE SE
007	330400	0130	7/26/05	\$362,000	1020	550	7	1987	3	1975	N	N	312 122ND PL NE
007	330400	0140	10/24/05	\$355,000	1020	550	7	1987	3	1625	N	N	324 122ND PL NE
007	620550	0100	7/19/05	\$436,500	1030	1030	7	1950	3	9576	N	N	12207 SE 25TH ST
007	923820	0005	5/9/06	\$475,000	1070	360	7	1958	4	9413	N	N	12647 SE 29TH ST
007	620550	0450	12/23/05	\$395,000	1080	790	7	1953	4	8648	Y	N	2535 121ST AVE SE
007	042405	9039	4/19/07	\$445,000	1100	1000	7	1960	3	13503	N	N	1801 132ND PL SE
007	954160	0480	4/18/07	\$471,000	1100	0	7	1961	5	11475	N	N	1659 128TH AVE SE
007	102405	9118	11/9/05	\$424,000	1110	450	7	1978	4	9583	N	N	14551 SE 26TH ST
007	620750	0015	12/20/05	\$410,000	1120	1120	7	1959	3	10070	Y	N	12714 SE 25TH ST
007	620550	0210	2/14/05	\$451,000	1130	940	7	1950	4	12960	N	N	2506 123RD AVE SE
007	883890	0117	7/28/06	\$469,500	1150	500	7	1968	4	16896	N	N	1848 140TH AVE SE
007	620550	0230	5/14/07	\$575,000	1170	1170	7	1951	3	13680	N	N	2518 123RD AVE SE
007	042405	9080	3/27/07	\$525,000	1200	1130	7	1978	4	13680	N	N	1825 132ND PL SE
007	326010	0180	5/24/07	\$502,000	1200	380	7	1977	5	7125	N	N	12418 SE 4TH PL
007	326000	0070	4/17/06	\$556,525	1230	900	7	1963	5	8320	N	N	440 129TH AVE SE
007	358490	0070	5/26/06	\$554,500	1230	780	7	1967	4	9940	N	N	12942 SE 23RD ST
007	358490	0090	9/8/05	\$460,000	1230	530	7	1967	4	7452	N	N	12926 SE 23RD ST
007	042405	9087	6/1/05	\$480,000	1240	1170	7	1990	3	23522	N	N	1809 132ND PL SE
007	951200	0030	2/11/05	\$385,000	1240	660	7	1964	3	10762	N	N	12638 SE 27TH ST
007	169360	0020	5/10/05	\$440,000	1250	735	7	1967	3	8054	N	N	12455 SE 29TH ST
007	326010	0040	11/10/06	\$525,000	1250	460	7	1963	5	5750	N	N	12640 SE 4TH PL
007	278510	0010	12/19/05	\$470,000	1260	620	7	1962	4	10146	N	N	304 128TH AVE SE
007	326020	0170	5/22/07	\$450,000	1260	0	7	1968	5	7416	N	N	12621 SE 7TH PL
007	169360	0030	10/3/05	\$495,000	1300	340	7	1967	4	8054	N	N	12451 SE 29TH ST
007	233000	0185	3/29/05	\$495,000	1300	700	7	1960	5	10965	N	N	134 130TH AVE NE
007	530710	0070	11/14/05	\$570,000	1320	680	7	2005	3	8690	N	N	2913 129TH AVE SE
007	530710	0150	6/2/06	\$590,000	1320	670	7	1960	4	14667	N	N	2814 129TH AVE SE
007	530710	0280	3/16/07	\$628,300	1320	500	7	1960	4	8316	N	N	12804 SE 29TH ST
007	620610	0075	9/6/06	\$526,000	1320	660	7	1953	4	10800	N	N	12320 SE 23RD PL
007	326000	0130	2/9/05	\$350,000	1330	0	7	1967	4	7350	N	N	528 129TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 92
(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
007	326000	0130	11/27/06	\$485,000	1330	0	7	1967	4	7350	N	N	528 129TH AVE NE
007	432670	0045	6/14/05	\$505,000	1340	670	7	1959	5	10669	N	N	12415 SE 25TH ST
007	530710	0120	4/19/05	\$435,000	1350	700	7	1962	5	9655	N	N	12919 SE 29TH PL
007	530710	0190	6/10/05	\$465,000	1350	710	7	1961	4	8773	N	N	2918 129TH AVE SE
007	620550	0110	11/16/05	\$469,950	1350	1350	7	1950	5	10584	Y	N	12225 SE 25TH ST
007	278510	0040	5/15/05	\$514,000	1360	1300	7	1962	4	9600	N	N	328 128TH AVE SE
007	051450	0175	10/5/06	\$540,000	1380	1380	7	1957	5	7200	N	N	2431 139TH AVE SE
007	051450	0175	2/12/07	\$550,000	1380	1380	7	1957	5	7200	N	N	2431 139TH AVE SE
007	951200	0020	5/24/07	\$530,000	1410	0	7	1960	4	10762	N	N	12646 SE 27TH ST
007	332505	9174	9/19/07	\$560,000	1420	0	7	1970	3	13068	N	N	12604 NE 7TH ST
007	951200	0110	4/4/06	\$450,000	1420	0	7	1961	4	10794	N	N	12623 SE 27TH ST
007	956050	0105	3/11/05	\$499,900	1430	1430	7	1966	4	11545	N	N	2442 129TH AVE SE
007	721571	0270	5/25/06	\$320,000	1440	270	7	1996	3	1500	N	N	2723 124TH AVE SE
007	953891	0080	7/19/06	\$600,000	1440	1080	7	1987	3	13682	N	N	13467 SE 24TH ST
007	332505	9125	5/17/06	\$525,000	1450	280	7	1976	4	11072	N	N	612 123RD AVE NE
007	342505	9131	10/2/06	\$700,000	1470	600	7	1956	3	14289	N	N	275 140TH AVE NE
007	797130	0055	11/16/05	\$440,000	1470	0	7	1955	4	10960	N	N	12431 NE 6TH PL
007	865350	0019	11/2/07	\$680,000	1480	600	7	1946	4	17892	N	N	13636 SE 1ST ST
007	797130	0020	3/6/07	\$600,000	1500	1460	7	1957	3	10960	N	N	12428 NE 6TH PL
007	954160	0040	10/6/06	\$719,000	1500	670	7	1964	4	15375	Y	N	1807 125TH AVE SE
007	051450	0080	1/19/06	\$360,000	1560	0	7	1967	3	8800	N	N	2454 137TH AVE SE
007	954160	0056	6/22/07	\$674,950	1560	0	7	1956	4	16400	Y	N	1825 125TH AVE SE
007	954200	0135	7/20/07	\$475,000	1560	750	7	1968	3	15850	N	N	12026 SE 10TH ST
007	956050	0165	5/16/07	\$660,000	1570	0	7	1968	5	10125	N	N	2329 129TH AVE SE
007	737960	0260	6/1/06	\$500,000	1580	0	7	1962	5	8480	N	N	14220 SE 24TH ST
007	207770	0036	10/20/05	\$405,000	1600	1050	7	1962	4	18000	N	N	13610 SE 10TH ST
007	410000	0110	9/27/06	\$675,000	1620	350	7	1962	4	9996	N	N	12429 SE 26TH PL
007	721571	0170	3/31/06	\$545,000	1630	390	7	1996	3	3367	N	N	2767 124TH AVE SE
007	721571	0180	9/20/07	\$625,000	1630	390	7	1996	3	2956	N	N	2765 124TH AVE SE
007	954160	0050	11/21/05	\$569,000	1660	0	7	1957	5	15375	Y	N	1817 125TH AVE SE
007	530710	0250	2/14/05	\$375,900	1670	0	7	1959	5	8400	N	N	2804 128TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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
007	326000	0200	5/31/05	\$431,995	1700	0	7	1966	4	7200	N	N	12914 SE 7TH PL
007	342505	9042	9/27/06	\$800,000	1700	600	7	1963	5	39639	N	N	13657 SE 5TH ST
007	255200	0100	5/8/07	\$480,000	1730	0	7	1962	3	9590	N	N	2664 146TH AVE SE
007	432670	0035	11/21/06	\$629,950	1770	0	7	1958	5	14862	Y	N	12406 SE 25TH ST
007	432670	0035	7/9/07	\$689,000	1770	0	7	1958	5	14862	Y	N	12406 SE 25TH ST
007	954160	0495	11/11/05	\$495,000	1770	0	7	1960	5	12320	N	N	1653 128TH AVE SE
007	953620	0150	3/3/06	\$483,000	1910	0	7	1968	3	8297	N	N	12615 SE 25TH PL
007	756000	0040	1/3/06	\$527,500	1970	470	7	2000	3	3843	N	N	2469 132ND AVE SE
007	756000	0140	5/2/06	\$571,650	1970	470	7	2000	3	2377	N	N	2407 132ND AVE SE
007	756000	0220	1/14/05	\$412,250	1970	470	7	2000	3	2936	N	N	2433 132ND AVE SE
007	620610	0100	2/15/05	\$425,000	1990	0	7	1953	5	12164	N	N	12345 SE 23RD ST
007	954160	0145	6/4/07	\$512,500	2000	0	7	1958	4	7000	N	N	1836 125TH AVE SE
007	813470	0030	12/3/07	\$572,800	2020	0	7	1953	3	23660	N	N	14540 SE 26TH ST
007	721571	0240	10/23/06	\$546,000	2030	0	7	1996	3	2713	N	N	2729 124TH AVE SE
007	330400	0090	9/6/06	\$480,000	2080	0	7	1986	3	5307	N	N	12350 NE 3RD PL
007	247140	0030	6/26/06	\$595,000	2110	0	7	1962	3	11180	N	N	615 130TH AVE NE
007	721571	0130	1/13/06	\$448,555	2130	0	7	1996	3	3900	N	N	2775 124TH AVE SE
007	507670	0070	2/28/05	\$479,900	2150	0	7	1960	5	13733	N	N	2727 127TH PL SE
007	954200	0300	4/28/06	\$570,000	2350	0	7	1960	4	20150	N	N	12311 SE 14TH ST
007	530710	0300	6/27/06	\$610,000	2510	0	7	2005	3	7743	N	N	12818 SE 29TH ST
007	282505	9244	8/18/06	\$721,000	3070	0	7	1956	5	14640	N	N	837 132ND AVE NE
007	207770	0043	5/11/06	\$630,000	1130	1040	8	1988	3	26571	Y	N	13601 SE 10TH ST
007	430520	0010	1/4/06	\$437,000	1170	1020	8	1986	3	7200	N	N	14045 SE 18TH PL
007	781122	0280	6/18/07	\$542,000	1190	440	8	1985	3	10400	N	N	13630 SE 19TH ST
007	781122	0300	5/11/06	\$490,500	1190	400	8	1984	3	9200	N	N	13620 SE 19TH ST
007	953891	0020	7/16/07	\$598,900	1190	900	8	1986	4	10194	N	N	13450 SE 24TH ST
007	071000	0250	2/23/06	\$539,950	1200	220	8	1968	5	9750	N	N	12519 NE 4TH PL
007	278500	0390	8/7/07	\$769,000	1220	900	8	1960	4	10400	N	N	104 130TH AVE SE
007	430520	0080	8/29/05	\$359,900	1230	0	8	1985	3	7297	N	N	1745 140TH CT SE
007	278510	0090	10/19/05	\$512,000	1240	800	8	1963	5	9600	N	N	12824 SE 4TH PL
007	953890	0170	2/12/07	\$598,500	1240	130	8	1986	3	12000	N	N	13519 SE 24TH ST

Improved Sales Used in this Annual Update Analysis
Area 92
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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
007	326020	0210	2/23/07	\$460,000	1250	350	8	1977	4	7416	N	N	12523 SE 7TH PL
007	092405	9085	4/13/05	\$439,500	1280	1000	8	1975	4	7862	N	N	2527 128TH AVE SE
007	342505	9169	12/17/07	\$636,000	1300	800	8	1975	3	18730	N	N	239 140TH AVE NE
007	954260	0050	4/21/06	\$622,500	1300	730	8	1962	5	6375	Y	N	1404 127TH AVE SE
007	781120	0150	8/18/05	\$430,000	1310	620	8	1969	4	8800	N	N	13726 SE 24TH ST
007	781120	0140	5/5/06	\$444,950	1350	430	8	1969	4	9900	N	N	2314 SE 137TH PL
007	781121	0070	10/20/06	\$568,500	1380	840	8	1971	5	8480	N	N	2310 138TH AVE SE
007	954160	0430	2/15/05	\$585,000	1400	1290	8	1956	4	13750	N	N	1812 127TH AVE SE
007	781120	0100	12/2/05	\$540,000	1420	1420	8	1968	4	10005	N	N	13915 SE 23RD ST
007	781121	0120	6/18/07	\$580,000	1420	470	8	1974	5	7938	N	N	2360 138TH AVE SE
007	956030	0065	7/25/06	\$650,000	1440	1160	8	1978	4	8820	N	N	2630 128TH AVE SE
007	507690	0030	7/18/07	\$674,950	1450	700	8	1959	4	12958	N	N	12417 SE 27TH ST
007	781121	0060	4/21/05	\$439,900	1450	870	8	1970	4	8240	N	N	2304 138TH AVE SE
007	252470	0130	6/16/06	\$780,000	1480	1130	8	1976	5	19950	N	N	13707 SE 3RD PL
007	781100	0230	7/14/06	\$489,000	1480	0	8	1967	5	8395	N	N	14012 SE 20TH ST
007	430520	0170	11/21/05	\$432,000	1500	0	8	1984	3	7259	N	N	1735 140TH LN SE
007	278500	0190	4/24/06	\$581,800	1510	620	8	1963	4	6500	N	N	12818 SE 2ND ST
007	233280	0060	2/8/05	\$509,995	1530	810	8	1963	5	12750	N	N	134 130TH PL NE
007	332500	0120	8/18/06	\$745,000	1540	1460	8	1968	5	10115	N	N	253 NE 129TH ST
007	115940	0140	5/5/06	\$700,000	1560	280	8	1974	5	17490	N	N	418 129TH PL NE
007	233290	0060	8/24/07	\$695,000	1560	720	8	1977	4	9913	N	N	13001 NE 1ST ST
007	278500	0400	12/27/07	\$580,000	1560	1300	8	1960	4	10400	N	N	112 130TH AVE SE
007	954200	0315	8/7/06	\$470,200	1560	0	8	1959	3	15293	N	N	1500 123RD AVE SE
007	954200	0325	5/25/05	\$430,000	1560	0	8	1959	5	15293	N	N	1518 123RD AVE SE
007	115940	0070	12/22/06	\$799,900	1570	2000	8	1967	4	11760	N	N	610 129TH PL NE
007	233000	0085	5/5/06	\$595,000	1570	1400	8	1964	4	9860	N	N	130 129TH AVE NE
007	233000	0085	2/27/07	\$600,000	1570	1400	8	1964	4	9860	N	N	130 129TH AVE NE
007	781121	0080	11/21/05	\$424,950	1590	0	8	1974	4	8175	N	N	2322 138TH AVE SE
007	177650	0075	3/29/06	\$515,000	1600	0	8	1958	4	18508	N	N	718 123RD AVE NE
007	813470	0170	6/20/06	\$630,000	1610	1220	8	1958	4	22656	N	N	2623 145TH AVE SE
007	332500	0050	6/28/07	\$685,000	1620	1620	8	1968	3	8525	N	N	12819 NE 5TH PL

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
007	781120	0040	3/19/07	\$535,000	1620	940	8	1968	4	8510	N	N	13918 SE 23RD ST
007	115940	0270	7/5/05	\$693,000	1630	1340	8	1976	5	11625	Y	N	425 129TH PL NE
007	954180	0040	12/26/06	\$463,000	1630	0	8	1959	5	18000	N	N	1840 123RD AVE SE
007	954200	0285	8/19/05	\$570,000	1630	460	8	1985	4	11860	N	N	1220 123RD AVE SE
007	781110	0140	6/16/06	\$580,000	1660	1400	8	1967	5	10005	N	N	1851 138TH PL SE
007	042405	9049	4/20/07	\$588,000	1670	1240	8	1967	3	23254	Y	N	2326 121ST AVE SE
007	115940	0230	8/24/06	\$727,000	1700	1270	8	1967	4	12160	N	N	457 129TH PL NE
007	332505	9135	5/29/06	\$590,000	1700	0	8	1961	4	13759	N	N	618 123RD AVE NE
007	620550	0120	11/1/06	\$602,500	1700	0	8	1955	5	11070	Y	N	12231 SE 25TH ST
007	939990	0030	7/10/05	\$440,000	1700	0	8	1987	4	11170	N	N	488 123RD PL NE
007	247210	0075	4/21/05	\$390,000	1710	0	8	1957	3	11474	N	N	655 131ST AVE NE
007	781110	0030	8/26/05	\$560,000	1710	1010	8	1967	4	9085	N	N	1838 138TH PL SE
007	813470	0220	3/27/06	\$460,000	1710	0	8	1959	3	22880	N	N	2626 145TH AVE SE
007	954160	0325	6/27/07	\$740,000	1720	780	8	1957	5	9900	Y	N	1804 126TH AVE SE
007	278500	0270	6/13/05	\$576,000	1730	1310	8	1959	5	10000	N	N	23 129TH AVE SE
007	332500	0030	9/19/05	\$685,000	1740	1740	8	1968	5	8750	N	N	12814 NE 5TH PL
007	507690	0060	1/21/05	\$545,000	1740	1380	8	2003	3	8610	N	N	12428 SE 27TH ST
007	516030	0020	1/6/06	\$465,000	1760	0	8	1977	4	10780	N	N	1829 140TH AVE SE
007	507690	0050	6/5/06	\$540,000	1770	0	8	1958	4	8610	N	N	12414 SE 27TH ST
007	954160	0455	5/1/07	\$500,000	1770	0	8	1960	4	10925	N	N	1725 128TH AVE SE
007	954220	0170	2/6/06	\$655,000	1770	1740	8	1962	5	8800	Y	N	1637 121ST AVE SE
007	326000	0020	4/14/05	\$519,000	1780	580	8	1968	4	7344	Y	N	413 130TH PL SE
007	939990	0080	1/18/05	\$431,000	1780	0	8	1987	3	10109	N	N	481 123RD PL NE
007	954220	0610	1/12/06	\$599,000	1780	0	8	1962	5	11130	N	N	12106 SE 20TH PL
007	252470	0100	6/27/05	\$783,000	1790	1220	8	1976	5	17850	Y	N	13609 SE 3RD PL
007	781100	0100	2/17/06	\$600,000	1790	700	8	1966	5	9685	N	N	13923 SE 22ND ST
007	067210	0079	5/27/05	\$665,000	1800	640	8	1974	4	34500	N	N	818 132ND AVE NE
007	233000	0200	6/13/05	\$580,000	1810	1500	8	1960	4	25500	Y	N	106 130TH AVE NE
007	781110	0080	7/7/05	\$500,000	1850	0	8	1966	5	8436	Y	N	1800 138TH PL SE
007	233000	0010	9/13/05	\$547,500	1860	0	8	1962	4	12500	N	N	12818 NE 2ND ST
007	954160	0210	10/26/05	\$425,000	1860	0	8	1957	4	9760	N	N	1630 125TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
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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
007	954160	0210	7/7/06	\$700,000	1860	0	8	1957	4	9760	N	N	1630 125TH AVE SE
007	425950	0090	2/25/05	\$599,000	1870	1630	8	2003	3	16440	N	N	12632 NE 2ND ST
007	115300	0080	6/20/06	\$407,000	1880	0	8	1968	3	10320	N	N	518 130TH AVE NE
007	252470	0120	1/24/06	\$675,000	1890	600	8	1976	5	19950	N	N	13703 SE 3RD PL
007	954180	0050	3/10/06	\$615,000	1900	0	8	1959	5	7500	N	N	1860 123RD AVE SE
007	233000	0050	10/24/05	\$484,500	1930	0	8	1958	4	10250	N	N	127 129TH AVE NE
007	430520	0190	5/11/05	\$410,000	1930	0	8	1984	3	8068	N	N	1715 140TH LN SE
007	781122	0320	6/11/07	\$614,000	1930	0	8	1984	3	9204	N	N	1806 136TH PL SE
007	430520	0180	12/19/06	\$525,000	1940	0	8	1986	3	9199	N	N	1725 140TH LN SE
007	247210	0035	7/8/05	\$776,000	1950	1950	8	1980	4	14000	N	N	530 131ST AVE NE
007	781100	0120	10/18/06	\$531,000	1960	0	8	1965	4	11500	N	N	2005 139TH PL SE
007	954270	0060	8/30/07	\$603,990	1970	0	8	1984	4	11130	N	N	2515 130TH AVE SE
007	781121	0280	10/2/06	\$549,000	1990	0	8	1973	4	6875	N	N	13705 SE 23RD LN
007	042405	9099	4/1/06	\$550,000	2000	2000	8	1964	4	17859	Y	N	2310 121ST AVE SE
007	042405	9099	12/20/06	\$688,000	2000	2000	8	1964	4	17859	Y	N	2310 121ST AVE SE
007	247140	0035	11/2/07	\$600,000	2000	0	8	1961	3	12706	N	N	605 130TH AVE NE
007	756950	0010	1/10/07	\$506,250	2020	470	8	1999	3	2722	Y	N	2399 132ND AVE SE
007	756950	0010	5/8/07	\$618,000	2020	470	8	1999	3	2722	Y	N	2399 132ND AVE SE
007	278500	0240	4/3/06	\$607,700	2070	0	8	1960	4	9840	N	N	12903 SE 1ST ST
007	781122	0480	9/21/05	\$540,000	2090	0	8	1987	3	10400	N	N	13728 SE 17TH ST
007	865350	0055	11/2/06	\$794,000	2090	0	8	1952	4	25700	N	N	13805 SE 1ST ST
007	954160	0020	9/1/05	\$499,900	2090	0	8	1957	4	15375	N	N	1719 125TH AVE SE
007	781100	0180	11/14/06	\$570,000	2100	1100	8	1977	5	8855	N	N	2205 139TH PL SE
007	620550	0290	7/26/05	\$462,000	2130	270	8	1950	5	17550	N	N	2700 123RD AVE SE
007	954270	0170	6/19/05	\$475,000	2140	0	8	1982	3	14914	N	N	2546 130TH AVE SE
007	071000	0050	3/15/05	\$520,000	2150	0	8	1974	5	9628	N	N	12412 NE 4TH PL
007	071000	0050	5/2/06	\$616,000	2150	0	8	1974	5	9628	N	N	12412 NE 4TH PL
007	781122	0270	10/12/06	\$586,000	2150	0	8	1986	3	11475	N	N	13634 SE 19TH ST
007	425950	0060	4/17/07	\$657,000	2170	0	8	1957	4	10125	N	N	12441 NE 2ND ST
007	954200	0205	5/24/07	\$659,000	2170	0	8	1959	5	13887	N	N	12131 SE 10TH ST
007	954220	0100	12/12/05	\$775,000	2180	1090	8	1962	5	16400	N	N	1843 121ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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
007	856140	0040	5/30/06	\$675,000	2190	0	8	1960	5	10067	N	N	836 130TH AVE NE
007	207770	0071	3/13/07	\$830,000	2200	1370	8	2003	3	32500	N	N	13831 SE 10TH ST
007	883890	0162	4/28/06	\$580,000	2210	0	8	1978	4	9890	N	N	2190 144TH AVE SE
007	233000	0130	10/16/07	\$600,000	2220	310	8	1964	4	15520	N	N	223 130TH AVE NE
007	756950	0130	11/27/06	\$685,000	2220	470	8	1999	3	2502	N	N	2369 132ND AVE SE
007	326000	0250	9/29/06	\$636,100	2230	0	8	1965	4	6305	Y	N	12918 SE 6TH PL
007	326000	0350	8/16/05	\$620,000	2230	0	8	1966	4	7400	N	N	12915 SE 5TH ST
007	342505	9123	4/17/05	\$624,225	2270	0	8	1956	5	19802	N	N	225 140TH AVE NE
007	954160	0360	11/29/07	\$810,000	2270	0	8	1958	5	15840	N	N	1853 127TH AVE SE
007	233000	0160	4/4/07	\$740,000	2310	0	8	1959	4	11495	N	N	204 130TH AVE NE
007	781122	0330	11/4/05	\$525,000	2340	0	8	1984	3	9162	N	N	13611 SE 18TH ST
007	781122	0330	5/3/07	\$607,000	2340	0	8	1984	3	9162	N	N	13611 SE 18TH ST
007	865350	0018	10/23/07	\$1,090,000	2400	1490	8	1952	5	20106	N	N	13649 MAIN ST
007	507670	0090	6/2/05	\$675,000	2420	0	8	2004	3	8584	N	N	12432 SE 28TH PL
007	042405	9122	8/7/07	\$735,000	2440	0	8	2006	3	11325	N	N	1823 RICHARDS RD
007	115940	0160	3/3/06	\$600,000	2830	0	8	1967	4	11050	N	N	647 129TH PL NE
007	797130	0070	7/8/05	\$642,500	2850	0	8	1963	5	13700	N	N	12455 NE 6TH PL
007	883890	0170	1/12/06	\$600,000	3360	0	8	1997	3	10018	N	N	2202 144TH AVE SE
007	954160	0550	4/13/05	\$500,000	1390	1360	9	1970	4	10353	N	N	2018 128TH AVE SE
007	954285	0430	12/13/06	\$647,500	1420	1410	9	1979	3	8856	N	N	1810 129TH PL SE
007	326010	0380	1/13/06	\$550,000	1500	0	9	2003	3	7416	N	N	12407 SE 4TH ST
007	954285	0330	8/22/07	\$680,000	1510	760	9	1977	5	8925	N	N	13008 SE 21ST ST
007	954210	0050	1/7/05	\$534,000	1530	1530	9	1960	4	11475	N	N	2103 121ST AVE SE
007	954220	0650	6/15/06	\$700,000	1530	1390	9	1968	4	11880	N	N	1826 121ST AVE SE
007	954220	0550	6/23/06	\$669,950	1610	770	9	1966	5	9983	N	N	12125 SE 20TH PL
007	954285	0200	7/17/06	\$795,000	1620	780	9	2006	3	10125	N	N	2123 130TH PL SE
007	954285	0070	5/22/05	\$514,500	1630	1060	9	1977	4	10260	N	N	2120 129TH AVE SE
007	954220	0780	10/26/05	\$680,400	1660	1550	9	1962	4	13156	N	N	1919 122ND AVE SE
007	954285	0080	3/16/06	\$581,000	1690	510	9	1978	4	10260	N	N	2114 129TH AVE SE
007	883890	0030	7/11/05	\$862,500	1700	830	9	1990	4	50965	N	N	2049 144TH AVE SE
007	954230	0060	5/3/07	\$561,000	1710	0	9	1965	3	12432	N	N	1505 121ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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
007	946800	0010	7/5/07	\$800,000	1712	1010	9	1996	3	13207	N	N	2597 134TH AVE SE
007	233040	0050	4/3/06	\$578,000	1840	1180	9	1977	4	13706	N	N	212 129TH AVE NE
007	233290	0080	2/9/07	\$625,000	1870	0	9	1965	3	9916	N	N	13017 NE 1ST ST
007	954285	0020	3/10/06	\$570,000	1930	360	9	1979	3	10000	N	N	12805 SE 22ND PL
007	954230	0710	4/2/07	\$850,000	1990	1580	9	1969	5	9240	Y	N	12115 SE 16TH PL
007	954240	0010	6/8/06	\$689,999	2050	0	9	1959	5	11041	N	N	1615 125TH AVE SE
007	954220	0430	9/14/05	\$875,000	2060	1780	9	1962	5	9960	Y	N	12214 SE 18TH PL
007	954210	0060	4/27/07	\$750,000	2070	1300	9	1960	4	18000	Y	N	2121 121ST AVE SE
007	954240	0055	4/12/07	\$765,000	2110	0	9	1961	5	10185	N	N	1616 125TH AVE SE
007	954240	0045	7/17/07	\$935,000	2160	820	9	1962	5	11041	N	N	1415 125TH AVE SE
007	888000	0030	10/10/05	\$560,000	2180	0	9	1962	3	11700	N	N	12630 NE 3RD ST
007	954250	0180	4/25/06	\$665,000	2300	0	9	1962	3	12900	N	N	1622 125TH AVE SE
007	883890	0179	6/27/06	\$640,000	2360	0	9	1990	3	23021	N	N	2196 144TH AVE SE
007	954240	0060	12/8/05	\$618,000	2360	0	9	1958	4	12650	N	N	1606 125TH AVE SE
007	954210	0150	6/21/06	\$780,000	2390	180	9	1960	4	18975	Y	N	12136 SE 22ND ST
007	954220	0470	10/24/06	\$1,109,500	2430	1480	9	2000	3	16590	Y	N	1802 122ND AVE SE
007	954260	0030	9/4/07	\$714,400	2540	310	9	1962	4	7308	N	N	12530 SE 14TH ST
007	856150	0110	3/5/05	\$555,880	2580	0	9	1964	5	10500	N	N	916 129TH AVE NE
007	332505	9118	5/1/07	\$885,000	2710	0	9	2004	3	11761	N	N	12648 NE 4TH ST
007	342505	9107	7/18/06	\$770,000	2720	0	9	1954	4	27442	N	N	245 140TH AVE NE
007	342505	9063	10/10/05	\$825,000	2730	0	9	2002	3	32278	N	N	13961 SE 7TH ST
007	760580	0010	10/1/05	\$707,000	2730	0	9	1998	3	5832	N	N	13402 NE 12TH PL
007	760580	0080	1/25/05	\$679,000	2730	0	9	1999	3	5957	N	N	13548 NE 12TH PL
007	342505	9113	7/6/06	\$940,000	2820	0	9	1954	4	38332	N	N	217 140TH AVE NE
007	760580	0090	5/24/05	\$689,900	2860	0	9	1999	3	5805	N	N	13570 NE 12TH PL
007	883890	0018	11/16/05	\$710,000	2870	380	9	2005	3	6670	N	N	2186 140TH PL SE
007	883890	0177	1/24/07	\$710,000	2900	0	9	1991	3	10190	N	N	2198 144TH AVE SE
007	756000	0340	12/28/06	\$814,000	2910	790	9	2001	3	8052	Y	N	2470 130TH AVE SE
007	883890	0017	11/2/05	\$670,000	2910	0	9	2005	3	7762	N	N	2182 140TH PL SE
007	946800	0060	5/8/07	\$960,000	3380	0	9	1998	3	15021	N	N	2403 134TH AVE SE
007	447190	0010	10/18/05	\$638,000	2050	890	10	2000	3	8189	N	N	2307 140TH WAY SE

**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
007	447190	0030	9/22/05	\$723,000	2160	1230	10	2001	3	7430	N	N	2387 140TH WAY SE
007	447190	0040	5/6/05	\$655,000	2160	1150	10	2001	3	7025	N	N	2399 140TH WAY SE
007	447190	0040	9/1/06	\$830,000	2160	1150	10	2001	3	7025	N	N	2399 140TH WAY SE
007	447190	0040	4/12/07	\$1,112,000	2160	1150	10	2001	3	7025	N	N	2399 140TH WAY SE
007	447190	0040	12/4/07	\$1,025,000	2160	1150	10	2001	3	7025	N	N	2399 140TH WAY SE
007	233270	0110	2/21/06	\$975,000	2220	1110	10	2005	3	12636	N	N	225 131ST AVE NE
007	447190	0060	1/5/06	\$780,000	2860	460	10	2001	3	6680	N	N	2380 140TH WAY SE
007	342505	9260	6/12/06	\$910,500	2900	0	10	1998	3	13702	N	N	201 140TH AVE NE
007	856150	0120	6/8/06	\$1,022,030	2930	730	10	2005	3	9825	N	N	12954 NE 9TH ST
007	883890	0193	11/8/05	\$730,000	2930	0	10	2000	3	7544	N	N	14436 SE 24TH ST
007	332505	9218	5/24/05	\$905,000	2970	1120	10	2004	3	10062	N	N	600 128TH AVE NE
007	233000	0195	10/16/06	\$1,275,000	3010	1580	10	2006	3	13175	N	N	118 130TH AVE NE
007	439765	0220	3/3/06	\$695,000	3010	0	10	1999	3	7041	N	N	1823 145TH PL SE
007	342505	9221	2/23/06	\$1,000,000	3070	760	10	2000	3	32670	N	N	13739 SE 2ND ST
007	332505	9102	2/20/07	\$1,150,000	3090	0	10	2001	3	10018	N	N	602 128TH AVE NE
007	439765	0100	2/10/05	\$594,000	3110	0	10	2000	4	5867	N	N	1835 145TH PL SE
007	447190	0090	11/29/07	\$775,000	3190	0	10	2001	3	7409	N	N	2290 140TH WAY SE
007	332505	9099	2/15/07	\$1,175,000	3290	0	10	2001	3	10018	N	N	610 128TH AVE NE
007	342505	9242	4/1/05	\$867,000	3310	0	10	1992	3	25369	N	N	13822 SE 7TH ST
007	883890	0021	12/20/07	\$825,000	3380	0	10	2007	3	13339	N	N	2178 140TH PL SE
007	332505	9053	7/19/06	\$1,151,000	3460	0	10	2002	3	10541	N	N	612 128TH AVE NE
007	207770	0082	6/9/06	\$849,990	3480	0	10	2001	3	20249	N	N	13859 SE 10TH ST
007	233000	0205	9/12/06	\$1,113,868	3740	0	10	2006	3	11220	N	N	100 130TH AVE NE
007	342505	9289	2/27/07	\$1,278,000	3760	0	10	2006	3	19804	N	N	13771 NE 2ND PL
007	207770	0084	7/21/05	\$780,000	3930	0	10	2001	3	20248	N	N	13865 SE 10TH ST
007	207770	0084	3/9/07	\$845,000	3930	0	10	2001	3	20248	N	N	13865 SE 10TH ST
007	282505	9125	7/19/05	\$1,355,000	4210	0	10	2002	3	46609	N	N	1011 132ND AVE NE
007	342505	9290	5/8/07	\$1,635,000	4210	0	10	2005	3	19004	Y	N	13757 SE 7TH ST
007	342505	9291	11/14/06	\$1,600,000	4220	0	10	2005	3	21592	Y	N	13751 SE 7TH ST
007	342505	9292	12/4/06	\$1,440,000	5530	0	10	2006	3	15000	Y	N	13606 MAIN ST
007	342505	9267	6/7/06	\$1,299,000	3210	0	11	1999	3	21605	N	N	13901 SE 5TH ST

Improved Sales Used in this Annual Update Analysis
Area 92
(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
007	342505	9267	6/19/07	\$1,500,000	3210	0	11	1999	3	21605	N	N	13901 SE 5TH ST
007	342505	9237	9/1/05	\$1,230,000	3810	0	11	1989	5	31646	Y	N	13590 MAIN ST
007	342505	9266	9/23/05	\$1,920,000	5070	0	12	1999	3	20372	N	N	13925 SE 5TH ST
007	342505	9255	7/17/07	\$2,200,000	5790	0	12	1998	3	25903	N	N	13851 NE 1ST PL
010	321060	0030	11/9/05	\$490,000	1010	1010	7	1962	4	9310	N	N	1023 109TH AVE SE
010	065000	0040	11/22/05	\$505,000	1040	720	7	1951	5	8280	N	N	327 108TH AVE SE
010	082405	9232	7/5/05	\$500,000	1130	0	7	1965	5	3834	N	N	3131 112TH AVE SE
010	068540	0020	9/2/05	\$688,000	1160	670	7	2004	3	11200	N	N	11036 SE 27TH PL
010	700010	0651	7/14/06	\$691,000	1180	1100	7	1963	4	18643	N	N	3102 112TH AVE SE
010	814610	0075	9/11/06	\$839,000	1340	960	7	1955	5	7500	N	N	123 109TH AVE SE
010	065000	0085	1/27/06	\$639,000	1500	0	7	2003	3	9112	N	N	10613 SE 4TH ST
010	206260	0030	1/20/06	\$464,500	1590	190	7	1975	3	1074	N	N	1617 107TH AVE SE
010	206260	0040	1/25/06	\$480,000	1590	190	7	1975	3	1074	N	N	1621 107TH AVE SE
010	206260	0080	6/19/06	\$517,400	1590	190	7	1975	3	1074	N	N	1643 107TH AVE SE
010	206260	0020	5/2/07	\$525,600	1595	190	7	1975	3	1074	N	N	1611 107TH AVE SE
010	245050	0260	8/17/05	\$589,950	1710	0	7	1999	3	9466	N	N	3006 108TH AVE SE
010	071100	0010	4/2/07	\$750,000	1920	0	7	1993	4	9568	N	N	10411 SE 20TH ST
010	052405	9194	6/21/06	\$740,000	1960	0	7	2005	3	11325	N	N	1906 108TH AVE SE
010	052405	9194	1/3/07	\$840,000	1960	0	7	2005	3	11325	N	N	1906 108TH AVE SE
010	245050	0160	6/24/05	\$733,000	2090	0	7	2000	3	12170	N	N	2803 109TH AVE SE
010	814630	0060	6/13/06	\$580,000	1120	650	8	1959	4	11958	N	N	11116 SE 4TH ST
010	814630	0280	4/14/06	\$564,000	1120	620	8	1959	3	10997	N	N	11121 SE 4TH ST
010	951410	0070	1/9/07	\$749,500	1130	1130	8	1954	4	8986	N	N	10640 WOODHAVEN LN
010	814610	0785	11/18/05	\$527,000	1150	550	8	1959	5	7230	N	N	414 110TH AVE SE
010	814630	0155	2/23/07	\$658,000	1160	0	8	1959	5	8523	N	N	250 110TH PL SE
010	234430	0166	7/23/05	\$679,000	1230	1050	8	1984	3	8740	N	N	3208 106TH AVE SE
010	814610	0095	12/13/05	\$601,000	1230	0	8	1990	4	12305	N	N	10904 SE 1ST ST
010	814610	0695	5/2/05	\$430,000	1230	0	8	1954	5	10023	N	N	204 110TH PL SE
010	814610	0695	5/18/07	\$705,000	1230	0	8	1954	5	10023	N	N	204 110TH PL SE
010	814610	0705	3/5/07	\$715,000	1230	0	8	1954	3	10023	N	N	11005 SE 2ND ST
010	814610	0515	8/25/06	\$635,000	1240	1200	8	1961	4	9451	N	N	439 110TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
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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
010	068200	0268	10/10/05	\$483,000	1250	700	8	1963	4	9112	N	N	230 105TH AVE SE
010	068200	0268	3/21/06	\$619,000	1250	700	8	1963	4	9112	N	N	230 105TH AVE SE
010	814630	0010	3/22/06	\$530,000	1250	600	8	1959	5	8680	N	N	220 111TH AVE SE
010	814630	0010	7/18/06	\$690,000	1250	600	8	1959	5	8680	N	N	220 111TH AVE SE
010	321060	0120	7/27/05	\$500,000	1280	670	8	1961	5	9170	N	N	11018 SE 9TH ST
010	321070	0350	11/30/06	\$740,000	1300	1300	8	1965	5	11475	N	N	1015 110TH AVE SE
010	814610	0780	2/21/06	\$660,000	1310	700	8	1959	5	9245	N	N	404 110TH AVE SE
010	814610	0250	9/5/07	\$785,000	1320	690	8	1965	3	18368	N	N	459 109TH AVE SE
010	814630	0045	10/3/07	\$650,000	1320	580	8	1958	4	10175	N	N	314 111TH AVE SE
010	814610	0465	3/1/07	\$510,000	1330	0	8	1961	4	8250	N	N	428 109TH AVE SE
010	068200	0020	4/4/05	\$635,000	1340	1340	8	1955	5	8978	N	N	231 105TH AVE SE
010	321060	0310	7/26/05	\$595,000	1340	920	8	1967	5	8400	N	N	1032 109TH AVE SE
010	321070	0240	4/13/05	\$520,000	1340	1050	8	1963	5	5500	N	N	11021 SE 10TH ST
010	814610	0810	9/2/05	\$528,800	1340	720	8	1961	4	7353	N	N	448 110TH AVE SE
010	062760	0020	8/5/05	\$535,000	1390	340	8	1976	4	8580	N	N	2841 112TH AVE SE
010	814610	0220	5/15/05	\$575,000	1390	670	8	1972	5	12250	N	N	705 109TH AVE SE
010	814610	0725	10/17/05	\$462,500	1390	0	8	1955	5	7500	N	N	234 110TH AVE SE
010	814610	0125	9/20/06	\$670,000	1420	730	8	1978	4	7800	N	N	212 108TH AVE SE
010	814610	0230	5/24/05	\$560,000	1440	780	8	1966	5	11899	N	N	625 109TH AVE SE
010	234430	0231	8/25/05	\$675,000	1460	410	8	1977	5	9514	N	N	3222 107TH AVE SE
010	666400	0110	11/30/06	\$785,000	1480	1420	8	1976	5	16416	Y	N	10935 SE 23RD ST
010	814610	0790	1/25/06	\$655,000	1480	730	8	1961	5	7832	N	N	420 110TH AVE SE
010	321060	0250	4/26/05	\$565,950	1500	0	8	1959	5	8400	N	N	11025 SE 9TH ST
010	666400	0130	3/22/06	\$765,000	1510	700	8	1976	5	22040	N	N	2228 109TH AVE SE
010	221300	0005	2/5/07	\$800,000	1520	300	8	2004	3	11000	N	N	1216 104TH AVE SE
010	105620	0010	10/24/06	\$799,990	1590	0	8	1956	5	8285	N	N	11004 SE 28TH PL
010	065000	0075	7/22/05	\$562,500	1610	0	8	1995	3	9112	N	N	10625 SE 4TH ST
010	814610	0053	5/3/05	\$542,500	1630	430	8	1967	4	6200	N	N	124 108TH AVE SE
010	814610	0053	7/25/07	\$780,000	1630	430	8	1967	4	6200	N	N	124 108TH AVE SE
010	321070	0020	2/21/06	\$575,000	1680	1340	8	1977	4	8911	N	N	932 111TH PL SE
010	082405	9213	8/17/05	\$689,999	1700	560	8	1979	4	14010	Y	N	11026 SE 34TH 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
010	062760	0005	5/8/07	\$730,000	1720	730	8	1968	4	8797	N	N	2815 112TH AVE SE
010	064421	0060	11/27/07	\$850,000	1720	1220	8	1976	4	11200	N	N	11004 SE 25TH ST
010	064421	0020	2/22/05	\$595,000	1730	1290	8	1976	4	15164	N	N	11024 SE 25TH ST
010	064420	0065	11/1/06	\$823,500	1770	850	8	1962	4	11200	N	N	11009 SE 25TH ST
010	814610	0115	3/24/06	\$527,000	1770	0	8	1975	4	7800	N	N	204 108TH AVE SE
010	105620	0090	12/14/06	\$693,625	1780	0	8	1958	4	9158	N	N	11035 SE 28TH PL
010	052405	9276	9/18/07	\$722,000	1790	0	8	1974	3	15264	N	N	1835 107TH AVE SE
010	082405	9258	8/16/05	\$680,000	1810	770	8	1966	5	10880	N	N	10413 SE 25TH ST
010	814620	0070	4/25/07	\$685,000	1830	0	8	1964	4	9360	N	N	604 109TH AVE SE
010	105620	0030	3/7/05	\$510,000	1840	0	8	1958	4	8484	N	N	11024 SE 28TH PL
010	105620	0030	5/30/07	\$712,000	1840	0	8	1958	4	8484	N	N	11024 SE 28TH PL
010	064420	0075	10/28/05	\$680,000	1850	1580	8	1977	5	12459	N	N	11025 SE 25TH ST
010	064420	0075	3/1/07	\$750,000	1850	1580	8	1977	5	12459	N	N	11025 SE 25TH ST
010	814620	0090	10/31/07	\$675,600	1930	0	8	1966	5	8673	N	N	616 109TH AVE SE
010	951410	0020	7/13/07	\$800,000	1940	0	8	1953	4	10190	N	N	10545 WOODHAVEN LN
010	321060	0330	4/20/05	\$540,000	1970	960	8	1977	4	9100	N	N	1020 109TH AVE SE
010	321070	0080	8/24/06	\$724,950	2010	910	8	1968	5	6615	N	N	1018 111TH PL SE
010	231140	0006	4/14/05	\$627,000	2090	0	8	1980	4	10484	N	N	1658 104TH AVE SE
010	732490	0090	6/23/05	\$494,950	2140	0	8	1994	3	11786	N	N	2113 BELLEVUE WAY SE
010	322505	9114	6/28/05	\$643,950	2210	0	8	1996	3	8276	N	N	216 106TH AVE SE
010	666400	0030	6/5/07	\$910,000	2240	0	8	1976	3	16800	N	N	10821 SE 23RD ST
010	245050	0135	4/14/05	\$688,000	2390	0	8	2002	3	12170	N	N	2830 109TH AVE SE
010	052405	9027	10/26/07	\$1,150,000	2470	0	8	2005	3	40102	N	N	2128 109TH AVE SE
010	245000	0070	6/21/06	\$740,000	2660	0	8	1992	3	8113	Y	N	3245 110TH AVE SE
010	814610	0195	10/18/05	\$650,000	1400	1450	9	1969	5	19054	N	N	618 108TH AVE SE
010	234430	0220	9/24/07	\$1,175,000	1550	660	9	2006	3	7596	N	N	3149 108TH AVE SE
010	573960	2130	6/21/06	\$772,500	2130	0	9	1992	3	6000	N	N	1006 106TH AVE SE
010	052405	9313	8/21/06	\$915,000	2330	0	9	2001	3	10777	N	N	1227 108TH AVE SE
010	245050	0301	5/3/07	\$1,067,000	2440	0	9	2003	3	8114	N	N	10801 SE 28TH ST
010	242570	0042	4/10/06	\$875,000	2460	1900	9	2003	3	14971	N	N	1228 109TH AVE SE
010	573960	2170	6/20/05	\$735,000	2620	0	9	1996	3	6000	N	N	1022 106TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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
010	573960	2140	4/24/06	\$750,000	2710	0	9	1990	3	6000	N	N	1018 106TH AVE SE
010	064420	0040	5/12/06	\$790,000	2900	1020	9	1990	3	16258	N	N	2548 111TH AVE SE
010	231140	0190	1/4/07	\$1,031,000	3000	0	9	2001	3	8100	N	N	1647 106TH AVE SE
010	700010	0623	10/10/06	\$960,000	3080	0	9	2001	3	10029	N	N	11251 SE 30TH ST
010	700010	0691	2/14/06	\$900,000	3170	0	9	2005	3	11863	N	N	3232 112TH AVE SE
010	052405	9315	8/3/07	\$1,299,500	3190	0	9	2003	3	10500	N	N	2324 108TH AVE SE
010	732490	0040	1/24/06	\$979,000	3320	0	9	2005	3	9045	N	N	2117 109TH AVE SE
010	677970	0025	7/8/05	\$887,000	2230	990	10	2004	3	8736	N	N	10711 SE 3RD ST
010	068200	0035	3/13/05	\$850,000	2450	970	10	1994	3	10653	N	N	345 105TH AVE SE
010	339410	0150	5/12/05	\$736,000	2460	0	10	1988	3	11120	N	N	3216 111TH AVE SE
010	700010	0800	1/18/06	\$839,000	2470	640	10	2005	3	11492	N	N	3212 113TH AVE SE
010	245100	0065	8/19/05	\$945,000	2520	0	10	2001	3	8876	N	N	11043 SE 30TH ST
010	245100	0065	12/18/06	\$1,100,000	2520	0	10	2001	3	8876	N	N	11043 SE 30TH ST
010	082405	9186	8/18/05	\$970,000	2830	0	10	2000	3	10018	N	N	3120 107TH PL SE
010	339410	0110	8/17/05	\$979,000	2940	0	10	1988	4	11635	N	N	3248 111TH AVE SE
010	064400	0050	10/6/05	\$1,060,000	3000	0	10	2000	3	10998	N	N	2443 109TH AVE SE
010	339410	0210	3/1/07	\$1,238,000	3040	0	10	1989	3	13153	N	N	3239 111TH AVE SE
010	071100	0110	8/29/05	\$975,000	3060	0	10	2005	3	9576	N	N	10444 SE 20TH ST
010	666400	0010	8/1/05	\$959,000	3110	0	10	1992	3	11000	N	N	10811 SE 23RD ST
010	221300	0060	10/3/07	\$1,365,000	3260	0	10	2003	3	9620	N	N	10427 SE 13TH ST
010	052405	9078	5/10/07	\$1,399,950	3290	1150	10	2006	3	10999	N	N	1105 106TH AVE SE
010	231140	0180	4/3/07	\$1,275,000	3330	0	10	2006	3	8100	N	N	1635 106TH AVE SE
010	245050	0035	8/24/05	\$1,100,000	3360	0	10	2001	3	12170	N	N	2835 110TH AVE SE
010	062760	0050	2/9/06	\$1,195,000	3520	0	10	2005	3	8160	N	N	11012 SE 30TH PL
010	951410	0010	5/19/06	\$1,435,000	3560	0	10	2005	3	10248	N	N	10523 WOODHAVEN LN
010	082405	9183	4/30/07	\$1,625,000	3630	0	10	2007	3	10018	N	N	3202 107TH PL SE
010	068540	0055	2/16/05	\$1,050,000	3820	0	10	2005	3	9800	N	N	11025 SE 27TH PL
010	068540	0055	5/4/06	\$1,311,000	3820	0	10	2005	3	9800	N	N	11025 SE 27TH PL
010	245050	0060	4/27/06	\$1,300,000	3820	0	10	2005	3	8114	N	N	3021 110TH AVE SE
010	245100	0080	7/26/05	\$1,187,500	3820	0	10	2004	3	8885	N	N	11021 SE 30TH ST
010	156160	0056	6/26/07	\$1,762,500	4010	0	10	2007	3	9648	N	N	10456 SE 24TH PL

**Improved Sales Used in this Annual Update Analysis
Area 92
(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
010	339440	0065	6/25/07	\$1,850,000	4460	0	10	2006	3	10200	N	N	11045 SE 31ST ST
010	064400	0140	8/22/07	\$2,050,000	4550	0	10	2007	3	10443	N	N	10925 SE 26TH ST
010	245000	0325	8/18/05	\$1,110,000	3450	0	11	2001	3	10142	N	N	3120 108TH AVE SE
010	245000	0325	4/20/07	\$1,290,000	3450	0	11	2001	3	10142	N	N	3120 108TH AVE SE
010	245000	0325	8/16/07	\$1,344,000	3450	0	11	2001	3	10142	N	N	3120 108TH AVE SE
010	386040	0145	1/18/05	\$1,367,000	3945	0	11	2000	3	20000	N	N	10449 SE 22ND ST
010	064400	0215	8/16/05	\$1,700,000	3990	0	11	2005	3	11550	N	N	10925 SE 24TH PL
010	386040	0030	8/1/05	\$1,350,000	4090	0	11	1999	3	20000	N	N	10475 SE 23RD ST
010	386090	0020	3/25/05	\$1,495,000	4100	0	11	2004	3	15300	N	N	10463 SE 19TH ST
010	064400	0190	9/8/06	\$2,000,000	4650	0	11	2006	3	12430	N	N	2412 109TH AVE SE
010	234430	0130	6/7/07	\$2,025,000	4780	0	11	2006	3	14000	N	N	10605 SE 30TH ST
010	082405	9164	5/17/07	\$1,900,000	4870	0	11	2006	3	12196	N	N	3019 108TH AVE SE
010	082405	9042	6/7/05	\$1,769,000	4180	0	12	2004	3	17935	N	N	2526 104TH AVE SE

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	042405	9068	2/24/05	\$600,000	OBSOL;PREVIMP<=25K
007	042405	9088	2/16/07	\$359,000	PREVIMP<=25K
007	042405	9121	3/6/07	\$427,000	PREVIMP<=25K
007	051450	0115	4/17/07	\$392,500	STATEMENT TO DOR;
007	051450	0140	10/25/05	\$344,500	PREVIMP<=25K
007	051450	0140	8/30/06	\$417,000	PREVIMP<=25K
007	051450	0140	6/22/05	\$228,000	PREVIMP<=25K;NO MARKET EXPOSURE
007	067210	0062	1/25/07	\$1,000,000	RELOCATION - SALE BY SERVICE;
007	067210	0062	1/24/07	\$1,000,000	RELOCATION - SALE TO SERVICE
007	071000	0160	5/9/07	\$200,000	DOR RATIO;QUIT CLAIM DEED
007	092405	9162	3/25/05	\$320,000	SAS DIAGNOSTIC OUTLIER
007	102405	9059	6/26/07	\$430,000	GOVERNMENT AGENCY
007	115940	0120	5/18/05	\$537,000	NO MARKET EXPOSURE
007	115940	0180	5/23/05	\$411,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	177650	0100	8/11/06	\$392,400	PREVIMP<=25K
007	207770	0032	7/18/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	207770	0070	2/15/05	\$220,000	DOR RATIO
007	207770	0071	4/14/05	\$614,200	NO MARKET EXPOSURE
007	233000	0030	3/9/05	\$310,000	DOR RATIO
007	233000	0030	9/26/05	\$722,150	NO MARKET EXPOSURE
007	233000	0190	2/27/07	\$1,532,620	SAS DIAGNOSTIC OUTLIER
007	233040	0050	2/23/05	\$173,703	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
007	233270	0010	6/21/07	\$975,000	SAS DIAGNOSTIC OUTLIER
007	233270	0040	5/3/06	\$1,160,000	SAS DIAGNOSTIC OUTLIER
007	233270	0110	10/11/05	\$529,000	NO MARKET EXPOSURE
007	233270	0140	5/31/07	\$772,000	SAS DIAGNOSTIC OUTLIER
007	233270	0140	5/28/05	\$574,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	252470	0050	1/3/05	\$522,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	255200	0020	6/16/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	255200	0020	6/28/05	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	255200	0060	6/22/05	\$175,085	DOR RATIO;NON-REPRESENTATIVE SALE
007	255200	0080	2/15/05	\$336,000	SAS DIAGNOSTIC OUTLIER
007	255200	0080	1/7/05	\$200,000	DOR RATIO
007	282505	9107	6/7/07	\$1,475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	282505	9142	7/17/06	\$410,000	DOR RATIO;%COMPL
007	326000	0070	7/5/06	\$800,000	SAS DIAGNOSTIC OUTLIER
007	326000	0070	9/1/05	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	326000	0530	8/21/07	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	326010	0100	8/18/05	\$455,000	FORCED SALE
007	332505	9081	3/17/06	\$650,000	PREVIMP<=25K;PLOTTAGE
007	342505	9048	5/26/06	\$450,000	DOR RATIO
007	342505	9051	10/10/06	\$412,000	PREVIMP<=25K
007	342505	9075	6/29/06	\$517,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	342505	9090	1/31/05	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	342505	9137	6/29/06	\$406,440	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	342505	9148	6/13/05	\$600,000	QUIT CLAIM
007	342505	9174	6/17/05	\$495,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	342505	9219	4/13/05	\$269,000	DOR RATIO
007	342505	9288	9/15/06	\$700,000	DOR RATIO
007	342505	9289	5/16/05	\$350,000	DOR RATIO
007	342505	9292	12/13/05	\$250,000	DOR RATIO
007	342505	9294	11/19/07	\$1,690,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	342505	9294	10/10/06	\$412,000	DOR RATIO;%COMPL
007	342505	9295	10/25/06	\$425,000	DOR RATIO
007	410000	0140	2/16/05	\$444,000	SAS DIAGNOSTIC OUTLIER
007	439765	0140	6/26/06	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	507670	0010	5/1/06	\$415,000	PREVIMP<=25K
007	507670	0060	10/2/07	\$585,000	PREVIMP<=25K
007	507670	0145	9/7/06	\$369,000	PREVIMP<=25K
007	530710	0070	7/13/05	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	530710	0150	3/15/06	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	530710	0300	7/26/05	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	620550	0020	4/25/07	\$555,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	620550	0280	8/8/05	\$421,440	NO MARKET EXPOSURE
007	620550	0380	6/2/06	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	620610	0070	1/4/07	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	721571	0070	5/7/07	\$560,000	SAS DIAGNOSTIC OUTLIER
007	737960	0080	5/20/05	\$375,000	STATEMENT TO DOR;
007	756950	0010	9/30/05	\$422,000	SAS DIAGNOSTIC OUTLIER
007	781100	0010	10/19/05	\$500,000	QUESTIONABLE PER APPRAISAL
007	781100	0010	10/19/05	\$430,000	QUESTIONABLE PER APPRAISAL
007	781100	0170	3/15/05	\$390,000	SAS DIAGNOSTIC OUTLIER
007	781100	0180	3/8/05	\$449,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	781100	0180	3/7/05	\$565,000	QUESTIONABLE PER APPRAISAL
007	781100	0230	4/12/05	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	781110	0310	10/12/05	\$315,000	NO MARKET EXPOSURE
007	781121	0180	8/12/05	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	781121	0180	8/12/05	\$405,000	RELOCATION - SALE BY SERVICE;
007	781121	0340	8/2/05	\$400,000	STATEMENT TO DOR;
007	781122	0090	2/25/05	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	781122	0420	2/2/06	\$533,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	797130	0070	3/25/05	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	813470	0020	4/29/05	\$431,000	OBSOL;PREVIMP<=25K
007	813470	0080	8/8/07	\$760,000	GOVERNMENT AGENCY
007	856140	0131	7/29/05	\$714,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	865350	0057	1/28/05	\$775,000	SAS DIAGNOSTIC OUTLIER
007	865350	0070	3/31/05	\$685,000	SAS DIAGNOSTIC OUTLIER
007	883890	0007	6/6/07	\$850,000	PREVIMP<=25K
007	883890	0008	6/15/07	\$1,100,000	PREVIMP<=25K
007	883890	0019	11/16/05	\$256,000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	883890	0021	10/31/05	\$256,000	DOR RATIO
007	883890	0031	7/25/05	\$663,000	PREVIMP<=25K
007	883890	0095	10/17/06	\$224,121	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	883890	0117	7/28/06	\$469,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
007	883890	0165	9/22/05	\$395,000	EXECUTOR; NO MARKET EXPOSURE
007	919550	0090	1/20/05	\$583,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	923820	0005	10/23/06	\$475,000	DOUBLE SALES
007	951200	0110	6/2/05	\$340,000	NO MARKET EXPOSURE
007	954160	0130	6/1/07	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	954160	0235	8/9/06	\$560,000	UNFIN AREA
007	954160	0235	8/21/07	\$785,000	UNFIN AREA
007	954160	0360	11/3/05	\$698,400	NO MARKET EXPOSURE
007	954160	0395	7/31/05	\$465,000	SAS DIAGNOSTIC OUTLIER
007	954160	0450	12/22/06	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	954160	0455	8/29/05	\$445,000	NO MARKET EXPOSURE
007	954160	0470	11/2/05	\$583,000	OBSOL
007	954180	0010	8/16/06	\$849,000	SAS DIAGNOSTIC OUTLIER
007	954180	0095	5/21/05	\$168,000	DOR RATIO;QUIT CLAIM DEED
007	954180	0162	1/28/05	\$600,000	NO MARKET EXPOSURE
007	954180	0195	8/19/05	\$735,600	NO MARKET EXPOSURE
007	954200	0100	8/3/07	\$675,000	SAS DIAGNOSTIC OUTLIER
007	954220	0170	5/3/05	\$465,000	NO MARKET EXPOSURE
007	954220	0500	9/1/06	\$700,000	STATEMENT TO DOR;
007	954230	0090	8/3/05	\$630,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	954240	0030	8/7/06	\$664,950	OBSOL
007	954240	0060	9/6/05	\$485,000	NO MARKET EXPOSURE
007	954250	0170	10/11/05	\$550,000	TENANT
007	954270	0030	9/22/05	\$500,000	NO MARKET EXPOSURE
007	954285	0200	12/7/05	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954285	0410	6/13/05	\$199,253	DOR RATIO
007	956030	0025	10/5/05	\$382,000	PREVIMP<=25K
007	956030	0025	1/3/07	\$444,260	PREVIMP<=25K
007	956050	0030	9/25/07	\$580,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	956050	0030	9/27/05	\$162,456	DOR RATIO
007	956050	0030	3/27/06	\$162,456	DOR RATIO;QUIT CLAIM DEED
007	956050	0160	7/24/06	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	052405	9011	3/7/06	\$590,000	PREVIMP<=25K
010	052405	9093	10/18/06	\$725,000	PREVIMP<=25K
010	052405	9103	3/14/07	\$537,500	PREVIMP<=25K
010	052405	9107	5/2/06	\$1,070,000	DOR RATIO;PREVIMP<=25K
010	052405	9193	3/1/06	\$515,000	PREVIMP<=25K
010	052405	9193	4/13/07	\$613,000	PREVIMP<=25K
010	052405	9194	11/27/07	\$542,718	EXEMPT FROM EXCISE TAX
010	052405	9194	7/16/05	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	062760	0040	9/20/06	\$649,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	064400	0110	8/17/05	\$665,000	PREVIMP<=25K
010	064400	0110	3/5/07	\$716,500	PREVIMP<=25K
010	064400	0140	5/3/06	\$710,000	DOR RATIO
010	064400	0170	7/8/05	\$500,000	DOR RATIO
010	064400	0190	8/29/05	\$620,000	DOR RATIO
010	065000	0025	4/5/05	\$360,000	PREVIMP<=25K
010	065000	0030	7/22/05	\$391,000	PREVIMP<=25K
010	065000	0040	6/23/05	\$386,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	068200	0015	4/27/07	\$480,000	SAS DIAGNOSTIC OUTLIER
010	068540	0005	11/6/07	\$860,000	PREVIMP<=25K
010	068540	0005	3/23/07	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	068540	0045	11/9/06	\$805,000	PREVIMP<=25K
010	068540	0050	5/30/06	\$635,000	PREVIMP<=25K
010	071100	0075	8/7/07	\$625,000	PREVIMP<=25K
010	082405	9037	8/25/06	\$750,000	%COMPL
010	082405	9053	3/11/05	\$669,000	SAS DIAGNOSTIC OUTLIER
010	082405	9105	5/2/07	\$229,000	DOR RATIO;PREVIMP<=25K
010	082405	9164	4/29/05	\$525,000	DOR RATIO
010	082405	9182	6/19/06	\$605,000	DOR RATIO;%COMPL
010	082405	9183	1/4/06	\$525,000	DOR RATIO
010	082405	9235	7/19/06	\$749,950	%COMPL
010	082405	9248	7/28/05	\$479,000	NO MARKET EXPOSURE
010	156160	0025	1/30/07	\$637,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	156160	0056	6/22/05	\$506,000	DOR RATIO
010	156160	0080	12/18/06	\$700,000	PREVIMP<=25K
010	156160	0095	10/9/06	\$1,050,000	PREVIMP<=25K
010	206260	0020	6/15/05	\$357,000	SAS DIAGNOSTIC OUTLIER
010	221300	0010	2/4/05	\$790,538	NO MARKET EXPOSURE
010	221300	0025	5/11/07	\$690,000	PREVIMP<=25K
010	221300	0055	6/6/06	\$800,000	%COMPL
010	221300	0055	4/4/05	\$442,000	DOR RATIO;%COMPL
010	231140	0015	11/28/07	\$651,000	PREVIMP<=25K
010	231140	0110	4/7/05	\$530,000	PREVIMP<=25K
010	231140	0110	10/5/06	\$724,000	PREVIMP<=25K
010	231140	0125	5/29/07	\$568,000	PREVIMP<=25K
010	231140	0145	8/28/07	\$633,500	PREVIMP<=25K
010	231140	0155	5/18/06	\$588,000	DOR RATIO;%COMPL
010	231140	0155	3/21/06	\$525,000	DOR RATIO
010	231140	0180	6/3/05	\$498,000	DOR RATIO
010	231140	0195	11/7/06	\$535,000	PREVIMP<=25K
010	234430	0130	12/21/05	\$577,500	DOR RATIO
010	234430	0136	4/20/07	\$775,000	RELOCATION - SALE BY SERVICE;
010	234430	0136	2/12/07	\$775,000	RELOCATION - SALE TO SERVICE
010	242510	0060	1/6/06	\$491,000	PREVIMP<=25K
010	242510	0090	7/7/06	\$525,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	242510	0100	6/28/06	\$560,000	PREVIMP<=25K
010	242570	0010	3/6/06	\$460,000	PREVIMP<=25K
010	242570	0025	5/30/06	\$625,000	PREVIMP<=25K
010	242570	0060	8/21/06	\$619,950	PREVIMP<=25K
010	245000	0030	1/26/06	\$508,000	PREVIMP<=25K;NO MARKET EXPOSURE
010	245000	0040	4/16/07	\$709,000	PREVIMP<=25K
010	245000	0050	10/24/05	\$1,200,000	SAS DIAGNOSTIC OUTLIER
010	245000	0190	7/16/07	\$675,000	PREVIMP<=25K
010	245000	0195	6/20/06	\$810,000	PREVIMP<=25K
010	245050	0120	3/9/06	\$635,000	PREVIMP<=25K
010	245050	0186	3/6/06	\$605,000	PREVIMP<=25K
010	245050	0186	12/5/06	\$690,000	PREVIMP<=25K
010	245050	0205	3/15/07	\$630,000	PREVIMP<=25K
010	245050	0235	9/4/07	\$1,275,000	SAS DIAGNOSTIC OUTLIER
010	245050	0285	7/16/07	\$818,000	PREVIMP<=25K
010	245100	0005	7/12/07	\$620,000	PREVIMP<=25K
010	245100	0045	6/20/06	\$590,000	PREVIMP<=25K
010	245100	0070	10/29/07	\$1,299,000	SAS DIAGNOSTIC OUTLIER
010	245100	0085	4/3/06	\$470,000	DOR RATIO;%COMPL
010	259170	0030	10/11/06	\$640,190	PREVIMP<=25K
010	259170	0030	4/5/07	\$745,000	PREVIMP<=25K
010	259170	0050	5/6/05	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	316960	0006	5/4/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	316960	0025	3/26/07	\$684,900	PREVIMP<=25K
010	316960	0035	4/26/05	\$102,843	DOR RATIO
010	321060	0070	4/8/05	\$514,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	321060	0300	10/10/05	\$600,000	NO MARKET EXPOSURE
010	321060	0410	7/28/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	321070	0180	2/17/06	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	322505	9114	6/15/06	\$287,287	DOR RATIO
010	339440	0060	3/28/07	\$756,000	PREVIMP<=25K
010	386040	0062	10/21/05	\$826,000	NO MARKET EXPOSURE
010	386040	0165	6/12/06	\$680,000	PREVIMP<=25K
010	386040	0167	5/25/07	\$719,000	PREVIMP<=25K
010	386090	0004	5/2/06	\$450,000	PREVIMP<=25K
010	386090	0060	11/9/06	\$465,000	PREVIMP<=25K
010	386090	0075	7/5/07	\$875,000	PREVIMP<=25K
010	386090	0110	2/22/05	\$545,500	NO MARKET EXPOSURE
010	532610	0010	2/8/06	\$595,000	DOR RATIO;%COMPL
010	532610	0110	3/29/06	\$450,000	PREVIMP<=25K
010	573960	1520	4/30/07	\$550,000	PREVIMP<=25K
010	573960	1615	1/19/07	\$775,000	PREVIMP<=25K
010	573960	2300	10/15/07	\$585,000	PREVIMP<=25K
010	573960	2360	3/18/05	\$450,000	PREVIMP<=25K
010	573960	2360	5/1/06	\$610,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	573960	2370	8/24/06	\$320,000	SAS DIAGNOSTIC OUTLIER
010	573960	2405	12/4/05	\$471,000	PREVIMP<=25K
010	573960	2420	8/19/05	\$353,800	PREVIMP<=25K
010	573960	2490	4/16/07	\$549,950	PREVIMP<=25K
010	666400	0130	3/13/06	\$765,000	RELOCATION - SALE TO SERVICE
010	700010	0750	9/6/05	\$390,000	PREVIMP<=25K
010	700010	0750	2/12/07	\$500,000	PREVIMP<=25K
010	700010	0760	7/6/05	\$408,000	DOR RATIO
010	700010	0805	7/10/06	\$775,000	SAS DIAGNOSTIC OUTLIER
010	700010	0850	8/29/07	\$460,000	PREVIMP<=25K
010	732490	0010	1/20/05	\$558,000	PREVIMP<=25K
010	732490	0016	4/24/07	\$640,000	PREVIMP<=25K
010	732490	0037	8/23/07	\$650,000	PREVIMP<=25K
010	732490	0073	8/3/05	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	732490	0081	3/6/07	\$540,000	PREVIMP<=25K
010	732490	0081	10/1/07	\$700,000	PREVIMP<=25K
010	732490	0085	3/2/07	\$350,000	PREVIMP<=25K
010	814610	0105	4/13/06	\$408,947	STATEMENT TO DOR;
010	814610	0120	10/6/05	\$450,000	SAS DIAGNOSTIC OUTLIER
010	814610	0175	11/3/05	\$87,249	DOR RATIO;QUIT CLAIM DEED
010	814610	0200	6/1/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	814610	0630	2/21/06	\$547,000	PREVIMP<=25K
010	814610	0675	4/20/05	\$449,977	SAS DIAGNOSTIC OUTLIER
010	814610	0685	1/5/07	\$585,000	PREVIMP<=25K
010	814610	0730	6/24/05	\$410,000	PREVIMP<=25K
010	814620	0120	8/24/06	\$345,353	RELATED PARTY, FRIEND, OR NEIGHBOR
010	814630	0155	2/28/07	\$658,000	RELOCATION - SALE TO SERVICE
010	814630	0190	6/13/07	\$700,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	951410	0025	12/5/07	\$1,850,000	SAS DIAGNOSTIC OUTLIER
010	951410	0025	11/21/05	\$636,500	DOR RATIO

**Vacant Sales Used in this Annual Update Analysis
Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	042405	9002	7/20/2007	\$2,050,000	293594	Y	N
007	042405	9114	7/17/2007	\$1,200,000	340203	Y	N
007	282505	9067	5/27/2005	\$135,000	47044	N	N
007	282505	9318	6/20/2006	\$410,000	10000	N	N
007	332505	9101	7/19/2006	\$600,000	10018	N	N
007	342505	9293	6/18/2007	\$657,000	11536	N	N
007	954210	0077	6/14/2005	\$200,000	11267	Y	N
010	259170	0010	7/28/2005	\$335,000	6180	N	N
010	322505	9078	8/26/2005	\$550,000	16988	N	N
010	322505	9078	2/12/2007	\$630,000	16988	N	N
010	386090	0035	11/20/2006	\$900,000	16526	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	042405	9114	7/16/2007	\$1,200,000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR;
007	207770	0045	9/2/2005	\$30,000	NO MARKET EXPOSURE;
007	332505	9080	12/6/2005	\$525,000	NO MARKET EXPOSURE;
007	856150	0120	4/21/2005	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	062760	0050	1/5/2005	\$400,000	TEAR DOWN;
010	064400	0145	5/20/2005	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	245000	0110	4/27/2005	\$534,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	245050	0060	8/5/2005	\$500,000	QUIT CLAIM DEED;
010	316960	0040	5/27/2005	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	339440	0065	7/27/2006	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	386040	0220	4/20/2005	\$600,000	TEAR DOWN;
010	386090	0035	10/9/2007	\$99,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
010	700010	0800	3/21/2005	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	732490	0040	1/7/2005	\$350,000	TEAR DOWN;
010	951410	0010	2/4/2005	\$510,000	TEAR DOWN;

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