

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Bothell/East Kenmore/ 38

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 505

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$219,200	\$280,400	\$499,600			
2009 Value	\$189,900	\$199,500	\$389,400	\$459,400	84.8%	7.68%
Change	-\$29,300	-\$80,900	-\$110,200			
% Change	-13.4%	-28.9%	-22.1%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

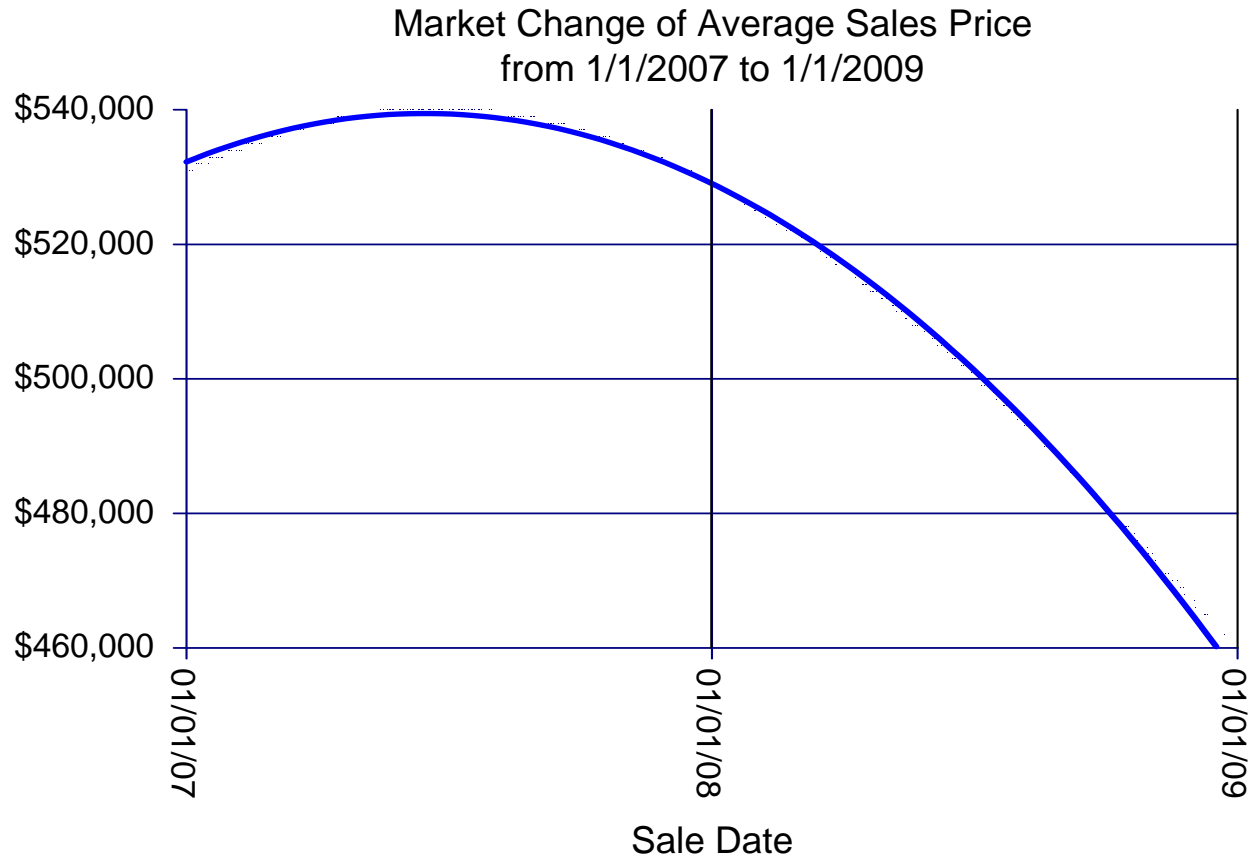
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$233,500	\$217,800	\$451,300
2009 Value	\$202,400	\$150,500	\$352,900
Percent Change	-13.3%	-30.9%	-21.8%

Number of one to three unit residences in the Population: 5987

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for plat 020770. Homes located in plat 020700 were at a higher assessment level than the rest of the population. Multiple regression model corrects for these strata differences.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

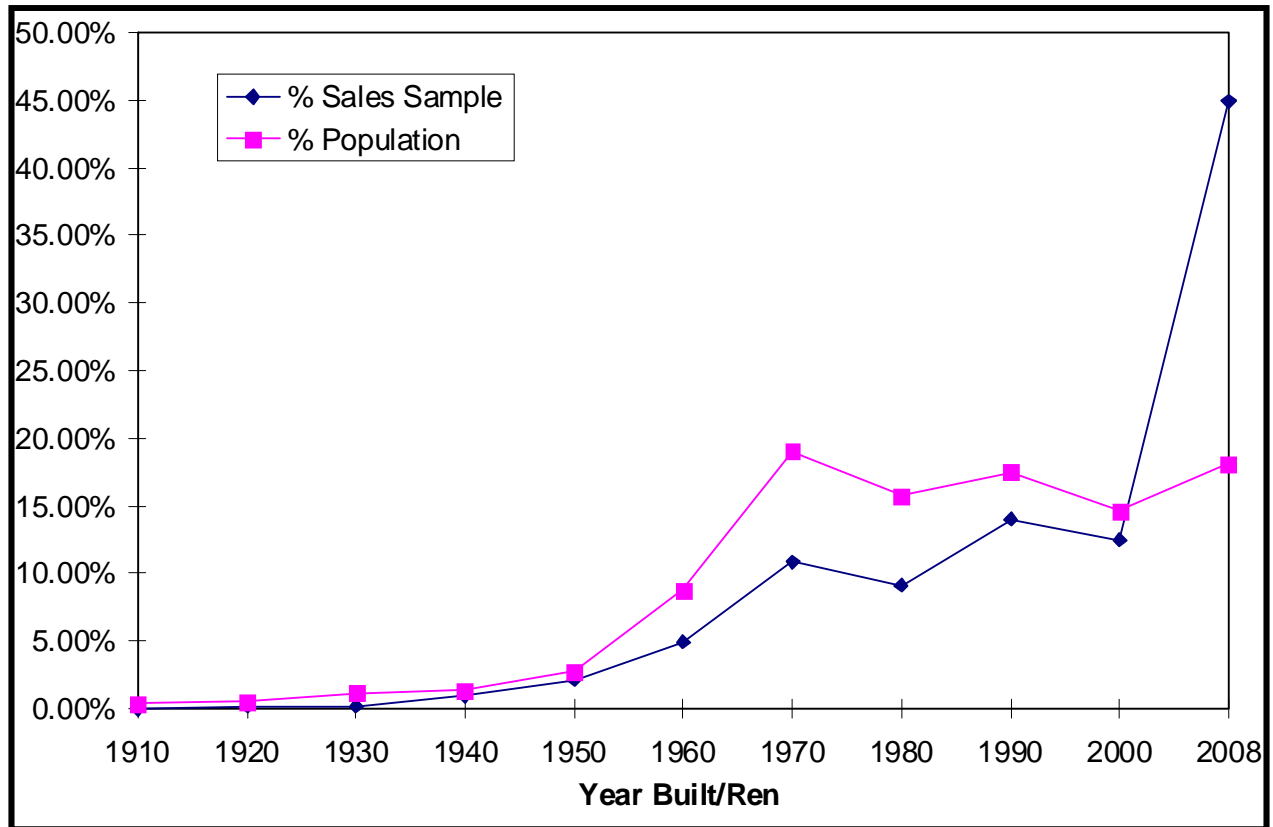
**Market Change of Average Sale Price in Area 38
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.20%
1930	1	0.20%
1940	5	0.99%
1950	11	2.18%
1960	25	4.95%
1970	55	10.89%
1980	46	9.11%
1990	71	14.06%
2000	63	12.48%
2008	227	44.95%
	505	

Year Built/Ren	Frequency	% Population
1910	23	0.38%
1920	31	0.52%
1930	69	1.15%
1940	84	1.40%
1950	164	2.74%
1960	525	8.77%
1970	1142	19.07%
1980	943	15.75%
1990	1046	17.47%
2000	875	14.61%
2008	1085	18.12%
	5987	

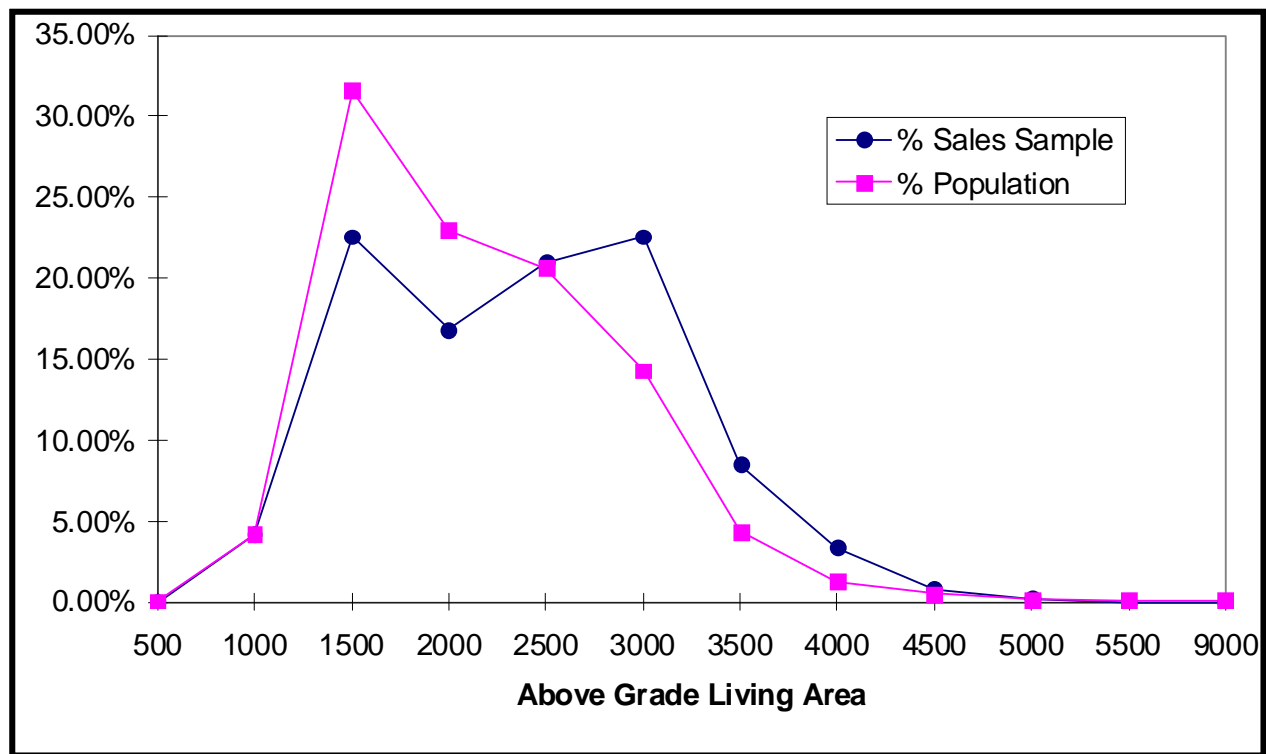


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	21	4.16%
1500	114	22.57%
2000	85	16.83%
2500	106	20.99%
3000	114	22.57%
3500	43	8.51%
4000	17	3.37%
4500	4	0.79%
5000	1	0.20%
5500	0	0.00%
9000	0	0.00%
	505	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	248	4.14%
1500	1892	31.60%
2000	1374	22.95%
2500	1234	20.61%
3000	856	14.30%
3500	260	4.34%
4000	75	1.25%
4500	28	0.47%
5000	9	0.15%
5500	3	0.05%
9000	6	0.10%
	5987	

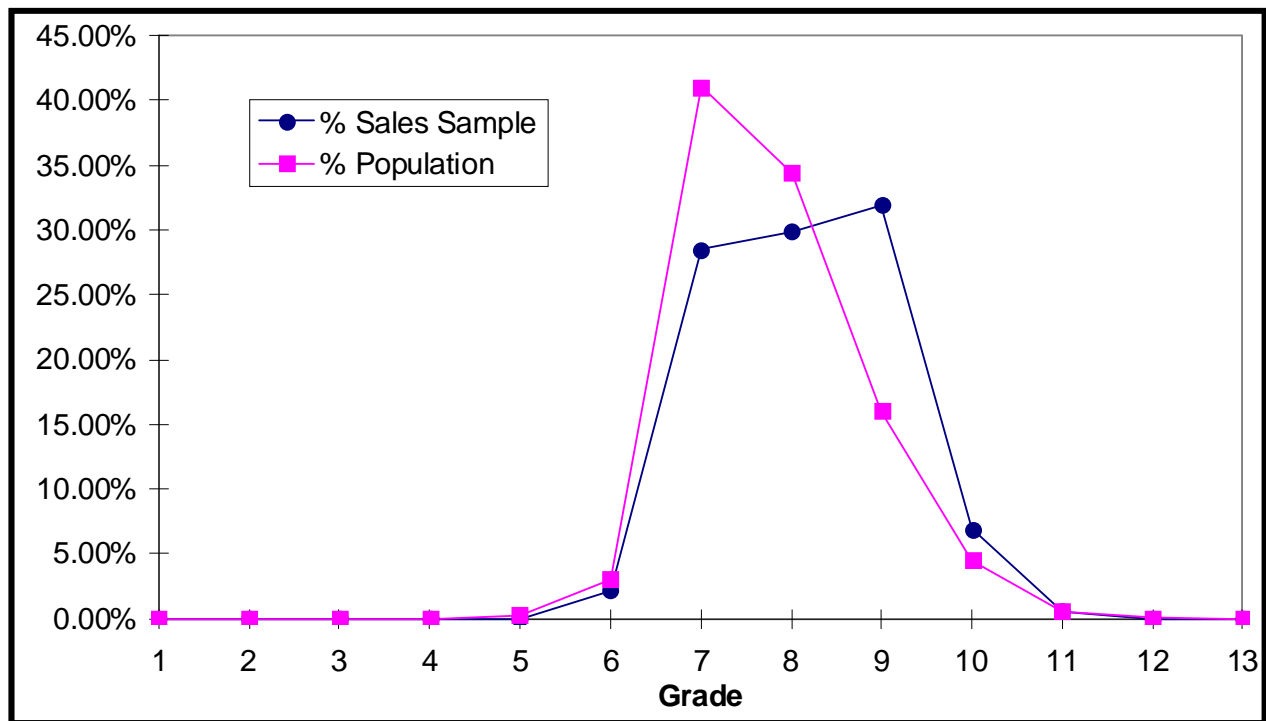


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

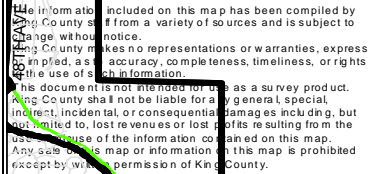
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	11	2.18%
7	144	28.51%
8	151	29.90%
9	161	31.88%
10	35	6.93%
11	3	0.59%
12	0	0.00%
13	0	0.00%
505		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	16	0.27%
6	182	3.04%
7	2457	41.04%
8	2061	34.42%
9	960	16.03%
10	270	4.51%
11	35	0.58%
12	4	0.07%
13	0	0.00%
5987		



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.

Area 38



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: July 15, 2009

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 1/1/2007 through 12/31/08 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 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 4 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 13.07% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.8693, 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. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

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 505 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.085313+ .0795363* Plat 020770

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -22.1 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) *0.779.
- *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 -22.1 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.779.
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Based on the 41 mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile homes parcels, a 15.93% decrease was made in mobile home assessment for the 2009 Assessment Year. There are 516 parcels that are improved with mobile homes.

$$\text{2009 Mobile Home Value} = (\text{2008 Land Value} + \text{Previous Improvement Value}) * 0.8407$$

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

Model Validation

The resulting assessment level is 84.8%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -21.8%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

Ratio studies of assessments before and after this annual update are included later in this report.

Area 38 Annual Update Model Adjustments

2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

Standard Area Adjustment

-21.68%

Major 020770

Yes

% Adjustment

-27.03%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a House built on plat 020770 would *approximately* receive a -27.03% downward adjustment. 26 parcels in the improved population would receive this adjustment. There were 23 sales.

99.56% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 38 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.865	-13.5%
2/1/2007	0.861	-13.9%
3/1/2007	0.857	-14.3%
4/1/2007	0.854	-14.6%
5/1/2007	0.852	-14.8%
6/1/2007	0.851	-14.9%
7/1/2007	0.851	-14.9%
8/1/2007	0.852	-14.8%
9/1/2007	0.853	-14.7%
10/1/2007	0.856	-14.4%
11/1/2007	0.859	-14.1%
12/1/2007	0.863	-13.7%
1/1/2008	0.868	-13.2%
2/1/2008	0.875	-12.5%
3/1/2008	0.881	-11.9%
4/1/2008	0.889	-11.1%
5/1/2008	0.898	-10.2%
6/1/2008	0.908	-9.2%
7/1/2008	0.918	-8.2%
8/1/2008	0.929	-7.1%
9/1/2008	0.942	-5.8%
10/1/2008	0.955	-4.5%
11/1/2008	0.969	-3.1%
12/1/2008	0.984	-1.6%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.854	\$448,000
Sale 2	\$475,000	10/1/2008	0.955	\$454,000
Sale 3	\$515,000	7/1/2008	0.918	\$473,000

* The adjusted sale price has been rounded to the nearest \$1000.

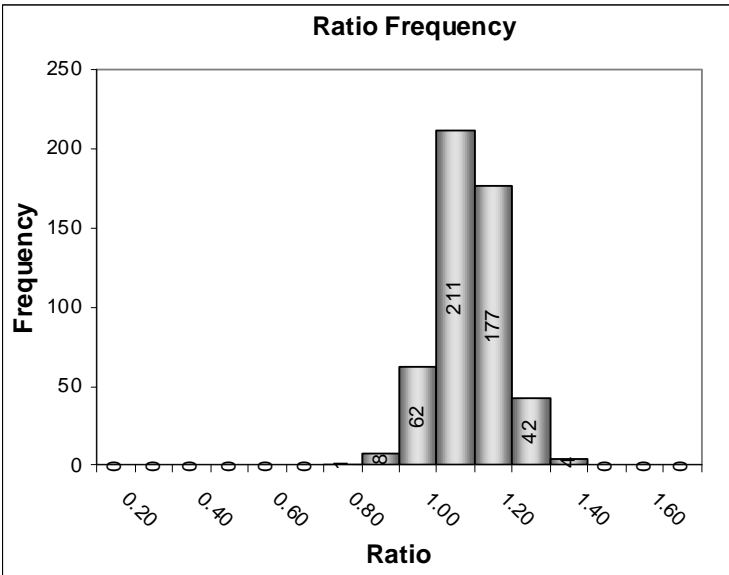
The time adjustment formula for Area 38 is $(1.085313 + 5.824472E-04 * \text{SaleDay} + 5.223708E-07 * \text{SaleDaySq} + .0795363 * 4.554455E-02) / (1.085313 + .0795363 * 4.554455E-02)$

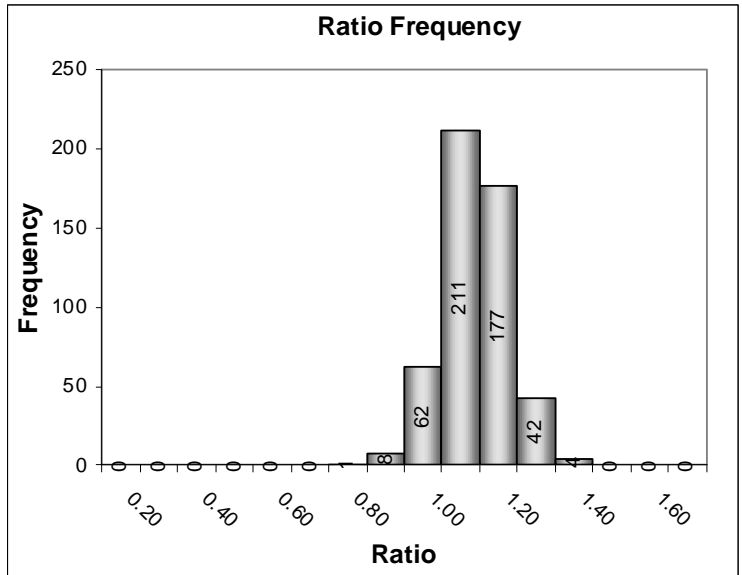
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC/ Team 2	Appr. Date: 01/01/2008	Date of Report: 07/15/2009	Sales Dates: 1/2007 - 12/2008
Area Bothell/East Kenmore /38	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	505		
Mean Assessed Value	499,600		
Mean Adj. Sales Price	459,400		
Standard Deviation AV	131,370		
Standard Deviation SP	120,089		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.089		
Median Ratio	1.089		
Weighted Mean Ratio	1.088		
UNIFORMITY			
Lowest ratio	0.791		
Highest ratio:	1.386		
Coefficient of Dispersion	6.20%		
Standard Deviation	0.085		
Coefficient of Variation	7.85%		
Price Related Differential (PRD)	1.001		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 38. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
95% Confidence: Median			
Lower limit	1.076		
Upper limit	1.097		
95% Confidence: Mean			
Lower limit	1.082		
Upper limit	1.096		
SAMPLE SIZE EVALUATION			
N (population size)	5987		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.085		
Recommended minimum:	12		
Actual sample size:	505		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	253		
# ratios above mean:	252		
z:	0.044		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



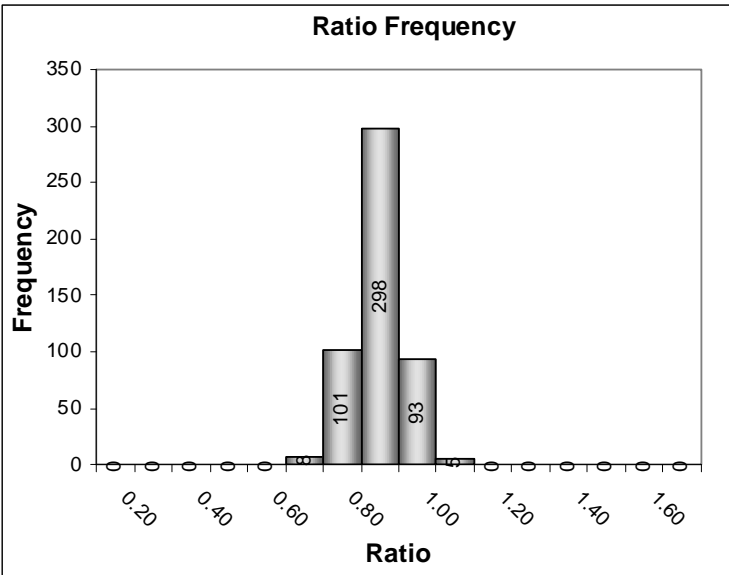
COMMENTS:

1 to 3 Unit Residences throughout area 38.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: WC/ Team 2	Appr. Date: 01/01/2009	Date of Report: 07/15/2009	Sales Dates: 1/2007 - 12/2008								
Area Bothell/East Kenmore /38	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES								
SAMPLE STATISTICS		 <p>The histogram shows the frequency distribution of ratios for 1 to 3 unit residences in area 38. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 350). The distribution is centered around 0.80, with a peak frequency of 298. Other notable frequencies are 101 for ratios around 0.70 and 93 for ratios around 0.90.</p> <table><caption>Ratio Frequency Data</caption><tr><th>Ratio Range</th><th>Frequency</th></tr><tr><td>0.65 - 0.70</td><td>101</td></tr><tr><td>0.75 - 0.80</td><td>298</td></tr><tr><td>0.85 - 0.90</td><td>93</td></tr></table>		Ratio Range	Frequency	0.65 - 0.70	101	0.75 - 0.80	298	0.85 - 0.90	93
Ratio Range	Frequency										
0.65 - 0.70	101										
0.75 - 0.80	298										
0.85 - 0.90	93										
Sample size (n)	505										
Mean Assessed Value	389,400										
Mean Adj. Sales Price	459,400										
Standard Deviation AV	102,483										
Standard Deviation SP	120,089										
ASSESSMENT LEVEL											
Arithmetic Mean Ratio	0.849										
Median Ratio	0.847										
Weighted Mean Ratio	0.848										
UNIFORMITY											
Lowest ratio	0.619										
Highest ratio:	1.085										
Coefficient of Dispersion	6.00%										
Standard Deviation	0.065										
Coefficient of Variation	7.68%										
Price Related Differential (PRD)	1.001										
RELIABILITY											
95% Confidence: Median											
Lower limit	0.840										
Upper limit	0.856										
95% Confidence: Mean											
Lower limit	0.843										
Upper limit	0.855										
SAMPLE SIZE EVALUATION											
N (population size)	5987										
B (acceptable error - in decimal)	0.05										
S (estimated from this sample)	0.065										
Recommended minimum:	7										
Actual sample size:	505										
Conclusion:	OK										
NORMALITY											
Binomial Test											
# ratios below mean:	259										
# ratios above mean:	246										
z:	0.578										
Conclusion:	Normal*										
*i.e. no evidence of non-normality											

COMMENTS:

1 to 3 Unit Residences throughout area 38

Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

COMMENTS:

1 to 3 Unit Residences throughout area 38

Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

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 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	012604	9082	11/28/07	\$349,950	\$302,000	900	6	1947	4	6600	N	N	20415 80TH AVE NE
001	011410	0354	8/16/07	\$308,950	\$263,000	1090	6	1950	4	10296	N	N	6203 NE 202ND ST
001	012604	9058	6/3/08	\$360,000	\$327,000	1480	6	1932	4	22233	N	N	18807 71ST AVE NE
001	402770	0921	3/6/08	\$417,000	\$368,000	850	7	1982	3	9200	N	N	5616 NE 200TH PL
001	012604	9201	6/19/07	\$408,950	\$348,000	910	7	1979	3	13275	N	N	6851 NE 191ST ST
001	011410	0084	4/30/07	\$497,500	\$424,000	920	7	1946	3	33300	N	N	20208 73RD AVE NE
001	255816	0240	3/4/08	\$365,100	\$322,000	940	7	1971	3	9160	N	N	6128 NE 204TH ST
001	255816	0050	7/30/08	\$355,000	\$330,000	960	7	1971	3	6825	N	N	6129 NE 203RD ST
001	382410	0322	8/22/08	\$299,950	\$281,000	980	7	1953	3	8820	N	N	6325 NE 196TH ST
001	011410	0246	12/13/07	\$310,800	\$269,000	1000	7	1960	4	7557	N	N	19013 73RD AVE NE
001	511600	0150	3/16/07	\$369,000	\$316,000	1000	7	1983	3	10245	N	N	5806 NE 204TH PL
001	257060	0210	9/8/08	\$324,000	\$306,000	1010	7	1966	4	9889	N	N	7640 NE 202ND PL
001	011410	0083	12/4/07	\$308,948	\$267,000	1040	7	1950	4	7628	N	N	20308 73RD AVE NE
001	255816	0180	5/23/08	\$332,000	\$300,000	1040	7	1971	4	7000	N	N	6121 NE 204TH ST
001	382410	0235	12/11/08	\$399,000	\$395,000	1060	7	1960	4	15920	N	N	6238 NE 196TH ST
001	617990	0050	10/6/08	\$375,000	\$359,000	1090	7	1981	3	8610	N	N	5829 NE 198TH PL
001	617990	0060	12/10/07	\$372,000	\$322,000	1090	7	1981	3	9658	N	N	5833 NE 198TH PL
001	011410	0156	10/26/07	\$408,500	\$351,000	1120	7	1988	3	9673	N	N	7324 NE 192ND ST
001	381950	0020	9/7/07	\$385,000	\$329,000	1150	7	1961	4	7600	N	N	5834 NE 197TH ST
001	402770	1233	8/13/07	\$379,000	\$323,000	1150	7	1987	3	8826	N	N	19632 61ST PL NE
001	402770	0880	10/23/07	\$416,000	\$357,000	1200	7	1915	4	10438	N	N	19628 55TH AVE NE
001	255815	0090	4/12/07	\$411,000	\$351,000	1240	7	1968	3	6500	N	N	6126 NE 202ND ST
001	177645	0120	6/30/08	\$410,000	\$376,000	1290	7	1980	3	7695	N	N	20424 73RD CT NE
001	866310	0150	10/28/07	\$379,000	\$325,000	1290	7	1963	4	10410	N	N	6257 NE 204TH PL
001	402770	0787	6/5/08	\$271,500	\$247,000	1320	7	1968	3	9000	N	N	19515 61ST AVE NE
001	402770	0881	6/28/07	\$360,000	\$306,000	1320	7	1989	3	9450	N	N	19721 58TH AVE NE
001	012604	9194	3/21/07	\$458,000	\$392,000	1330	7	1976	4	10125	N	N	18903 71ST AVE NE
001	511600	0255	9/10/07	\$455,000	\$389,000	1340	7	1997	3	9105	N	N	5610 NE 204TH ST
001	255816	0170	10/21/08	\$305,000	\$294,000	1350	7	1970	4	7000	N	N	6115 NE 204TH ST
001	402770	1237	6/6/07	\$357,000	\$304,000	1370	7	1961	3	13650	N	N	6117 NE 197TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	011410	0235	2/12/07	\$355,950	\$306,000	1410	7	1951	4	9584	N	N	7220 NE 190TH CT
001	382410	0010	7/20/07	\$513,000	\$437,000	1410	7	2006	3	5776	N	N	6216 NE 198TH ST
001	012604	9099	8/20/07	\$440,000	\$375,000	1460	7	1978	4	15011	N	N	19402 68TH AVE NE
001	402770	0807	7/29/08	\$383,300	\$356,000	1460	7	1994	3	10436	N	N	19315 59TH PL NE
001	012604	9217	12/4/07	\$378,000	\$326,000	1530	7	1986	3	10731	N	N	7122 NE 188TH CT
001	402770	1279	6/25/07	\$437,000	\$372,000	1540	7	1958	5	13320	N	N	5808 NE 190TH ST
001	382410	0012	1/18/07	\$537,500	\$464,000	1580	7	2006	3	14125	N	N	6210 NE 198TH ST
001	382410	0050	11/1/07	\$427,000	\$367,000	1620	7	1979	3	9660	N	N	19804 64TH AVE NE
001	402770	0811	2/28/08	\$308,000	\$271,000	1780	7	1968	3	11080	N	N	19300 58TH PL NE
001	382410	0131	8/8/08	\$373,000	\$348,000	1850	7	1966	4	8820	N	N	6303 NE 198TH ST
001	029372	0230	9/8/08	\$370,000	\$350,000	1850	7	2003	3	3604	N	N	7518 NE 204TH PL
001	025360	0100	3/27/07	\$411,000	\$351,000	1860	7	2000	3	4025	N	N	7555 NE 203RD ST
001	025360	0110	8/6/08	\$372,000	\$346,000	1860	7	2000	3	3937	N	N	7559 NE 203RD ST
001	025360	0120	3/16/07	\$413,900	\$354,000	1860	7	2000	3	3914	N	N	7563 NE 203RD ST
001	402770	1143	6/26/08	\$376,000	\$344,000	1920	7	1963	3	9860	N	N	20427 61ST AVE NE
001	402770	0804	3/20/07	\$374,950	\$321,000	1980	7	1968	3	8500	N	N	19302 59TH PL NE
001	382410	0065	8/26/08	\$495,700	\$466,000	2070	7	1977	3	29022	N	N	6448 NE 198TH ST
001	382410	0104	6/7/07	\$499,000	\$425,000	2370	7	2001	3	6956	N	N	6534 NE 198TH ST
001	402770	1203	11/14/08	\$380,000	\$371,000	1200	8	1978	3	15818	N	N	6146 NE 196TH ST
001	011410	0325	11/14/08	\$375,000	\$366,000	1250	8	1986	3	13762	N	N	6645 NE 202ND ST
001	866310	0130	11/13/07	\$572,000	\$492,000	1470	8	1975	5	9700	N	N	6240 NE 204TH PL
001	382410	0242	3/23/07	\$495,000	\$423,000	1480	8	1978	3	9653	N	N	19621 62ND CT NE
001	382410	0246	11/6/07	\$477,000	\$410,000	1500	8	1979	3	9676	N	N	19615 62ND CT NE
001	012604	9202	6/18/07	\$475,000	\$404,000	1510	8	1979	4	12397	N	N	6815 NE 191ST ST
001	012604	9202	6/18/07	\$475,000	\$404,000	1510	8	1979	4	12397	N	N	6815 NE 191ST ST
001	382410	0334	12/20/07	\$417,500	\$362,000	1780	8	1967	5	9800	N	N	19514 64TH AVE NE
001	402770	0849	3/19/07	\$417,000	\$357,000	1820	8	2006	3	4529	N	N	19512 55TH AVE NE
001	382010	0120	7/28/08	\$520,000	\$482,000	1880	8	1990	3	11000	Y	N	19502 65TH AVE NE
001	402770	1283	4/28/08	\$488,500	\$438,000	1930	8	1962	4	9600	N	N	5736 NE 190TH ST
001	382410	0284	2/5/07	\$669,000	\$575,000	2370	9	2006	3	6930	Y	N	6206 NE 195TH ST
001	086920	0010	6/14/07	\$569,900	\$485,000	2410	9	2006	3	5832	N	N	6735 NE 201ST PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	086920	0070	10/10/08	\$469,000	\$450,000	2410	9	2007	3	5070	N	N	6736 NE 201ST PL
001	086920	0060	8/20/08	\$499,000	\$468,000	2440	9	2007	3	5331	N	N	6730 NE 201ST PL
001	086920	0040	7/24/07	\$594,900	\$506,000	2520	9	2007	3	4500	N	N	6720 NE 201ST PL
001	086920	0050	3/27/08	\$549,900	\$488,000	2810	9	2007	3	5481	N	N	6726 NE 201ST PL
001	086920	0020	11/22/08	\$499,900	\$490,000	2920	9	2007	3	4538	N	N	6727 NE 201ST PL
001	011410	0364	12/18/07	\$800,000	\$693,000	3630	10	2007	3	8759	N	N	6530 NE 202ND ST
002	011410	0763	8/21/07	\$302,000	\$257,000	1040	6	1941	3	15000	N	N	18705 80TH AVE NE
002	381975	0110	7/10/07	\$396,300	\$337,000	1060	7	1988	3	9600	N	N	7618 NE 196TH CT
002	076500	0070	10/1/08	\$335,000	\$320,000	1120	7	1959	3	8400	N	N	17807 93RD PL NE
002	012604	9026	6/6/07	\$450,000	\$383,000	1170	7	1946	4	30964	N	N	19752 76TH AVE NE
002	381975	0120	3/27/08	\$380,000	\$337,000	1180	7	1988	3	9609	N	N	7617 NE 196TH CT
002	513000	0040	3/9/07	\$394,000	\$337,000	1200	7	1964	3	9750	N	N	18310 83RD AVE NE
002	072605	9272	10/22/07	\$422,000	\$362,000	1210	7	1954	4	21194	N	N	8429 NE 177TH ST
002	607500	0060	8/30/07	\$390,000	\$333,000	1260	7	1967	4	11310	N	N	17636 86TH AVE NE
002	011410	0698	10/10/08	\$309,600	\$297,000	1290	7	1942	4	15700	N	N	19026 73RD AVE NE
002	011410	0790	7/11/07	\$442,500	\$377,000	1300	7	1977	3	9600	N	N	7926 NE 183RD ST
002	011410	1482	8/19/08	\$395,000	\$370,000	1310	7	1964	3	14547	N	N	17627 83RD PL NE
002	298800	0010	8/28/07	\$384,500	\$328,000	1400	7	1960	4	10800	N	N	17931 91ST PL NE
002	298800	0110	1/8/07	\$335,000	\$290,000	1400	7	1960	3	8400	N	N	17926 91ST PL NE
002	660140	0030	8/31/07	\$325,000	\$277,000	1420	7	1972	3	10458	N	N	7902 NE 183RD ST
002	012604	9142	8/7/07	\$384,000	\$327,000	1670	7	1951	3	13534	N	N	18706 82ND AVE NE
002	011410	1042	3/30/07	\$431,000	\$368,000	1910	7	2001	3	6238	N	N	19228 75TH AVE NE
002	602050	0130	5/16/07	\$454,000	\$387,000	2150	7	2000	3	4236	N	N	19422 77TH PL NE
002	926926	0040	4/18/08	\$420,000	\$375,000	2160	7	2000	3	5788	N	N	17415 92ND AVE NE
002	926926	0130	5/30/08	\$425,000	\$385,000	2160	7	2000	3	5265	N	N	17349 92ND AVE NE
002	926926	0290	6/13/08	\$392,000	\$357,000	2160	7	2000	3	4645	N	N	17360 92ND AVE NE
002	926926	0310	12/10/08	\$370,700	\$366,000	2160	7	2000	3	4480	N	N	9218 NE 173RD PL
002	926926	0390	10/17/08	\$375,000	\$361,000	2160	7	2000	3	4575	N	N	9239 NE 174TH PL
002	926926	0500	4/30/07	\$435,000	\$371,000	2160	7	2001	3	3125	N	N	9240 NE 174TH PL
002	926926	0060	9/2/08	\$435,000	\$410,000	2460	7	2000	3	4420	N	N	17407 92ND AVE NE
002	926926	0210	5/10/07	\$479,999	\$409,000	2460	7	2001	3	4358	N	N	9229 NE 173RD PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	926926	0340	12/20/07	\$435,000	\$377,000	2460	7	2000	3	4473	N	N	17351 92ND PL NE
002	926926	0320	2/1/07	\$487,950	\$420,000	2680	7	2000	3	5217	N	N	9222 NE 173RD PL
002	926926	0360	6/20/07	\$510,000	\$434,000	2680	7	2000	3	5668	N	N	9215 NE 174TH PL
002	809380	0140	9/12/07	\$380,000	\$325,000	1230	8	1987	3	6778	Y	N	17819 85TH PL NE
002	513000	0080	9/10/07	\$465,500	\$397,000	1240	8	1963	4	9869	Y	N	18319 83RD PL NE
002	072605	9305	7/9/07	\$530,000	\$451,000	1320	8	1957	4	15000	N	N	17408 95TH AVE NE
002	012604	9154	3/7/07	\$399,950	\$343,000	1450	8	1967	4	7223	N	N	8034 NE 190TH ST
002	809380	0050	4/9/07	\$423,000	\$361,000	1460	8	1987	3	6804	N	N	17826 85TH PL NE
002	809380	0110	7/6/07	\$465,000	\$396,000	1720	8	1987	3	14410	N	N	17850 85TH PL NE
002	942790	0130	3/28/08	\$430,000	\$382,000	1760	8	2003	3	6354	N	N	18012 81ST AVE NE
002	370950	0010	4/15/08	\$442,500	\$395,000	1870	8	2003	3	7687	N	N	9025 NE 176TH ST
002	370950	0180	5/7/08	\$442,000	\$398,000	1870	8	2003	3	5449	N	N	9036 NE 176TH ST
002	011410	1058	8/29/07	\$467,000	\$398,000	1910	8	1993	3	10756	N	N	19428 76TH CT NE
002	011410	1155	6/26/07	\$508,950	\$433,000	1940	8	2007	3	15999	N	N	18119 83RD AVE NE
002	011410	1156	8/23/07	\$490,000	\$418,000	1940	8	2007	3	15999	N	N	18117 83RD AVE NE
002	011410	1157	3/26/07	\$519,950	\$444,000	1940	8	2007	3	15974	N	N	18115 83RD AVE NE
002	011410	1162	1/31/07	\$454,000	\$391,000	1940	8	2007	3	15632	N	N	18103 83RD AVE NE
002	955760	0040	6/19/07	\$467,000	\$397,000	1950	8	2002	3	5068	N	N	8830 NE 178TH ST
002	955760	0270	1/22/07	\$465,000	\$401,000	1950	8	2003	3	5208	N	N	17717 89TH CT NE
002	262478	0030	6/26/08	\$510,000	\$467,000	1950	8	2007	3	12148	N	N	8116 NE 189TH PL
002	370950	0080	5/16/07	\$475,000	\$405,000	2040	8	2003	3	5596	N	N	8913 NE 176TH ST
002	856495	0550	5/22/07	\$499,000	\$425,000	2180	8	2004	3	4045	N	N	8500 NE 202ND WAY
002	770202	0020	3/12/08	\$499,950	\$442,000	2200	8	2003	3	5219	N	N	8015 NE 182ND PL
002	856495	0360	8/13/07	\$546,900	\$466,000	2300	8	2004	3	4945	N	N	8541 NE 201ST PL
002	108865	0310	5/9/07	\$544,500	\$464,000	2320	8	2004	3	5493	N	N	8235 NE 198TH ST
002	955760	0310	12/12/07	\$475,000	\$411,000	2380	8	2003	3	5261	N	N	17718 89TH CT NE
002	108865	0010	9/8/08	\$459,950	\$435,000	2420	8	2006	3	5350	N	N	19805 82ND PL NE
002	856495	0470	2/28/08	\$515,000	\$454,000	2450	8	2004	3	6555	N	N	8618 NE 201ST PL
002	381840	0140	6/6/07	\$499,900	\$425,000	2460	8	2004	3	4966	N	N	19801 78TH AVE NE
002	770202	0070	11/3/08	\$468,000	\$454,000	2520	8	2003	3	5328	N	N	8039 NE 182ND PL
002	108865	0080	8/13/07	\$549,069	\$468,000	2530	8	2007	3	4849	N	N	19917 82ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	108865	0510	2/5/08	\$520,000	\$455,000	2530	8	2007	3	6260	N	N	8228 NE 198TH ST
002	926926	0240	12/2/08	\$430,000	\$423,000	2680	8	2000	3	5439	N	N	9241 NE 173RD PL
002	955890	0120	7/24/07	\$526,000	\$448,000	2680	8	2003	3	5502	N	N	8823 NE 176TH ST
002	262478	0040	10/23/07	\$532,000	\$456,000	2680	8	2007	3	5139	N	N	8123 NE 189TH PL
002	955890	0170	7/19/07	\$553,000	\$471,000	2760	8	2003	3	7432	N	N	17512 88TH AVE NE
002	262478	0020	4/1/08	\$545,000	\$485,000	2760	8	2007	3	4755	N	N	8122 NE 189TH PL
002	262478	0050	7/16/07	\$589,950	\$502,000	2790	8	2007	3	5035	N	N	8129 NE 189TH PL
002	262478	0010	1/24/08	\$535,000	\$467,000	2790	8	2007	3	4721	N	N	8128 NE 189TH PL
002	381840	0110	7/10/07	\$568,000	\$483,000	2900	8	2004	3	4950	N	N	19725 78TH AVE NE
002	513000	0100	2/26/08	\$767,500	\$676,000	1880	9	2007	3	11035	Y	N	18331 83RD PL NE
002	929550	0230	3/5/07	\$542,000	\$464,000	2310	9	2000	3	7800	N	N	8603 NE 193RD PL
002	957806	0210	8/21/08	\$512,142	\$480,000	2420	9	2008	3	4588	N	N	7810 NE 199TH ST
002	957806	0010	7/23/08	\$524,318	\$485,000	2440	9	2008	3	4563	N	N	7825 NE 200TH ST
002	957806	0190	4/10/08	\$523,265	\$467,000	2440	9	2008	3	4588	N	N	7802 NE 199TH ST
002	957806	0240	3/8/08	\$530,974	\$469,000	2440	9	2007	3	4759	N	N	7822 NE 199TH ST
002	957806	0530	8/22/08	\$520,907	\$488,000	2440	9	2008	3	5281	N	N	7744 NE 200TH ST
002	957806	0680	5/15/08	\$502,786	\$454,000	2440	9	2008	3	5207	N	N	7606 NE 201ST PL
002	957806	0130	8/13/08	\$530,303	\$495,000	2450	9	2008	3	6742	N	N	7706 NE 199TH ST
002	957806	0600	5/23/08	\$528,742	\$478,000	2450	9	2008	3	4535	N	N	7709 NE 201ST PL
002	957806	0480	5/22/08	\$510,049	\$461,000	2490	9	2007	3	4727	N	N	7716 NE 200TH ST
002	957806	0650	6/26/08	\$555,167	\$509,000	2490	9	2008	3	4643	N	N	7617 NE 201ST PL
002	326125	0080	3/2/07	\$545,950	\$468,000	2500	9	2006	3	4669	N	N	7816 NE 197TH PL
002	326125	0090	1/22/07	\$545,950	\$471,000	2500	9	2006	3	4717	N	N	7815 NE 197TH PL
002	326125	0070	1/22/07	\$563,100	\$485,000	2620	9	2007	3	4549	N	N	7814 NE 197TH PL
002	326125	0170	2/7/07	\$551,950	\$475,000	2620	9	2006	3	4500	N	N	19711 78TH AVE NE
002	326125	0040	4/9/07	\$540,450	\$461,000	2650	9	2006	3	4615	N	N	7808 NE 197TH PL
002	012604	9253	5/21/07	\$599,950	\$511,000	2650	9	2007	3	8284	N	N	20324 80TH AVE NE
002	957806	0840	7/11/08	\$525,962	\$485,000	2700	9	2008	3	4951	N	N	20010 79TH AVE NE
002	957806	0630	9/17/08	\$524,751	\$498,000	2720	9	2008	3	4535	N	N	7625 NE 201ST PL
002	012604	9249	3/13/07	\$559,950	\$479,000	2730	9	2006	3	5883	N	N	19020 81ST AVE NE
002	012604	9254	6/13/07	\$695,950	\$592,000	2770	9	2007	3	8801	N	N	20322 80TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	326125	0030	2/13/07	\$566,950	\$487,000	2790	9	2006	3	4764	N	N	19708 78TH AVE NE
002	770208	0040	9/19/07	\$597,500	\$511,000	2840	9	2007	3	5063	N	N	7915 NE 196TH ST
002	770208	0090	3/11/08	\$565,000	\$499,000	2850	9	2007	3	4501	N	N	7813 NE 196TH ST
002	770208	0100	4/25/08	\$565,000	\$506,000	2850	9	2007	3	4501	N	N	7719 NE 196TH ST
002	011410	0023	1/16/07	\$600,000	\$518,000	2960	9	2006	3	6145	N	N	7550 NE 201ST PL
002	770208	0070	5/16/08	\$599,950	\$541,000	2980	9	2007	3	4501	N	N	7823 NE 196TH ST
002	770208	0080	4/22/08	\$597,450	\$535,000	2980	9	2007	3	4501	N	N	7817 NE 196TH ST
002	770208	0120	7/24/08	\$600,000	\$556,000	2980	9	2007	3	4695	N	N	7715 NE 196TH ST
002	770208	0050	4/14/08	\$529,950	\$473,000	3020	9	2007	3	4501	N	N	7913 NE 196TH ST
002	326125	0020	5/1/07	\$585,950	\$499,000	3050	9	2006	3	4515	N	N	19712 78TH AVE NE
002	770208	0010	7/3/08	\$595,000	\$547,000	3060	9	2007	3	4505	N	N	7822 NE 196TH ST
002	957806	0640	4/21/08	\$572,754	\$512,000	3110	9	2008	3	4535	N	N	7621 NE 201ST PL
002	957806	0220	3/24/08	\$668,006	\$593,000	3240	9	2008	3	4588	N	N	7814 NE 199TH ST
002	544000	0050	3/21/08	\$950,000	\$842,000	3290	9	2007	3	9731	N	N	8516 NE 198TH ST
002	012604	9241	6/24/08	\$564,888	\$517,000	3360	9	2007	3	4541	N	N	20218 81ST PL NE
002	012604	9242	9/17/08	\$525,000	\$498,000	3360	9	2007	3	4562	N	N	20214 81ST PL NE
002	544000	0040	12/9/08	\$850,000	\$840,000	3450	9	2007	3	9625	N	N	8522 NE 198TH ST
002	544000	0060	4/19/07	\$985,924	\$841,000	3820	9	2007	3	9605	N	N	8511 NE 198TH ST
002	544000	0010	12/26/07	\$869,000	\$754,000	3920	9	2007	3	9607	N	N	8708 NE 198TH ST
002	544000	0090	3/12/07	\$869,000	\$744,000	3950	9	2007	3	9604	N	N	8613 NE 198TH ST
002	544000	0070	5/23/07	\$895,000	\$762,000	3960	9	2007	3	10440	N	N	8517 NE 198TH ST
002	929510	0190	10/1/07	\$680,000	\$582,000	2870	10	2004	3	8012	Y	N	8310 NE 187TH ST
002	182238	0120	1/5/07	\$850,000	\$735,000	2880	10	2006	3	5795	N	N	20226 83RD PL NE
002	182238	0010	6/26/07	\$720,000	\$613,000	2970	10	2007	3	5329	N	N	20227 83RD PL NE
002	182238	0090	2/28/07	\$850,000	\$729,000	2980	10	2006	3	5045	N	N	20212 83RD PL NE
002	011410	0806	12/23/08	\$705,000	\$702,000	3930	11	2005	3	31413	N	N	18025 80TH AVE NE
002	929510	0130	4/23/08	\$817,000	\$732,000	4010	11	2004	3	8529	Y	N	8340 NE 187TH ST
003	082605	9185	9/13/07	\$298,000	\$255,000	740	6	1945	3	6650	N	N	17511 EASON AVE
003	096110	0076	11/27/07	\$351,000	\$303,000	1780	6	1987	3	14649	N	N	10729 E RIVERSIDE DR
003	357860	0178	4/30/07	\$425,000	\$362,000	1130	7	1960	3	10800	N	N	8629 NE 157TH ST
003	082605	9327	4/23/07	\$331,000	\$282,000	1200	7	1982	3	11308	N	N	11116 E RIVERSIDE DR

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	620420	0420	12/17/07	\$455,000	\$394,000	1420	7	1988	3	6695	Y	N	14905 104TH AVE NE
003	620420	0010	4/26/08	\$412,000	\$369,000	1460	7	1986	4	7518	N	N	14502 104TH AVE NE
003	620420	0560	5/30/07	\$412,500	\$351,000	1540	7	1988	3	8011	N	N	14611 104TH AVE NE
003	620420	0120	3/5/07	\$449,950	\$385,000	1680	7	1987	4	7274	N	N	14634 104TH AVE NE
003	620420	0450	3/17/08	\$445,000	\$394,000	1760	7	1988	3	8456	N	N	14815 104TH AVE NE
003	053100	0040	3/7/08	\$565,000	\$499,000	2340	7	2006	3	22376	N	N	17514 W RIVERSIDE DR
003	620420	0110	7/11/07	\$436,000	\$371,000	1250	8	1985	3	7445	N	N	14628 104TH AVE NE
003	620400	0040	3/21/08	\$549,500	\$487,000	1400	8	1983	4	9714	N	N	16805 105TH AVE NE
003	357860	0225	11/30/07	\$650,000	\$561,000	1470	8	1999	5	42333	N	N	16301 88TH AVE NE
003	620400	0080	7/5/07	\$540,000	\$460,000	1670	8	1983	4	15781	N	N	16812 105TH AVE NE
003	172605	9072	7/7/08	\$700,000	\$644,000	1790	8	1965	3	24393	Y	N	16031 104TH AVE NE
003	176280	0010	2/8/08	\$439,000	\$385,000	1810	8	2004	3	2586	N	N	8323 NE 163RD PL
003	885400	0190	11/17/08	\$485,000	\$474,000	1830	8	1967	4	10000	N	N	16428 BALDER LN
003	620420	0370	8/15/07	\$469,950	\$401,000	1860	8	1987	3	13397	N	N	14929 104TH AVE NE
003	885410	0370	8/30/07	\$470,000	\$401,000	1880	8	1990	4	10878	N	N	9215 ODIN WAY
003	620420	0310	12/4/07	\$425,000	\$367,000	2000	8	1984	3	11130	N	N	15021 104TH AVE NE
003	563450	0396	2/15/07	\$550,000	\$472,000	2130	8	2002	3	11003	N	N	8311 NE 166TH ST
003	664102	0150	9/18/08	\$480,000	\$456,000	2217	8	1996	3	5697	N	N	9041 NE 160TH PL
003	620420	0290	7/17/08	\$470,000	\$434,000	2340	8	1984	3	10027	N	N	15006 104TH AVE NE
003	734050	0160	10/26/07	\$605,000	\$519,000	2350	8	2000	3	6600	N	N	17309 106TH PL NE
003	734050	0180	7/18/07	\$595,000	\$506,000	2350	8	2000	3	6581	N	N	17321 106TH PL NE
003	357860	0180	7/23/07	\$620,000	\$528,000	2420	8	1999	3	12152	N	N	8630 NE 157TH ST
003	885410	0280	3/9/07	\$559,900	\$479,000	2610	8	1985	3	13545	N	N	9425 ODIN WAY
003	885410	0280	4/25/08	\$546,950	\$490,000	2610	8	1985	3	13545	N	N	9425 ODIN WAY
003	620410	0150	6/17/08	\$569,500	\$520,000	2640	8	1988	3	8947	N	N	10935 NE 157TH ST
003	734050	0100	4/3/07	\$650,000	\$555,000	2860	8	2000	3	10169	N	N	10631 NE 173RD PL
003	103610	0200	2/22/08	\$560,000	\$492,000	2950	8	1994	3	9309	N	N	15745 111TH AVE NE
003	357860	0032	10/10/08	\$510,000	\$489,000	3080	8	2001	3	8715	N	N	16106 84TH AVE NE
003	096110	0047	1/30/07	\$762,500	\$656,000	3380	8	1938	4	23584	Y	Y	11206 E RIVERSIDE DR
003	108970	0120	3/26/08	\$592,950	\$526,000	1620	9	1995	3	10299	N	N	14727 102ND AVE NE
003	020050	0150	9/11/08	\$515,330	\$488,000	1750	9	1988	3	7951	N	N	9113 NE 151ST ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	020050	0250	5/2/07	\$529,950	\$452,000	1930	9	1989	3	6346	N	N	15001 92ND PL NE
003	020050	0250	7/15/08	\$523,000	\$483,000	1930	9	1989	3	6346	N	N	15001 92ND PL NE
003	020050	0500	4/17/08	\$557,200	\$498,000	2060	9	1989	3	9271	Y	N	15114 93RD PL NE
003	620405	0160	9/11/07	\$639,500	\$546,000	2090	9	2007	3	4369	N	N	11171 NE 162ND ST
003	620405	0170	8/1/08	\$512,950	\$477,000	2090	9	2007	3	4180	N	N	11175 NE 162ND ST
003	620405	0180	7/16/07	\$647,500	\$551,000	2090	9	2007	3	4198	N	N	11179 NE 162ND ST
003	108881	0070	2/16/07	\$600,000	\$515,000	2100	9	1995	4	9619	N	N	15702 99TH AVE NE
003	108880	0120	5/4/07	\$590,000	\$503,000	2130	9	1990	3	9615	N	N	15217 102ND AVE NE
003	020050	0030	10/31/07	\$505,000	\$434,000	2220	9	1989	3	9691	N	N	15001 91ST PL NE
003	620405	0120	10/27/08	\$470,000	\$454,000	2220	9	2006	3	3905	N	N	11155 NE 162ND ST
003	020050	0310	5/24/07	\$585,000	\$498,000	2270	9	1989	3	7839	N	N	15032 92ND PL NE
003	108970	0080	9/30/08	\$540,000	\$515,000	2290	9	1995	3	9924	N	N	14728 102ND AVE NE
003	020050	0670	6/18/07	\$600,000	\$511,000	2340	9	1989	3	8111	N	N	9132 NE 151ST ST
003	108880	1290	7/9/07	\$595,000	\$506,000	2340	9	1990	3	10785	N	N	15120 102ND AVE NE
003	082605	9362	6/20/07	\$1,023,350	\$871,000	2340	9	2000	3	118033	N	N	10711 NE 170TH ST
003	020051	0410	9/25/08	\$525,000	\$500,000	2360	9	1989	3	7440	N	N	15209 92ND PL NE
003	020051	0500	9/4/08	\$490,000	\$462,000	2430	9	1989	3	7313	N	N	15302 92ND PL NE
003	020051	0120	6/22/07	\$654,265	\$557,000	2440	9	1989	4	13064	Y	N	15612 93RD CT NE
003	108970	0030	3/26/08	\$610,000	\$541,000	2460	9	1995	3	11138	N	N	14908 102ND AVE NE
003	020051	0080	5/23/08	\$615,000	\$556,000	2490	9	1989	3	9898	Y	N	15526 93RD CT NE
003	020051	0080	5/23/08	\$615,000	\$556,000	2490	9	1989	3	9898	Y	N	15526 93RD CT NE
003	885410	0200	1/22/07	\$749,950	\$647,000	2540	9	2006	3	16100	N	N	16206 VALHALLA DR
003	108880	1410	6/23/08	\$570,000	\$522,000	2640	9	1990	3	9600	N	N	10104 NE 153RD ST
003	620405	0140	10/22/08	\$538,950	\$520,000	2640	9	2006	3	6557	N	N	11163 NE 162ND ST
003	620405	0070	1/9/07	\$650,200	\$562,000	2650	9	2006	3	4528	N	N	11127 NE 162ND ST
003	620405	0080	1/25/07	\$639,950	\$551,000	2650	9	2006	3	4270	N	N	11131 NE 162ND ST
003	108880	0920	7/18/07	\$655,000	\$558,000	2660	9	1991	3	9600	N	N	10020 NE 155TH ST
003	020050	0570	8/8/07	\$695,000	\$592,000	2710	9	1988	4	8334	N	N	15307 93RD PL NE
003	108880	0950	7/17/08	\$615,000	\$568,000	2720	9	1994	4	9616	N	N	10015 NE 155TH ST
003	108880	0950	6/9/08	\$625,000	\$569,000	2720	9	1994	4	9616	N	N	10015 NE 155TH ST
003	020050	0370	6/18/07	\$627,000	\$534,000	2780	9	1988	3	8407	N	N	15013 93RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	320490	0050	4/4/07	\$626,000	\$535,000	2800	9	2001	3	11136	N	N	17119 109TH PL NE
003	020051	0540	5/25/07	\$567,450	\$483,000	2810	9	1989	3	7809	N	N	15404 92ND PL NE
003	443400	0070	7/3/07	\$625,000	\$532,000	2810	9	1999	3	9601	N	N	17117 111TH AVE NE
003	417860	0060	5/30/08	\$650,000	\$589,000	2830	9	1993	3	14019	N	N	11112 NE 160TH PL
003	885400	0040	5/2/07	\$700,000	\$597,000	2850	9	1969	4	10560	N	N	9320 VALHALLA WAY
003	320490	0020	2/23/07	\$625,000	\$536,000	2870	9	2000	3	10218	N	N	17211 109TH PL NE
003	620405	0030	6/19/08	\$499,950	\$457,000	2870	9	2007	3	6689	N	N	11176 NE 162ND ST
003	357860	0148	5/21/07	\$700,000	\$596,000	2890	9	2006	3	11852	N	N	15607 88TH AVE NE
003	182605	9092	2/21/07	\$733,000	\$629,000	2900	9	2006	3	12632	N	N	8831 NE 163RD ST
003	885410	0320	2/1/07	\$750,000	\$645,000	3030	9	2001	3	14329	Y	N	9329 ODIN WAY
003	082605	9346	2/27/07	\$744,950	\$639,000	3040	9	1999	3	49222	N	N	17515 102ND AVE NE
003	108880	1340	7/22/08	\$619,950	\$574,000	3070	9	1991	3	9604	N	N	15308 102ND AVE NE
003	609860	0060	7/12/07	\$680,000	\$579,000	3120	9	2007	3	8051	N	N	8815 NE 163RD ST
003	698050	0030	10/31/08	\$619,950	\$601,000	3700	9	2007	3	4500	N	N	16308 SIMONDS RD NE
003	609860	0010	4/19/07	\$749,999	\$640,000	3790	9	2007	3	6951	N	N	16204 88TH AVE NE
003	108880	0790	5/2/08	\$575,000	\$516,000	2400	10	1991	3	10243	N	N	10202 NE 156TH PL
003	108881	0020	5/14/08	\$640,000	\$577,000	2800	10	1990	3	8600	N	N	10002 NE 155TH PL
003	357860	0146	5/18/07	\$690,000	\$588,000	2820	10	2007	3	14721	N	N	15610 SIMONDS RD NE
003	108880	0350	10/18/07	\$650,000	\$557,000	2900	10	1992	3	10571	N	N	10410 NE 151ST PL
003	108880	0830	10/16/08	\$646,200	\$621,000	3040	10	1991	3	11257	N	N	15522 101ST PL NE
003	357860	0147	5/22/07	\$699,950	\$596,000	3070	10	2007	3	10520	N	N	15606 SIMONDS RD NE
003	108881	0050	6/28/07	\$704,995	\$600,000	3370	10	1992	4	9620	N	N	9914 NE 157TH ST
003	108880	1220	12/20/07	\$670,000	\$580,000	3400	10	1991	3	9600	N	N	15119 103RD AVE NE
003	172605	9048	10/30/08	\$730,000	\$707,000	3470	10	2001	3	34665	N	N	10932 NE 164TH PL
003	172605	9087	5/14/07	\$1,150,000	\$979,000	2840	11	2001	3	64469	N	N	10606 NE 155TH PL
004	062605	9232	3/1/07	\$395,000	\$339,000	790	6	1943	4	19294	N	N	19927 100TH AVE NE
004	956780	0180	7/11/08	\$305,000	\$281,000	820	6	1949	3	7194	N	N	18704 NE 103RD ST
004	052605	9154	9/8/08	\$296,000	\$280,000	910	6	1952	3	10225	N	N	19726 100TH AVE NE
004	052605	9072	5/8/07	\$375,000	\$319,000	1200	6	1931	5	13240	N	N	19711 104TH AVE NE
004	072605	9268	6/18/07	\$333,450	\$284,000	1270	6	1953	4	7500	N	N	18303 96TH AVE NE
004	097000	0005	6/12/07	\$340,000	\$289,000	810	7	1937	4	3525	N	N	18524 BOTHELL WAY NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	323520	0090	7/6/07	\$415,000	\$353,000	910	7	1973	3	8401	N	N	10144 NE 202ND ST
004	152480	0010	9/17/07	\$339,950	\$290,000	960	7	1957	3	10800	N	N	9715 NE 200TH ST
004	926940	0110	10/4/07	\$322,000	\$276,000	960	7	1959	3	8202	N	N	19124 94TH PL NE
004	956880	0070	7/9/08	\$360,000	\$331,000	960	7	1991	3	4606	N	N	10131 NE 186TH ST
004	809730	0130	2/1/08	\$270,000	\$236,000	980	7	1962	3	8385	N	N	10117 NE 200TH ST
004	809730	0160	12/3/08	\$304,000	\$299,000	980	7	1961	3	8400	N	N	10025 NE 200TH ST
004	605770	0110	9/19/07	\$365,000	\$312,000	1080	7	1968	3	11000	Y	N	10718 VALLEY VIEW RD
004	213800	0150	11/19/07	\$417,000	\$359,000	1090	7	1962	4	8120	N	N	18428 92ND AVE NE
004	323520	0100	9/17/08	\$330,000	\$313,000	1090	7	1972	3	8401	N	N	10141 NE 202ND ST
004	052605	9225	6/19/07	\$427,900	\$364,000	1140	7	1977	4	6717	N	N	10143 NE 198TH ST
004	323522	0040	6/14/07	\$449,000	\$382,000	1180	7	1977	5	13217	N	N	10028 NE 204TH ST
004	949200	0070	7/28/08	\$350,000	\$325,000	1200	7	1964	3	8400	N	N	9231 NE 192ND ST
004	280680	0150	10/3/07	\$433,000	\$371,000	1220	7	1977	4	7188	N	N	9720 NE 204TH PL
004	949210	0020	6/6/08	\$335,000	\$305,000	1230	7	1967	4	8000	N	N	19228 92ND AVE NE
004	052605	9141	9/7/07	\$370,000	\$316,000	1240	7	1984	3	9912	N	N	19900 104TH AVE NE
004	379800	0080	8/29/07	\$405,000	\$345,000	1250	7	1956	3	10032	N	N	10701 NE 187TH ST
004	551880	0040	3/2/07	\$423,250	\$363,000	1260	7	1962	3	9660	N	N	10716 NE 187TH ST
004	213800	0100	4/15/08	\$340,000	\$304,000	1270	7	1965	4	10335	N	N	9310 NE 184TH PL
004	082605	9325	5/12/08	\$369,000	\$333,000	1330	7	1986	3	10108	N	N	10714 BEARDSLEE PL
004	062605	9275	1/31/07	\$360,000	\$310,000	1340	7	1968	4	11163	N	N	9710 NE 200TH ST
004	605760	0080	8/14/08	\$329,950	\$308,000	1340	7	1958	3	7000	Y	N	10528 VALLEY VIEW RD
004	146000	0030	2/23/07	\$390,000	\$335,000	1360	7	1987	3	7747	N	N	20031 99TH CT NE
004	551960	0040	10/23/08	\$325,000	\$314,000	1370	7	1967	4	8722	N	N	18716 104TH AVE NE
004	052605	9179	8/6/07	\$400,700	\$341,000	1380	7	1993	3	6671	N	N	19021 104TH AVE NE
004	082605	9247	4/16/08	\$643,321	\$575,000	1380	7	1977	3	7817	N	Y	17500 113TH AVE NE
004	572000	0420	1/25/07	\$399,950	\$345,000	1390	7	1959	4	9294	Y	N	8805 NE 187TH ST
004	377530	0020	4/11/07	\$379,950	\$324,000	1410	7	1965	4	10126	N	N	20011 95TH PL NE
004	379800	0150	2/15/08	\$370,000	\$325,000	1460	7	1976	3	9120	N	N	10417 NE 186TH ST
004	525530	0180	8/17/07	\$395,000	\$337,000	1460	7	1962	3	8325	N	N	10416 NE 194TH ST
004	605760	0071	11/6/07	\$385,000	\$331,000	1500	7	1953	3	8250	Y	N	10504 VALLEY VIEW RD
004	956780	0486	7/15/08	\$350,000	\$323,000	1500	7	1939	3	10050	N	N	18912 101ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	809730	0050	1/23/07	\$325,000	\$280,000	1510	7	1962	4	9600	N	N	20006 101ST AVE NE
004	525530	0220	12/12/07	\$387,500	\$335,000	1580	7	1962	4	8687	N	N	10424 NE 195TH ST
004	525530	0200	6/3/08	\$390,000	\$354,000	1630	7	1963	3	9263	N	N	10406 NE 195TH ST
004	635990	0105	7/6/07	\$410,000	\$349,000	1660	7	1961	4	15000	N	N	18608 89TH AVE NE
004	525500	0130	3/15/07	\$400,000	\$342,000	1670	7	1959	4	9190	N	N	10713 NE 193RD ST
004	949200	0150	5/8/08	\$382,000	\$344,000	1680	7	1965	3	8580	N	N	9228 NE 192ND ST
004	255750	0110	9/30/08	\$409,500	\$391,000	1690	7	1980	4	14850	N	N	19833 95TH AVE NE
004	184280	0020	7/7/08	\$410,000	\$377,000	1710	7	1985	3	10694	N	N	18024 89TH PL NE
004	525500	0270	2/27/07	\$392,000	\$336,000	1870	7	1959	3	8400	N	N	19027 107TH PL NE
004	525500	0190	9/6/08	\$340,000	\$321,000	1950	7	1963	3	8400	N	N	19116 106TH AVE NE
004	525520	0110	7/30/08	\$490,000	\$455,000	1950	7	1962	4	8325	Y	N	10611 NE 195TH ST
004	525530	0150	2/8/07	\$399,950	\$344,000	1950	7	1962	4	8325	N	N	10504 NE 194TH ST
004	144400	0100	7/15/08	\$450,000	\$415,000	1970	7	1978	3	8486	N	N	20124 98TH AVE NE
004	525500	0400	4/27/07	\$462,000	\$394,000	1990	7	1959	3	9000	N	N	19022 108TH AVE NE
004	525520	0250	12/12/07	\$400,000	\$346,000	1990	7	1967	4	8478	N	N	10626 NE 195TH ST
004	173730	0440	6/4/08	\$375,000	\$341,000	1200	8	1972	3	8180	N	N	9105 NE 192ND PL
004	769780	0040	5/9/07	\$417,000	\$355,000	1220	8	1979	3	9820	N	N	10435 NE 204TH PL
004	769780	0220	7/25/07	\$442,000	\$376,000	1220	8	1979	3	9744	N	N	10452 NE 204TH PL
004	525571	0110	6/25/07	\$415,000	\$353,000	1230	8	1976	3	9006	N	N	20015 108TH AVE NE
004	525510	0070	11/27/07	\$471,000	\$406,000	1350	8	1961	4	10400	N	N	19305 108TH AVE NE
004	525510	0210	3/10/08	\$390,000	\$345,000	1350	8	1962	3	8300	N	N	19308 104TH AVE NE
004	525540	0160	6/1/07	\$417,200	\$355,000	1390	8	1978	4	8500	N	N	20007 102ND PL NE
004	525700	0010	10/15/08	\$370,000	\$356,000	1400	8	1969	4	9700	N	N	10511 NE 196TH ST
004	091000	0048	9/15/08	\$483,000	\$458,000	1420	8	1977	4	9165	N	N	10525 NE 190TH ST
004	525571	0130	1/18/07	\$391,150	\$337,000	1480	8	1976	4	8500	N	N	10710 NE 200TH PL
004	812530	0010	3/21/07	\$438,000	\$375,000	1480	8	1974	3	10149	N	N	19004 90TH PL NE
004	525573	0120	4/29/08	\$399,950	\$359,000	1500	8	1975	4	9041	N	N	10420 NE 201ST ST
004	794200	0060	8/29/07	\$440,000	\$375,000	1510	8	1966	3	19108	N	N	10423 NE 190TH ST
004	809750	0180	3/2/07	\$395,050	\$339,000	1510	8	1990	3	8400	N	N	20024 100TH AVE NE
004	949210	0040	3/21/07	\$429,900	\$368,000	1550	8	1964	4	8525	N	N	19212 92ND AVE NE
004	525550	0070	5/10/07	\$480,000	\$409,000	1570	8	1966	4	8000	N	N	10601 NE 197TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	525569	0030	1/14/08	\$435,000	\$379,000	1650	8	1977	3	8600	N	N	20204 108TH AVE NE
004	152480	0020	7/17/08	\$395,000	\$365,000	1660	8	1968	3	11039	N	N	9701 NE 200TH ST
004	052605	9161	12/13/07	\$425,000	\$368,000	1740	8	1947	4	10330	N	N	19706 104TH AVE NE
004	525510	0130	7/25/07	\$395,000	\$336,000	1740	8	1960	4	9000	N	N	10602 NE 193RD ST
004	525560	0010	2/12/08	\$470,000	\$412,000	1760	8	1967	3	8588	N	N	10403 NE 198TH ST
004	525510	0160	8/8/07	\$412,100	\$351,000	1950	8	1960	4	9019	N	N	10502 NE 193RD ST
004	525680	0180	8/16/07	\$434,000	\$370,000	2040	8	1982	3	8080	N	N	19908 104TH AVE NE
004	072605	9011	3/20/08	\$619,950	\$549,000	2170	8	1998	3	21713	N	N	9430 NE 181ST LN
004	152480	0055	9/7/08	\$465,000	\$439,000	2260	8	1967	3	10800	N	N	9718 NE 198TH ST
004	525550	0130	5/20/08	\$557,000	\$503,000	2530	8	1967	4	7200	N	N	10723 NE 197TH ST
004	052605	9309	11/19/07	\$560,000	\$482,000	2542	8	2003	3	9601	N	N	18906 ROSS RD
004	062605	9354	5/4/07	\$635,000	\$541,000	2330	9	2002	3	10164	N	N	20207 96TH AVE NE
004	241250	0030	8/21/08	\$542,000	\$508,000	2410	9	1992	3	9855	N	N	19015 88TH PL NE
004	173733	0120	9/20/07	\$546,000	\$467,000	2720	9	1991	3	8071	N	N	19724 88TH PL NE
004	173733	0160	9/8/08	\$555,000	\$524,000	2780	9	1994	3	7623	N	N	19639 89TH PL NE
004	173733	0040	7/9/07	\$555,000	\$472,000	2830	9	1993	3	7608	N	N	19641 88TH PL NE
004	052605	9313	7/18/07	\$753,916	\$642,000	2860	9	2007	3	12224	N	N	18909 ROSS RD
004	605760	0060	5/20/08	\$665,892	\$602,000	3000	9	2008	3	6400	Y	N	10518 VALLEY VIEW RD
004	956780	0370	11/28/07	\$699,990	\$604,000	3280	9	2007	3	6649	N	N	10315 NE 190TH ST
004	635890	0090	9/11/07	\$817,450	\$698,000	3920	9	2008	3	50965	N	N	9544 NE 188TH ST
004	635890	0070	10/3/07	\$632,000	\$541,000	4140	9	2007	3	46173	N	N	9520 NE 188TH ST
004	613761	0450	4/16/07	\$672,000	\$573,000	2340	10	1998	3	8659	N	N	19623 110TH PL NE
004	613761	0120	7/3/07	\$650,000	\$553,000	2390	10	1997	3	7618	Y	N	10900 NE 197TH ST
004	613761	0090	2/28/08	\$570,000	\$502,000	2490	10	1989	3	10494	Y	N	10906 NE 197TH ST
004	052605	9312	10/1/07	\$783,000	\$670,000	2560	10	2007	3	10165	N	N	18920 108TH AVE NE
004	613761	0190	8/7/08	\$580,000	\$540,000	2700	10	1992	3	7521	N	N	19619 109TH PL NE
004	613761	0580	4/24/07	\$798,000	\$680,000	2960	10	1990	3	9350	N	N	11017 NE 197TH ST
004	052605	9311	11/28/07	\$879,800	\$759,000	3110	10	2007	3	10552	N	N	18928 108TH AVE NE
004	785998	0020	1/17/07	\$790,000	\$682,000	3510	10	2006	3	8446	N	N	1306 NE 194TH ST
004	785998	0100	5/16/07	\$839,950	\$715,000	3510	10	2006	3	8400	N	N	10329 NE 194TH ST
004	785998	0140	12/12/07	\$780,000	\$675,000	3510	10	2006	3	13353	N	N	10323 NE 194TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	785998	0150	2/20/08	\$910,000	\$800,000	3510	10	2006	3	8400	N	N	10321 NE 194TH ST
004	785998	0160	5/16/08	\$920,000	\$830,000	3510	10	2007	3	8400	N	N	10317 NE 194TH ST
004	785998	0170	5/28/08	\$929,950	\$843,000	3510	10	2007	3	8400	N	N	10311 NE 194TH ST
004	785998	0090	1/26/07	\$829,000	\$714,000	3640	10	2006	3	9544	N	N	10322 NE 194TH ST
004	785998	0010	3/12/07	\$874,950	\$749,000	4090	10	2006	3	8440	N	N	10302 NE 194TH ST
004	785998	0180	11/19/07	\$1,075,850	\$927,000	4090	10	2007	3	8453	N	N	10307 NE 194TH ST
004	785998	0060	5/20/08	\$920,000	\$831,000	4640	10	2007	3	9247	N	N	10316 NE 194TH ST
005	914430	0120	1/11/07	\$388,000	\$335,000	960	7	1969	5	9531	N	N	18550 133RD PL NE
005	923845	0020	2/27/07	\$374,000	\$321,000	1010	7	1968	3	10111	N	N	13003 NE 192ND ST
005	680460	0450	8/1/07	\$445,000	\$379,000	1180	7	1985	3	9583	N	N	18600 129TH AVE NE
005	042605	9031	1/3/07	\$590,000	\$510,000	1240	7	1930	3	47044	N	N	18721 132ND AVE NE
005	666241	0240	10/15/07	\$468,000	\$401,000	1300	7	1977	3	9662	N	N	12947 NE 195TH PL
005	923845	0110	5/12/08	\$374,500	\$337,000	1300	7	1968	3	9625	N	N	19218 133RD PL NE
005	807837	0010	7/23/07	\$498,500	\$424,000	1320	7	1975	4	12042	N	N	13422 NE 186TH ST
005	565100	0060	7/21/08	\$337,000	\$312,000	1360	7	1987	3	4596	N	N	20310 HOLLYHILLS DR NE
005	802965	0160	2/13/08	\$375,000	\$329,000	1360	7	1999	3	4332	N	N	18560 134TH PL NE
005	680460	0250	12/30/08	\$440,000	\$440,000	1400	7	1983	4	9600	N	N	18303 129TH PL NE
005	565101	0130	4/22/08	\$350,000	\$313,000	1420	7	1988	3	3912	N	N	12801 NE 201ST PL
005	802965	0010	8/4/08	\$383,000	\$356,000	1600	7	1999	3	2930	N	N	18591 134TH PL NE
005	565101	0120	5/14/08	\$365,000	\$329,000	1790	7	1988	3	4147	N	N	12805 NE 201ST PL
005	565100	0010	4/16/07	\$399,950	\$341,000	1810	7	1987	3	3909	N	N	20428 HOLLYHILLS DR NE
005	565100	0250	10/5/07	\$398,000	\$341,000	1830	7	1987	3	4200	N	N	20105 HOLLYHILLS DR NE
005	565101	0090	4/25/08	\$417,000	\$374,000	1970	7	1988	3	5170	N	N	12817 NE 201ST PL
005	565101	0360	4/25/08	\$415,000	\$372,000	2050	7	1989	3	4000	N	N	12720 NE 200TH PL
005	951650	0160	10/29/07	\$440,000	\$378,000	1230	8	1976	3	9627	N	N	13414 NE 190TH PL
005	666240	0080	9/11/08	\$416,500	\$394,000	1270	8	1975	3	10000	N	N	13245 NE 184TH PL
005	951651	0080	9/4/07	\$460,000	\$393,000	1270	8	1977	3	13505	N	N	13216 NE 190TH PL
005	680460	0910	4/11/07	\$399,000	\$341,000	1440	8	1980	3	9625	N	N	12826 NE 184TH CT
005	680460	0420	5/7/08	\$425,000	\$382,000	1450	8	1980	3	9814	N	N	18510 129TH LN NE
005	680460	0770	7/13/07	\$465,000	\$396,000	1450	8	1980	3	9441	N	N	12820 NE 185TH CT
005	680600	0130	11/12/08	\$385,000	\$375,000	1460	8	1984	3	9947	N	N	13025 NE 184TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	680460	0880	7/23/07	\$442,000	\$376,000	1480	8	1980	3	15055	N	N	12821 NE 185TH CT
005	424940	0220	1/31/08	\$390,000	\$341,000	1480	8	1998	3	5595	N	N	13205 NE 201ST CT
005	680460	0830	3/21/08	\$435,000	\$386,000	1610	8	1982	3	8000	N	N	12801 NE 185TH CT
005	424940	0230	1/3/08	\$439,000	\$381,000	1650	8	1998	3	5675	N	N	13203 NE 201ST CT
005	680460	0170	11/15/07	\$439,000	\$378,000	1850	8	1980	3	10460	N	N	18310 129TH PL NE
005	803050	0060	6/15/07	\$535,000	\$455,000	1920	8	2003	3	4401	N	N	12945 NE 201ST WAY
005	807837	0070	11/30/07	\$505,750	\$437,000	1930	8	2003	3	6938	N	N	18615 134TH PL NE
005	273861	0100	7/16/08	\$455,000	\$420,000	1980	8	2004	3	3414	N	N	13650 NE 203RD ST
005	273860	0240	4/10/07	\$455,000	\$388,000	2050	8	2005	3	3453	N	N	13616 NE 202ND ST
005	273860	0010	11/25/08	\$386,000	\$379,000	2100	8	2005	3	3973	N	N	13607 NE 202ND ST
005	271750	0090	2/7/07	\$525,000	\$451,000	2130	8	1993	3	8229	N	N	13025 NE 198TH CT
005	247540	0080	10/19/07	\$472,000	\$405,000	2140	8	2003	3	6008	N	N	18025 129TH PL NE
005	020770	0010	10/1/07	\$512,775	\$439,000	2260	8	2007	3	4087	N	N	12929 NE 200TH PL
005	020770	0040	4/17/07	\$528,675	\$451,000	2260	8	2007	3	4217	N	N	12887 NE 200TH PL
005	020770	0100	1/8/07	\$563,787	\$487,000	2260	8	2007	3	5752	N	N	12852 NE 200TH PL
005	020770	0110	3/12/07	\$529,417	\$453,000	2260	8	2007	3	5495	N	N	12858 NE 200TH PL
005	020770	0200	7/20/07	\$514,701	\$438,000	2260	8	2007	3	4053	N	N	12922 NE 200TH PL
005	020770	0210	3/12/07	\$516,715	\$442,000	2260	8	2007	3	3863	N	N	12928 NE 200TH PL
005	020770	0220	5/18/07	\$523,852	\$446,000	2260	8	2007	3	4404	N	N	12934 NE 200TH PL
005	020770	0250	3/12/07	\$539,090	\$461,000	2260	8	2007	3	4500	N	N	12950 NE 200TH PL
005	020770	0070	1/25/07	\$538,057	\$464,000	2270	8	2007	3	4053	N	N	12869 NE 200TH PL
005	020770	0260	3/15/07	\$527,448	\$451,000	2270	8	2007	3	4740	N	N	12956 NE 200TH PL
005	803050	0020	5/29/07	\$569,000	\$484,000	2360	8	2003	3	4000	N	N	12971 NE 201ST WAY
005	020770	0170	2/23/07	\$561,724	\$482,000	2430	8	2007	3	5549	N	N	12904 NE 200TH PL
005	952731	0020	5/18/07	\$520,000	\$443,000	2440	8	2004	3	3634	N	N	12947 NE 204TH PL
005	020770	0060	4/10/07	\$565,517	\$483,000	2450	8	2007	3	4410	N	N	12875 NE 200TH PL
005	020770	0120	1/16/07	\$563,530	\$486,000	2450	8	2007	3	4575	N	N	12864 NE 200TH PL
005	020770	0130	6/1/07	\$544,192	\$463,000	2450	8	2007	3	4245	N	N	12870 NE 200TH PL
005	020770	0160	9/26/07	\$543,527	\$465,000	2450	8	2007	3	4648	N	N	12888 NE 200TH PL
005	020770	0180	6/27/07	\$573,954	\$488,000	2450	8	2007	3	5047	N	N	12908 NE 200TH PL
005	020770	0020	7/11/07	\$606,563	\$516,000	2490	8	2007	3	4449	N	N	12923 NE 200TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	020770	0240	9/13/07	\$548,569	\$469,000	2490	8	2007	3	5878	N	N	12946 NE 200TH PL
005	182236	0060	4/24/07	\$552,500	\$471,000	2520	8	2003	3	5249	N	N	13295 NE 202ND CT
005	032605	9158	8/7/08	\$550,000	\$512,000	2550	8	2005	3	10499	N	N	20318 132ND AVE NE
005	803050	0080	9/11/07	\$560,000	\$478,000	2550	8	2003	3	5668	N	N	12933 NE 201ST WAY
005	952731	0240	5/6/08	\$523,000	\$470,000	2760	8	2005	3	7321	N	N	12962 NE 204TH PL
005	785996	0110	7/10/07	\$590,000	\$502,000	2830	8	2004	3	8459	N	N	18485 130TH PL NE
005	273861	0050	2/23/07	\$520,000	\$446,000	2870	8	2004	3	4467	N	N	13685 NE 203RD ST
005	952731	0130	11/24/08	\$500,000	\$490,000	3070	8	2004	3	4913	N	N	20424 128TH PL NE
005	952731	0130	6/11/07	\$660,000	\$562,000	3070	8	2004	3	4913	N	N	20424 128TH PL NE
005	020770	0050	3/14/07	\$597,659	\$512,000	3110	8	2007	3	4464	N	N	12961 NE 200TH PL
005	020770	0140	8/9/07	\$611,841	\$521,000	3110	8	2007	3	6022	N	N	12876 NE 200TH PL
005	020770	0150	6/8/07	\$594,574	\$506,000	3110	8	2007	3	4477	N	N	12882 NE 200TH PL
005	020770	0190	2/1/08	\$535,000	\$468,000	3110	8	2007	3	4478	N	N	12916 NE 200TH PL
005	020770	0230	8/17/07	\$589,913	\$503,000	3110	8	2007	3	5765	N	N	12940 NE 200TH PL
005	803050	0050	9/6/07	\$610,000	\$521,000	3310	8	2003	3	5840	N	N	12951 NE 201ST WAY
005	020035	0070	8/21/07	\$575,000	\$490,000	1860	9	2004	3	5569	N	N	18960 131ST PL NE
005	273864	0330	5/9/07	\$629,950	\$537,000	2420	9	2007	3	3600	N	N	20116 134TH AVE NE
005	273864	0360	2/22/07	\$633,950	\$544,000	2420	9	2007	3	3600	N	N	20228 134TH AVE NE
005	273865	0020	5/9/08	\$543,800	\$490,000	2450	9	2008	3	4160	N	N	13580 NE 202ND ST
005	273865	0030	11/5/08	\$512,000	\$497,000	2450	9	2008	3	3582	N	N	13570 NE 202ND ST
005	144630	0320	5/14/07	\$582,500	\$496,000	2490	9	1989	3	7573	N	N	20215 131ST PL NE
005	883535	0250	7/24/07	\$580,000	\$494,000	2490	9	1991	3	7308	N	N	13015 NE 197TH PL
005	273865	0010	7/28/08	\$555,350	\$515,000	2490	9	2008	3	4413	N	N	13590 NE 202ND ST
005	273865	0090	2/20/08	\$538,850	\$474,000	2500	9	2007	3	4509	N	N	13585 NE 202ND ST
005	273865	0080	7/30/08	\$548,850	\$510,000	2530	9	2007	3	4642	N	N	13575 NE 202ND ST
005	883535	0130	6/8/07	\$579,000	\$493,000	2570	9	1992	3	6928	N	N	19612 131ST PL NE
005	273864	0280	11/13/07	\$660,000	\$568,000	2570	9	2007	3	5001	N	N	20004 134TH CT NE
005	273864	0290	7/31/07	\$707,272	\$602,000	2570	9	2007	3	5539	N	N	20002 134TH CT NE
005	957815	0060	11/20/08	\$525,000	\$514,000	2590	9	1999	3	6004	N	N	13155 NE 186TH PL
005	957815	0080	2/26/07	\$545,000	\$467,000	2650	9	1999	3	6097	N	N	13175 NE 186TH PL
005	883535	0080	2/16/07	\$550,000	\$472,000	2660	9	1992	3	7370	N	N	13017 NE 196TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	273864	0260	10/31/07	\$619,950	\$533,000	2680	9	2007	3	5778	N	N	20008 134TH CT NE
005	273864	0270	4/16/08	\$590,000	\$527,000	2680	9	2007	3	5001	N	N	20006 134TH CT NE
005	273865	0040	8/28/08	\$552,000	\$519,000	2720	9	2007	3	3860	N	N	13560 NE 202ND ST
005	273865	0060	10/24/07	\$653,500	\$561,000	2720	9	2007	3	5208	N	N	13563 NE 202ND ST
005	020035	0080	4/10/07	\$538,950	\$460,000	2730	9	2004	3	5178	N	N	18980 131ST PL NE
005	273865	0070	2/20/08	\$588,000	\$517,000	2740	9	2007	3	5449	N	N	13565 SE 202ND ST
005	273864	0090	4/3/07	\$584,950	\$500,000	2760	9	2006	3	3600	N	N	20457 134TH AVE NE
005	273864	0110	1/19/07	\$579,950	\$500,000	2760	9	2006	3	3600	N	N	20349 134TH AVE NE
005	273864	0130	4/13/07	\$592,950	\$506,000	2760	9	2007	3	3600	N	N	20341 134TH AVE NE
005	273864	0170	8/3/07	\$612,950	\$522,000	2760	9	2007	3	3600	N	N	20233 134TH AVE NE
005	273864	0180	3/7/08	\$565,000	\$499,000	2760	9	2007	3	3600	N	N	20229 134TH AVE NE
005	273864	0190	9/24/07	\$602,650	\$515,000	2760	9	2007	3	3600	N	N	20225 134TH AVE NE
005	273864	0230	1/14/08	\$590,000	\$514,000	2760	9	2007	3	3535	N	N	20109 134TH AVE NE
005	273864	0340	4/16/07	\$639,950	\$546,000	2820	9	2007	3	3600	N	N	20120 134TH AVE NE
005	273864	0310	6/4/07	\$629,950	\$536,000	2850	9	2007	3	3677	N	N	20108 134TH AVE NE
005	273864	0140	3/15/07	\$639,950	\$548,000	2860	9	2007	3	5666	N	N	20239 134TH AVE NE
005	273864	0300	6/19/07	\$639,950	\$545,000	2860	9	2007	3	3960	N	N	20104 134TH AVE NE
005	273864	0320	5/23/07	\$639,950	\$545,000	2860	9	2007	3	3601	N	N	20112 134TH AVE NE
005	273864	0350	2/1/07	\$629,950	\$542,000	2860	9	2007	3	3600	N	N	20224 134TH AVE NE
005	273865	0050	3/6/08	\$590,000	\$521,000	2960	9	2007	3	7850	N	N	13550 NE 202ND ST
005	273864	0080	3/19/07	\$594,950	\$509,000	3000	9	2006	3	3600	N	N	20461 134TH AVE NE
005	273864	0120	1/23/07	\$592,950	\$511,000	3000	9	2007	3	3600	N	N	20345 134TH AVE NE
005	273864	0160	4/20/07	\$634,644	\$541,000	3000	9	2007	3	3600	N	N	20235 134TH AVE NE
005	273864	0200	7/23/08	\$540,000	\$500,000	3000	9	2007	3	3600	N	N	20121 134TH AVE NE
005	273864	0210	3/11/08	\$609,950	\$539,000	3000	9	2008	3	3600	N	N	20117 134TH AVE NE
005	273864	0220	2/25/08	\$609,950	\$537,000	3000	9	2007	3	3600	N	N	20113 134TH AVE NE
005	273864	0240	9/21/07	\$598,000	\$511,000	3000	9	2007	3	3257	N	N	20105 134TH AVE NE
005	273864	0060	4/6/07	\$689,950	\$589,000	3220	9	2007	3	5195	N	N	13519 NE 200TH ST
005	042605	9036	6/18/08	\$564,912	\$516,000	3230	9	2005	3	7250	N	N	18611 132ND AVE NE
005	273863	0070	1/3/08	\$589,990	\$513,000	3240	9	2006	3	5224	N	N	20019 135TH AVE NE
005	273864	0040	3/23/07	\$699,950	\$598,000	3310	9	2007	3	4839	N	N	13507 NE 200TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	273864	0020	5/3/07	\$739,950	\$631,000	3390	9	2007	3	6498	N	N	13524 NE 200TH ST
005	273864	0030	6/13/07	\$758,000	\$645,000	3470	9	2007	3	7588	N	N	13501 NE 200TH ST
005	273864	0440	10/29/07	\$677,350	\$582,000	3490	9	2007	3	6686	N	N	13405 NE 199TH PL
005	273864	0460	8/5/08	\$618,000	\$575,000	3490	9	2008	3	6142	N	N	13417 NE 199TH PL
005	273864	0450	6/18/08	\$629,950	\$575,000	3500	9	2007	3	5274	N	N	13411 NE 199TH PL
005	273864	0050	10/22/07	\$670,000	\$575,000	3630	9	2007	3	4665	N	N	13513 NE 200TH ST
005	273864	0500	4/20/07	\$759,950	\$648,000	3110	10	2007	3	6941	N	N	20235 135TH CT NE
005	273864	0480	5/9/07	\$785,950	\$670,000	3380	10	2007	3	7301	N	N	20238 135TH CT NE
005	273864	0490	7/6/07	\$759,950	\$647,000	3410	10	2006	3	6673	N	N	20334 135TH CT NE
005	273864	0510	2/1/07	\$829,950	\$714,000	3500	10	2006	3	10578	N	N	20233 135TH CT NE

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011410	0095	04/05/07	\$300,000	CORPORATE AFFILIATES
001	011410	0164	01/11/07	\$365,850	DIAGNOSTIC OUTLIERS
001	011410	0176	07/19/07	\$168,818	QUIT CLAIM DEED
001	011410	0225	07/03/07	\$187,759	RELATED PARTY, FRIEND, OR NEIGHBOR
001	011410	0246	07/23/07	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	011410	0352	09/10/07	\$229,150	DOR RATIO
001	011410	0362	03/09/07	\$389,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	012604	9129	12/26/07	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	086920	0010	01/23/08	\$87,500	QUIT CLAIM DEED
001	177645	0200	01/09/07	\$368,000	NON-REPRESENTATIVE SALE
001	255800	0050	10/12/07	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	255816	0020	02/14/07	\$103,020	QUIT CLAIM DEED
001	381950	0020	02/26/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	382410	0045	02/28/08	\$255,000	DIAGNOSTIC OUTLIERS
001	382410	0052	04/25/08	\$450,000	ACTIVE PERMIT BEFORE SALE>25K
001	382410	0334	07/23/07	\$332,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	382410	0334	07/05/07	\$267,500	QUIT CLAIM DEED
001	382410	0351	03/08/07	\$451,000	SEGREGATION AND/OR MERGER;
001	402770	0876	05/15/07	\$290,000	PREVIMP<=25K
001	402770	0920	10/23/07	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	402770	1055	04/16/08	\$324,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	511600	0020	03/06/07	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	866310	0130	02/05/07	\$338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	011410	0027	06/25/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	011410	0059	04/23/07	\$110,211	RELATED PARTY, FRIEND, OR NEIGHBOR
002	011410	0705	08/21/08	\$242,050	PREVIMP<=25K
002	011410	0975	01/07/08	\$850,000	BUILDER OR DEVELOPER SALES;
002	011410	0975	05/20/08	\$1,667,500	DIAGNOSTIC OUTLIERS
002	011410	1205	03/14/08	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012604	9016	12/10/08	\$600,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	012604	9016	05/08/07	\$765,001	FORCED SALE
002	012604	9117	03/19/07	\$899,950	DIAGNOSTIC OUTLIERS
002	062605	9100	08/29/07	\$1,050,000	TEAR DOWN
002	072605	9296	03/01/07	\$130,580	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072605	9431	12/30/08	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	326125	0180	09/25/08	\$254,612	QUIT CLAIM DEED
002	381840	0090	12/14/07	\$226,500	QUIT CLAIM DEED
002	513000	0100	03/28/07	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	615790	0060	11/29/07	\$310,000	GOVERNMENT AGENCY
002	615790	0065	11/29/07	\$371,000	GOVERNMENT AGENCY
002	770202	0070	08/12/08	\$501,250	RELOCATION - SALE TO SERVICE
002	856495	0580	05/16/07	\$521,100	QUIT CLAIM DEED
002	926926	0390	10/17/08	\$375,000	RELOCATION - SALE TO SERVICE
002	929510	0130	02/28/08	\$997,500	RELOCATION - SALE TO SERVICE;
002	955760	0040	08/26/08	\$445,950	CORPORATE AFFILIATES

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	957806	0170	12/18/08	\$477,950	DIAGNOSTIC OUTLIERS
002	957806	0230	09/23/08	\$573,726	PREVIMP<=25K
002	957806	0400	09/29/08	\$561,826	DIAGNOSTIC OUTLIERS
002	957806	0620	10/22/08	\$486,567	PREVIMP<=25K
002	957806	0830	10/14/08	\$525,731	PREVIMP<=25K
003	082605	9175	06/14/07	\$55,000	QUIT CLAIM DEED
003	082605	9175	06/14/07	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	096110	0078	12/15/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	176280	0030	10/23/08	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	620405	0020	02/01/07	\$645,000	QUIT CLAIM DEED
003	620405	0100	09/26/07	\$589,000	NO MARKET EXPOSURE
003	620405	0120	11/05/08	\$470,000	RELOCATION - SALE TO SERVICE
003	620420	0120	02/28/07	\$449,950	RELOCATION - SALE TO SERVICE;
003	885410	0200	07/15/08	\$499,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	885410	0320	03/13/08	\$584,157	EXEMPT FROM EXCISE TAX
004	052605	9090	08/28/07	\$228,000	PERCENT COMPLETE CODED
004	052605	9135	04/03/07	\$250,000	NON-REPRESENTATIVE SALE
004	052605	9174	07/24/07	\$370,000	DOR RATIO
004	052605	9174	01/08/07	\$305,500	DOR RATIO
004	062605	9008	03/05/07	\$20,776	QUIT CLAIM DEED
004	062605	9286	03/10/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	072605	9268	03/09/07	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	082605	9078	10/31/07	\$379,500	DIAGNOSTIC OUTLIERS
004	152480	0005	11/21/07	\$324,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	152480	0080	05/16/07	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	173730	0260	05/21/07	\$400,000	OBSOLESCENCE CODED
004	173730	0310	10/04/07	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	173730	0350	11/30/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	173730	0410	06/04/07	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	206190	0100	06/14/07	\$370,000	OBSOLESCENCE CODED
004	213800	0030	06/15/07	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	323520	0010	01/30/07	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	379800	0140	07/23/08	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	525510	0180	03/01/07	\$418,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	525520	0110	04/27/07	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	525569	0120	10/27/08	\$630,000	DIAGNOSTIC OUTLIERS
004	572000	0090	03/22/07	\$330,000	DIAGNOSTIC OUTLIERS
004	605770	0020	04/14/08	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	613761	0450	06/01/07	\$672,000	RELOCATION - SALE BY SERVICE;
004	635890	0155	02/14/07	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	635990	0030	09/20/07	\$650,000	NO MARKET EXPOSURE
004	769780	0220	07/12/07	\$442,000	RELOCATION - SALE TO SERVICE;
004	769780	0250	02/20/07	\$417,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	785998	0030	08/30/07	\$876,600	PERCENT COMPLETE CODED
004	809730	0170	05/10/07	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	812530	0010	02/08/07	\$438,000	RELOCATION - SALE TO SERVICE
004	928682	0070	03/27/07	\$69,198	QUIT CLAIM DEED
004	956780	0300	08/14/08	\$447,655	IMP COUNT
005	032605	9034	08/13/07	\$260,000	DOR RATIO
005	680600	0140	05/03/07	\$232,623	QUIT CLAIM DEED
005	785996	0020	03/27/08	\$490,000	DIAGNOSTIC OUTLIERS
005	785996	0020	03/27/08	\$440,000	DIAGNOSTIC OUTLIERS
005	923845	0070	02/21/08	\$399,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	953200	0360	10/07/08	\$473,818	PERCENT COMPLETE CODED
005	953200	0390	09/03/08	\$459,000	PERCENT COMPLETE CODED

***Vacant Sales Used in this Annual Update Analysis
Area 38***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
002	011410	0749	09/15/2008	\$ 274,768	62907	N	N
002	012604	9116	01/25/2007	\$ 425,000	34720	N	N
003	082605	9299	06/15/2007	\$ 617,000	45000	Y	N
004	082605	9371	10/25/2007	\$ 286,000	11404	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 38***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011410	0342	04/16/2007	\$ 240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	382410	0044	11/18/2008	\$ 259,890	QUIT CLAIM DEED
001	382410	0247	03/28/2007	\$ 175,000	EXTREME OUTLIERS
001	382410	0283	03/28/2007	\$ 160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	011410	0062	04/23/2007	\$ 110,212	QUIT CLAIM DEED
002	011410	0720	05/07/2007	\$ 20,000	EXTREME OUTLIERS
002	012604	9152	01/25/2007	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	062605	9127	07/05/2007	\$ 520,000	TEAR DOWN
002	262478	0030	04/03/2007	\$ 250,000	EXTREME OUTLIERS
002	501200	0120	12/12/2008	\$ 1,295,000	EXTREME OUTLIERS
003	074550	0050	12/09/2008	\$ 797,000	DIAGNOSTIC OUTLIER
003	074550	0080	11/20/2008	\$ 702,114	DIAGNOSTIC OUTLIER
003	074550	0380	11/05/2008	\$ 805,900	DIAGNOSTIC OUTLIER
003	074550	0410	12/03/2008	\$ 785,000	DIAGNOSTIC OUTLIER
003	082605	9082	01/29/2007	\$ 25,000,000	MULTI-PARCEL SALE
003	082605	9369	06/01/2007	\$ 246,000	EXTREME OUTLIERS
004	052605	9252	06/27/2007	\$ 185,000	DIAGNOSTIC OUTLIER
004	062605	9175	06/07/2007	\$ 2,194,500	PLOTTAGE
004	635990	0030	01/26/2007	\$ 275,000	EXTREME OUTLIERS
004	744650	0040	09/29/2008	\$ 647,990	DIAGNOSTIC OUTLIER
005	062210	0128	08/06/2007	\$ 200,000	GOVERNMENT AGENCY
005	953200	0080	10/09/2008	\$ 583,092	DIAGNOSTIC OUTLIER

Mobile Homes Used in this Annual Update Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
002	011410	1436	08/07/08	\$ 304,000	26138	N	N
003	082605	9337	06/25/08	\$ 310,000	183290	N	N
005	339540	0030	04/24/07	\$ 282,000	4480	N	N
005	339540	0130	02/14/07	\$ 255,000	3709	N	N
005	339540	0140	05/18/07	\$ 260,000	3579	N	N
005	339540	0210	06/19/08	\$ 239,950	3778	N	N
005	339540	0260	01/04/08	\$ 228,000	4502	N	N
005	339540	0740	05/22/07	\$ 222,500	4730	N	N
005	339540	0760	11/14/08	\$ 229,000	3764	N	N
005	339541	0260	04/04/07	\$ 233,000	6156	Y	N
005	339541	0380	06/12/08	\$ 249,950	5052	Y	N
005	339542	0110	01/10/08	\$ 230,000	8243	N	N
005	339542	0420	04/22/08	\$ 275,000	4864	N	N
005	339543	0560	03/29/07	\$ 220,000	5560	N	N
005	339543	0800	04/18/07	\$ 212,500	5142	N	N
005	339544	0170	09/10/08	\$ 230,000	6625	N	N
005	339545	0080	08/13/08	\$ 223,000	4687	N	N
005	339545	0120	11/26/07	\$ 203,000	6121	N	N
005	339545	0160	08/20/07	\$ 244,000	5127	N	N
005	339545	0180	06/20/08	\$ 251,000	6341	N	N
005	339545	0210	02/15/07	\$ 179,000	4663	N	N
005	339545	0240	01/23/08	\$ 246,950	6192	N	N
005	339545	0260	03/12/07	\$ 210,000	5018	N	N
005	339545	0500	07/28/08	\$ 215,000	4676	N	N
005	339545	0550	02/15/07	\$ 223,600	4208	N	N
005	339545	0550	01/24/08	\$ 229,950	4208	N	N
005	339545	0710	10/22/08	\$ 215,000	4675	N	N
005	339545	0780	01/14/08	\$ 255,500	5081	N	N
005	339546	0120	07/09/07	\$ 290,000	4439	N	N
005	339546	0250	09/23/08	\$ 232,000	4617	N	N
005	339546	0350	02/01/08	\$ 197,500	4527	N	N
005	339546	0360	01/09/07	\$ 239,811	4653	N	N
005	339546	0400	02/13/07	\$ 235,000	4052	N	N
005	339546	0530	04/02/08	\$ 258,500	6772	N	N
005	339546	0560	06/18/08	\$ 277,150	5375	N	N
005	339547	0030	07/12/07	\$ 190,000	5376	N	N
005	339547	0060	04/23/07	\$ 235,000	5948	N	N
005	339547	0070	01/28/08	\$ 224,600	5199	N	N
005	339547	0160	02/19/08	\$ 240,000	6059	N	N
005	339547	0180	03/10/08	\$ 230,000	8185	N	N
005	339547	0230	07/07/08	\$ 259,950	7122	N	N

Mobile Homes Removed from this Annual Update Analysis

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	402770	0879	01/29/2007	\$ 250,000	QUIT CLAIM DEED
005	339540	0080	06/05/2008	\$ 140,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	339540	0270	10/18/2007	\$ 157,000	DIAGNOSTIC OUTLIERS
005	339540	0360	09/20/2007	\$ 145,000	NO MARKET EXPOSURE
005	339540	0480	05/10/2007	\$ 160,000	DIAGNOSTIC OUTLIERS
005	339540	0620	10/01/2008	\$ 121,000	DIAGNOSTIC OUTLIERS
005	339540	0880	01/15/2008	\$ 225,000	DIAGNOSTIC OUTLIERS
005	339540	0940	06/06/2008	\$ 145,000	DIAGNOSTIC OUTLIERS
005	339541	0240	04/08/2008	\$ 145,000	DIAGNOSTIC OUTLIERS
005	339541	0320	07/23/2008	\$ 135,000	DIAGNOSTIC OUTLIERS
005	339541	0340	07/17/2008	\$ 160,000	DIAGNOSTIC OUTLIERS
005	339541	0440	05/08/2007	\$ 145,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	339541	0460	12/17/2008	\$ 125,000	DIAGNOSTIC OUTLIERS
005	339541	0510	05/20/2008	\$ 157,000	DIAGNOSTIC OUTLIERS
005	339542	0340	07/23/2008	\$ 150,000	DIAGNOSTIC OUTLIERS
005	339542	0370	03/05/2007	\$ 46,000	DOR RATIOS
005	339543	0860	06/01/2007	\$ 133,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	339545	0160	02/23/2007	\$ 135,800	NON-REPRESENTATIVE SALE
005	339545	0180	08/20/2007	\$ 150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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 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

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:

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.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

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.

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 federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor