

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Lake Sammamish-Redmond / 95

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 263

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$223,800	\$510,400	\$734,200	\$837,100	87.7%	10.91%
2008 Value	\$252,500	\$576,700	\$829,200	\$837,100	99.1%	10.92%
Change	+\$28,700	+\$66,300	+\$95,000		+11.4%	0.01%
% Change	+12.8%	+13.0%	+12.9%		+13.0%	0.09%

*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$231,000	\$468,000	\$699,000
2008 Value	\$260,500	\$528,800	\$789,300
Percent Change	+12.8%	+13.0%	+12.9%

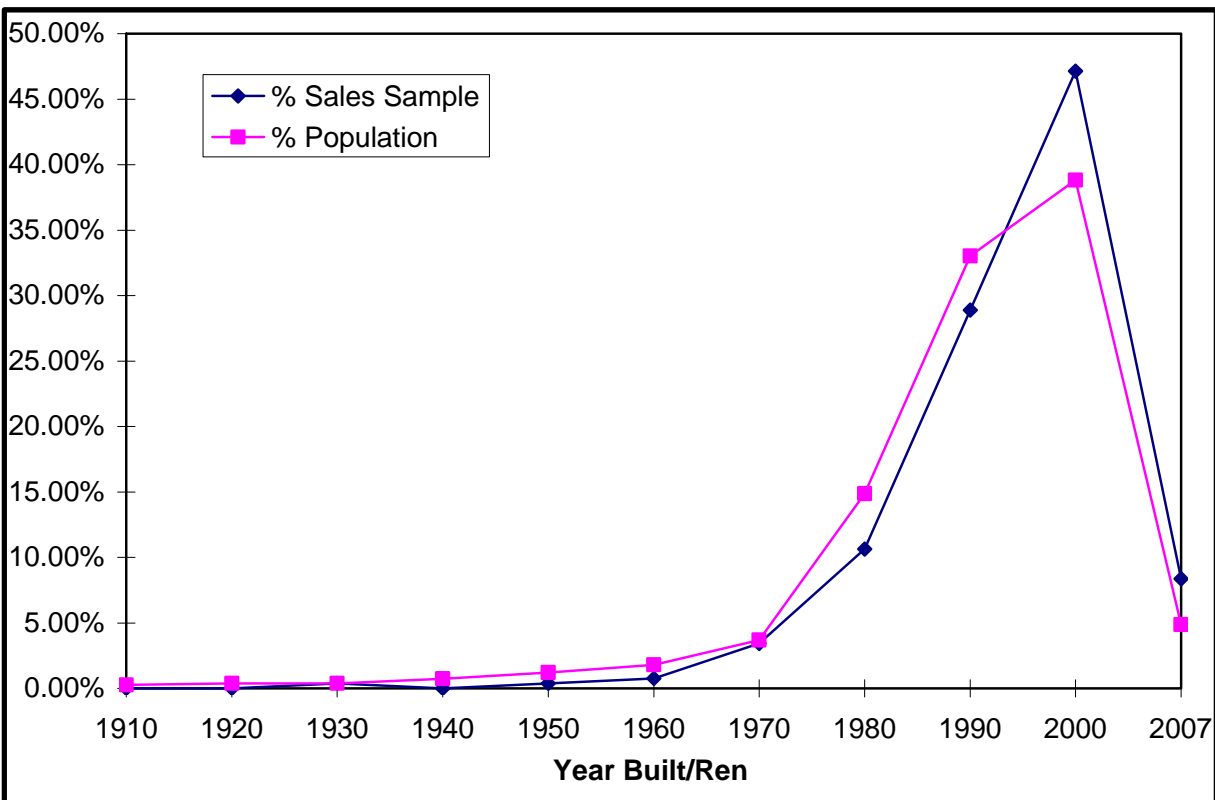
Number of one to three unit residences in the Population: 3168

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	1	0.38%
1940	0	0.00%
1950	1	0.38%
1960	2	0.76%
1970	9	3.42%
1980	28	10.65%
1990	76	28.90%
2000	124	47.15%
2007	22	8.37%
	263	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.25%
1920	12	0.38%
1930	12	0.38%
1940	23	0.73%
1950	38	1.20%
1960	57	1.80%
1970	117	3.69%
1980	471	14.87%
1990	1046	33.02%
2000	1230	38.83%
2007	154	4.86%
	3168	

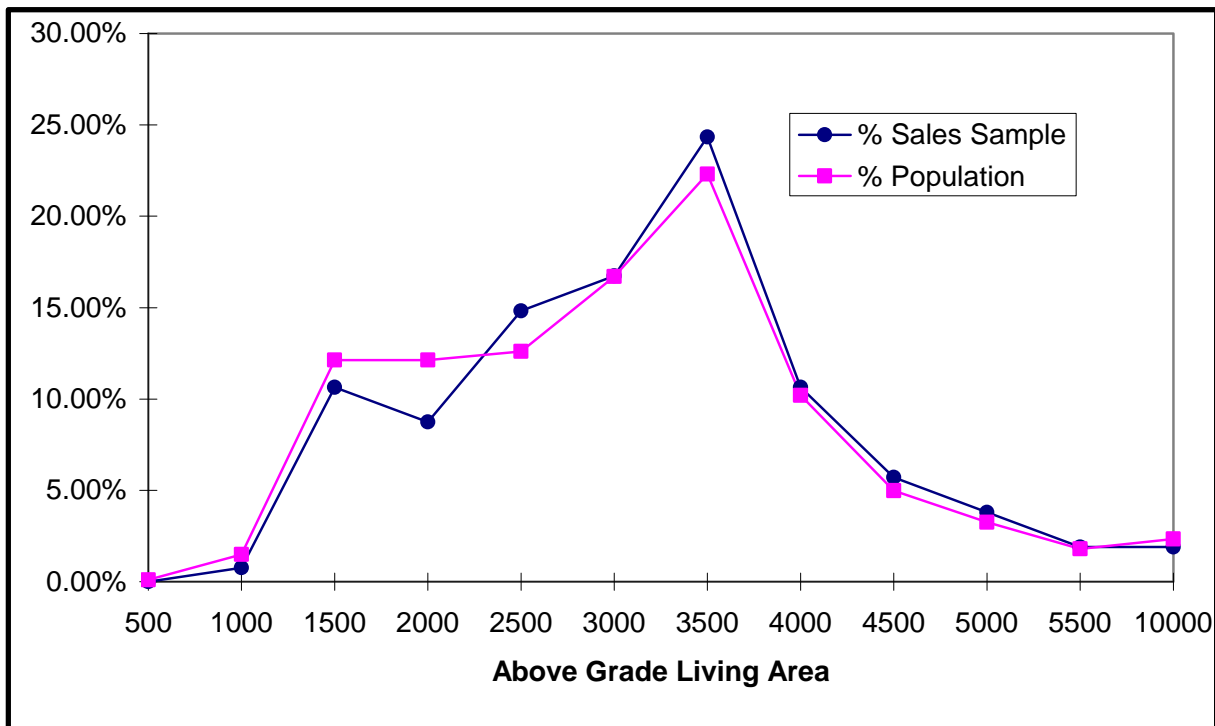


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.76%
1500	28	10.65%
2000	23	8.75%
2500	39	14.83%
3000	44	16.73%
3500	64	24.33%
4000	28	10.65%
4500	15	5.70%
5000	10	3.80%
5500	5	1.90%
10000	5	1.90%
	263	

Population		
AGLA	Frequency	% Population
500	3	0.09%
1000	47	1.48%
1500	384	12.12%
2000	384	12.12%
2500	399	12.59%
3000	529	16.70%
3500	707	22.32%
4000	323	10.20%
4500	158	4.99%
5000	103	3.25%
5500	57	1.80%
11000	74	2.34%
	3168	

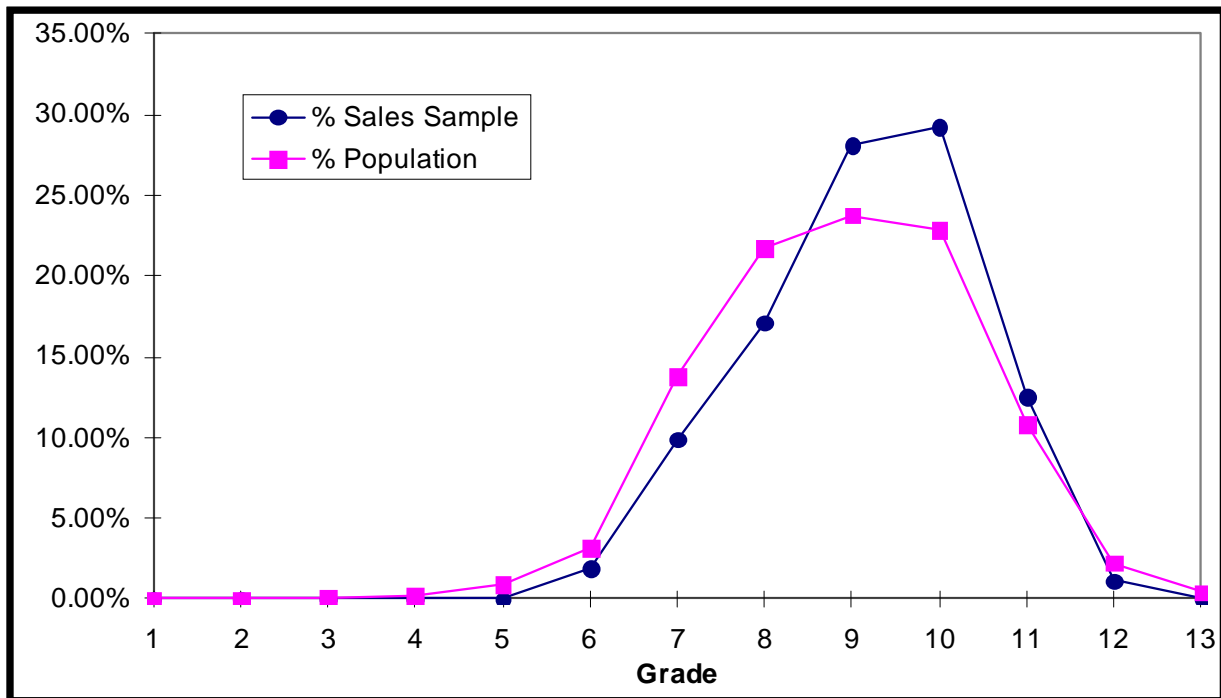


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

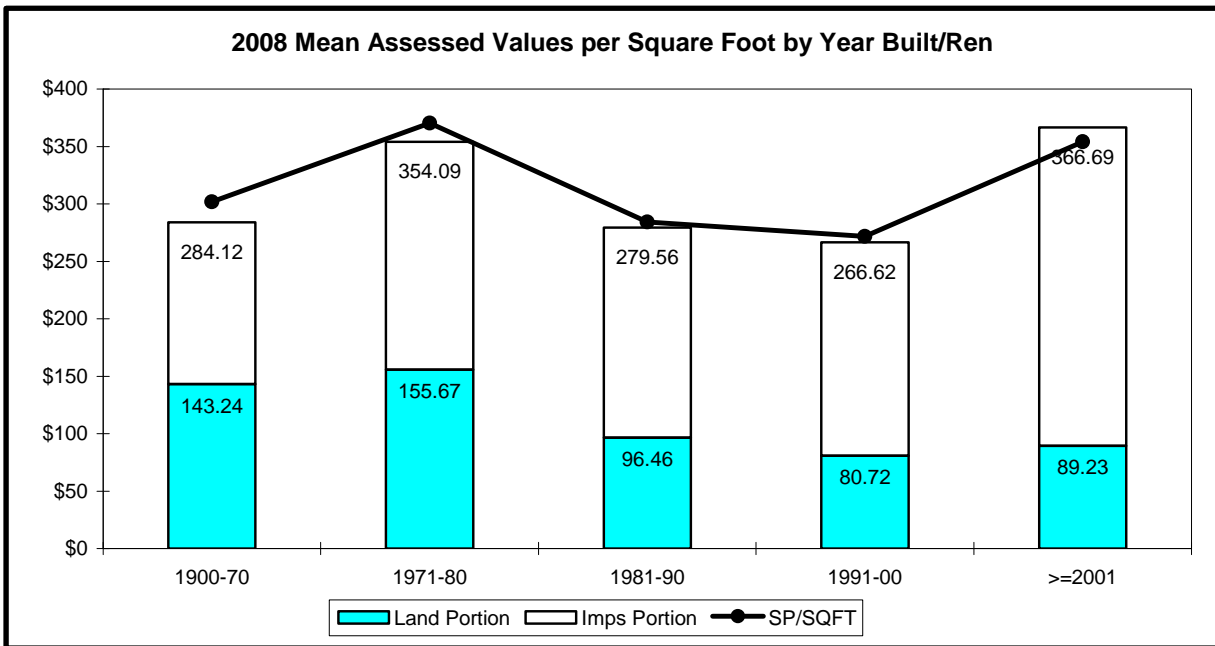
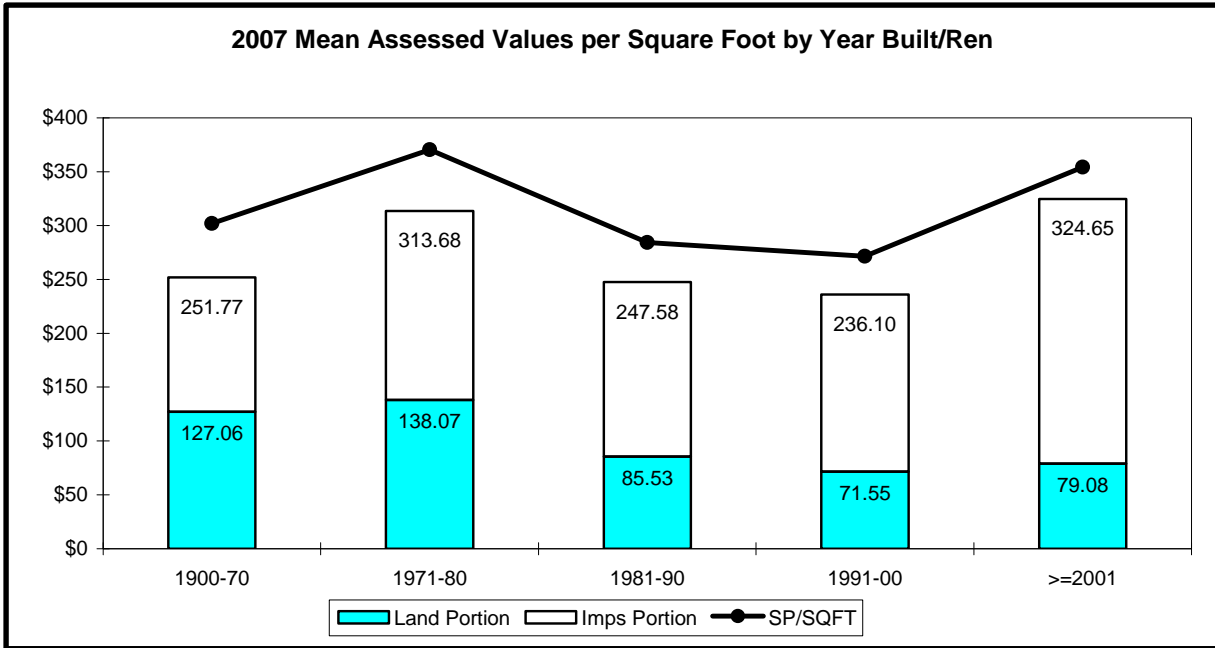
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	1.90%
7	26	9.89%
8	45	17.11%
9	74	28.14%
10	77	29.28%
11	33	12.55%
12	3	1.14%
13	0	0.00%
	263	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	7	0.22%
5	29	0.92%
6	101	3.19%
7	436	13.76%
8	689	21.75%
9	753	23.77%
10	725	22.89%
11	342	10.80%
12	71	2.24%
13	14	0.44%
	3168	



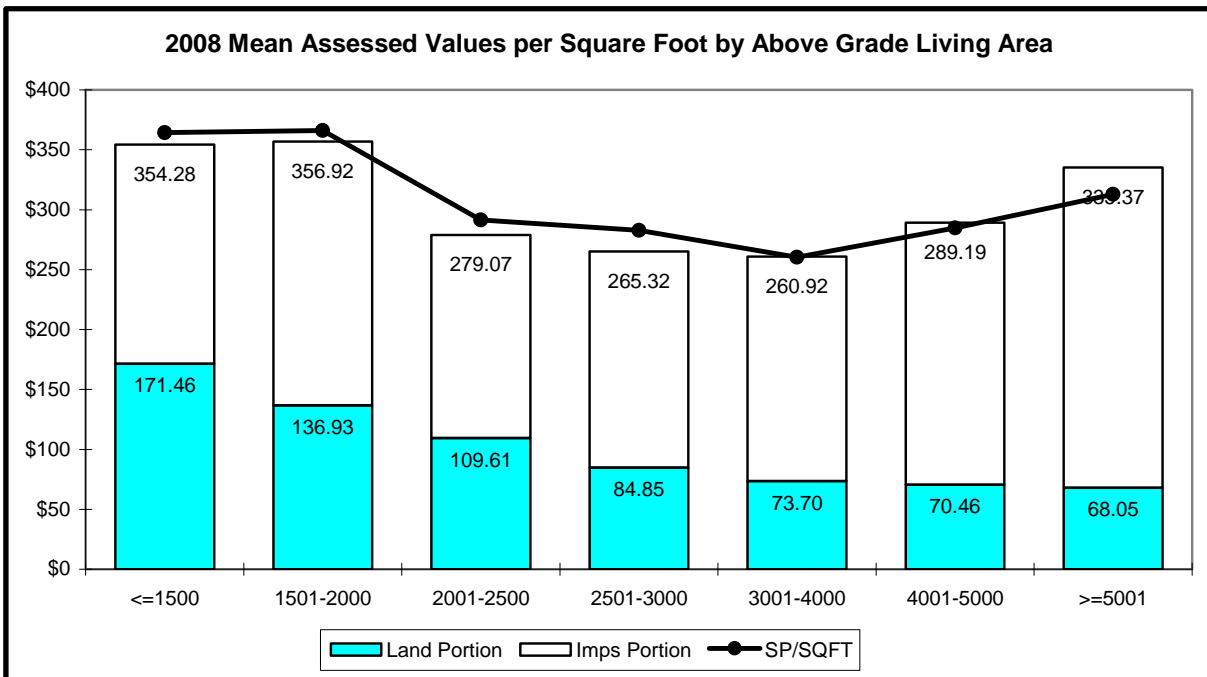
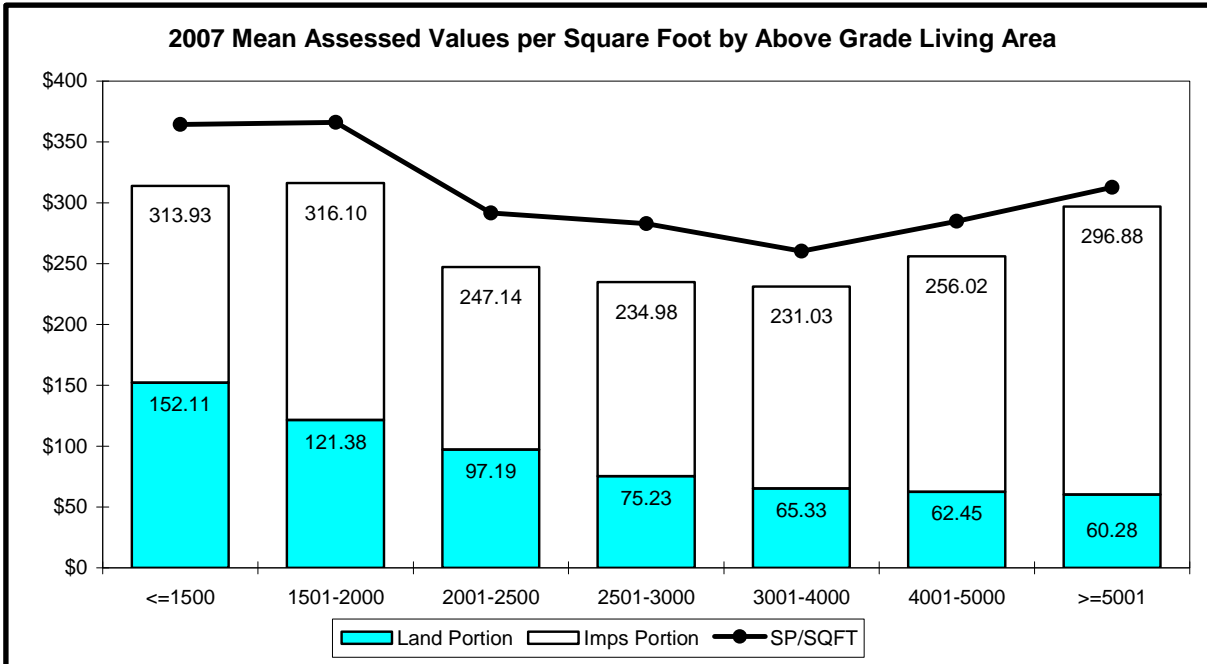
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



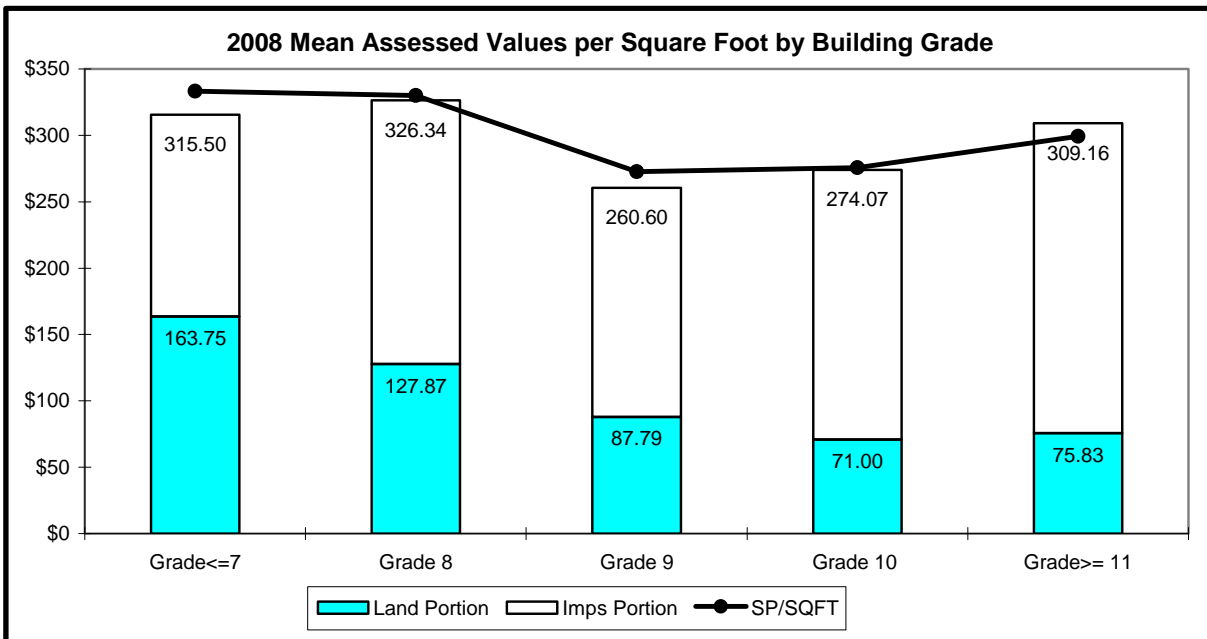
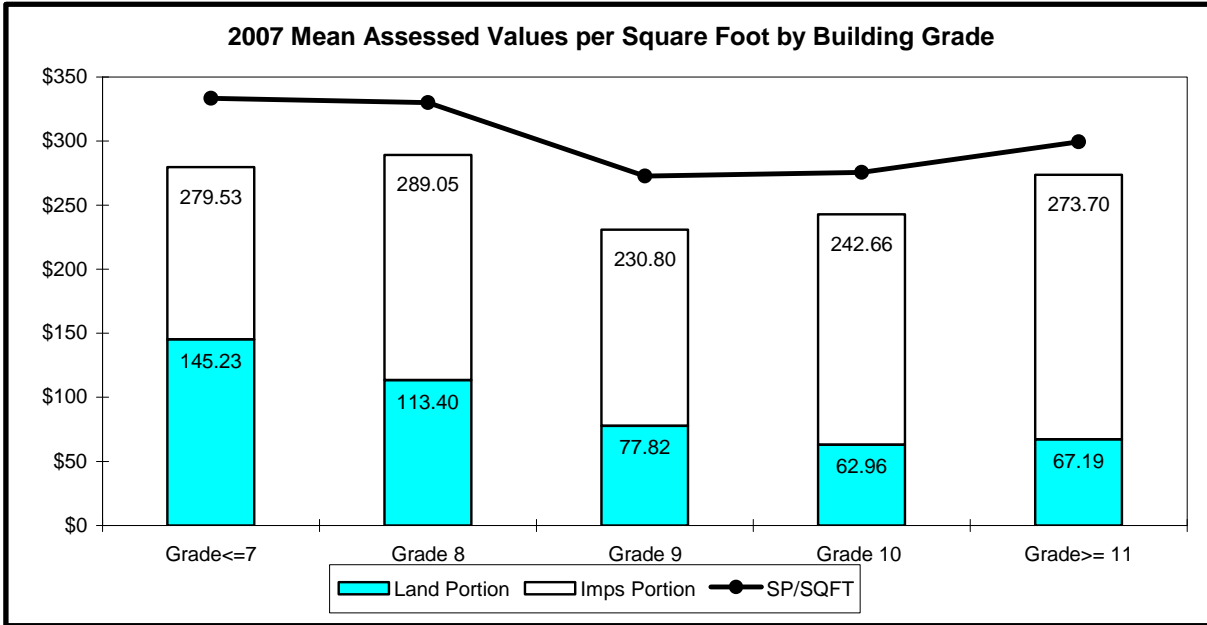
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

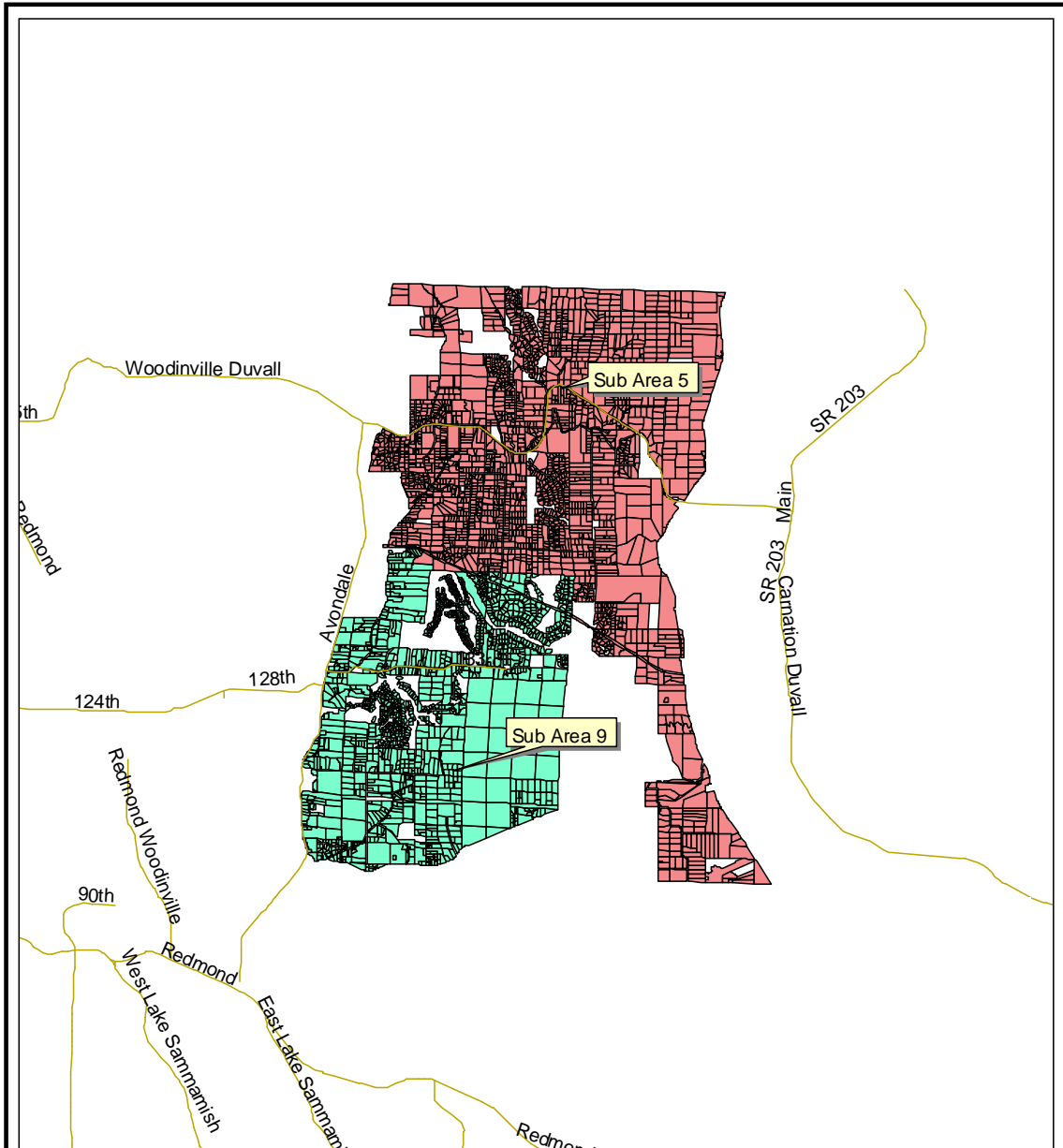


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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 95

2008 Annual Update

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
 File Name: EPA_c:\data\area_95\area_95_map.apr



Department of Assessments

Legend	
	Primary.shp
	Area_95 map.shp
	5
	9

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 8, 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 18 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 **12.8%** increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.13, 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 263 useable residential sales in the area.

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

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.13

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 * 1.13)
 - *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 * 1.13).
 - *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 * 1.13, 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 95 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)

13.00%

Comments

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

Area 95 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 .991%

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	31	0.845	0.954	12.9%	0.920	0.987
8	45	0.871	0.983	12.9%	0.953	1.014
9	74	0.848	0.958	12.9%	0.932	0.984
10	77	0.884	0.998	12.9%	0.974	1.022
>=11	36	0.914	1.032	13.0%	0.995	1.069
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1970	13	0.831	0.937	12.9%	0.889	0.985
1971-1980	28	0.839	0.947	12.9%	0.908	0.985
1981-1990	76	0.876	0.989	12.9%	0.963	1.014
1991-2000	124	0.877	0.990	12.9%	0.972	1.008
>=2001	22	0.911	1.029	13.0%	0.968	1.090
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	212	0.877	0.990	12.9%	0.976	1.005
Good	43	0.882	0.996	12.9%	0.964	1.028
Very Good	8	0.855	0.965	12.9%	0.896	1.035
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	69	0.849	0.959	12.9%	0.934	0.983
1.5	13	0.896	1.012	13.0%	0.934	1.090
2	181	0.884	0.998	13.0%	0.982	1.014

Area 95 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 .991%

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.

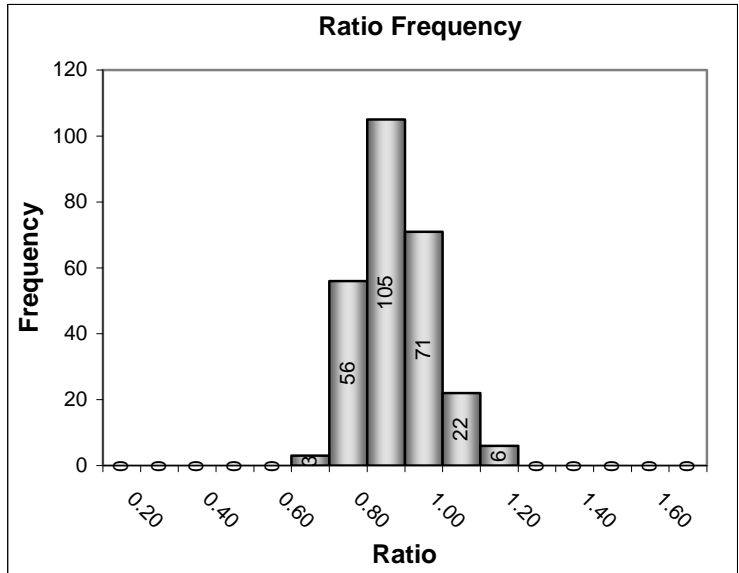
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1500	30	0.866	0.977	12.8%	0.942	1.013
1501-2000	23	0.863	0.975	12.9%	0.927	1.022
2001-2500	39	0.848	0.957	12.9%	0.925	0.990
2501-3000	44	0.832	0.939	12.9%	0.909	0.969
3001-4000	92	0.888	1.003	12.9%	0.982	1.023
4001-5000	25	0.900	1.017	13.0%	0.964	1.070
>=5001	10	0.934	1.055	13.0%	0.956	1.154
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	246	0.878	0.992	12.9%	0.978	1.005
Y	17	0.866	0.978	12.9%	0.917	1.039
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	259	0.875	0.988	12.9%	0.975	1.001
Y	4	0.991	1.120	13.0%	0.790	1.449
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	154	0.880	0.993	12.9%	0.976	1.010
9	109	0.874	0.987	12.9%	0.966	1.008
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=16000	27	0.844	0.953	12.9%	0.915	0.992
16001-20000	10	0.876	0.989	12.9%	0.956	1.022
20001-30000	29	0.875	0.989	12.9%	0.955	1.022
30001-43559	66	0.895	1.011	12.9%	0.986	1.036
1AC-3AC	103	0.879	0.993	12.9%	0.970	1.016
3.01AC-5AC	16	0.858	0.969	12.9%	0.882	1.057
5.1AC-10AC	12	0.869	0.982	13.0%	0.920	1.044

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NE / DISTRICT - 4	Lien Date: 01/01/2007	Date of Report: 5/8/2008	Sales Dates: 1/2005 - 12/2007
Area 95	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	263
Mean Assessed Value	734,200
Mean Sales Price	837,100
Standard Deviation AV	319,754
Standard Deviation SP	360,347
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.879
Median Ratio	0.875
Weighted Mean Ratio	0.877
UNIFORMITY	
Lowest ratio	0.654
Highest ratio:	1.173
Coefficient of Dispersion	8.56%
Standard Deviation	0.096
Coefficient of Variation	10.91%
Price Related Differential (PRD)	1.002
RELIABILITY	
95% Confidence: Median	
Lower limit	0.860
Upper limit	0.888
95% Confidence: Mean	
Lower limit	0.867
Upper limit	0.890
SAMPLE SIZE EVALUATION	
N (population size)	3169
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.096
Recommended minimum:	15
Actual sample size:	263
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	140
# ratios above mean:	123
z:	1.048
Conclusion:	Normal*
*i.e. no evidence of non-normality	



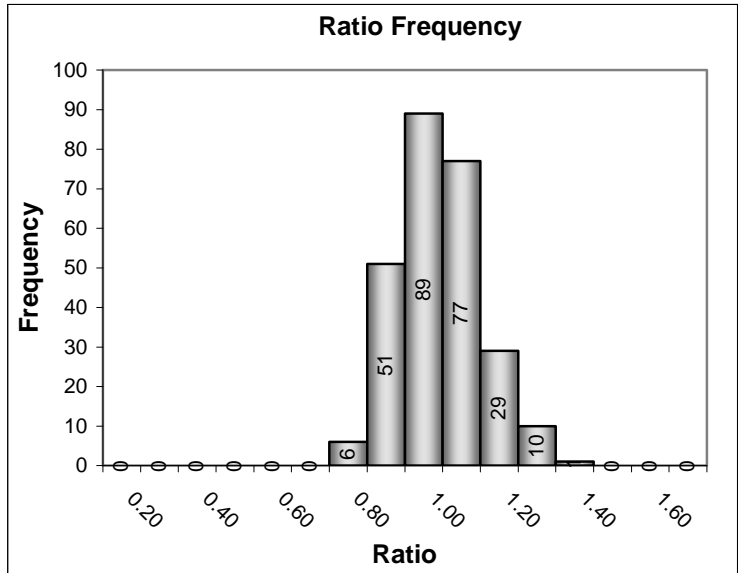
COMMENTS:

1 to 3 Unit Residences throughout area 95

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NE / DISTRICT - 4	Lien Date: 01/01/2008	Date of Report: 5/8/2008	Sales Dates: 1/2005 - 12/2007
Area 95	Appr ID: EPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	263		
Mean Assessed Value	829,200		
Mean Sales Price	837,100		
Standard Deviation AV	361,358		
Standard Deviation SP	360,347		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.992		
Median Ratio	0.986		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.738		
Highest ratio:	1.325		
Coefficient of Dispersion	8.58%		
Standard Deviation	0.108		
Coefficient of Variation	10.92%		
Price Related Differential (PRD)	1.002		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.972		
Upper limit	1.003		
95% Confidence: Mean			
Lower limit	0.979		
Upper limit	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	3169		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.108		
Recommended minimum:	19		
Actual sample size:	263		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	139		
# ratios above mean:	124		
z:	0.925		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 95

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 95
(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
005	172606	9037	5/23/07	\$485,000	810	0	6	1973	4	128937	N	N	15924 200TH AVE NE
005	287240	0040	2/26/07	\$300,000	1250	0	6	1971	3	13464	N	N	16405 212TH AVE NE
005	042606	9060	7/20/07	\$569,000	1160	0	7	1989	4	166399	N	N	21525 NE 196TH ST
005	092606	9116	8/10/06	\$407,950	1160	670	7	1968	4	9677	N	N	16514 212TH AVE NE
005	172606	9191	1/12/06	\$423,000	1190	500	7	1981	3	30927	N	N	15912 MINK RD NE
005	032606	9059	6/1/07	\$410,000	1200	0	7	1980	3	80737	N	N	19421 238TH AVE NE
005	102606	9112	3/1/07	\$426,000	1240	770	7	1980	3	34650	N	N	18002 230TH AVE NE
005	162606	9052	10/6/06	\$499,500	1350	440	7	1977	4	45738	N	N	21918 NE 156TH ST
005	172606	9078	7/28/06	\$405,000	1350	0	7	1961	4	33928	N	N	16052 MINK RD NE
005	082606	9137	1/23/06	\$360,000	1360	0	7	1972	4	14810	N	N	16818 199TH PL NE
005	662730	0020	4/16/07	\$572,500	1400	1040	7	1981	4	29004	N	N	17625 201ST AVE NE
005	172606	9237	12/3/07	\$460,000	1420	0	7	1986	3	45523	N	N	20716 NE 150TH ST
005	032606	9133	7/30/07	\$455,000	1430	0	7	1984	3	214750	N	N	23411 NE 188TH ST
005	222606	9049	10/26/06	\$680,000	1450	0	7	1992	3	261530	N	N	13712 238TH AVE NE
005	172606	9257	6/22/07	\$490,000	1670	0	7	1986	3	35050	N	N	14919 210TH AVE NE
005	032606	9132	4/10/07	\$585,000	1780	0	7	1954	3	214315	N	N	23407 NE 188TH ST
005	062650	0020	7/24/06	\$529,000	1990	0	7	1976	5	52272	N	N	16401 209TH AVE NE
005	222606	9045	4/12/07	\$580,000	2060	0	7	1984	3	113256	N	N	23011 NE 145TH ST
005	352606	9054	8/2/07	\$640,000	2110	0	7	1987	3	208652	N	N	24626 NE 102ND ST
005	162606	9098	8/29/06	\$680,000	2460	0	7	1967	5	101930	N	N	21635 NE 159TH ST
005	062650	0050	8/24/07	\$412,500	1150	910	8	1978	4	23712	N	N	16409 210TH AVE NE
005	152606	9048	4/14/06	\$440,000	1250	470	8	1981	3	47044	N	N	15907 232ND AVE NE
005	162606	9065	3/28/06	\$525,000	1260	820	8	1979	4	42993	N	N	22124 NE 150TH ST
005	092606	9154	11/27/06	\$436,500	1270	450	8	1978	4	41817	N	N	21512 NE 165TH ST
005	162606	9136	12/6/06	\$534,950	1320	920	8	1977	4	48787	N	N	21820 NE 164TH ST
005	102606	9118	9/19/07	\$500,000	1350	400	8	1980	3	77101	N	N	23428 NE WOODINVILLE-DUVALL RD
005	162606	9085	12/8/06	\$474,950	1350	800	8	1977	4	53143	N	N	21307 NE 154TH ST
005	162606	9161	1/5/06	\$474,950	1350	880	8	1978	3	54014	N	N	14724 219TH AVE NE
005	162606	9128	7/6/07	\$499,450	1360	950	8	1977	4	48351	N	N	15110 216TH AVE NE
005	162606	9128	10/24/06	\$475,000	1360	950	8	1977	4	48351	N	N	15110 216TH AVE NE
005	102606	9117	6/11/07	\$490,000	1390	700	8	1980	3	96267	N	N	23410 NE WOODINVILLE-DUVALL RD

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	172606	9178	4/27/07	\$535,000	1410	620	8	1981	4	51868	N	N	15906 210TH AVE NE
005	162606	9184	8/21/06	\$499,950	1470	1060	8	1979	4	54086	N	N	22108 NE 150TH ST
005	032606	9068	5/7/07	\$780,000	1560	0	8	1978	5	101494	Y	Y	19417 233RD AVE NE
005	082606	9188	6/26/07	\$633,999	1600	1320	8	1979	4	65340	N	N	20632 NE 169TH PL
005	162606	9109	5/4/07	\$1,250,000	1700	1670	8	2007	3	106722	N	N	21321 NE 159TH ST
005	172606	9217	9/13/06	\$542,000	1720	590	8	1987	4	39717	N	N	15704 208TH AVE NE
005	082606	9035	11/22/06	\$580,000	1840	570	8	1978	4	55756	N	N	16805 MINK RD NE
005	172606	9224	7/18/06	\$485,000	1860	0	8	1985	4	44431	N	N	15711 210TH AVE NE
005	102606	9197	5/19/06	\$835,000	2020	0	8	2003	3	262808	N	N	23918 NE WOODINVILLE-DUVALL RD
005	102606	9172	9/13/07	\$550,000	2050	0	8	1989	3	34222	N	N	17912 236TH PL NE
005	062620	0250	7/17/06	\$549,000	2080	0	8	1984	4	35002	N	N	20247 NE 163RD ST
005	092606	9163	4/27/07	\$545,000	2120	0	8	1985	4	84942	N	N	17313 220TH PL NE
005	172606	9221	8/16/06	\$520,000	2170	0	8	1984	3	43660	N	N	15521 210TH AVE NE
005	062620	0240	10/30/06	\$720,000	2220	0	8	1984	5	40126	N	N	20237 NE 163RD ST
005	092606	9193	7/26/06	\$555,000	2220	0	8	1996	3	80586	N	N	22260 NE WOODINVILLE-DUVALL RD
005	082606	9056	11/7/06	\$558,500	2290	0	8	1990	3	73616	N	N	17631 202ND PL NE
005	172606	9236	8/6/07	\$586,000	2300	0	8	1987	3	44854	N	N	15038 206TH AVE NE
005	032606	9053	2/6/06	\$599,500	2310	1150	8	1992	3	105415	N	N	24315 NE 188TH ST
005	082606	9239	9/21/07	\$620,000	2310	0	8	1997	3	35149	N	N	20116 NE 168TH PL
005	222606	9044	7/19/07	\$710,000	2340	0	8	1998	3	49200	Y	N	13525 242ND AVE NE
005	062620	0120	8/16/07	\$559,950	2400	0	8	1984	4	32087	N	N	16424 202ND AVE NE
005	948577	0010	4/11/07	\$690,000	2490	0	8	1997	3	30599	N	N	15907 212TH AVE NE
005	172606	9144	4/20/07	\$720,000	2530	0	8	1982	5	58751	N	N	20809 NE 160TH ST
005	352606	9028	1/16/07	\$765,000	2540	0	8	1986	3	304048	Y	N	25315 NE 108TH ST
005	172606	9284	3/28/06	\$630,000	2710	0	8	2006	3	39020	N	N	20943 NE 163RD ST
005	162606	9183	2/22/06	\$701,000	2770	0	8	1984	4	41565	N	N	15118 221ST AVE NE
005	092606	9171	3/28/07	\$774,451	3290	0	8	1995	4	36500	N	N	17142 217TH PL NE
005	082606	9146	1/26/07	\$705,000	1740	1460	9	1989	4	51400	N	N	20924 NE 165TH ST
005	102606	9157	5/15/06	\$510,000	1810	0	9	1989	3	93654	N	N	23513 NE WOODINVILLE-DUVALL RD
005	172606	9252	10/23/06	\$523,500	1820	0	9	1986	4	43560	N	N	15403 210TH AVE NE
005	142606	9033	1/8/07	\$662,500	1860	950	9	2001	3	71874	N	N	15433 WEST SNOQUALMIE VALLEY

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	102606	9016	1/23/07	\$850,000	1910	1760	9	1998	3	218671	N	N	24225 NE 172ND ST
005	082606	9046	7/27/07	\$770,000	2100	0	9	1995	3	72745	N	N	16510 MINK RD NE
005	405471	0020	6/23/06	\$645,000	2120	0	9	1998	3	38592	N	N	13833 233RD CT NE
005	405471	0090	6/12/07	\$639,950	2180	0	9	1998	3	37042	N	N	13811 234TH CT NE
005	405471	0150	4/25/06	\$640,000	2180	0	9	1998	3	32688	N	N	23412 NE 138TH WAY
005	429810	0290	3/17/06	\$658,300	2270	0	9	1996	3	23864	N	N	21302 NE 186TH ST
005	092606	9156	5/14/07	\$606,000	2280	0	9	1994	3	51400	N	N	21809 NE 175TH ST
005	092606	9185	11/5/07	\$710,000	2360	910	9	2000	3	40600	N	N	17523 214TH AVE NE
005	172606	9238	9/17/07	\$650,000	2410	0	9	1999	3	43296	N	N	20722 NE 150TH ST
005	429810	0230	10/26/06	\$679,950	2440	0	9	1995	3	31427	N	N	18608 214TH AVE NE
005	032606	9139	6/12/06	\$517,990	2500	0	9	1984	3	87120	N	Y	19823 233RD AVE NE
005	352606	9055	6/8/07	\$840,000	2510	0	9	1994	3	191228	N	N	10323 248TH AVE NE
005	429821	0040	6/22/07	\$640,000	2540	0	9	1996	3	28080	N	N	21408 NE 184TH PL
005	032606	9112	3/21/07	\$700,000	2550	1780	9	1980	3	61419	N	N	22802 NE 189TH ST
005	324950	0010	2/1/06	\$602,000	2550	0	9	1993	3	34971	N	N	16806 236TH AVE NE
005	102606	9134	4/10/07	\$595,000	2560	0	9	2002	3	43608	N	N	23508 NE 184TH ST
005	429810	0400	9/8/06	\$670,000	2590	0	9	1996	3	33602	N	N	21309 NE 186TH ST
005	405470	0350	3/10/06	\$682,500	2620	0	9	1998	3	46842	N	N	23511 NE 140TH ST
005	405471	0130	9/11/07	\$655,000	2620	0	9	1998	3	27835	N	N	13824 234TH CT NE
005	405471	0190	5/25/06	\$679,500	2620	0	9	1998	3	51354	N	N	23337 NE 138TH WAY
005	405471	0230	3/26/07	\$717,250	2620	0	9	1998	3	36152	N	N	23205 NE 138TH WAY
005	092606	9077	2/27/07	\$880,000	2670	1430	9	2000	3	46379	N	N	17524 214TH AVE NE
005	405471	0210	3/8/07	\$709,950	2730	0	9	1998	3	39131	N	N	23315 NE 138TH WAY
005	172606	9279	11/8/06	\$755,000	2830	0	9	1993	3	43475	N	N	16422 199TH CT NE
005	951670	0030	3/19/07	\$642,500	2830	0	9	1984	4	38222	N	N	20511 NE 177TH ST
005	405470	0320	4/12/07	\$745,150	2880	0	9	1998	3	28344	N	N	23441 NE 140TH ST
005	102606	9145	6/4/07	\$707,000	2930	0	9	1986	3	109335	N	N	23215 NE 171ST CT
005	405472	0110	5/15/06	\$649,500	2950	0	9	1997	3	27968	N	N	23220 NE 141ST PL
005	152606	9114	1/12/07	\$799,000	2980	0	9	1991	3	87120	N	N	23418 NE 156TH PL
005	104120	0020	8/24/07	\$763,000	3070	0	9	1995	3	28865	N	N	21526 NE 146TH PL
005	092606	9032	1/22/07	\$874,396	3090	0	9	2006	3	162021	N	N	22607 NE WOODINVILLE-DUVALL RD

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	405472	0190	9/5/07	\$734,686	3150	0	9	1998	3	49968	N	N	14343 231ST CT NE
005	405472	0220	10/16/07	\$760,000	3150	0	9	1998	3	48153	N	N	23007 NE 144TH ST
005	112606	9051	11/6/06	\$749,950	3170	0	9	1991	3	286624	N	N	16703 WEST SNOQUALMIE VALLEY NE
005	405471	0140	5/17/06	\$681,000	3230	0	9	1998	3	30080	N	N	13818 234TH CT NE
005	405470	0360	3/7/07	\$810,000	3290	0	9	1998	3	99969	N	N	23505 NE 140TH ST
005	342606	9030	4/20/06	\$750,000	3300	0	9	1986	3	63162	N	N	11507 243RD AVE NE
005	104120	0040	7/6/06	\$745,000	3320	0	9	1995	3	41892	N	N	21424 NE 146TH PL
005	222606	9041	9/4/07	\$1,200,000	3320	0	9	2000	3	267458	N	N	13507 242ND AVE NE
005	222606	9022	3/21/07	\$820,000	3360	0	9	2000	3	44867	N	N	14427 232ND AVE NE
005	032606	9036	3/28/07	\$850,000	3450	250	9	1993	3	200376	N	N	20209 242ND AVE NE
005	062640	0020	4/6/06	\$730,000	3490	0	9	1990	3	18521	N	N	19934 NE 155TH ST
005	062640	0090	8/9/07	\$725,000	3490	0	9	1989	3	18247	N	N	19917 NE 155TH ST
005	429810	0480	5/19/06	\$755,000	3500	0	9	1997	3	43825	N	N	18309 215TH WAY NE
005	032606	9136	8/7/07	\$890,000	3780	0	9	1999	3	214750	N	N	18833 236TH AVE NE
005	032606	9136	1/5/06	\$790,000	3780	0	9	1999	3	214750	N	N	18833 236TH AVE NE
005	042606	9054	8/21/07	\$1,285,000	4130	0	9	1993	3	217800	N	N	22430 NE 202ND ST
005	757490	0170	10/17/07	\$1,133,000	2680	1340	10	1998	3	61419	N	N	16915 226TH AVE NE
005	172606	9122	10/6/06	\$1,175,000	2770	880	10	1998	3	204296	N	N	19975 NE 154TH ST
005	262606	9022	1/8/07	\$969,500	2830	0	10	1989	3	221284	Y	N	24909 NE 126TH ST
005	029380	0120	10/30/07	\$720,000	2940	0	10	1992	3	29013	N	N	18726 222ND WAY NE
005	029380	0040	11/6/07	\$777,000	3050	0	10	1992	3	50755	N	N	22237 NE 187TH ST
005	757491	0070	4/16/07	\$820,000	3060	0	10	1991	4	39556	N	N	16713 SAYBROOK DR NE
005	029380	0800	9/21/06	\$779,950	3080	0	10	1994	3	54802	N	N	19302 218TH PL NE
005	029380	0880	6/9/06	\$795,000	3090	0	10	1992	3	37501	N	N	19011 222ND WAY NE
005	757491	0570	7/26/06	\$885,000	3140	0	10	1991	4	29467	N	N	22515 NE 165TH CT
005	757491	0810	3/26/07	\$950,000	3150	0	10	1997	3	27047	N	N	22421 NE 159TH ST
005	757491	0410	4/27/06	\$820,000	3180	0	10	1994	3	35140	N	N	22509 NE 157TH CT
005	102606	9095	5/31/06	\$1,195,000	3200	0	10	2000	3	203425	N	N	18415 244TH AVE NE
005	757491	1180	1/30/06	\$782,000	3200	0	10	1991	3	44498	N	N	16711 226TH AVE NE
005	757491	0750	10/12/06	\$850,000	3210	0	10	1993	3	32329	N	N	16023 SAYBROOK DR NE
005	029380	0630	8/28/07	\$789,000	3230	0	10	1993	3	48505	N	N	21808 NE 198TH ST

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	162870	0183	1/20/06	\$879,990	3240	1650	10	1996	3	43560	N	N	19616 NE 169TH ST
005	029380	0470	11/21/06	\$780,000	3260	0	10	1994	3	31180	N	N	19614 222ND AVE NE
005	102606	9186	3/29/06	\$810,000	3270	0	10	1998	3	95651	N	N	16850 238TH AVE NE
005	092606	9098	4/3/06	\$874,950	3300	0	10	2006	3	41250	N	N	22658 NE OLD WOODINVILLE
005	029370	0140	3/29/07	\$810,000	3350	0	10	1995	3	24909	N	N	20320 217TH AVE NE
005	757491	0900	9/27/07	\$830,000	3350	0	10	1994	3	36524	N	N	22309 NE 160TH PL
005	757491	1160	8/2/06	\$800,000	3390	0	10	1997	3	45842	Y	N	16614 SAYBROOK DR NE
005	152606	9127	8/8/06	\$1,200,000	3480	0	10	2003	3	39142	Y	N	23308 NE 147TH PL
005	102606	9014	12/22/06	\$928,750	3520	0	10	1999	3	212099	N	N	23779 NE 168TH ST
005	162606	9249	6/5/06	\$835,000	3530	0	10	1998	3	41198	N	N	21424 NE 159TH ST
005	102606	9165	1/4/06	\$810,000	3600	0	10	1999	3	87733	N	N	23737 NE 168TH ST
005	029380	0450	7/9/07	\$840,000	3650	0	10	1992	3	40331	N	N	19516 222ND AVE NE
005	042606	9042	5/5/06	\$910,000	3710	0	10	1997	3	223462	N	N	20020 216TH AVE NE
005	029370	0040	3/19/07	\$760,000	3870	0	10	1994	3	21697	N	N	20120 218TH AVE NE
005	162606	9248	5/1/07	\$825,000	3890	0	10	1993	3	41186	N	N	21516 NE 159TH ST
005	222606	9018	11/27/06	\$889,500	3960	0	10	2000	3	38615	N	N	14016 236TH AVE NE
005	162870	0181	6/20/07	\$1,250,000	3980	0	10	1997	3	43561	N	N	19614 NE 169TH ST
005	162870	0181	5/24/06	\$1,195,000	3980	0	10	1997	3	43561	N	N	19614 NE 169TH ST
005	092606	9140	4/17/06	\$977,450	4080	0	10	2005	3	89640	N	N	22652 NE OLD WOODINVILLE
005	757491	1000	4/24/06	\$1,012,000	4140	0	10	1993	4	40719	N	N	16423 224TH AVE NE
005	262606	9028	2/27/06	\$1,225,000	2440	1140	11	2000	3	218235	Y	N	24610 NE 126TH ST
005	029380	0710	8/7/06	\$1,010,000	3790	0	11	1994	3	74081	N	N	19611 219TH AVE NE
005	029380	0430	7/24/07	\$1,380,000	4250	960	11	1995	3	86323	N	N	19507 223RD AVE NE
005	042606	9109	4/18/06	\$1,350,000	4710	0	11	1995	3	201917	N	N	19727 216TH AVE NE
005	222606	9060	5/15/06	\$1,695,000	4760	1240	11	2005	3	60590	N	N	14020 237TH PL NE
005	092606	9045	2/10/06	\$1,879,000	4790	0	11	2005	3	412544	N	N	22606 NE OLD WOODINVILLE
005	029380	0790	8/24/06	\$1,325,000	4870	0	11	1991	3	112732	N	N	19301 218TH PL NE
005	029380	0350	8/31/07	\$1,325,000	5580	870	11	1996	3	55088	N	N	19510 223RD AVE NE
005	029380	0350	6/28/06	\$1,235,000	5580	870	11	1996	3	55088	N	N	19510 223RD AVE NE
005	222606	9061	7/19/07	\$1,950,000	6070	0	11	2007	3	73710	N	N	14032 237TH PL NE
009	805350	0267	10/23/06	\$240,000	980	0	6	1948	3	9000	N	N	20630 NE NOVELTY HILL RD

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	805350	0505	10/3/07	\$475,000	1070	0	6	1924	4	64468	N	N	21068 NE NOVELTY HILL RD
009	062510	0005	11/28/07	\$440,000	1530	0	6	1970	5	27000	N	N	13461 BEAR CREEK RD NE
009	124310	0192	8/8/07	\$400,000	1230	0	7	1969	4	9360	N	N	19222 NE REDMOND RD
009	062610	0023	3/12/07	\$582,000	1510	1400	7	1979	4	53898	N	N	13505 208TH AVE NE
009	062510	0040	2/14/06	\$440,000	1620	0	7	1964	3	54573	N	N	19815 NE 133RD ST
009	192606	9064	11/16/07	\$485,000	1910	0	7	1983	3	61419	N	N	13840 BEAR CREEK RD NE
009	292606	9059	11/14/07	\$431,000	2040	0	7	1967	3	16440	N	N	11627 204TH AVE NE
009	292606	9078	8/2/06	\$735,000	2070	1200	7	1977	5	108900	N	N	12032 196TH AVE NE
009	292606	9054	6/20/07	\$699,000	2210	0	7	1962	5	57935	N	N	20318 NE 116TH ST
009	292606	9089	3/30/07	\$727,000	2340	0	7	1978	3	227383	N	N	13014 206TH AVE NE
009	292606	9091	12/4/06	\$800,000	1540	700	8	1980	4	105850	N	N	11809 200TH AVE NE
009	292606	9063	3/28/07	\$617,000	1560	1140	8	2007	3	33920	N	N	11729 201ST PL NE
009	332606	9040	10/30/06	\$560,850	1930	0	8	1985	3	52272	N	N	22129 NE 114TH ST
009	312606	9117	9/12/07	\$684,950	2110	0	8	1953	4	92347	N	N	19224 NE NOVELTY HILL RD
009	124350	0008	4/18/06	\$540,000	2240	0	8	1968	3	54014	N	N	19607 NE REDMOND RD
009	332606	9050	6/27/06	\$650,000	2335	1320	8	1987	4	81892	N	N	11220 224TH AVE NE
009	124310	0080	5/1/07	\$940,000	2480	0	8	1994	3	88427	N	N	19836 NE REDMOND RD
009	062410	0510	6/13/07	\$600,000	2000	0	9	1983	3	12685	N	N	14219 209TH AVE NE
009	062510	0048	5/16/07	\$599,990	2130	0	9	1990	3	44090	N	N	20027 NE 133RD ST
009	062410	0570	11/8/07	\$710,000	2470	0	9	1984	3	13723	N	N	14243 209TH AVE NE
009	062410	0790	10/22/07	\$735,000	2490	0	9	1988	3	12000	N	N	14228 209TH AVE NE
009	805350	0185	8/22/07	\$893,000	2570	310	9	1990	3	104544	N	N	10518 206TH AVE NE
009	124310	0187	6/26/07	\$759,950	2590	0	9	1997	3	22062	N	N	10310 192ND AVE NE
009	322606	9002	12/7/06	\$1,340,000	2640	0	9	1979	4	213008	N	N	11404 206TH AVE NE
009	062410	0200	8/15/06	\$780,000	2670	0	9	1983	3	12867	N	N	14205 206TH PL NE
009	062410	0110	5/23/07	\$825,000	2750	0	9	1983	3	13795	N	N	14031 205TH AVE NE
009	062410	0440	8/16/06	\$600,000	2780	0	9	1984	3	14568	N	N	20700 NE 142ND ST
009	332606	9051	5/15/06	\$712,000	2850	0	9	1994	3	38360	N	N	22322 NE 111TH PL
009	405500	0080	8/10/07	\$764,000	2880	0	9	1996	3	25329	N	N	22718 NE 135TH CT
009	062410	0710	9/19/06	\$815,000	2910	0	9	1984	3	12000	N	N	14260 209TH AVE NE
009	062410	0190	3/13/07	\$799,800	2960	0	9	1984	3	15085	N	N	14201 206TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	332606	9053	3/21/07	\$715,000	2980	0	9	1991	3	44431	N	N	22319 NE 111TH PL
009	062411	0770	3/7/06	\$725,000	3000	0	9	1989	3	16064	Y	N	13849 209TH AVE NE
009	062410	0170	9/18/06	\$870,000	3100	0	9	1983	3	12126	N	N	14127 205TH AVE NE
009	221580	0080	3/27/06	\$729,900	3150	0	9	1994	3	35000	N	N	11019 220TH PL NE
009	405456	0120	5/9/06	\$815,000	3220	0	9	1996	3	53696	N	N	22620 NE 144TH CT
009	805350	0500	3/7/07	\$1,217,000	3230	1540	9	1977	4	107157	N	N	10320 210TH AVE NE
009	221580	0090	7/27/06	\$735,000	3360	0	9	1994	3	46609	N	N	11007 220TH PL NE
009	081840	0060	6/2/06	\$825,000	3430	0	9	1996	3	37137	N	N	9911 197TH CT NE
009	312606	9129	2/21/07	\$700,000	4070	0	9	1986	3	60548	N	N	18725 NE 109TH ST
009	062411	0610	5/18/07	\$1,062,000	2000	1740	10	1988	3	12080	Y	N	13707 209TH AVE NE
009	062411	0880	9/25/06	\$787,500	2800	0	10	1988	3	13482	Y	N	13943 209TH AVE NE
009	062410	1000	8/12/06	\$930,000	2850	0	10	1984	3	12000	N	N	14110 205TH AVE NE
009	062411	0060	2/23/06	\$955,000	2860	2200	10	1988	3	12019	Y	N	14251 212TH DR NE
009	062410	0660	9/28/06	\$740,000	2890	0	10	1985	3	13504	N	N	14275 209TH AVE NE
009	405450	0450	3/17/06	\$802,000	2910	0	10	1987	3	53309	N	N	22022 NE 140TH WAY
009	405500	0010	2/27/06	\$780,000	3000	0	10	1995	3	30984	N	N	13513 227TH AVE NE
009	062410	0370	10/3/06	\$799,000	3040	0	10	1984	3	12523	N	N	14230 207TH PL NE
009	168580	0070	8/22/06	\$820,000	3070	0	10	1995	3	28902	N	N	14247 214TH WAY NE
009	062410	1020	5/22/06	\$832,500	3100	0	10	1988	3	13050	N	N	14038 205TH AVE NE
009	405454	0110	7/7/06	\$849,900	3100	0	10	1994	3	30021	N	N	22010 NE 143RD ST
009	405453	0200	3/8/07	\$815,000	3130	0	10	1993	3	45433	N	N	21722 NE 140TH PL
009	405456	0240	7/9/07	\$910,000	3150	830	10	1995	3	32986	N	N	14219 227TH AVE NE
009	062411	0070	10/13/06	\$1,225,000	3180	1330	10	1989	4	12481	Y	N	14245 212TH DR NE
009	405452	0080	8/1/06	\$825,000	3200	0	10	1992	3	50733	N	N	21522 NE 144TH PL
009	062510	0062	12/1/06	\$870,000	3210	0	10	1991	3	43060	N	N	20321 NE 133RD ST
009	212606	9100	4/20/06	\$960,000	3220	0	10	1998	3	57499	N	N	21225 NE 132ND CT
009	770199	0080	7/24/07	\$875,000	3230	0	10	1994	3	18709	N	N	12115 198TH AVE NE
009	770199	0300	5/15/06	\$824,950	3280	0	10	1996	3	24440	N	N	12040 201ST PL NE
009	405450	0080	6/8/07	\$860,000	3370	0	10	1990	3	35000	N	N	22023 NE 140TH WAY
009	062411	0370	4/26/07	\$923,500	3440	0	10	1988	3	14485	N	N	13850 209TH AVE NE
009	405452	0170	11/2/06	\$918,000	3440	0	10	1992	3	58051	N	N	21519 NE 143RD PL

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	405456	0260	6/7/06	\$949,950	3440	0	10	1995	3	37192	N	N	22612 NE 142ND PL
009	062411	0930	1/19/07	\$885,000	3460	0	10	1986	3	15745	N	N	20813 NE 141ST ST
009	770199	0440	8/24/06	\$855,000	3490	0	10	1993	3	21359	N	N	12317 202ND AVE NE
009	405453	0470	7/18/07	\$1,175,000	3560	1050	10	1998	3	35170	N	N	21725 NE 136TH PL
009	292606	9065	8/15/06	\$1,165,000	3624	0	10	1999	3	87991	N	N	11925 204TH AVE NE
009	202606	9070	3/21/07	\$850,000	3660	0	10	1988	4	40953	N	N	14232 BEAR CREEK RD NE
009	405453	0460	11/19/07	\$930,000	3660	0	10	1998	3	33535	N	N	21719 NE 136TH PL
009	405455	0100	3/7/07	\$905,000	3690	0	10	1993	3	26592	N	N	13826 217TH PL NE
009	405450	0030	10/29/07	\$725,000	3770	0	10	1987	3	50009	N	N	13610 218TH AVE NE
009	405455	0090	4/21/06	\$850,000	3780	0	10	1993	3	27540	N	N	13818 217TH PL NE
009	405456	0210	7/18/06	\$1,075,000	3800	0	10	1995	4	33472	N	N	22625 NE 143RD CT
009	062412	0260	5/16/07	\$1,225,000	3940	0	10	1987	3	34196	Y	N	13823 212TH DR NE
009	062411	0110	6/4/07	\$1,245,000	3950	870	10	1990	3	13165	Y	N	14221 212TH DR NE
009	062411	0390	6/18/07	\$939,000	4020	0	10	1985	4	20347	Y	N	13828 209TH AVE NE
009	405455	0030	1/16/07	\$985,000	4040	0	10	1993	3	37688	N	N	13917 217TH PL NE
009	805350	0200	4/21/06	\$1,175,000	4070	0	10	1990	3	113691	N	N	10426 206TH AVE NE
009	062411	0960	12/15/06	\$960,000	4110	0	10	1986	3	16053	N	N	20801 NE 141ST ST
009	405456	0100	7/20/07	\$1,059,500	4130	0	10	1995	3	55299	N	N	14324 227TH AVE NE
009	062610	0035	2/2/07	\$1,394,000	4360	0	10	2005	3	245678	N	N	20440 NE 133RD ST
009	302606	9081	12/27/06	\$1,287,500	4480	0	10	2001	3	196020	N	N	18910 NE 127TH ST
009	770196	0610	4/24/06	\$880,700	3050	0	11	1990	3	22453	N	N	19622 NE 125TH CT
009	770196	1040	3/2/06	\$830,100	3070	0	11	1990	3	21593	N	N	19867 NE 126TH PL
009	770196	0660	7/20/06	\$825,000	3180	0	11	1990	3	15835	N	N	19619 NE 125TH CT
009	770199	0760	6/19/06	\$869,000	3280	0	11	1994	3	19174	N	N	12410 198TH AVE NE
009	770196	0180	8/7/07	\$870,000	3290	0	11	1990	3	16676	N	N	19414 NE 129TH WAY
009	405450	0310	1/30/06	\$844,500	3540	0	11	1989	3	41655	N	N	22428 NE 140TH WAY
009	770199	0290	6/21/07	\$949,000	3550	0	11	1994	3	25138	N	N	12036 201ST PL NE
009	770196	0260	5/17/06	\$850,000	3670	0	11	1993	3	18144	N	N	12933 193RD CT NE
009	770196	0460	6/5/06	\$955,100	3720	0	11	1992	3	25937	N	N	12831 197TH PL NE
009	770196	0370	8/28/06	\$929,800	3770	0	11	1990	3	18372	N	N	19527 NE 129TH WAY
009	405453	0130	11/1/06	\$1,430,000	4220	0	11	1994	3	49857	N	N	13948 225TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	770198	0110	4/10/06	\$958,630	4450	0	11	1993	3	41263	N	N	12424 198TH DR NE
009	321650	0240	2/25/07	\$1,760,000	4690	0	11	2005	3	20850	N	N	20529 NE 126TH WAY
009	062411	0310	2/2/06	\$1,140,000	4820	0	11	1987	3	20130	Y	N	20915 NE 140TH CT
009	405453	0440	3/28/07	\$1,100,000	4860	0	11	1991	3	35000	N	N	21726 NE 136TH PL
009	321650	0440	4/19/06	\$1,840,000	4880	0	11	2005	3	21627	N	N	21116 NE 129TH CT
009	321650	0423	6/23/06	\$1,768,000	4940	0	11	2006	3	81022	N	N	21128 NE 129TH CT
009	321650	0020	6/21/07	\$2,248,000	5030	0	11	2006	3	79581	N	N	13207 211TH WAY NE
009	321650	0320	1/2/07	\$1,925,000	5120	0	11	2006	3	42849	N	N	20925 NE 126TH WAY
009	405451	0290	11/13/06	\$1,299,000	5140	0	11	1991	3	46644	N	Y	13951 224TH CT NE
009	321650	0290	3/6/06	\$1,600,000	5390	0	11	2004	3	36681	N	N	12524 208TH PL NE
009	062411	0650	6/14/06	\$1,635,000	6130	750	11	1991	3	15277	Y	N	13731 209TH AVE NE
009	202606	9017	7/5/07	\$3,800,000	9840	0	11	2006	3	109335	N	N	21018 NE 133RD ST
009	405450	0200	5/8/06	\$1,079,950	4230	0	12	1988	3	49373	N	N	22509 NE 140TH WAY
009	770196	0900	1/18/06	\$1,272,000	4640	0	12	1991	3	38798	N	N	19995 NE 129TH ST
009	405451	0030	7/16/07	\$1,690,000	5240	1680	12	1991	3	38391	N	Y	22106 NE 137TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	029380	0380	4/1/06	\$1,080,000	STATEMENT TO DOR;
005	029380	0910	9/24/07	\$745,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	032606	9051	1/13/06	\$256,000	DOR RATIO;%COMPL;NON-REPRESENTATIVE SALE
005	032606	9059	5/21/07	\$410,000	RELOCATION - SALE TO SERVICE
005	032606	9112	2/9/07	\$700,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
005	032606	9131	8/23/07	\$660,000	PERS MH
005	042606	9092	9/27/06	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	062620	0110	7/11/07	\$4,000	DOR RATIO;QUIT CLAIM DEED
005	062620	0110	6/30/07	\$7,000	DOR RATIO;QUIT CLAIM DEED
005	082606	9123	7/24/07	\$560,000	QUESTIONABLE SALE PER APPRAISAL
005	082606	9176	2/5/07	\$601,000	OPEN SPACE/OPEN SPACE DESIGNATION
005	082606	9176	1/28/07	\$601,000	OPEN SPACE/OPEN SPACE DESIGNATION C
005	092606	9059	5/5/06	\$1,485,000	IMP COUNT;UNFIN AREA
005	092606	9090	12/7/06	\$196,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	092606	9099	7/12/06	\$241,600	DOR RATIO;%COMPL
005	092606	9106	6/13/06	\$225,346	DOR RATIO
005	092606	9186	1/10/06	\$639,307	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	102606	9056	10/19/07	\$118,800	DOR RATIO
005	102606	9112	2/2/07	\$440,000	NON-REPRESENTATIVE SALE
005	102606	9139	5/11/06	\$480,000	NO MARKET EXPOSURE
005	152606	9103	4/25/06	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	162606	9005	8/1/07	\$552,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	162606	9053	6/8/06	\$360,000	DOR RATIO;%COMPL
005	162606	9096	10/23/06	\$768,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	162606	9109	5/16/06	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	162606	9117	10/26/07	\$242,000	DOR RATIO
005	162870	0181	6/20/07	\$1,250,000	RELOCATION - SALE TO SERVICE
005	172606	9010	1/26/06	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	172606	9093	6/30/06	\$355,000	NON-REPRESENTATIVE SALE
005	222606	9018	11/27/06	\$889,500	RELOCATION - SALE TO SERVICE
005	222606	9046	12/4/06	\$745,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	232606	9012	4/10/07	\$895,000	OPEN SPACE/OPEN SPACE DESIGNATION
005	262606	9007	5/21/07	\$675,000	OPEN SPACE/OPEN SPACE DESIGNATION
005	352606	9009	3/23/06	\$1,490,000	NON REP SALE
005	352606	9073	8/6/07	\$596,949	EXEMPT FROM EXCISE TAX
005	405471	0210	3/3/07	\$709,950	RELOCATION - SALE TO SERVICE
005	429810	0290	10/4/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	662730	0020	10/19/06	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	757491	0570	7/26/06	\$885,000	RELOCATION - SALE TO SERVICE
005	757491	0810	2/22/07	\$950,000	RELOCATION - SALE TO SERVICE
009	062410	1000	8/12/06	\$930,000	RELOCATION - SALE TO SERVICE
009	062411	0110	6/4/07	\$1,245,000	RELOCATION - SALE TO SERVICE
009	062412	0170	7/6/07	\$1,995,000	QUESTIONABLE SALE PER APPRAISAL
009	062510	0005	5/18/06	\$324,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	062510	0090	8/13/07	\$485,000	OBSOL

**Improved Sales Removed from this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	062510	0090	5/18/06	\$450,000	OBSOL;TEAR DOWN
009	062610	0030	9/23/06	\$651,000	IMP COUNT
009	124310	0060	2/15/06	\$1,390,000	IMP COUNT
009	124310	0140	8/28/07	\$885,000	IMP COUNT;%COMPL
009	202606	9028	3/2/06	\$700,000	IMP COUNT
009	212606	9038	11/5/07	\$1,200,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
009	292606	9015	3/24/06	\$638,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	292606	9020	6/26/07	\$1,200,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
009	292606	9063	9/25/06	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	292606	9087	11/26/07	\$3,400,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT;UNFIN AREA
009	312606	9043	3/10/06	\$463,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	321650	0230	6/20/07	\$1,980,000	NON REP SALES
009	332606	9031	11/10/06	\$580,000	NO MARKET EXPOSURE
009	405451	0250	7/12/06	\$3,999,950	NON REP SALES
009	405454	0040	1/18/07	\$1,175,000	STATEMENT TO DOR;
009	405456	0230	9/12/06	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	405500	0100	2/28/06	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	727310	0040	7/13/06	\$715,000	NON REP SALE
009	727310	0056	4/21/06	\$905,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	727310	0095	8/24/07	\$570,000	IMP COUNT
009	770196	0250	2/2/06	\$744,000	NON-REPRESENTATIVE SALE
009	770196	0430	5/22/06	\$775,000	NO MARKET EXPOSURE
009	770196	0850	6/29/07	\$1,600,000	TRADE
009	770196	1300	1/27/06	\$760,000	NON-REPRESENTATIVE SALE
009	770199	0430	4/17/06	\$900,000	QUESTIONABLE PER APPRAISAL
009	805350	0042	10/27/06	\$800,000	UNFIN AREA

**Vacant Sales Used in this Annual Update Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	022606	9022	7/6/2006	\$320,000	199940	N	N
005	022606	9033	1/24/2006	\$280,000	386997	N	N
005	032606	9157	3/15/2007	\$525,773	197326	Y	Y
005	042606	9080	11/28/2006	\$260,000	246985	N	N
005	052606	9031	5/12/2006	\$365,000	494841	N	N
005	052606	9031	5/22/2007	\$570,000	494841	N	N
005	092606	9037	11/29/2006	\$290,000	342925	N	N
005	092606	9109	3/23/2007	\$290,000	68440	N	N
005	092606	9203	3/23/2007	\$290,000	47715	N	N
005	162606	9042	6/15/2006	\$370,000	287729	N	N
005	222606	9013	7/26/2007	\$605,000	352836	Y	N
005	352606	9081	1/9/2007	\$452,800	266152	Y	N
009	062610	0040	10/2/2007	\$150,000	61426	N	N
009	081840	0070	10/28/2006	\$352,000	32807	N	N
009	202606	9009	3/6/2006	\$475,000	218235	N	N
009	292606	9031	6/14/2007	\$265,000	106722	N	N
009	322606	9075	5/30/2007	\$349,950	75474	N	N
009	405451	0170	10/2/2006	\$500,000	66789	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	029371	0020	10/30/2006	\$15,000	QUIT CLAIM DEED;
005	032606	9048	2/1/2006	\$279,000	DOR RATIO
005	042606	9002	3/30/2006	\$160,000	NO MARKET EXPOSURE
005	092606	9032	6/13/2006	\$13,500	NON-REPRESENTATIVE SALE;
005	092606	9032	4/19/2006	\$254,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	092606	9118	3/23/2007	\$209,900	QUESTIONABLE SALE
005	222606	9017	6/2/2006	\$315,250	MOBILE HOME;
005	222606	9017	1/22/2007	\$325,000	FORCED SALE;
005	232606	9010	4/10/2007	\$187,500	MULTI-PARCEL SALE;
005	232606	9027	4/10/2007	\$187,500	MULTI-PARCEL SALE;
009	062610	0040	5/10/2006	\$75,000	NON-REPRESENTATIVE SALE;
009	124310	0085	7/19/2006	\$154,125	NO MARKET EXPOSURE
009	292606	9072	4/6/2006	\$5,000	QUIT CLAIM DEED;
009	292606	9072	4/21/2006	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN
009	292606	9125	1/5/2007	\$285,000	BUILDER OR DEVELOPER SALES;
009	292606	9126	2/1/2007	\$276,450	BUILDER OR DEVELOPER SALES;
009	312606	9030	2/4/2006	\$80,000	NO MARKET EXPOSURE
009	312606	9039	2/4/2006	\$90,000	NO MARKET EXPOSURE
009	312606	9157	2/11/2006	\$30,250	NO MARKET EXPOSURE;
009	312606	9157	2/11/2006	\$1,600	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
009	321650	0220	7/14/2006	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	321650	0480	2/8/2006	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	405456	0350	9/13/2006	\$550,000	BUILDER OR DEVELOPER SALES;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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




King County

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

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr