

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Redmond Ridge\Trilogy\Environs / 71

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 769

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$220,000	\$380,800	\$600,800			
2009 Value	\$220,000	\$294,400	\$514,400	\$609,400	84.4%	10.33%
Change	\$0	-\$86,400	-\$86,400			
% Change	0.0%	-22.7%	-14.4%			

*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.

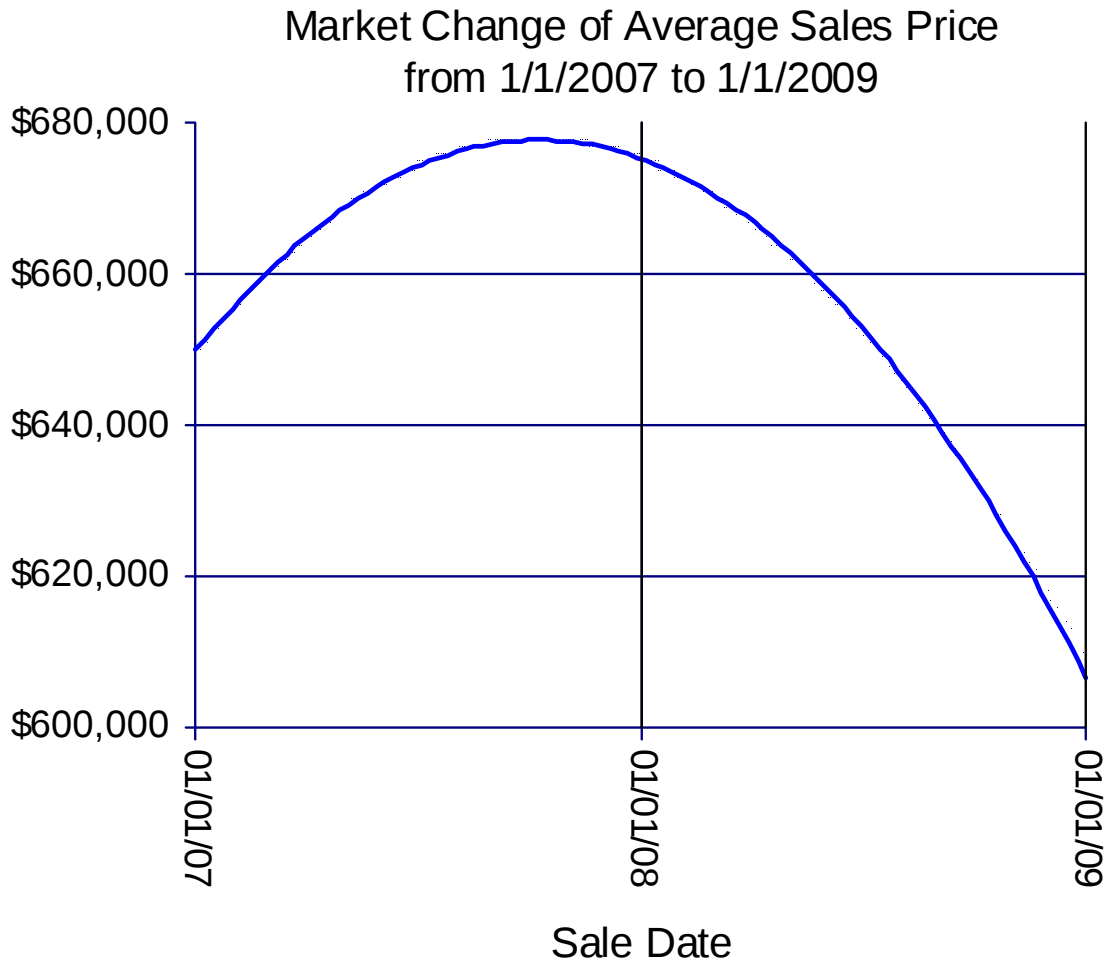
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$240,400	\$389,200	\$629,600
2009 Value	\$240,400	\$298,900	\$539,300
Percent Change	0.0%	-23.2%	-14.3%

Number of one to three unit residences in the Population: 6548

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. Analysis indicated land values are at or below current market levels as of 1/1/09. No additional adjustment to land value is required.

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

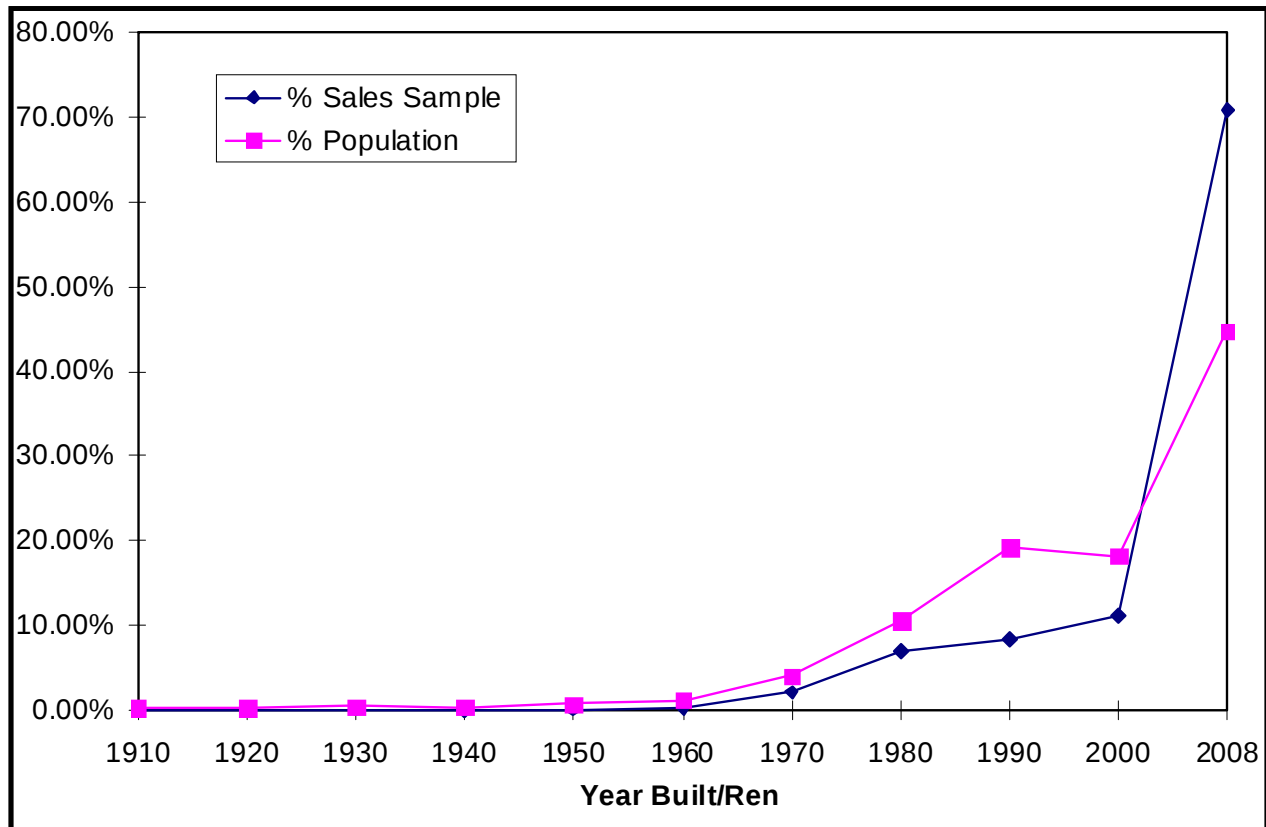
**Market Change of Average Sale Price in Area 71
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.13%
1940	0	0.00%
1950	1	0.13%
1960	2	0.26%
1970	16	2.08%
1980	53	6.89%
1990	65	8.45%
2000	85	11.05%
2008	546	71.00%
	769	

Year Built/Ren	Frequency	% Population
1910	13	0.20%
1920	20	0.31%
1930	27	0.41%
1940	25	0.38%
1950	44	0.67%
1960	77	1.18%
1970	264	4.03%
1980	690	10.54%
1990	1261	19.26%
2000	1193	18.22%
2009	2934	44.81%
	6548	

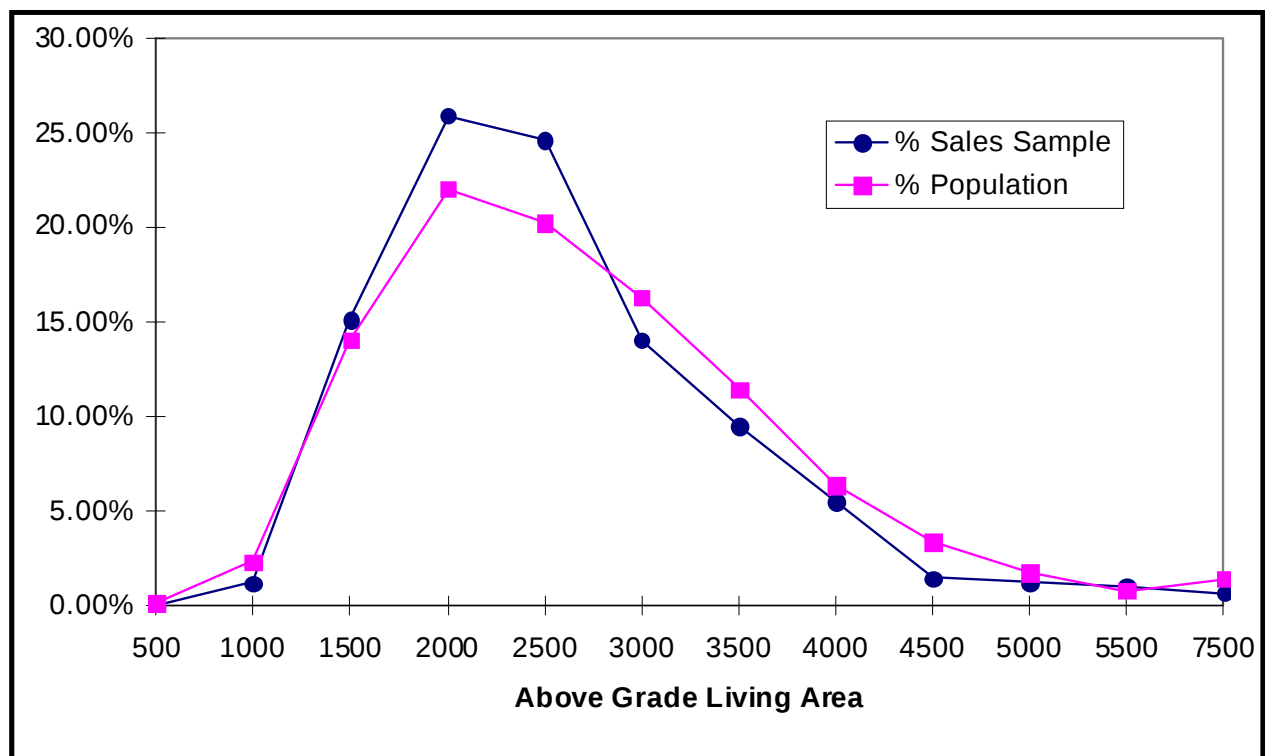


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	9	1.17%
1500	116	15.08%
2000	199	25.88%
2500	189	24.58%
3000	108	14.04%
3500	73	9.49%
4000	42	5.46%
4500	11	1.43%
5000	9	1.17%
5500	8	1.04%
7500	5	0.65%
	769	

Population		
AGLA	Frequency	% Population
500	5	0.08%
1000	151	2.31%
1500	919	14.03%
2000	1443	22.04%
2500	1324	20.22%
3000	1065	16.26%
3500	749	11.44%
4000	416	6.35%
4500	220	3.36%
5000	114	1.74%
5500	51	0.78%
12000	91	1.39%
	6548	

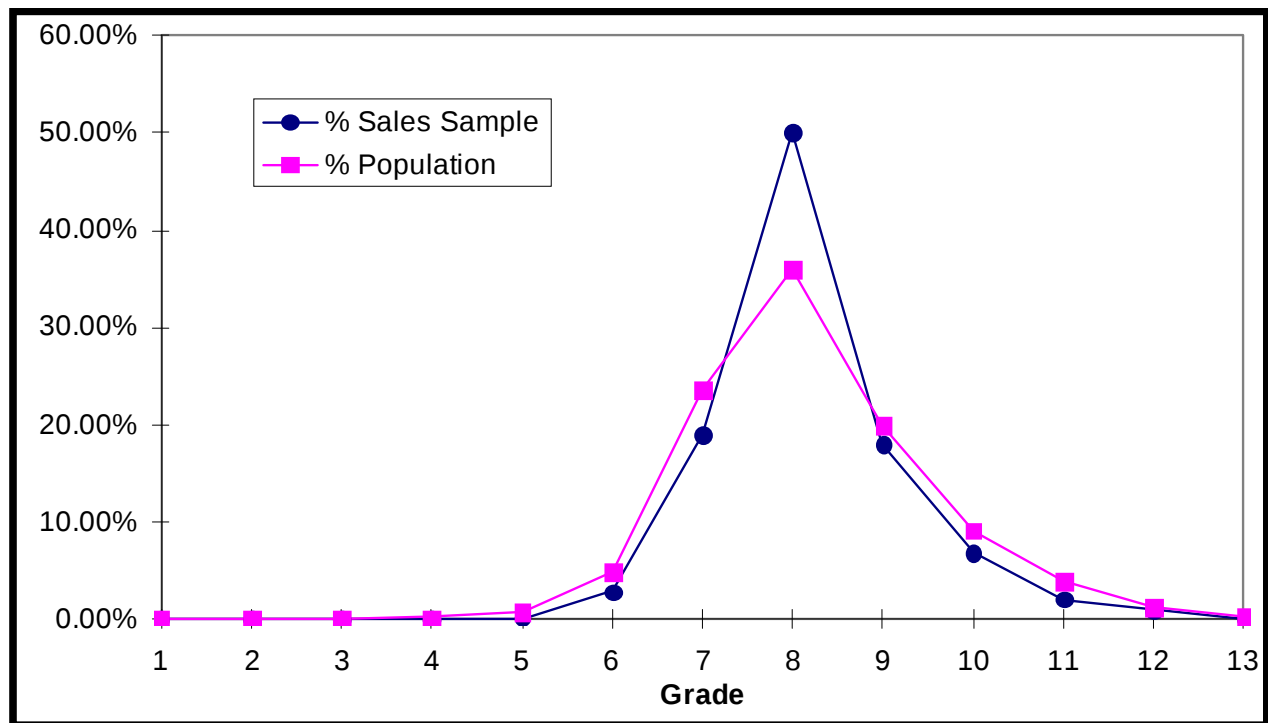


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.13%
6	22	2.86%
7	146	18.99%
8	385	50.07%
9	139	18.08%
10	53	6.89%
11	16	2.08%
12	7	0.91%
13	0	0.00%
769		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.05%
4	12	0.18%
5	47	0.72%
6	323	4.93%
7	1544	23.58%
8	2358	36.01%
9	1304	19.91%
10	599	9.15%
11	259	3.96%
12	82	1.25%
13	17	0.26%
6548		



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.



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 11, 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

Analysis indicates land values are at or below current market levels as of 1/1/09. No additional adjustment to land value is required.

2009 Land Value = 2008 Land Value x 1.00, 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 769 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 / 0.991872

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 Total % Change indicated by the sales sample is used to arrive at new total value $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .856$
- *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 Total % Change as indicated by the sales sample is used to arrive at a new total value. $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .856$
- *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

Mobile Homes received the Total % Change indicated by the sales sample.
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .856$

Model Validation

The resulting assessment level is 84.4%. 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 value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -14.3%. 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 71 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

-14.30%

Comments

The percentages listed are total adjustments not additive adjustments.

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

Area 71 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	0.938	-6.2%
2/1/2007	0.930	-7.0%
3/1/2007	0.923	-7.7%
4/1/2007	0.917	-8.3%
5/1/2007	0.911	-8.9%
6/1/2007	0.907	-9.3%
7/1/2007	0.904	-9.6%
8/1/2007	0.901	-9.9%
9/1/2007	0.899	-10.1%
10/1/2007	0.899	-10.1%
11/1/2007	0.899	-10.1%
12/1/2007	0.900	-10.0%
1/1/2008	0.902	-9.8%
2/1/2008	0.905	-9.5%
3/1/2008	0.909	-9.1%
4/1/2008	0.914	-8.6%
5/1/2008	0.920	-8.0%
6/1/2008	0.927	-7.3%
7/1/2008	0.934	-6.6%
8/1/2008	0.943	-5.7%
9/1/2008	0.953	-4.7%
10/1/2008	0.963	-3.7%
11/1/2008	0.974	-2.6%
12/1/2008	0.987	-1.3%
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	0.917	\$481,000
Sale 2	\$475,000	10/1/2008	0.963	\$457,000
Sale 3	\$515,000	7/1/2008	0.934	\$481,000

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

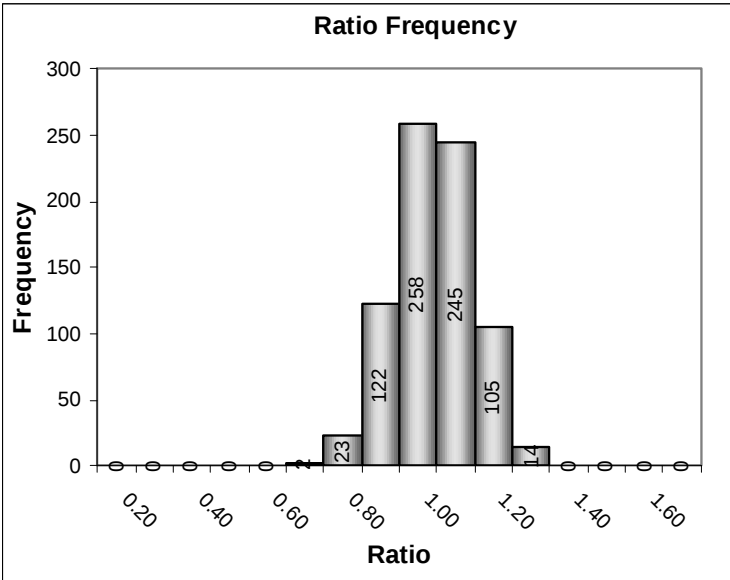
The time adjustment formula for Area 71 is $.9918717 + 4.463004E-04 * \text{SaleDay} + 4.952112E-07 * \text{SaleDaySq}$

$\text{SaleDay} = \text{SaleDate} - 39814$

$\text{SaleDaySq} = (\text{SaleDate} - 39814)^2$

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NE/Team 3	Appr. Date: 01/01/2008	Date of Report: 5/11/2009	Sales Dates: 1/2007 - 12/2008
Area Redmond Ridge\Trilogy\Environs	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 300. The bars represent the following frequencies: 23 for the 0.70-0.80 bin, 122 for the 0.80-0.90 bin, 258 for the 0.90-1.00 bin, 245 for the 1.00-1.10 bin, 105 for the 1.10-1.20 bin, and 12 for the 1.20-1.30 bin.	
Sample size (n)	769		
Mean Assessed Value	600,800		
Mean Adj. Sales Price	609,400		
Standard Deviation AV	240,230		
Standard Deviation SP	246,632		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.992		
Median Ratio	0.992		
Weighted Mean Ratio	0.986		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 71 Sales Prices are adjusted for time to the Assessment Date of 1/1/2009.	
Lowest ratio	0.674		
Highest ratio:	1.266		
Coefficient of Dispersion	8.39%		
Standard Deviation	0.102		
Coefficient of Variation	10.32%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.981		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	0.985		
Upper limit	0.999		
SAMPLE SIZE EVALUATION			
N (population size)	6548		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.102		
Recommended minimum:	17		
Actual sample size:	769		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	386		
# ratios above mean:	383		
z:	0.108		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

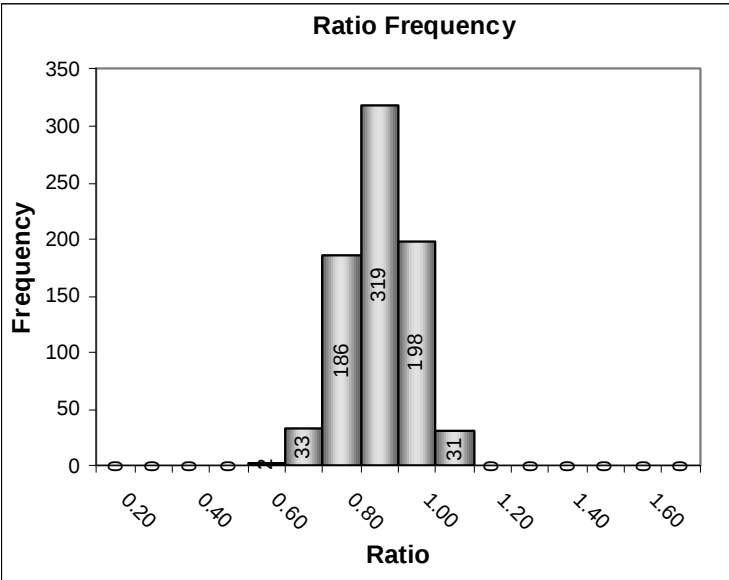
COMMENTS:

1 to 3 Unit Residences throughout area 71

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NE/Team 3	Appr. Date: 01/01/2009	Date of Report: 5/11/2009	Sales Dates: 1/2007 - 12/2008												
Area Redmond Ridge\Trilogy\Environs	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES												
SAMPLE STATISTICS		 Ratio Frequency The histogram shows the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 350. The distribution is centered around 0.80, with a peak frequency of 319. Other bars have frequencies of 33, 186, 198, and 31. <table><caption>Histogram Data</caption><tr><th>Ratio Range</th><th>Frequency</th></tr><tr><td>0.60 - 0.70</td><td>33</td></tr><tr><td>0.70 - 0.80</td><td>186</td></tr><tr><td>0.80 - 0.90</td><td>319</td></tr><tr><td>0.90 - 1.00</td><td>198</td></tr><tr><td>1.00 - 1.10</td><td>31</td></tr></table>		Ratio Range	Frequency	0.60 - 0.70	33	0.70 - 0.80	186	0.80 - 0.90	319	0.90 - 1.00	198	1.00 - 1.10	31
Ratio Range	Frequency														
0.60 - 0.70	33														
0.70 - 0.80	186														
0.80 - 0.90	319														
0.90 - 1.00	198														
1.00 - 1.10	31														
Sample size (n)	769														
Mean Assessed Value	514,400														
Mean Sales Price	609,400														
Standard Deviation AV	205,861														
Standard Deviation SP	246,632														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.849														
Median Ratio	0.849														
Weighted Mean Ratio	0.844														
UNIFORMITY															
Lowest ratio	0.577														
Highest ratio:	1.085														
Coefficient of Dispersion	8.40%														
Standard Deviation	0.088														
Coefficient of Variation	10.33%														
Price Related Differential (PRD)	1.006														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.839														
Upper limit	0.859														
95% Confidence: Mean															
Lower limit	0.843														
Upper limit	0.855														
SAMPLE SIZE EVALUATION															
N (population size)	6548														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.088														
Recommended minimum:	12														
Actual sample size:	769														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	386														
# ratios above mean:	383														
z:	0.108														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout area 71

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 71
(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
007	880730	0130	7/5/07	\$366,000	\$331,000	910	6	1969	5	10240	N	N	20615 NE 76TH PL
007	880760	0430	9/11/07	\$387,500	\$348,000	960	6	1969	3	10350	N	N	20804 NE 91ST ST
007	880781	0150	8/28/08	\$340,000	\$323,000	980	6	1930	3	15930	N	N	21121 NE 60TH PL
007	880730	0080	7/31/07	\$435,000	\$392,000	1050	6	1977	3	9600	N	N	7528 206TH PL NE
007	880730	0220	9/11/07	\$429,950	\$387,000	1060	6	1969	4	10000	N	N	20614 NE 76TH PL
007	880780	0240	12/17/07	\$347,500	\$313,000	1150	6	1970	4	12720	N	N	21015 NE 67TH ST
007	880781	0610	3/25/08	\$369,950	\$338,000	1150	6	1970	3	13054	N	N	6054 212TH AVE NE
007	880781	0400	1/28/08	\$360,000	\$326,000	1230	6	1976	4	9900	N	N	21214 NE 60TH PL
007	102506	9105	5/18/07	\$584,000	\$531,000	1230	6	1986	4	99752	N	N	22824 NE UNION HILL RD
007	880780	0050	6/9/07	\$435,000	\$394,000	1250	6	1970	3	22663	N	N	21007 NE 66TH ST
007	880781	0430	6/12/07	\$383,000	\$347,000	1300	6	1977	4	9900	N	N	21120 NE 60TH PL
007	880781	0540	6/2/08	\$389,650	\$361,000	1300	6	1976	4	13950	N	N	6053 211TH AVE NE
007	880781	0210	7/23/07	\$490,000	\$442,000	1450	6	1978	3	12960	N	N	21313 NE 60TH PL
007	880730	0140	5/2/08	\$389,244	\$358,000	1570	6	1969	3	11135	N	N	20625 NE 76TH PL
007	880730	0270	7/16/07	\$365,000	\$329,000	1580	6	1969	3	9900	N	N	20508 NE 78TH ST
007	092506	9023	7/24/07	\$485,000	\$437,000	1600	6	1971	3	88862	N	N	22733 NE UNION HILL RD
007	880781	0270	5/5/08	\$412,000	\$379,000	1740	6	1976	4	12510	N	N	21501 NE 60TH PL
007	241390	0030	7/18/07	\$439,950	\$397,000	830	7	1981	3	19458	N	N	21440 NE UNION HILL RD
007	880770	0130	8/26/08	\$390,000	\$371,000	870	7	1969	3	10088	N	N	21045 NE 92ND ST
007	033960	0360	4/19/07	\$340,000	\$311,000	1000	7	1985	3	2986	N	N	18304 NE 92ND CT
007	033960	0360	8/6/08	\$399,950	\$378,000	1000	7	1985	3	2986	N	N	18304 NE 92ND CT
007	052506	9030	7/17/08	\$640,000	\$601,000	1200	7	1972	3	217800	N	N	20528 NE 92ND PL
007	880760	0390	5/15/08	\$427,000	\$394,000	1210	7	1969	4	9600	N	N	9120 209TH AVE NE
007	880760	0440	7/17/07	\$435,000	\$392,000	1260	7	1977	3	10350	N	N	9112 208TH AVE NE
007	880760	0160	1/29/08	\$385,000	\$348,000	1280	7	1977	4	9750	N	N	21012 NE 91ST ST
007	033960	0450	9/18/08	\$338,600	\$324,000	1300	7	1986	3	3188	N	N	18212 NE 91ST ST
007	033960	0150	1/4/07	\$399,900	\$375,000	1300	7	1986	3	3963	N	N	18119 NE 91ST CT
007	152506	9048	7/25/07	\$437,500	\$394,000	1340	7	1968	4	30215	N	N	5057 236TH AVE NE
007	062506	9090	8/8/07	\$450,000	\$405,000	1370	7	1955	3	17328	N	N	18446 NE 95TH ST
007	052506	9110	9/26/07	\$448,000	\$403,000	1450	7	1952	3	24750	N	N	8030 199TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
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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
007	052506	9013	4/11/07	\$475,000	\$435,000	1460	7	1978	3	48787	N	N	20008 NE UNION HILL RD
007	033960	0500	8/18/08	\$380,000	\$360,000	1560	7	1987	3	3205	N	N	9110 182ND AVE NE
007	042506	9042	12/3/08	\$473,500	\$468,000	1560	7	1980	4	54450	N	N	21915 NE 85TH ST
007	880730	0340	6/1/07	\$480,000	\$435,000	1640	7	1994	3	18600	N	N	7527 206TH PL NE
007	162506	9059	3/13/08	\$595,000	\$542,000	1910	7	1968	4	155509	N	N	22000 NE REDMOND-FALL CITY RD
007	812160	0070	7/21/08	\$525,000	\$493,000	1430	8	1975	3	39440	N	N	6607 227TH AVE NE
007	162100	0030	9/5/07	\$615,000	\$553,000	1540	8	1984	3	47594	N	N	23902 NE 75TH ST
007	154280	0130	3/26/08	\$415,000	\$379,000	1550	8	1996	3	2985	N	N	9769 184TH CT NE
007	950885	0210	2/21/07	\$575,000	\$532,000	1660	8	1980	3	37344	N	N	6905 237TH AVE NE
007	133090	0560	10/16/08	\$471,000	\$456,000	1680	8	1980	3	35370	N	N	23121 NE 47TH ST
007	751120	0020	6/27/07	\$460,000	\$416,000	1690	8	1984	4	53578	N	N	5011 218TH AVE NE
007	133090	0310	10/7/08	\$556,550	\$537,000	1720	8	1979	3	36716	N	N	4506 232ND AVE NE
007	102506	9050	3/28/07	\$563,000	\$517,000	1740	8	1975	4	53579	N	N	7009 232ND AVE NE
007	812150	0180	12/11/07	\$485,700	\$437,000	1750	8	1974	4	40635	N	N	22820 NE 64TH ST
007	154280	0110	11/21/07	\$490,000	\$441,000	1760	8	1996	3	3591	N	N	18394 NE 97TH CT
007	950885	0230	4/24/07	\$530,000	\$484,000	1870	8	1980	3	35818	N	N	6914 237TH AVE NE
007	133090	0090	5/5/08	\$599,900	\$552,000	1870	8	1980	4	47044	N	N	4503 229TH AVE NE
007	241391	0070	4/13/07	\$650,000	\$594,000	1930	8	1974	4	43560	N	N	20935 NE 77TH ST
007	133090	0100	5/13/08	\$550,000	\$507,000	1990	8	1980	3	45738	N	N	4419 229TH AVE NE
007	052506	9094	5/11/07	\$1,075,000	\$978,000	1990	8	1966	4	130244	N	N	9800 208TH AVE NE
007	812161	0040	8/7/07	\$530,000	\$477,000	2000	8	1974	3	40635	N	N	23020 NE 61ST ST
007	162506	9048	12/6/07	\$825,000	\$743,000	2040	8	1978	4	157251	N	N	21708 NE REDMOND-FALL CITY RD
007	133090	0700	9/5/07	\$532,692	\$479,000	2070	8	1980	3	34144	N	N	4218 229TH AVE NE
007	102506	9231	6/6/07	\$650,000	\$589,000	2070	8	1987	3	111949	N	N	7818 238TH AVE NE
007	222506	9064	5/10/07	\$875,000	\$796,000	2070	8	1980	3	135471	N	N	24218 NE REDMOND-FALL CITY RD
007	052506	9113	7/2/07	\$598,000	\$540,000	2120	8	1980	3	35618	N	N	8019 199TH AVE NE
007	751121	0070	5/30/08	\$605,000	\$560,000	2200	8	1983	3	35610	N	N	4555 227TH PL NE
007	152506	9039	5/21/08	\$597,750	\$552,000	2250	8	1990	3	35360	N	N	4915 244TH AVE NE
007	751120	0280	9/17/08	\$616,000	\$590,000	2250	8	1980	4	44866	N	N	5321 222ND AVE NE
007	162100	0040	1/4/08	\$615,000	\$555,000	2350	8	1987	3	47594	N	N	23911 NE 75TH ST
007	262170	0060	6/3/08	\$665,000	\$616,000	2350	8	1980	3	35575	N	N	7325 217TH CT NE

Improved Sales Used in this Annual Update Analysis
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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
007	133090	0540	8/28/08	\$520,000	\$495,000	2440	8	1980	3	40086	N	N	22929 NE 47TH ST
007	152506	9099	7/10/08	\$519,000	\$486,000	2460	8	1983	3	110597	N	N	5223 236TH AVE NE
007	092506	9180	7/26/07	\$649,950	\$586,000	2460	8	1987	3	37920	N	N	7225 218TH AVE NE
007	162506	9038	4/24/08	\$690,000	\$634,000	2460	8	1976	4	34479	N	N	22309 NE REDMOND-FALL CITY RD
007	102506	9240	2/28/07	\$645,000	\$596,000	2520	8	1988	3	37457	N	N	23226 NE 71ST ST
007	381100	0130	8/6/07	\$704,950	\$635,000	2570	8	1980	3	20000	N	N	6817 205TH AVE NE
007	152506	9021	10/1/07	\$670,000	\$602,000	2580	8	1986	4	214315	N	N	4024 236TH AVE NE
007	133090	0510	7/29/08	\$605,000	\$570,000	2690	8	1984	3	24750	N	N	4707 229TH PL NE
007	133090	0660	4/19/07	\$779,900	\$712,000	2890	8	1980	3	28215	N	N	4401 232ND AVE NE
007	950885	0140	1/10/07	\$649,000	\$607,000	2990	8	1980	3	35532	N	N	23713 NE 72ND ST
007	812150	0030	5/21/07	\$550,000	\$500,000	3230	8	1974	3	40635	N	N	22841 NE 64TH ST
007	241390	0050	7/10/07	\$670,000	\$605,000	3410	8	1987	4	15143	N	N	7333 216TH AVE NE
007	166850	0060	2/27/07	\$779,900	\$720,000	3800	8	1987	4	37125	N	N	22212 NE 46TH ST
007	152506	9089	7/3/07	\$830,000	\$750,000	1630	9	1983	4	135471	N	N	4325 243RD AVE NE
007	951091	0490	4/16/07	\$549,900	\$503,000	1730	9	2002	3	2899	N	N	18845 NE 62ND WAY
007	951086	0640	7/16/07	\$576,800	\$520,000	1770	9	2003	3	3427	N	N	6661 191ST PL NE
007	951097	0100	5/22/08	\$560,000	\$518,000	1780	9	2005	3	3220	N	N	19216 NE 68TH WAY
007	951086	0610	3/7/07	\$573,000	\$528,000	1780	9	2004	3	3269	N	N	6767 191ST PL NE
007	951086	0550	2/6/08	\$571,500	\$518,000	1870	9	2003	3	3674	N	N	6523 188TH PL NE
007	951097	0110	5/15/07	\$625,000	\$568,000	1920	9	2005	3	3220	N	N	19322 NE 68TH WAY
007	951091	0500	8/24/07	\$576,225	\$518,000	1960	9	2002	3	3957	N	N	18841 NE 62ND WAY
007	951091	0240	10/17/08	\$579,000	\$561,000	2030	9	2002	3	4213	N	N	5944 189TH PL NE
007	951086	0050	3/7/08	\$684,500	\$623,000	2030	9	2003	3	4169	N	N	6522 188TH PL NE
007	951091	0060	6/18/07	\$600,000	\$543,000	2040	9	2002	3	3997	N	N	6242 189TH PL NE
007	951091	0210	6/22/07	\$640,000	\$579,000	2040	9	2002	3	4566	N	N	6056 189TH PL NE
007	951091	0130	2/13/07	\$628,501	\$582,000	2040	9	2002	3	4607	N	N	6202 189TH PL NE
007	951091	0070	6/22/07	\$626,620	\$567,000	2095	9	2002	3	4005	N	N	6238 189TH PL NE
007	951097	0800	1/24/08	\$628,000	\$568,000	2180	9	2004	3	5360	N	N	19317 NE 65TH WAY
007	951097	0180	5/30/07	\$634,451	\$576,000	2180	9	2005	3	3220	N	N	19402 NE 68TH WAY
007	951097	0780	6/4/07	\$642,000	\$582,000	2180	9	2005	3	5508	N	N	6544 194TH PL NE
007	951086	0540	8/29/07	\$625,000	\$562,000	2186	9	2003	3	3628	N	N	6625 188TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
007	052506	9093	7/25/07	\$950,000	\$856,000	2230	9	1973	4	152460	N	N	21031 NE 97TH PL
007	951086	1010	4/9/08	\$626,500	\$574,000	2240	9	2004	3	3959	N	N	19140 NE 65TH WAY
007	152506	9077	6/14/07	\$705,000	\$638,000	2240	9	1981	4	110206	N	N	23718 NE 43RD ST
007	812150	0160	3/10/08	\$539,950	\$492,000	2260	9	1969	4	40635	N	N	22848 NE 64TH ST
007	732290	0270	6/22/08	\$610,000	\$568,000	2310	9	1987	3	41479	N	N	5104 243RD AVE NE
007	312150	0060	1/7/07	\$690,000	\$646,000	2400	9	1992	3	25411	N	N	7731 234TH PL NE
007	033935	0120	3/14/08	\$605,000	\$551,000	2450	9	2005	3	5394	N	N	18422 NE 95TH CT
007	951097	0690	2/14/07	\$645,000	\$598,000	2450	9	2005	3	4496	N	N	6793 195TH PL NE
007	162506	9078	7/9/07	\$1,220,000	\$1,101,000	2450	9	1980	4	238708	Y	N	5717 216TH PL NE
007	033935	0080	7/31/08	\$585,000	\$551,000	2490	9	2004	3	4354	N	N	18406 NE 95TH CT
007	102506	9009	6/22/07	\$1,180,000	\$1,067,000	2590	9	1977	5	305791	N	N	23320 NE UNION HILL RD
007	951086	0940	6/20/08	\$665,000	\$619,000	2600	9	2004	3	4320	N	N	19133 NE 65TH WAY
007	108561	0030	12/7/07	\$767,000	\$691,000	2790	9	1997	3	74495	N	N	6205 214TH AVE NE
007	951086	0730	4/17/08	\$830,000	\$761,000	2820	9	2004	3	6498	N	N	19127 NE 65TH WAY
007	732290	0130	7/7/08	\$616,000	\$576,000	2830	9	1987	3	32717	N	N	5203 240TH AVE NE
007	751121	0290	4/22/08	\$690,000	\$633,000	2860	9	1984	3	36183	N	N	22542 NE 46TH ST
007	951097	0280	7/8/08	\$725,000	\$679,000	2890	9	2005	3	5070	N	N	6658 195TH PL NE
007	312150	0340	8/7/07	\$794,000	\$715,000	2900	9	1992	3	23488	N	N	7811 233RD AVE NE
007	951097	0290	7/9/08	\$730,000	\$683,000	3010	9	2005	3	4964	N	N	6548 195TH PL NE
007	312150	0040	3/7/07	\$840,000	\$774,000	3070	9	1992	3	29280	N	N	23211 NE 78TH WAY
007	751121	0270	7/16/07	\$786,000	\$709,000	3090	9	1984	4	40476	N	N	22518 NE 46TH ST
007	032506	9050	12/20/07	\$750,000	\$676,000	3110	9	2003	3	28401	N	N	8014 243RD PL NE
007	951097	0250	4/4/08	\$785,000	\$718,000	3250	9	2005	3	5491	N	N	6792 195TH PL NE
007	951086	0820	4/10/07	\$779,000	\$713,000	3290	9	2004	3	5318	N	N	19107 NE 64TH WAY
007	108561	0040	3/12/07	\$888,000	\$818,000	3380	9	1999	3	27361	N	N	6217 214TH AVE NE
007	042506	9141	10/20/08	\$765,000	\$742,000	3490	9	1988	4	53578	N	N	9122 219TH PL NE
007	162506	9093	3/13/08	\$950,000	\$865,000	3510	9	1999	3	221320	N	N	22330 NE 54TH ST
007	352800	0230	7/7/08	\$790,000	\$739,000	2540	10	1988	4	35005	N	N	6814 214TH AVE NE
007	352800	0290	4/2/08	\$815,000	\$745,000	2610	10	1988	3	33206	N	N	21306 NE 69TH CT
007	352800	0290	8/14/08	\$800,000	\$757,000	2610	10	1988	3	33206	N	N	21306 NE 69TH CT
007	929085	0740	7/21/08	\$983,500	\$924,000	2680	10	1991	3	43386	N	N	21502 NE 103RD ST

Improved Sales Used in this Annual Update Analysis
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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
007	929085	0190	4/2/08	\$849,000	\$776,000	2760	10	1989	3	35070	N	N	21501 NE 101ST CT
007	929085	0560	6/21/07	\$795,000	\$719,000	2840	10	1989	3	32990	N	N	21866 NE 104TH PL
007	162506	9074	8/9/07	\$1,274,950	\$1,148,000	2860	10	2005	3	84070	N	N	4418 221ST PL NE
007	352800	0320	5/14/08	\$772,500	\$713,000	2870	10	1987	3	28091	N	N	6807 214TH AVE NE
007	152506	9023	7/18/07	\$1,050,000	\$947,000	2910	10	1991	3	126240	N	N	4810 236TH AVE NE
007	929085	0620	12/26/07	\$755,000	\$681,000	2980	10	1989	3	34079	N	N	21746 NE 105TH PL
007	166850	0080	6/3/08	\$775,000	\$718,000	3010	10	1986	4	35006	N	N	22327 NE 46TH ST
007	929085	0060	6/12/08	\$955,000	\$887,000	3170	10	1989	3	32430	N	N	21335 NE 103RD CT
007	929087	0080	10/9/07	\$834,500	\$750,000	3180	10	1994	3	43388	N	N	21339 NE 97TH PL
007	352800	0150	3/12/07	\$950,000	\$875,000	3210	10	1987	4	28351	N	N	6744 214TH AVE NE
007	929085	0040	5/13/08	\$827,000	\$763,000	3250	10	1989	3	37682	N	N	21320 NE 103RD CT
007	102506	9106	9/4/07	\$775,000	\$697,000	3270	10	1992	3	38088	N	N	23233 NE 73RD ST
007	352950	0070	4/3/07	\$799,000	\$732,000	3270	10	1993	3	20211	N	N	21602 NE 81ST ST
007	092506	9193	6/27/08	\$818,000	\$763,000	3280	10	1997	3	32663	N	N	21935 NE NE 73RD ST
007	352961	0010	8/15/07	\$870,000	\$783,000	3370	10	1995	3	34965	N	N	21709 NE 86TH ST
007	770210	0100	7/14/08	\$823,200	\$772,000	3410	10	1994	3	34754	N	N	23723 NE 61ST ST
007	152506	9111	1/26/07	\$834,000	\$777,000	3420	10	1989	3	35000	N	N	5920 228TH AVE NE
007	363680	0220	2/13/08	\$800,000	\$725,000	3530	10	1997	3	26886	N	N	21319 NE 84TH ST
007	770210	0090	8/28/07	\$998,950	\$899,000	3560	10	1994	3	33743	N	N	23717 NE 61ST ST
007	352960	0020	2/21/07	\$830,000	\$768,000	3660	10	1996	3	26385	N	N	8530 213TH PL NE
007	352961	0120	9/10/08	\$915,000	\$874,000	3685	10	1995	3	34908	N	N	8519 217TH AVE NE
007	352961	0060	10/26/07	\$899,950	\$809,000	3700	10	1996	3	27729	N	N	8608 217TH AVE NE
007	929085	0260	2/9/07	\$1,088,000	\$1,009,000	3850	10	1990	3	34677	N	N	10127 218TH CT NE
007	052506	9133	9/6/07	\$875,000	\$787,000	3900	10	1991	3	40962	N	N	9105 208TH AVE NE
007	929085	0310	4/19/07	\$1,229,302	\$1,123,000	3970	10	1989	3	35926	N	N	21809 NE 102ND ST
007	042506	9074	10/3/08	\$1,175,000	\$1,132,000	3990	10	2007	3	54014	N	N	9709 218TH PL NE
007	042506	9152	5/15/07	\$1,314,574	\$1,195,000	4240	10	2007	3	45738	N	N	9807 218TH PL NE
007	815580	0150	3/20/07	\$970,000	\$891,000	4440	10	1991	3	40808	N	N	23904 NE 69TH PL
007	352800	0520	4/4/08	\$1,350,000	\$1,235,000	4760	10	1987	4	100611	N	N	21851 NE 69TH ST
007	042506	9151	8/18/08	\$1,580,000	\$1,498,000	4990	10	2008	3	45738	N	N	9723 218TH PL NE
007	092506	9092	10/13/08	\$1,340,000	\$1,296,000	5450	10	2005	3	148104	N	N	7809 220TH AVE NE

Improved Sales Used in this Annual Update Analysis
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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
007	352801	0100	7/30/08	\$1,155,000	\$1,088,000	3805	11	1988	3	56716	N	N	22229 NE 66TH PL
007	352800	0020	1/24/07	\$1,175,000	\$1,095,000	4260	11	1987	4	97966	N	N	21708 NE 70TH ST
007	352800	0040	7/25/07	\$1,830,000	\$1,650,000	4540	11	1988	4	224442	N	N	21711 NE 70TH ST
007	295440	0400	9/5/07	\$1,500,000	\$1,349,000	4740	11	1990	3	49091	N	N	6227 204TH DR NE
007	295440	0380	8/17/08	\$1,420,000	\$1,346,000	4800	11	1991	3	41313	N	N	6203 204TH DR NE
007	102506	9033	3/29/07	\$2,235,000	\$2,050,000	5360	11	2006	3	46609	N	N	23812 NW 61ST ST
007	295440	0340	5/21/08	\$1,550,000	\$1,432,000	5520	11	1997	3	48787	N	N	20335 NE 61ST CT
007	082506	9040	6/21/07	\$1,475,000	\$1,334,000	4790	12	1984	3	79279	N	N	20700 NE 70TH PL
007	092506	9043	6/19/08	\$2,189,000	\$2,038,000	7360	12	1991	3	287060	N	N	7607 224TH AVE NE
008	720229	0340	6/25/08	\$400,000	\$373,000	1440	7	2002	3	3546	N	N	9804 223RD AVE NE
008	720233	0300	10/1/08	\$390,000	\$376,000	1440	7	2003	3	3093	N	N	9124 228TH WAY NE
008	720229	0520	5/21/08	\$420,000	\$388,000	1440	7	2002	3	2999	N	N	22318 NE 100TH WAY
008	720233	0190	2/13/08	\$434,000	\$394,000	1440	7	2003	3	3060	N	N	9129 229TH PL NE
008	720233	0320	9/16/07	\$455,000	\$409,000	1440	7	2003	3	3081	N	N	9100 228TH WAY NE
008	720229	0180	2/21/07	\$459,990	\$425,000	1440	7	2001	3	3840	N	N	9915 233RD AVE NE
008	720233	0160	4/4/07	\$464,950	\$426,000	1440	7	2003	3	5434	N	N	9043 229TH PL NE
008	720229	0270	3/28/07	\$450,000	\$413,000	1600	7	2002	3	3129	N	N	9902 223RD AVE NE
008	720229	0720	6/15/07	\$473,000	\$428,000	1600	7	2001	3	4314	N	N	10174 233RD PL NE
008	720238	0130	3/27/07	\$455,000	\$418,000	1630	7	2005	3	3286	N	N	8200 233RD PL NE
008	720238	0180	2/14/08	\$469,950	\$426,000	1630	7	2005	3	3107	N	N	8158 233RD PL NE
008	720235	0470	9/22/08	\$445,000	\$427,000	1630	7	2004	3	2330	N	N	8793 233RD PL NE
008	720235	0050	12/27/07	\$474,000	\$427,000	1630	7	2004	3	3050	N	N	8730 233RD PL NE
008	720235	0080	3/6/08	\$475,000	\$432,000	1630	7	2004	3	2460	N	N	8706 233RD PL NE
008	720238	0150	5/22/08	\$481,000	\$445,000	1630	7	2005	3	3461	N	N	8182 233RD PL NE
008	720238	0090	3/13/07	\$490,000	\$451,000	1630	7	2005	3	2913	N	N	8232 233RD PL NE
008	720238	0350	3/1/07	\$490,000	\$452,000	1630	7	2005	3	3274	N	N	8303 233RD PL NE
008	720238	0200	3/21/07	\$497,000	\$457,000	1630	7	2005	3	3193	N	N	8142 233RD PL NE
008	720238	0330	3/20/07	\$503,000	\$462,000	1630	7	2005	3	4146	N	N	8249 233RD PL NE
008	720229	0500	8/6/08	\$400,000	\$378,000	1650	7	2002	3	2941	N	N	22330 NE 100TH WAY
008	720233	0470	6/22/07	\$469,000	\$424,000	1650	7	2003	3	3436	N	N	9101 228TH WAY NE
008	720233	0050	1/24/07	\$457,000	\$426,000	1650	7	2003	3	4193	N	N	9214 229TH PL NE

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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
008	720233	0400	7/30/07	\$490,000	\$442,000	1650	7	2003	3	5094	N	N	9021 228TH WAY NE
008	720233	0030	5/9/07	\$494,500	\$450,000	1650	7	2003	3	5683	N	N	9240 229TH PL NE
008	720229	0400	1/26/08	\$447,400	\$405,000	1690	7	2001	3	3698	N	N	9837 223RD PL NE
008	720234	0430	7/9/07	\$449,950	\$406,000	1690	7	2004	3	4000	N	N	8616 229TH DR NE
008	720229	0780	6/20/08	\$450,000	\$419,000	1690	7	2001	3	3669	N	N	10159 223RD PL NE
008	720234	0410	7/2/07	\$463,400	\$419,000	1690	7	2004	3	4628	N	N	8632 229TH DR NE
008	720229	0620	1/19/07	\$450,000	\$420,000	1690	7	2002	3	3026	N	N	22363 NE 101ST PL
008	720233	0900	10/12/07	\$472,000	\$424,000	1690	7	2003	3	5950	N	N	22675 NE FERN REACH CIR
008	720234	0530	4/4/08	\$469,000	\$429,000	1690	7	2004	3	4088	N	N	8410 229TH DR NE
008	720235	0460	12/7/07	\$490,000	\$441,000	1690	7	2004	3	2890	N	N	8785 233RD PL NE
008	720229	0800	4/17/07	\$485,100	\$443,000	1690	7	2001	3	3946	N	N	10167 233RD PL NE
008	720235	0380	2/4/08	\$490,000	\$444,000	1690	7	2004	3	2620	N	N	8721 233RD PL NE
008	720238	0380	6/24/08	\$485,000	\$452,000	1690	7	2005	3	2870	N	N	8327 233RD PL NE
008	720238	0190	9/19/08	\$475,000	\$455,000	1690	7	2005	3	3187	N	N	8150 233RD PL NE
008	720238	0340	3/15/07	\$500,000	\$460,000	1690	7	2005	3	3827	N	N	8257 233RD PL NE
008	720235	0230	10/17/08	\$477,500	\$463,000	1690	7	2004	3	3040	N	N	8534 233RD PL NE
008	720234	0840	10/1/08	\$460,000	\$443,000	1890	7	2005	3	5917	N	N	22818 NE 89TH PL
008	720238	0030	8/27/08	\$485,000	\$461,000	2020	7	2005	3	5009	N	N	8322 233RD PL NE
008	720238	0320	11/1/08	\$492,000	\$479,000	2020	7	2005	3	5217	N	N	8239 233RD PL NE
008	720238	0400	3/13/07	\$569,950	\$525,000	2020	7	2005	3	4169	N	N	8343 233RD PL NE
008	720233	1030	1/23/07	\$500,000	\$466,000	2100	7	2003	3	4698	N	N	9190 226TH PL NE
008	720233	1540	10/20/08	\$470,000	\$456,000	2120	7	2004	3	5508	N	N	22528 NE 93RD PL
008	720233	1520	1/9/07	\$490,000	\$458,000	2120	7	2004	3	5508	N	N	22512 NE 93RD PL
008	720234	0900	10/20/08	\$479,000	\$465,000	2120	7	2005	3	5004	N	N	8810 230TH WAY NE
008	720227	0720	3/14/08	\$521,000	\$475,000	2120	7	2001	3	5333	N	N	9909 228TH TER NE
008	720228	0240	4/13/07	\$520,000	\$476,000	2120	7	2001	3	4833	N	N	9400 226TH PL NE
008	720234	1250	7/5/07	\$529,950	\$479,000	2120	7	2005	3	5070	N	N	23033 NE 81ST ST
008	720227	0570	9/25/07	\$539,950	\$485,000	2120	7	2001	3	4310	N	N	9780 227TH WAY NE
008	720235	0140	12/28/07	\$544,950	\$491,000	2120	7	2004	3	3540	N	N	8636 233RD PL NE
008	720228	0290	4/21/08	\$539,950	\$496,000	2120	7	2001	3	4045	N	N	9512 226TH PL NE
008	720234	0970	3/28/07	\$550,000	\$505,000	2250	7	2004	3	4610	N	N	22914 NE 87TH PL

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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
008	720227	0760	5/4/07	\$533,990	\$486,000	2270	7	2001	3	4729	N	N	9941 228TH TER NE
008	720231	0090	2/25/07	\$529,000	\$489,000	2280	7	2002	3	4908	N	N	22730 NE FERN REACH CIR
008	720233	0960	4/23/08	\$525,000	\$482,000	2330	7	2003	3	4796	N	N	9304 226TH PL NE
008	720233	1000	11/1/07	\$545,000	\$490,000	2340	7	2003	3	4253	N	N	9220 226TH PL NE
008	720227	0050	11/14/08	\$450,000	\$441,000	2360	7	2001	3	4366	N	N	9946 227TH WAY NE
008	720234	1520	2/22/08	\$550,000	\$499,000	2370	7	2005	3	5443	N	N	8107 231ST PL NE
008	720228	0200	11/30/07	\$500,000	\$450,000	2440	7	2001	3	4285	N	N	22668 NE FERN REACH CIR
008	720228	0150	12/10/07	\$521,000	\$469,000	2440	7	2001	3	4203	N	N	9545 227TH WAY NE
008	720234	0890	3/3/07	\$550,000	\$507,000	2480	7	2005	3	5010	N	N	8818 230TH WAY NE
008	720226	0710	6/30/08	\$520,000	\$486,000	2510	7	2001	3	5125	N	N	10161 224TH AVE NE
008	720228	0360	9/11/08	\$516,000	\$493,000	2510	7	2002	3	4262	N	N	22593 NE 96TH ST
008	720228	0050	1/14/08	\$550,000	\$497,000	2510	7	2001	3	4931	N	N	22586 NE 96TH ST
008	720228	0570	7/5/07	\$550,000	\$497,000	2510	7	2002	3	4224	N	N	9418 225TH WAY NE
008	720228	0500	1/8/08	\$559,000	\$505,000	2510	7	2001	3	5872	N	N	9500 225TH WAY NE
008	720228	0550	9/17/07	\$565,000	\$508,000	2510	7	2002	3	4259	N	N	9438 225TH WAY NE
008	720228	0380	6/7/07	\$574,000	\$520,000	2510	7	2003	3	4534	N	N	22581 NE 96TH ST
008	720228	0600	10/6/08	\$513,500	\$495,000	2565	7	2002	3	4489	N	N	9515 226TH PL NE
008	720233	0820	3/16/07	\$582,000	\$535,000	2580	7	2003	3	4080	N	N	9151 227TH AVE NE
008	720233	0880	9/25/07	\$540,000	\$485,000	2600	7	2003	3	4535	N	N	9253 227TH AVE NE
008	720234	0980	2/8/08	\$540,000	\$489,000	2600	7	2004	3	6500	N	N	22906 NE 87TH PL
008	720227	0600	9/23/08	\$485,000	\$466,000	2620	7	2001	3	4091	N	N	9820 227TH WAY NE
008	720234	1090	8/14/08	\$510,000	\$483,000	2620	7	2004	3	4459	N	N	8807 230TH WAY NE
008	720233	1090	6/10/08	\$525,000	\$488,000	2620	7	2003	3	4080	N	N	9118 226TH PL NE
008	720226	1150	8/22/07	\$547,000	\$492,000	2620	7	2001	3	4295	N	N	10168 225TH TER NE
008	720234	1490	1/30/08	\$550,000	\$498,000	2620	7	2005	3	5176	N	N	8122 230TH PL NE
008	720227	0120	7/23/07	\$597,000	\$538,000	2620	7	2001	3	5774	N	N	22735 NE CASCARA CIR
008	720227	0830	2/16/07	\$578,000	\$535,000	2690	7	2001	3	4736	N	N	9754 228TH TER NE
008	720228	0340	7/28/08	\$569,000	\$536,000	2700	7	2003	3	5227	N	N	22597 NE 96TH ST
008	720234	0810	3/28/08	\$587,500	\$537,000	2740	7	2004	3	5000	N	N	8907 228TH WAY NE
008	720228	0780	9/11/07	\$610,000	\$548,000	2740	7	2001	3	6903	N	N	9451 225TH WAY NE
008	720233	1410	4/3/07	\$639,950	\$586,000	2740	7	2003	3	7853	N	N	22524 NE 92ND ST

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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
008	720228	0390	9/4/07	\$575,000	\$517,000	2755	7	2003	3	4831	N	N	22579 NE 96TH ST
008	720228	0560	3/9/07	\$570,000	\$525,000	2755	7	2002	3	4383	N	N	9422 225TH WAY NE
008	720226	0600	11/13/08	\$520,000	\$509,000	2760	7	2001	3	5150	N	N	22433 NE 101ST ST
008	720226	1250	4/23/08	\$560,000	\$514,000	2760	7	2001	3	5187	N	N	10156 224TH AVE NE
008	720226	0820	10/9/07	\$580,000	\$521,000	3080	7	2001	3	5524	N	N	22464 NE 102ND PL
008	720226	0790	3/12/07	\$595,000	\$548,000	3080	7	2001	3	5524	N	N	22432 NE 102ND PL
008	720228	0520	10/4/07	\$615,000	\$553,000	3080	7	2002	3	5230	N	N	9450 225TH WAY NE
008	720233	1450	9/12/07	\$650,000	\$584,000	3210	7	2003	3	8996	N	N	22556 NE 92ND ST
008	720234	0550	10/24/07	\$640,000	\$575,000	3280	7	2004	3	7514	N	N	8315 229TH DR NE
008	720234	1330	1/12/07	\$625,000	\$584,000	3280	7	2005	3	6748	N	N	8140 231ST PL NE
008	720227	0470	7/8/08	\$590,000	\$552,000	3430	7	2001	3	5177	N	N	22813 NE 97TH PL
008	720228	0480	12/28/07	\$697,250	\$629,000	3890	7	2002	3	6000	N	N	9516 225TH WAY NE
008	720234	0870	6/25/07	\$732,000	\$662,000	4000	7	2005	3	10703	N	N	22840 NE 89TH PL
008	720233	1280	7/2/08	\$735,000	\$687,000	4140	7	2003	3	9617	N	N	9131 225TH WAY NE
008	720234	1200	6/28/07	\$699,950	\$633,000	4160	7	2005	3	6084	N	N	22919 NE 81ST ST
008	720310	0410	7/16/08	\$500,000	\$469,000	2020	8	2008	3	4674	N	N	10824 EASTRIDGE DR NE
008	720310	0450	11/21/08	\$504,000	\$495,000	2020	8	2008	3	4716	N	N	10934 EASTRIDGE DR NE
008	720226	0270	9/5/08	\$500,000	\$477,000	2190	8	2001	3	4358	N	N	22547 NE CASCARA CIR
008	720226	0990	7/13/07	\$569,500	\$514,000	2190	8	2001	3	5945	N	N	10101 226TH AVE NE
008	720226	0430	7/2/07	\$569,900	\$515,000	2190	8	2001	3	4956	N	N	22566 NE 99TH WAY
008	720310	0400	7/15/08	\$510,000	\$478,000	2230	8	2008	3	5217	N	N	10816 EASTRIDGE DR NE
008	720310	0420	6/3/08	\$568,180	\$527,000	2230	8	2008	3	4571	N	N	10910 EASTRIDGE DR NE
008	720310	0440	10/8/08	\$589,990	\$570,000	2230	8	2008	3	4517	N	N	10926 EASTRIDGE DR NE
008	720226	0890	5/23/08	\$539,000	\$498,000	2320	8	2001	3	4053	N	N	10181 226TH AVE NE
008	720226	0490	8/31/07	\$600,000	\$540,000	2330	8	2001	3	4942	N	N	22518 NE 99TH WAY
008	720310	0430	12/15/08	\$593,990	\$590,000	2440	8	2008	3	4527	N	N	10918 EASTRIDGE DR NE
008	720310	0300	7/24/08	\$584,990	\$550,000	2450	8	2008	3	4762	N	N	24272 NE 108TH ST
008	720310	0480	7/30/08	\$584,990	\$551,000	2450	8	2008	3	4586	N	N	24221 NE 110TH ST
008	720310	0390	7/18/08	\$599,000	\$562,000	2450	8	2008	3	7935	N	N	10808 EASTRIDGE DR NE
008	720310	0570	6/9/08	\$615,000	\$571,000	2450	8	2008	3	5775	N	N	10843 243RD AVE NE
008	720310	0560	7/17/08	\$589,990	\$554,000	2480	8	2008	3	5114	N	N	10903 243RD AVE NE

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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
008	720226	0950	4/23/07	\$599,900	\$548,000	2590	8	2001	3	4109	N	N	10133 226TH AVE NE
008	720226	0460	9/4/08	\$530,000	\$505,000	2660	8	2001	3	5043	N	N	22542 NE 99TH WAY
008	720226	0500	10/16/08	\$650,000	\$629,000	2780	8	2000	3	7335	N	N	22505 NE 99TH WAY
008	720226	0180	4/14/08	\$655,000	\$600,000	2790	8	2000	3	8131	N	N	9919 225TH AVE NE
008	720227	1070	1/4/08	\$650,000	\$587,000	2800	8	2001	3	5896	N	N	9753 229TH LN NE
008	720226	0190	8/26/08	\$630,000	\$599,000	2900	8	2001	3	8178	N	N	9927 225TH AVE NE
008	720227	0230	4/27/07	\$741,200	\$676,000	2970	8	2003	3	6582	N	N	9950 229TH LN NE
008	720227	0240	3/1/07	\$700,000	\$646,000	3030	8	2002	3	6849	N	N	9942 229TH LN NE
008	720227	0270	7/23/07	\$746,000	\$673,000	3150	8	2001	3	7048	N	N	9918 229TH LN NE
008	720227	0980	7/19/07	\$752,000	\$678,000	3150	8	2002	3	6260	N	N	9943 229TH LN NE
008	720227	1000	3/24/08	\$707,000	\$645,000	3170	8	2002	3	6980	N	N	9927 229TH LN NE
008	720227	0130	6/13/08	\$769,000	\$715,000	3170	8	2002	3	10441	N	N	22808 NE 100TH PL
008	720310	0710	8/18/08	\$580,000	\$550,000	1890	9	2008	3	6535	N	N	23708 NE 109TH PL
008	720310	0140	12/1/08	\$599,990	\$592,000	3000	9	2008	3	4950	N	N	10944 243RD AVE NE
008	720310	0110	9/30/08	\$663,000	\$638,000	3000	9	2008	3	4950	N	N	11000 243RD AVE NE
008	720310	1170	12/2/08	\$599,990	\$592,000	3180	9	2008	3	6200	N	N	23636 NE 110TH WAY
008	720310	1230	5/1/08	\$705,335	\$649,000	3180	9	2008	3	6025	N	N	11063 MUIRWOOD WAY NE
008	720310	1080	8/19/08	\$759,990	\$721,000	3210	9	2008	3	6964	N	N	10812 MUIRWOOD WAY NE
008	720310	1190	7/14/08	\$669,990	\$628,000	3280	9	2008	3	6017	N	N	11031 MUIRWOOD WAY NE
008	720310	1240	4/21/08	\$685,000	\$629,000	3280	9	2008	3	7032	N	N	11071 MUIRWOOD WAY NE
008	720310	1010	8/20/08	\$729,990	\$693,000	3280	9	2008	3	5626	N	N	13434 238TH PL NE
008	720310	1220	5/16/08	\$709,990	\$655,000	3290	9	2008	3	6274	N	N	11055 MUIRWOOD WAY NE
008	720310	1130	8/12/08	\$737,990	\$698,000	3310	9	2008	3	5000	N	N	10841 MUIRWOOD WAY NE
008	720310	1200	6/7/08	\$752,990	\$699,000	3310	9	2008	3	6252	N	N	11039 MUIRWOOD WAY NE
008	720310	1370	8/19/08	\$749,990	\$711,000	3310	9	2008	3	5000	N	N	23625 NE 110TH WAY
008	720310	1020	7/11/08	\$769,990	\$721,000	3310	9	2008	3	5141	N	N	11010 MUIRWOOD WAY NE
008	720310	1160	8/20/08	\$699,990	\$664,000	3320	9	2008	3	6123	N	N	23628 NE 110TH WAY
008	720310	1100	7/29/08	\$755,990	\$712,000	3320	9	2008	3	5069	N	N	10817 MUIRWOOD WAY NE
008	720310	1460	10/2/08	\$769,990	\$742,000	3320	9	2008	3	5116	N	N	23559 NE 110TH WAY
008	720236	0710	4/19/07	\$785,000	\$717,000	3330	9	2004	3	7605	N	N	8634 236TH AVE NE
008	720230	0140	8/21/08	\$685,000	\$650,000	3370	9	2003	3	6223	N	N	9617 222ND AVE NE

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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
008	720230	0550	8/13/08	\$735,000	\$696,000	3430	9	2004	3	6975	N	N	9334 221ST PL NE
008	720230	0030	8/13/08	\$750,000	\$710,000	3500	9	2003	3	5766	N	N	9618 222ND AVE NE
008	720236	0470	10/24/07	\$799,950	\$719,000	3500	9	2005	3	7771	N	N	8932 237TH PL NE
008	720230	0310	4/16/07	\$799,950	\$731,000	3500	9	2003	3	8071	N	N	9309 221ST PL NE
008	720230	0280	7/12/07	\$824,950	\$745,000	3500	9	2003	3	7541	N	N	9333 221ST PL NE
008	720236	0140	5/7/07	\$819,950	\$747,000	3500	9	2005	3	7666	N	N	8921 236TH AVE NE
008	720310	1180	12/29/08	\$650,000	\$649,000	3630	9	2008	3	5900	N	N	11023 MUIRWOOD WAY NE
008	720310	1210	5/22/08	\$749,990	\$693,000	3630	9	2008	3	6443	N	N	11047 MUIRWOOD WAY NE
008	720310	1090	8/28/08	\$802,990	\$764,000	3790	9	2008	3	5303	N	N	10809 MUIRWOOD WAY NE
008	720310	1040	11/24/08	\$726,530	\$715,000	3880	9	2008	3	6447	N	N	10844 MUIRWOOD WAY NE
008	720310	1060	5/28/08	\$827,990	\$766,000	3880	9	2008	3	6600	N	N	10828 MUIRWOOD WAY NE
008	720310	1400	10/8/08	\$839,990	\$811,000	3880	9	2008	3	7106	N	N	23615 NE 109TH CT
008	720236	0440	9/16/08	\$785,000	\$752,000	3920	9	2005	3	7641	N	N	8950 237TH PL NE
008	720236	0240	1/28/08	\$863,950	\$782,000	3920	9	2005	3	7771	N	N	9053 236TH AVE NE
008	720236	0130	7/7/08	\$755,000	\$706,000	3970	9	2005	3	7864	N	N	8913 236TH AVE NE
008	720230	0320	1/31/07	\$860,000	\$800,000	3970	9	2003	3	12472	N	N	9301 221ST PL NE
008	720236	0300	5/24/07	\$900,000	\$817,000	3990	9	2005	3	8413	N	N	9050 236TH AVE NE
008	720236	0700	10/23/07	\$810,000	\$728,000	4000	9	2004	3	8599	N	N	8704 236TH AVE NE
008	720236	0210	2/27/07	\$839,990	\$776,000	4000	9	2005	3	6486	N	N	9033 236TH AVE NE
008	720236	0280	6/4/08	\$838,000	\$777,000	4000	9	2005	3	6701	N	N	9058 236TH AVE NE
008	720236	0740	9/15/08	\$775,000	\$742,000	4090	9	2004	3	8788	N	N	8610 236TH AVE NE
008	720310	1050	5/28/08	\$810,000	\$750,000	4100	9	2008	3	6600	N	N	10836 MUIRWOOD WAY NE
008	720310	1070	6/6/08	\$839,990	\$779,000	4100	9	2008	3	6470	N	N	10820 MUIRWOOD WAY NE
008	720310	1420	8/7/08	\$872,990	\$825,000	4100	9	2008	3	9712	N	N	23603 NE 109TH CT
009	868223	0460	10/9/08	\$365,000	\$352,000	1200	8	2003	3	3900	N	N	12426 232ND WAY NE
009	868230	0420	1/18/08	\$288,687	\$261,000	1250	8	2007	3	3287	N	N	24237 NE 131ST TER
009	868230	0430	1/16/08	\$288,687	\$261,000	1250	8	2007	3	3287	N	N	24241 NE 131ST TER
009	868226	2100	5/7/07	\$400,000	\$364,000	1300	8	2005	3	3107	N	N	22842 NE 132ND PL
009	868229	1620	3/12/07	\$406,750	\$375,000	1300	8	2007	3	4110	N	N	23713 NE 134TH PL
009	868226	0950	5/24/07	\$412,500	\$375,000	1300	8	2005	3	3671	N	N	23045 NE 128TH PL
009	868228	1220	12/29/08	\$392,000	\$391,000	1300	8	2005	3	6515	N	N	12236 BIG LEAF WAY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868226	0890	2/7/08	\$440,000	\$399,000	1300	8	2005	3	3160	N	N	22899 NE 128TH PL
009	868229	1260	5/21/07	\$446,118	\$405,000	1300	8	2007	3	5823	N	N	13667 MORGAN DR NE
009	868230	1390	5/29/08	\$439,410	\$407,000	1300	8	2007	3	3759	N	N	13404 238TH PL NE
009	868229	1130	2/7/07	\$455,373	\$423,000	1300	8	2007	3	3609	N	N	13747 MORGAN DR NE
009	868229	1210	5/11/07	\$467,607	\$425,000	1300	8	2007	3	5234	N	N	13697 MORGAN DR NE
009	868230	1960	7/17/07	\$448,717	\$405,000	1335	8	2007	3	4054	N	N	23650 NE TWINBERRY WAY
009	868230	1990	7/26/07	\$463,258	\$418,000	1335	8	2007	3	4014	N	N	23644 NE TWINBERRY WAY
009	868230	1880	4/21/08	\$410,000	\$376,000	1340	8	2007	3	4070	N	N	23704 NE TWINBERRY WAY
009	868230	1910	9/25/07	\$420,007	\$377,000	1340	8	2007	3	4122	N	N	23692 NE TWINBERRY WAY
009	868226	0360	6/26/07	\$452,900	\$409,000	1340	8	2005	3	5196	N	N	22833 NE 130TH ST
009	868226	0470	3/30/07	\$449,000	\$412,000	1340	8	2005	3	4225	N	N	23023 NE 130TH ST
009	868230	0960	5/16/08	\$455,739	\$421,000	1340	8	2008	3	5905	N	N	13334 239TH WAY NE
009	868230	0120	5/29/08	\$482,814	\$447,000	1340	8	2008	3	5125	N	N	23769 NE TWINBERRY WAY
009	868230	0310	3/7/08	\$505,063	\$460,000	1340	8	2008	3	7137	N	N	24149 NE 131ST TER
009	868229	2180	9/6/07	\$392,499	\$353,000	1350	8	2007	3	3926	N	N	23578 NE TWINBERRY WAY
009	868230	1930	1/28/08	\$419,000	\$379,000	1350	8	2007	3	4399	N	N	23680 NE TWINBERRY WAY
009	868230	1860	12/12/07	\$425,087	\$383,000	1350	8	2007	3	4423	N	N	23716 NE TWINBERRY WAY
009	868230	1890	12/11/07	\$430,408	\$388,000	1350	8	2007	3	4273	N	N	23710 NE TWINBERRY WAY
009	868230	1900	10/15/07	\$431,970	\$388,000	1350	8	2007	3	4374	N	N	23686 NE TWINBERRY WAY
009	868229	2150	3/26/07	\$425,229	\$390,000	1350	8	2007	3	3839	N	N	23560 NE TWINBERRY WAY
009	868230	2050	6/1/07	\$432,122	\$392,000	1350	8	2007	3	4199	N	N	23608 NE TWINBERRY WAY
009	868230	1980	7/18/07	\$444,921	\$401,000	1350	8	2007	3	4034	N	N	23638 NE TWINBERRY WAY
009	868226	1960	6/5/07	\$447,500	\$406,000	1350	8	2004	3	4270	N	N	13272 230TH PL NE
009	868230	2020	6/25/07	\$448,825	\$406,000	1350	8	2007	3	4157	N	N	23614 NE TWINBERRY WAY
009	868226	1970	1/16/08	\$450,000	\$407,000	1350	8	2004	3	4529	N	N	13280 230TH PL NE
009	868230	1940	8/14/07	\$451,690	\$407,000	1350	8	2007	3	4320	N	N	23662 NE TWINBERRY WAY
009	868226	0480	4/15/08	\$445,950	\$409,000	1350	8	2005	3	6315	N	N	23031 NE 130TH ST
009	868226	0370	5/2/07	\$450,000	\$410,000	1350	8	2005	3	4949	N	N	22841 NE 130TH ST
009	868228	0090	7/18/07	\$454,000	\$410,000	1350	8	2005	3	5920	N	N	24317 NE VINE MAPLE WAY
009	868228	0080	2/4/08	\$455,000	\$412,000	1350	8	2005	3	4939	N	N	24327 NE VINE MAPLE WAY
009	868230	1970	7/16/07	\$458,703	\$414,000	1350	8	2007	3	4310	N	N	23656 NE TWINBERRY WAY

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868230	2060	8/2/07	\$461,641	\$416,000	1350	8	2007	3	3972	N	N	23582 NE TWINBERRY WAY
009	868230	1850	11/2/07	\$468,936	\$422,000	1350	8	2007	3	4644	N	N	23734 NE TWINBERRY WAY
009	868230	1180	11/20/07	\$491,972	\$443,000	1350	8	2007	3	5865	N	N	23815 NE SALAL PL
009	868230	1480	11/30/07	\$492,385	\$443,000	1350	8	2007	3	6398	N	N	13330 MAHONIA PL NE
009	868230	0320	2/28/08	\$551,407	\$501,000	1350	8	2008	3	5547	N	N	24157 NE 131ST TER
009	868230	0970	12/3/07	\$564,847	\$508,000	1350	8	2008	3	4781	N	N	13340 239TH WAY NE
009	868230	0130	6/9/08	\$557,953	\$518,000	1350	8	2008	3	5695	N	N	23763 NE TWINBERRY WAY
009	868230	0140	6/27/08	\$573,639	\$535,000	1350	8	2008	3	5982	N	N	23759 NE TWINBERRY WAY
009	868223	1010	9/19/07	\$417,000	\$375,000	1365	8	2003	3	3905	N	N	12437 232ND WAY NE
009	868228	0500	3/27/07	\$437,000	\$401,000	1365	8	2005	3	4740	N	N	24555 NE VINE MAPLE WAY
009	868226	2700	6/19/07	\$452,000	\$409,000	1365	8	2004	3	4322	N	N	13245 230TH PL NE
009	868230	1530	7/16/08	\$469,607	\$441,000	1430	8	2008	3	4355	N	N	13301 239TH WAY SE
009	868230	0990	12/7/07	\$409,551	\$369,000	1440	8	2008	3	7295	N	N	13350 239TH WAY NE
009	868230	1920	9/18/07	\$411,042	\$369,000	1440	8	2007	3	4116	N	N	23674 NE TWINBERRY WAY
009	868230	2000	9/10/07	\$418,261	\$376,000	1440	8	2007	3	4185	N	N	23626 NE TWINBERRY WAY
009	868230	1870	12/7/07	\$420,000	\$378,000	1440	8	2007	3	4075	N	N	23722 NE TWINBERRY WAY
009	868230	2070	8/29/07	\$421,392	\$379,000	1440	8	2007	3	8029	N	N	23588 NE TWINBERRY WAY
009	868230	1950	11/20/07	\$428,862	\$386,000	1440	8	2007	3	4045	N	N	23668 NE TWINBERRY WAY
009	868223	0420	6/19/07	\$433,000	\$392,000	1440	8	2003	3	3900	N	N	12392 232ND WAY NE
009	868230	2030	8/22/07	\$441,910	\$398,000	1440	8	2007	3	4421	N	N	23620 NE TWINBERRY WAY
009	868229	2170	3/29/07	\$447,030	\$410,000	1440	8	2007	3	3900	N	N	23572 NE TWINBERRY WAY
009	868229	2130	4/20/07	\$456,351	\$417,000	1440	8	2007	3	4225	N	N	23548 NE TWINBERRY WAY
009	868230	1810	6/1/07	\$461,601	\$419,000	1440	8	2007	3	5731	N	N	13305 ADAIR CREEK WAY NE
009	868230	1800	5/30/07	\$468,472	\$425,000	1440	8	2007	3	6306	N	N	13313 ADAIR CREEK WAY NE
009	868230	1840	11/5/07	\$475,047	\$427,000	1440	8	2007	3	4596	N	N	23728 NE TWINBERRY WAY
009	868230	2040	6/2/07	\$481,942	\$437,000	1440	8	2007	3	4168	N	N	23602 NE TWINBERRY WAY
009	868230	1200	11/6/07	\$486,039	\$437,000	1440	8	2007	3	4231	N	N	23823 NE SALAL PL
009	868229	2160	3/20/07	\$476,910	\$438,000	1440	8	2007	3	3900	N	N	23566 NE TWINBERRY WAY
009	868230	0110	6/5/08	\$474,165	\$440,000	1440	8	2008	3	6319	N	N	23753 NE TWINBERRY WAY
009	868226	2430	3/26/08	\$482,000	\$440,000	1440	8	2004	3	5049	N	N	13273 SUN BREAK WAY NE
009	868228	0340	2/22/08	\$510,000	\$463,000	1440	8	2005	3	6265	N	N	24436 NE VINE MAPLE WAY

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868230	1300	11/28/07	\$470,006	\$423,000	1510	8	2007	3	3567	N	N	13339 MAHONIA PL NE
009	868229	1610	2/21/07	\$458,015	\$424,000	1510	8	2007	3	4174	N	N	23721 NE 134TH PL
009	868230	1780	7/5/07	\$477,415	\$431,000	1510	8	2007	3	6088	N	N	13329 ADAIR CREEK WAY NE
009	868230	1750	7/3/07	\$478,295	\$432,000	1510	8	2007	3	5031	N	N	13405 ADAIR CREEK WAY NE
009	868230	0440	1/15/08	\$488,745	\$442,000	1510	8	2007	3	4472	N	N	24245 NE 131ST TER
009	868230	1370	10/8/07	\$493,464	\$443,000	1510	8	2007	3	3567	N	N	23781 NE 134TH ST
009	868229	1250	5/11/07	\$488,394	\$444,000	1510	8	2007	2	6523	N	N	13673 MORGAN DR NE
009	868229	0620	4/9/07	\$492,199	\$450,000	1510	8	2007	3	4679	N	N	13778 MORGAN DR NE
009	868228	1280	2/9/07	\$488,610	\$453,000	1510	8	2006	3	3966	N	N	12324 BIG LEAF WAY NE
009	868229	1120	2/10/07	\$488,672	\$453,000	1510	8	2007	3	4046	N	N	13753 MORGAN DR NE
009	868230	1310	10/31/07	\$512,384	\$461,000	1510	8	2007	3	3567	N	N	13333 MAHONIA PL NE
009	868230	0410	5/20/08	\$501,108	\$463,000	1510	8	2007	3	4472	N	N	24233 NE 131ST TER
009	868230	0360	11/26/07	\$515,881	\$464,000	1510	8	2008	3	3655	N	N	24185 NE 131ST TER
009	868230	1740	6/18/07	\$516,611	\$467,000	1510	8	2007	3	4878	N	N	13411 ADAIR CREEK WAY NE
009	868230	0370	1/7/08	\$517,562	\$467,000	1510	8	2007	3	3659	N	N	24191 NE 131ST TER
009	868228	2200	7/1/08	\$505,000	\$472,000	1510	8	2005	3	4208	N	N	24004 NE ADAIR RD
009	868230	0590	8/26/08	\$500,697	\$476,000	1510	8	2008	3	3753	N	N	24263 NE 130TH PL
009	868228	1280	4/18/08	\$524,000	\$481,000	1510	8	2006	3	3966	N	N	12324 BIG LEAF WAY NE
009	868226	2050	5/16/07	\$532,449	\$484,000	1510	8	2007	3	4018	N	N	22912 NE 132ND PL
009	868229	0610	6/21/07	\$539,816	\$488,000	1510	8	2007	3	4349	N	N	13772 MORGAN DR NE
009	868229	1200	4/17/07	\$547,927	\$501,000	1510	8	2007	3	5425	N	N	13705 MORGAN DR NE
009	868230	0580	1/9/08	\$556,639	\$503,000	1510	8	2007	3	3753	N	N	24255 NE 130TH PL
009	868229	0650	5/14/07	\$555,254	\$505,000	1510	8	2007	3	5909	N	N	13796 MORGAN DR NE
009	868230	0550	11/30/07	\$576,752	\$519,000	1510	8	2007	3	4073	N	N	24231 NE 130TH PL
009	868229	1110	1/8/07	\$556,243	\$521,000	1510	8	2007	3	4146	N	N	13759 MORGAN DR NE
009	868229	1250	12/15/08	\$542,140	\$538,000	1510	8	2007	2	6523	N	N	13673 MORGAN DR NE
009	868229	1670	5/2/08	\$495,000	\$455,000	1555	8	2006	3	4500	N	N	23738 NE 134TH PL
009	868230	1700	9/4/07	\$549,281	\$494,000	1555	8	2007	3	7034	N	N	13322 MAHONIA PL NE
009	868228	1520	6/26/07	\$587,000	\$531,000	1555	8	2005	3	4950	N	N	12357 BIG LEAF WAY NE
009	868230	1630	10/4/07	\$498,777	\$448,000	1560	8	2007	3	7672	N	N	13220 ADAIR CREEK WAY NE
009	868226	1630	1/23/07	\$499,900	\$466,000	1560	8	2004	3	5240	N	N	12816 231ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868230	1650	9/26/07	\$526,695	\$473,000	1560	8	2007	3	5100	N	N	13236 ADAIR CREEK WAY NE
009	868229	0260	3/2/07	\$543,644	\$502,000	1560	8	2007	3	4580	N	N	13835 231ST LN NE
009	868230	0330	2/8/08	\$637,114	\$577,000	1560	8	2008	3	4975	N	N	24165 NE 131ST TER
009	868230	1260	8/7/07	\$516,673	\$465,000	1570	8	2007	3	6523	N	N	13415 MAHONIA PL NE
009	868230	0860	11/6/07	\$530,000	\$476,000	1570	8	2007	3	6506	N	N	13180 ADAIR CREEK WAY NE
009	868230	1820	6/2/07	\$528,026	\$479,000	1570	8	2007	3	7381	N	N	23752 NE TWINBERRY WAY
009	868230	1330	6/29/07	\$540,563	\$489,000	1570	8	2007	3	5259	N	N	23757 NE 134TH ST
009	868230	0460	4/17/08	\$548,529	\$503,000	1570	8	2008	3	4853	N	N	13027 243RD PL NE
009	868221	0790	9/10/07	\$559,950	\$503,000	1570	8	2002	3	5001	N	N	11662 238TH PL NE
009	868230	1380	8/28/07	\$485,955	\$437,000	1640	8	2007	3	3796	N	N	23787 NE 134TH ST
009	868230	1710	6/19/07	\$499,089	\$452,000	1640	8	2007	3	4535	N	N	13429 ADAIR CREEK WAY NE
009	868229	1990	8/28/07	\$570,000	\$513,000	1640	8	2006	3	4995	N	N	13507 ADAIR CREEK WAY NE
009	868221	0500	7/29/08	\$705,000	\$664,000	1660	8	2002	3	5801	N	N	11747 238TH PL NE
009	868230	1280	1/17/08	\$525,000	\$474,000	1670	8	2007	3	4500	N	N	13351 MAHONIA PL NE
009	868230	1830	6/18/07	\$549,336	\$497,000	1670	8	2007	3	6340	N	N	23740 NE TWINBERRY WAY
009	868226	1670	5/18/07	\$560,000	\$509,000	1670	8	2004	3	4500	N	N	23054 NE 130TH ST
009	868230	1490	6/22/07	\$566,094	\$512,000	1670	8	2007	3	5454	N	N	13323 239TH WAY NE
009	868230	0210	11/15/07	\$578,946	\$521,000	1670	8	2008	3	5500	N	N	13173 ADAIR CREEK WAY NE
009	868228	1320	6/25/07	\$624,900	\$565,000	1670	8	2005	3	6220	N	N	12321 BIG LEAF WAY NE
009	868230	0280	2/5/08	\$638,576	\$578,000	1670	8	2008	3	6664	N	N	13117 ADAIR CREEK WAY NE
009	868230	0300	11/16/07	\$644,835	\$580,000	1670	8	2008	3	7180	N	N	13101 ADAIR CREEK WAY NE
009	868230	0740	8/6/08	\$466,904	\$441,000	1680	8	2007	3	4750	N	N	24188 NE 131ST TER
009	868230	1340	12/6/07	\$510,000	\$459,000	1680	8	2007	3	4500	N	N	23763 NE 134TH ST
009	868226	1190	8/15/07	\$528,500	\$476,000	1680	8	2004	3	4500	N	N	23040 NE 127TH WAY
009	868229	0400	2/6/07	\$524,829	\$487,000	1680	8	2007	3	5659	N	N	13742 MORGAN DR NE
009	868230	1230	8/27/07	\$557,493	\$501,000	1680	8	2007	3	5433	N	N	13443 MAHONIA PL NE
009	868229	0840	11/6/07	\$560,000	\$503,000	1680	8	2006	3	5095	N	N	23032 NE 139TH CT
009	868229	0440	1/3/07	\$543,401	\$509,000	1680	8	2007	3	4785	N	N	23121 NE DEVON WAY
009	868229	1290	8/12/08	\$550,000	\$520,000	1680	8	2006	3	5799	N	N	13580 ADAIR CREEK WAY NE
009	868229	0420	6/13/07	\$575,029	\$521,000	1680	8	2007	3	7316	N	N	23109 NE DEVON WAY
009	868229	0580	1/19/07	\$567,714	\$530,000	1680	8	2007	3	7170	N	N	23124 NE DEVON WAY

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868230	0390	12/3/07	\$595,047	\$536,000	1680	8	2007	3	6979	N	N	13013 242ND PL NE
009	868226	0580	5/14/07	\$597,500	\$543,000	1680	8	2005	3	5390	N	N	12818 230TH AVE NE
009	868230	0840	12/31/07	\$559,080	\$504,000	1700	8	2007	3	6135	N	N	13160 ADAIR CREEK WAY NE
009	868230	0520	2/13/08	\$595,663	\$540,000	1790	8	2007	3	7405	N	N	13016 242ND PL NE
009	868229	1190	3/14/07	\$603,726	\$556,000	1790	8	2007	3	4503	N	N	13711 MORGAN DR NE
009	868230	2010	6/22/07	\$509,313	\$461,000	1810	8	2007	3	4058	N	N	23632 NE TWINBERRY WAY
009	868230	1600	7/29/08	\$513,000	\$483,000	1810	8	2008	3	3930	N	N	13217 239TH WAY NE
009	868229	2140	6/15/07	\$536,978	\$486,000	1810	8	2007	3	3844	N	N	23554 NE TWINBERRY WAY
009	868230	1190	12/19/07	\$566,668	\$511,000	1810	8	2007	3	7376	N	N	23819 NE SALAL PL
009	868230	1210	11/5/07	\$583,841	\$525,000	1810	8	2007	3	5766	N	N	13455 MAHONIA PL NE
009	868230	0980	12/5/07	\$614,515	\$553,000	1810	8	2008	3	4995	N	N	13344 239TH WAY NE
009	868230	0710	3/11/08	\$536,064	\$488,000	1850	8	2008	3	4750	N	N	24218 NE 131ST TER
009	868230	1640	9/21/07	\$576,540	\$518,000	1850	8	2007	3	5348	N	N	13230 ADAIR CREEK WAY NE
009	868229	0250	3/1/07	\$566,705	\$523,000	1850	8	2007	3	4572	N	N	13841 231ST LN NE
009	868223	0190	9/2/08	\$549,000	\$523,000	1855	8	2003	3	6162	N	N	12513 232ND TER NE
009	868230	1270	8/14/07	\$614,048	\$553,000	1860	8	2007	3	4757	N	N	13407 MAHONIA PL NE
009	868230	1350	7/23/07	\$539,529	\$486,000	1870	8	2007	3	4500	N	N	23769 NE 134TH ST
009	868229	0270	1/3/07	\$543,571	\$509,000	1870	8	2007	3	4580	N	N	13825 231ST LN NE
009	868225	0260	2/15/08	\$575,000	\$522,000	1870	8	2004	3	5917	N	N	23410 NE 129TH CT
009	868223	1180	6/4/07	\$584,000	\$529,000	1870	8	2003	3	4500	N	N	12508 231ST AVE NE
009	868230	1660	10/16/07	\$591,577	\$532,000	1870	8	2007	3	5400	N	N	13244 ADAIR CREEK WAY NE
009	868230	0340	3/4/08	\$588,525	\$535,000	1870	8	2008	3	5727	N	N	24173 NE 131ST TER
009	868229	1720	6/26/07	\$596,500	\$539,000	1870	8	2006	3	4950	N	N	23725 NE SALAL PL
009	868229	0590	2/21/07	\$600,820	\$556,000	1870	8	2007	3	6245	N	N	13766 MORGAN DR NE
009	868230	1080	10/22/07	\$628,178	\$565,000	1870	8	2007	3	5909	N	N	23844 NE SALAL PL
009	868230	1790	6/2/07	\$638,102	\$579,000	1870	8	2007	3	6681	N	N	13321 ADAIR CREEK WAY NE
009	868230	0200	10/26/07	\$666,779	\$599,000	1870	8	2007	3	5830	N	N	13181 ADAIR CREEK WAY NE
009	868230	0290	11/26/07	\$705,646	\$635,000	1870	8	2008	3	6190	N	N	13109 ADAIR CREEK WAY NE
009	868221	0020	5/28/08	\$745,664	\$690,000	1870	8	2002	3	4500	N	N	23149 NE 123RD ST
009	868229	0640	5/7/07	\$488,922	\$445,000	1900	8	2007	3	3934	N	N	13790 MORGAN DR NE
009	868226	2060	11/21/07	\$495,043	\$445,000	1900	8	2007	3	3388	N	N	22904 NE 132ND PL

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868229	0630	4/11/07	\$491,239	\$449,000	1900	8	2007	3	3973	N	N	13784 MORGAN DR NE
009	868230	1760	7/3/07	\$497,152	\$449,000	1900	8	2007	3	3993	N	N	13341 ADAIR CREEK WAY NE
009	868230	0350	12/19/07	\$500,000	\$451,000	1900	8	2008	3	3436	N	N	24179 NE 131ST TER
009	868226	0720	6/15/07	\$510,750	\$462,000	1900	8	2005	3	4044	N	N	12811 230TH AVE NE
009	868229	0600	3/21/07	\$513,565	\$472,000	1900	8	2007	3	3604	N	N	13766 MORGAN DR NE
009	868230	1360	12/10/07	\$525,000	\$473,000	1900	8	2007	3	2983	N	N	23775 NE 134TH ST
009	868230	1770	7/16/07	\$525,606	\$474,000	1900	8	2007	3	4039	N	N	13335 ADAIR CREEK WAY NE
009	868229	1180	3/9/07	\$515,866	\$475,000	1900	8	2007	3	3531	N	N	13717 MORGAN DR NE
009	868230	0560	12/4/07	\$560,442	\$505,000	1900	8	2007	3	3139	N	N	24239 NE 130TH PL
009	868226	1750	2/26/07	\$550,000	\$508,000	1900	8	2004	3	3343	N	N	22888 NE 130TH ST
009	868229	1100	2/5/07	\$553,050	\$514,000	1900	8	2007	3	3500	N	N	13765 MORGAN DR NE
009	868230	0570	7/8/08	\$469,999	\$440,000	1910	8	2008	3	3139	N	N	24247 NE 130TH PL
009	868230	0380	1/7/08	\$567,157	\$512,000	1910	8	2007	3	3391	N	N	13021 242ND PL NE
009	868221	1160	9/20/07	\$604,000	\$543,000	1910	8	2002	3	4500	N	N	11726 239TH AVE NE
009	868226	1790	9/25/07	\$635,000	\$571,000	1910	8	2005	3	5342	N	N	22856 NE 130TH ST
009	868230	0470	6/20/08	\$652,893	\$608,000	1920	8	2008	3	5524	N	N	13019 243RD PL NE
009	868230	0530	7/3/08	\$668,296	\$625,000	1920	8	2008	3	8192	N	N	24215 NE 130TH PL
009	868226	0700	7/17/08	\$675,000	\$633,000	1920	8	2005	3	5812	N	N	22885 NE 129TH PL
009	868229	0280	11/2/07	\$525,000	\$472,000	1930	8	2007	3	4680	N	N	13817 231ST LN NE
009	868230	1220	8/24/07	\$580,546	\$522,000	1930	8	2007	3	4250	N	N	13449 MAHONIA PL NE
009	868226	1940	6/11/08	\$585,000	\$543,000	1930	8	2004	3	4884	N	N	13256 230TH PL NE
009	868229	0830	4/1/08	\$615,000	\$562,000	1930	8	2006	3	5718	N	N	23038 NE 139TH CT
009	868223	0860	11/15/07	\$670,000	\$603,000	1930	8	2003	3	4500	N	N	12433 230TH PL NE
009	868221	0030	5/8/08	\$747,598	\$689,000	1930	8	2002	3	4500	N	N	23141 NE 123RD ST
009	868230	0910	12/19/07	\$678,064	\$611,000	2150	8	2007	3	6600	N	N	13240 239TH WAY NE
009	868230	0180	7/24/07	\$701,113	\$632,000	2155	8	2007	3	7050	N	N	13203 ADAIR CREEK WAY NE
009	868223	0660	9/5/07	\$740,000	\$665,000	2155	8	2004	3	8700	N	N	23126 NE 126TH ST
009	868226	0260	8/29/07	\$759,900	\$683,000	2155	8	2005	3	5580	N	N	12821 SUN BREAK WAY NE
009	868223	0710	2/2/07	\$850,000	\$790,000	2155	8	2004	3	5575	N	N	23012 NE 126TH ST
009	868230	0800	2/11/08	\$759,316	\$688,000	2160	8	2007	3	5890	N	N	24140 NE 131ST TER
009	868230	0810	12/17/07	\$768,602	\$693,000	2160	8	2007	3	6338	N	N	24132 NE 131ST TER

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Area 71
(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
009	868221	0200	6/20/07	\$738,000	\$668,000	2165	8	2002	3	7456	N	N	12301 235TH PL NE
009	868230	1160	8/16/07	\$546,391	\$492,000	2170	8	2007	3	7077	N	N	23803 NE SALAL PL
009	868230	1670	7/29/08	\$600,000	\$565,000	2170	8	2008	3	6300	N	N	13306 ADAIR CREEK WAY NE
009	868230	1690	11/26/07	\$649,498	\$584,000	2170	8	2007	3	6564	N	N	13316 ADAIR CREEK WAY NE
009	868230	0830	12/3/07	\$666,239	\$600,000	2170	8	2007	3	8861	N	N	13152 ADAIR CREEK WAY NE
009	868230	1140	8/9/07	\$670,739	\$604,000	2170	8	2007	3	5890	N	N	23808 NE SALAL PL
009	868229	0480	6/11/07	\$668,666	\$606,000	2170	8	2007	3	7348	N	N	23188 NE DEVON WAY
009	868230	1040	9/11/07	\$677,205	\$609,000	2170	8	2007	3	6400	N	N	13436 MAHONIA PL NE
009	868221	0730	8/17/07	\$680,000	\$612,000	2170	8	2002	3	5652	N	N	23753 NE 116TH PL
009	868230	0900	12/17/07	\$685,555	\$618,000	2170	8	2007	3	6600	N	N	13228 239TH WAY NE
009	868230	1120	7/20/07	\$687,050	\$620,000	2170	8	2007	3	5890	N	N	23820 NE SALAL PL
009	868229	0490	6/18/07	\$690,571	\$625,000	2170	8	2007	3	7242	N	N	23182 NE DEVON WAY
009	868230	0950	9/24/07	\$696,438	\$626,000	2170	8	2007	3	7836	N	N	13326 239TH WAY NE
009	868229	0530	3/6/07	\$681,521	\$628,000	2170	8	2007	3	6602	N	N	23158 NE DEVON WAY
009	868230	1110	9/26/07	\$701,327	\$630,000	2170	8	2007	3	6049	N	N	23826 NE SALAL PL
009	868229	0500	6/13/07	\$696,413	\$631,000	2170	8	2007	3	11445	N	N	23176 NE DEVON WAY
009	868230	1010	10/23/07	\$702,480	\$631,000	2170	8	2007	3	6663	N	N	13418 MAHONIA PL NE
009	868229	0230	5/3/07	\$693,350	\$632,000	2170	8	2007	3	8560	N	N	13859 231ST LN NE
009	868230	0780	2/12/08	\$702,223	\$637,000	2170	8	2007	3	5890	N	N	24156 NE 131ST TER
009	868230	0240	12/26/07	\$709,118	\$639,000	2170	8	2008	3	7006	N	N	13149 ADAIR CREEK WAY NE
009	868230	0160	7/31/07	\$712,163	\$642,000	2170	8	2007	3	7995	N	N	13219 ADAIR CREEK WAY NE
009	868229	0690	3/14/07	\$714,678	\$658,000	2170	8	2007	3	9877	N	N	13874 MORGAN DR NE
009	868230	0930	10/29/07	\$733,517	\$659,000	2170	8	2007	3	6600	N	N	13310 239TH WAY NE
009	868229	0560	1/31/07	\$712,780	\$663,000	2170	8	2007	3	9125	N	N	23140 NE DEVON WAY
009	868229	0980	1/22/07	\$713,913	\$666,000	2170	8	2007	3	12026	N	N	13927 MORGAN DR NE
009	868228	0570	3/19/07	\$745,000	\$685,000	2170	8	2005	3	6745	N	N	24509 NE 118TH PL
009	868229	0670	2/13/07	\$746,790	\$692,000	2170	8	2007	3	7546	N	N	13862 MORGAN DR NE
009	868230	0620	11/20/08	\$708,298	\$696,000	2170	8	2008	3	6500	N	N	13026 243RD PL NE
009	868230	0640	6/25/08	\$750,623	\$700,000	2170	8	2008	3	8678	N	N	24270 NE 131ST TER
009	868221	0100	5/30/08	\$866,015	\$802,000	2170	8	2002	3	7237	N	N	23124 NE 123RD ST
009	868229	1400	6/21/07	\$629,500	\$569,000	2280	8	2007	3	5580	N	N	23628 NE 135TH WAY

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868230	1130	9/26/07	\$653,603	\$587,000	2280	8	2007	3	5890	N	N	23814 NE SALAL PL
009	868229	0240	7/27/07	\$655,000	\$590,000	2280	8	2007	3	6739	N	N	13847 231ST LN NE
009	868230	0940	10/22/07	\$773,166	\$695,000	2280	8	2007	3	7239	N	N	13318 239TH WAY NE
009	868223	0680	7/7/08	\$850,000	\$795,000	2280	8	2004	3	7231	N	N	23110 NE 126TH ST
009	868222	0150	4/23/07	\$985,000	\$899,000	2280	8	2002	3	6815	N	N	12430 235TH PL NE
009	868222	0420	3/24/08	\$700,000	\$639,000	2290	8	2003	3	6750	N	N	23758 NE GREENS CROSSING RD
009	868230	0250	8/28/08	\$600,000	\$571,000	2300	8	2008	3	6582	N	N	13141 ADAIR CREEK WAY NE
009	868230	0220	1/3/08	\$662,372	\$598,000	2300	8	2008	3	7131	N	N	13165 ADAIR CREEK WAY NE
009	868229	1590	4/21/07	\$658,000	\$601,000	2300	8	2007	3	6200	N	N	23735 NE 134TH PL
009	868230	1150	10/29/07	\$681,667	\$613,000	2300	8	2007	3	5890	N	N	23802 NE SALAL PL
009	868230	0270	11/21/08	\$630,000	\$619,000	2300	8	2008	3	7045	N	N	13125 ADAIR CREEK WAY NE
009	868228	1100	6/2/08	\$680,000	\$630,000	2300	8	2006	3	6426	N	N	12135 BIG LEAF WAY NE
009	868230	1070	8/21/07	\$709,308	\$638,000	2300	8	2007	3	7202	N	N	13454 MAHONIA PL NE
009	868230	1050	9/6/07	\$712,886	\$641,000	2300	8	2007	3	6400	N	N	13442 MAHONIA PL NE
009	868229	0750	3/26/07	\$699,000	\$642,000	2300	8	2007	3	7083	N	N	23031 NE 139TH CT
009	868229	0970	6/16/07	\$725,000	\$656,000	2300	8	2007	3	8559	N	N	13933 MORGAN DR NE
009	868229	0550	7/12/07	\$727,205	\$656,000	2300	8	2007	3	7339	N	N	23146 NE DEVON WAY
009	868225	0330	4/2/08	\$736,000	\$673,000	2300	8	2004	3	5611	N	N	23343 NE 126TH ST
009	868226	0210	5/3/07	\$755,000	\$688,000	2300	8	2005	3	5580	N	N	12719 SUN BREAK WAY NE
009	868230	1020	9/24/07	\$801,352	\$720,000	2300	8	2007	3	6400	N	N	13424 MAHONIA PL NE
009	868229	1240	5/9/07	\$798,778	\$727,000	2300	8	2007	3	10973	N	N	13679 MORGAN DR NE
009	868230	0790	7/7/08	\$778,796	\$729,000	2300	8	2008	3	5890	N	N	24148 NE 131ST TER
009	868221	0050	6/11/08	\$875,000	\$813,000	2300	8	2002	3	5554	N	N	23125 NE 123RD ST
009	868231	0670	7/16/08	\$872,951	\$819,000	2300	8	2008	3	6271	N	N	12383 ADAIR CREEK WAY NE
009	868229	1600	1/31/07	\$576,046	\$536,000	2305	8	2007	3	6200	N	N	23727 NE 134TH PL
009	868229	0520	8/2/07	\$625,000	\$563,000	2305	8	2007	3	6272	N	N	23164 NE DEVON WAY
009	868229	0520	12/8/08	\$577,000	\$571,000	2305	8	2007	3	6272	N	N	23164 NE DEVON WAY
009	868223	0980	1/14/08	\$645,000	\$583,000	2305	8	2003	3	6244	N	N	23129 NE 124TH PL
009	868230	1460	7/10/07	\$671,291	\$606,000	2305	8	2007	3	6200	N	N	23764 NE 134TH ST
009	868228	1470	6/27/07	\$720,000	\$651,000	2305	8	2006	3	6309	N	N	12247 243RD PL NE
009	868226	0200	6/19/08	\$723,000	\$673,000	2305	8	2005	3	5580	N	N	12711 SUN BREAK WAY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868229	0920	1/22/07	\$741,443	\$691,000	2305	8	2007	3	8182	N	N	13958 MORGAN DR NE
009	868230	0660	6/24/08	\$683,866	\$638,000	2310	8	2008	3	5976	N	N	24258 NE 131ST TER
009	868230	1030	9/25/07	\$710,275	\$638,000	2310	8	2007	3	6400	N	N	13430 MAHONIA PL NE
009	868230	1060	8/23/07	\$768,472	\$691,000	2310	8	2007	3	6401	N	N	13448 MAHONIA PL NE
009	868230	0880	11/19/07	\$841,889	\$757,000	2310	8	2007	3	6600	N	N	13214 239TH WAY NE
009	868229	0770	8/28/08	\$803,803	\$765,000	2310	8	2007	3	8566	N	N	23057 NE 139TH CT
009	868230	0400	6/20/08	\$634,080	\$590,000	2320	8	2008	3	6775	N	N	13022 242ND PL NE
009	868229	0410	1/30/07	\$661,085	\$615,000	2320	8	2007	3	9311	N	N	13748 MORGAN DR NE
009	868230	0750	2/8/08	\$700,816	\$635,000	2320	8	2007	3	5890	N	N	24180 NE 131ST TER
009	868230	1100	8/24/07	\$663,623	\$597,000	2360	8	2007	3	6535	N	N	23832 NE SALAL PL
009	868230	1100	3/19/08	\$725,000	\$661,000	2360	8	2007	3	6535	N	N	23832 NE SALAL PL
009	868228	1060	11/7/07	\$745,000	\$670,000	2360	8	2005	3	6477	N	N	12041 BIG LEAF WAY NE
009	868230	0230	12/4/07	\$652,000	\$587,000	2370	8	2007	4	7310	N	N	13157 ADAIR CREEK WAY NE
009	868229	0900	8/24/07	\$682,099	\$614,000	2370	8	2007	3	6302	N	N	13948 MORGAN DR NE
009	868229	1380	2/14/07	\$578,932	\$536,000	2380	8	2007	3	5748	N	N	23616 NE 135TH WAY
009	868230	1470	8/24/07	\$625,000	\$562,000	2380	8	2007	3	7260	N	N	23758 NE 134TH ST
009	868229	0540	5/2/07	\$657,271	\$599,000	2380	8	2007	3	6670	N	N	23152 NE DEVON WAY
009	868229	1310	3/22/07	\$720,000	\$661,000	2380	8	2007	3	6503	N	N	13568 ADAIR CREEK WAY NE
009	868229	1310	1/7/08	\$740,000	\$668,000	2380	8	2007	3	6503	N	N	13568 ADAIR CREEK WAY NE
009	868229	0660	3/2/07	\$771,979	\$712,000	2390	8	2007	3	7489	N	N	13856 MORGAN DR NE
009	868221	0110	6/3/08	\$861,105	\$798,000	2390	8	2002	3	7393	N	N	23132 NE 123RD ST
009	868230	0920	11/5/07	\$721,488	\$649,000	2410	8	2007	3	6600	N	N	13302 239TH WAY NE
009	868230	1000	9/13/07	\$778,456	\$700,000	2410	8	2007	3	8367	N	N	13412 MAHONIA PL NE
009	868230	0610	1/24/08	\$723,320	\$654,000	2500	8	2007	3	6631	N	N	13018 243RD PL NE
009	868230	1440	7/11/07	\$661,419	\$597,000	2520	8	2007	3	6911	N	N	23780 NE 144TH ST
009	868229	0570	7/3/07	\$730,000	\$659,000	2520	8	2007	3	10390	N	N	23134 NE DEVON WAY
009	868230	0260	2/5/08	\$821,743	\$744,000	2520	8	2008	3	6490	N	N	13133 ADAIR CREEK WAY NE
009	868228	0770	4/1/08	\$818,000	\$748,000	2540	8	2005	3	7499	N	N	24533 NE 118TH PL
009	868229	0930	2/21/07	\$642,804	\$595,000	2575	8	2007	3	11555	N	N	13957 MORGAN DR NE
009	868230	0190	12/3/07	\$772,622	\$695,000	2580	8	2008	3	7425	N	N	13189 ADAIR CREEK WAY NE
009	868229	0760	11/20/07	\$772,889	\$695,000	2580	8	2007	3	7724	N	N	23045 NE 139TH CT

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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
009	868229	0680	4/16/07	\$736,281	\$673,000	2615	8	2007	3	8549	N	N	13868 MORGAN DR NE
009	868230	1240	8/24/07	\$678,282	\$610,000	2620	8	2007	3	9252	N	N	13437 MAHONIA PL NE
009	868229	0910	6/16/07	\$650,901	\$589,000	2630	8	2007	3	6764	N	N	13952 MORGAN DR NE
009	868229	0720	5/15/07	\$600,000	\$546,000	1930	9	2007	3	5819	N	N	13892 MORGAN DR NE
009	868230	1250	7/17/08	\$746,688	\$701,000	2510	9	2008	3	9016	N	N	13427 MAHONIA PL NE
009	868230	0050	2/11/08	\$860,667	\$780,000	2510	9	2008	3	8151	N	N	23665 NE TWINBERRY WAY
009	868221	1230	6/19/07	\$900,000	\$814,000	2510	9	2002	3	7192	N	N	11828 239TH AVE NE
009	868229	1050	5/29/07	\$827,520	\$751,000	2515	9	2007	3	5872	N	N	13831 MORGAN DR NE
009	868229	1030	6/16/07	\$852,254	\$771,000	2515	9	2007	3	8614	N	N	22857 NE 138TH CT
009	868223	0120	6/5/07	\$1,250,000	\$1,133,000	2620	9	2004	3	6750	N	N	12436 232ND TER NE
009	868229	1140	9/24/07	\$832,590	\$748,000	2675	9	2007	3	9200	N	N	13741 MORGAN DR NE
009	868229	1060	5/15/07	\$854,697	\$777,000	2675	9	2007	3	9616	N	N	13823 MORGAN DR NE
009	868229	2220	1/17/07	\$868,708	\$811,000	2675	9	2006	3	6750	N	N	23545 NE TWINBERRY WAY
009	868228	1960	3/17/07	\$1,150,000	\$1,058,000	2675	9	2006	3	11214	N	N	24025 NE ADAIR RD
009	868229	1160	11/26/07	\$800,000	\$720,000	2680	9	2007	3	8067	N	N	13729 MORGAN DR NE
009	868230	0150	11/13/07	\$876,904	\$789,000	2680	9	2007	3	13332	N	N	13227 ADAIR CREEK WAY NE
009	868230	0010	10/11/07	\$857,804	\$771,000	2690	9	2007	3	10443	N	N	23613 NE TWINBERRY WAY
009	868223	0110	11/10/08	\$698,000	\$683,000	2695	9	2004	3	6750	N	N	12428 232ND TER NE
009	868229	1230	5/7/07	\$806,548	\$734,000	2695	9	2007	3	12691	N	N	13685 MORGAN DR NE
009	868226	0050	3/10/08	\$850,000	\$774,000	2695	9	2005	3	6728	N	N	22828 NE 126TH PL
009	868228	1860	9/7/07	\$1,268,000	\$1,140,000	2695	9	2005	3	8077	N	N	24121 NE 122ND ST
009	868229	2210	5/28/08	\$815,030	\$754,000	2700	9	2008	3	7216	N	N	23557 NE TWINBERRY WAY
009	868229	1220	5/24/07	\$808,725	\$734,000	2800	9	2007	3	11941	N	N	13691 MORGAN DR NE
009	868229	2200	10/31/07	\$860,223	\$773,000	2800	9	2007	3	9340	N	N	23571 NE TWINBERRY WAY
009	868230	0170	10/30/07	\$909,563	\$818,000	2800	9	2007	3	7506	N	N	13211 ADAIR CREEK WAY NE
009	868229	1020	8/13/07	\$741,500	\$668,000	2860	9	2007	3	7092	N	N	22851 NE 138TH CT
009	868221	0450	7/23/07	\$1,175,000	\$1,059,000	2865	9	2002	3	7282	N	N	11829 239TH AVE NE
009	868229	1010	5/10/07	\$862,080	\$785,000	3360	9	2007	3	9292	N	N	22850 NE 138TH CT
009	868229	0960	3/2/07	\$875,824	\$808,000	3360	9	2007	3	8558	N	N	13939 MORGAN DR NE
009	868230	1090	12/17/07	\$908,902	\$819,000	3360	9	2008	3	9898	N	N	23838 NE SALAL PL
009	868229	1040	5/2/07	\$911,667	\$831,000	3360	9	2007	3	8305	N	N	22864 NE 138TH CT

Improved Sales Used in this Annual Update Analysis
Area 71
(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
009	868229	0510	8/8/07	\$923,955	\$832,000	3360	9	2007	3	9722	N	N	23170 NE DEVON WAY
009	868230	0020	6/24/08	\$927,068	\$864,000	3360	9	2007	3	10646	N	N	23625 NE TWINBERRY WAY
009	868223	0050	4/27/07	\$1,125,000	\$1,026,000	3360	9	2003	3	6811	N	N	12318 232ND TER NE
009	868229	1070	8/6/07	\$907,609	\$817,000	3370	9	2007	3	10027	N	N	13815 MORGAN DR NE
009	868230	0100	8/15/08	\$878,203	\$832,000	3540	9	2008	3	14196	N	N	23747 NE TWINBERRY WAY
010	020310	0565	4/7/08	\$550,000	\$503,000	1540	5	1950	3	45234	Y	Y	3281 E AMES LAKE DR NE
010	020400	0175	5/21/07	\$380,000	\$345,000	940	6	1996	3	8946	N	N	3312 279TH AVE NE
010	142800	0160	3/16/07	\$430,000	\$396,000	1090	6	2003	3	85377	N	N	26030 NE 40TH ST
010	020390	0920	10/3/07	\$374,950	\$337,000	1128	6	1996	3	9879	N	N	2850 280TH AVE NE
010	020390	0780	5/2/07	\$368,250	\$336,000	1160	6	1995	3	10316	N	N	3005 280TH AVE NE
010	020310	1080	5/16/07	\$515,000	\$468,000	2470	6	1994	3	18720	N	N	4049 W AMES LAKE DR NE
010	020310	1210	12/12/07	\$345,000	\$311,000	840	7	1978	3	17335	N	N	3449 289TH AVE NE
010	252506	9041	6/30/08	\$507,750	\$474,000	1010	7	1981	3	217800	N	N	27419 NE 22ND ST
010	142800	0912	10/3/07	\$400,000	\$359,000	1020	7	1968	3	62601	N	N	4822 268TH AVE NE
010	020390	0600	7/13/07	\$363,000	\$328,000	1060	7	1977	3	17050	N	N	27808 NE 33RD ST
010	020390	0350	5/16/07	\$339,942	\$309,000	1140	7	1977	3	16625	N	N	3422 279TH AVE NE
010	262506	9023	5/4/07	\$639,000	\$582,000	1170	7	1973	3	427746	N	N	25645 NE REDMOND-FALL CITY RD
010	321129	0380	2/6/08	\$450,000	\$408,000	1180	7	1992	3	28617	N	N	3110 273RD AVE NE
010	321129	0090	8/9/07	\$495,000	\$446,000	1180	7	1992	3	31256	N	N	27236 NE 31ST PL
010	142800	1100	8/22/08	\$385,000	\$365,000	1210	7	1996	3	41369	N	N	27010 NE 45TH ST
010	020390	0720	5/12/08	\$400,000	\$369,000	1340	7	1980	4	14760	N	N	3210 278TH AVE NE
010	142800	0775	6/19/08	\$425,000	\$396,000	1400	7	1985	3	39190	N	N	4010 266TH AVE NE
010	020310	0980	9/11/08	\$435,000	\$416,000	1400	7	1979	3	26880	N	N	3605 W AMES LAKE DR NE
010	321129	0100	2/8/08	\$480,000	\$435,000	1410	7	1992	3	25023	N	N	27235 NE 31ST PL
010	020310	1340	5/24/07	\$544,000	\$494,000	1440	7	1990	3	24000	N	N	3028 E AMES LAKE DR NE
010	020310	1345	5/20/08	\$499,950	\$462,000	1450	7	1991	3	24000	N	N	3020 E AMES LAKE DR NE
010	730200	0125	9/26/07	\$530,000	\$476,000	1540	7	1974	3	53423	N	N	4736 281ST AVE NE
010	020390	0510	7/28/08	\$340,000	\$320,000	1580	7	1976	3	20000	N	N	27704 NE 34TH ST
010	172507	9025	7/23/08	\$520,000	\$489,000	1610	7	1993	3	209088	N	N	29207 NE 52ND ST
010	318310	0110	8/11/08	\$422,500	\$400,000	1630	7	1987	3	32024	N	N	803 291ST AVE NE
010	321129	0370	8/6/08	\$495,000	\$467,000	1640	7	1992	3	29970	N	N	3040 273RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	232506	9015	6/19/07	\$575,000	\$520,000	1800	7	1970	5	137649	N	N	25455 NE REDMOND-FALL CITY RD
010	142506	9083	3/14/07	\$550,000	\$506,000	1860	7	1985	3	113691	N	N	25025 NE 52ND PL
010	302507	9128	6/11/07	\$570,000	\$516,000	2030	7	1983	3	64033	N	N	28543 NE 19TH PL
010	302507	9029	5/21/08	\$525,000	\$485,000	2060	7	1998	3	175982	N	N	28333 NE 21ST ST
010	020390	0320	2/28/08	\$463,500	\$421,000	2120	7	2007	3	11550	N	N	3518 279TH AVE NE
010	020310	0251	6/8/07	\$1,040,000	\$942,000	2190	7	1995	3	18270	Y	Y	3850 W AMES LAKE DR NE
010	312507	9045	4/6/07	\$597,000	\$547,000	2470	7	1977	5	211266	N	N	710 278TH AVE NE
010	730201	0020	7/18/07	\$604,500	\$545,000	2580	7	1980	4	41100	N	N	27729 NE 47TH ST
010	302507	9107	7/16/08	\$429,900	\$403,000	2590	7	1979	3	32480	N	N	29016 NE TOLT HILL RD
010	020310	1135	4/24/07	\$590,000	\$538,000	1430	8	1980	3	20000	N	N	3820 E AMES LAKE DR NE
010	891300	0030	11/11/08	\$500,000	\$489,000	1450	8	1974	3	19900	Y	N	1437 293RD AVE NE
010	142800	0841	2/5/07	\$620,000	\$576,000	1520	8	1992	3	51274	N	N	4325 270TH AVE NE
010	891300	0280	3/27/07	\$489,000	\$449,000	1560	8	1979	3	18620	N	N	29320 NE 16TH PL
010	302507	9031	11/29/07	\$540,000	\$486,000	1660	8	1992	3	74052	N	N	28826 NE TOLT HILL RD
010	891300	0020	7/9/07	\$550,000	\$497,000	1760	8	1977	4	17850	Y	N	1445 293RD AVE NE
010	112506	9105	2/9/07	\$925,000	\$858,000	1770	8	1989	3	192535	N	N	25109 NE 62ND ST
010	142506	9101	6/18/07	\$690,000	\$624,000	1820	8	1989	3	106286	N	N	25233 NE 52ND PL
010	142800	1387	12/11/07	\$530,000	\$477,000	1980	8	1991	3	132529	N	N	4727 264TH AVE NE
010	142800	1385	7/11/07	\$564,000	\$509,000	1980	8	1990	3	35447	N	N	26226 NE 45TH ST
010	730200	0050	10/23/08	\$545,000	\$529,000	2010	8	1988	3	26100	N	N	27843 NE 47TH ST
010	697991	0140	4/23/07	\$574,950	\$525,000	2150	8	1997	3	29761	N	N	27737 NE 29TH CT
010	697991	0040	6/21/07	\$561,000	\$507,000	2230	8	1997	3	31186	N	N	27910 NE 28TH CT
010	697990	0180	7/25/07	\$598,000	\$539,000	2350	8	1995	3	30337	N	N	27908 NE QUAIL CREEK DR
010	697991	0060	12/14/07	\$610,000	\$550,000	2350	8	1997	3	25105	Y	N	2950 QUAIL CREEK WAY NE
010	020310	1196	5/14/08	\$625,000	\$577,000	2370	8	2001	3	17000	Y	N	3524 289TH AVE NE
010	142800	1340	7/24/08	\$630,000	\$593,000	2440	8	2003	3	67518	N	N	27510 NE 45TH ST
010	182507	9089	10/28/08	\$570,000	\$555,000	2460	8	1996	3	43264	N	N	4382 279TH AVE NE
010	697991	0010	6/12/07	\$640,750	\$580,000	2498	8	1997	3	30096	N	N	27905 NE 28TH CT
010	697990	0120	2/22/07	\$600,000	\$555,000	2500	8	1996	3	24191	N	N	27911 NE QUAIL CREEK DR
010	697991	0110	2/27/07	\$620,000	\$573,000	2500	8	1997	3	34958	N	N	27725 NE 30TH ST
010	142800	0880	8/29/07	\$725,000	\$652,000	2500	8	1990	3	104108	N	N	4612 268TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	202507	9031	7/11/07	\$707,500	\$639,000	2530	8	2004	3	71350	N	N	29242 NE TOLT HILL RD
010	302507	9154	4/19/07	\$710,000	\$649,000	2560	8	1998	3	65775	Y	N	29035 NE 22ND ST
010	112506	9135	10/21/08	\$680,000	\$660,000	2610	8	1992	3	101358	N	N	6104 258TH AVE NE
010	697990	0220	5/27/08	\$735,950	\$681,000	2710	8	1996	3	27066	N	N	27912 NE 26TH ST
010	697990	0060	2/18/08	\$719,000	\$652,000	2910	8	1998	3	27969	N	N	27633 NE QUAIL CREEK DR
010	142800	0330	9/24/08	\$710,000	\$682,000	3300	8	2003	3	82764	N	N	26512 NE 45TH ST
010	252506	9077	5/1/07	\$825,000	\$752,000	3430	8	2000	3	217800	N	N	26636 NE 15TH ST
010	020310	0195	10/23/07	\$1,100,000	\$989,000	1900	9	1996	3	10839	Y	Y	3634 W AMES LAKE DR NE
010	020360	0460	4/8/08	\$610,000	\$558,000	2250	9	1998	3	43703	N	N	6401 286TH PL NE
010	020500	0770	2/19/08	\$699,950	\$635,000	2290	9	1996	3	62290	N	N	2717 264TH CT NE
010	020360	0150	7/3/07	\$625,000	\$565,000	2420	9	1995	3	34264	N	N	6214 284TH WAY NE
010	020500	0450	10/23/07	\$662,500	\$595,000	2470	9	1993	3	33305	N	N	26021 NE 25TH ST
010	133200	0070	9/27/07	\$625,000	\$562,000	2530	9	1995	3	39092	N	N	4500 251ST WAY NE
010	020360	0330	7/12/07	\$675,000	\$609,000	2650	9	1997	3	41186	N	N	28616 NE 63RD WAY
010	020500	0390	2/6/07	\$696,000	\$646,000	2670	9	1993	3	33038	N	N	26315 NE 25TH ST
010	020360	0470	6/18/08	\$600,000	\$558,000	2690	9	1998	3	32780	N	N	6347 286TH PL NE
010	020310	0840	11/27/07	\$1,140,000	\$1,026,000	2720	9	2000	3	22459	Y	Y	3238 W AMES LAKE DR NE
010	020360	0100	2/11/08	\$599,000	\$543,000	2800	9	1996	3	25150	N	N	6010 284TH WAY NE
010	020360	0240	7/26/07	\$700,000	\$631,000	2840	9	1997	3	31699	N	N	28637 NE 63RD WAY
010	133200	0270	5/14/07	\$869,000	\$790,000	2900	9	1998	3	45738	N	N	25059 NE 42ND PL
010	020500	0590	5/15/08	\$800,000	\$738,000	3060	9	1995	3	24950	N	N	25822 NE 25TH ST
010	020360	0300	6/14/07	\$720,000	\$652,000	3130	9	1997	3	40105	N	N	28672 NE 63RD WAY
010	020310	1240	3/7/07	\$735,000	\$678,000	3270	9	2007	3	21270	N	N	3400 E AMES LAKE DR NE
010	142800	0540	9/18/08	\$716,000	\$686,000	3580	9	1994	3	105850	N	N	5424 266TH AVE NE
010	112506	9139	8/10/07	\$860,000	\$774,000	3950	9	1997	3	39926	N	N	24619 NE 72ND ST
010	322507	9011	3/4/08	\$1,135,000	\$1,032,000	2970	10	1990	3	222516	Y	N	426 292ND AVE NE
010	238600	0120	5/23/07	\$770,000	\$699,000	3100	10	1989	3	84892	N	N	3720 264TH AVE NE
010	322507	9058	1/16/08	\$844,500	\$763,000	3310	10	1989	3	197740	N	N	724 292ND AVE SE
010	111720	0440	3/11/08	\$874,500	\$796,000	3357	10	1998	3	73386	N	N	25936 NE 29TH PL
010	111720	0240	8/5/08	\$850,000	\$802,000	3400	10	1998	3	95924	N	N	25609 NE 39TH WAY
010	238600	0410	1/25/07	\$872,000	\$812,000	3450	10	1990	3	67110	Y	N	26121 NE 34TH ST

Improved Sales Used in this Annual Update Analysis
Area 71
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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
010	111720	0430	5/6/08	\$835,000	\$769,000	3540	10	1998	3	88519	N	N	25927 NE 29TH PL
010	238600	0180	7/26/07	\$948,000	\$855,000	3540	10	1990	3	65896	N	N	26230 NE 34TH ST
010	111720	0530	7/11/07	\$924,000	\$834,000	3560	10	1996	3	80473	Y	N	25926 NE 32ND ST
010	238600	0260	3/9/07	\$860,000	\$792,000	3680	10	1990	3	60216	N	N	3450 260TH AVE NE
010	111720	0230	6/12/07	\$932,000	\$844,000	3680	10	1998	3	179739	N	N	25537 NE 39TH WAY
010	867852	0030	4/23/07	\$1,250,000	\$1,141,000	3700	10	2004	3	129816	N	N	29843 SE 15TH PL
010	142800	0090	3/1/07	\$999,950	\$923,000	3720	10	2006	3	84506	N	N	26013 NE 45TH ST
010	111720	0180	11/29/07	\$864,950	\$778,000	3740	10	1996	3	78505	N	N	25608 NE 39TH WAY
010	867852	0020	8/1/08	\$1,025,000	\$966,000	3820	10	2004	3	85932	N	N	29837 SE 15TH PL
010	238600	0340	6/11/07	\$967,000	\$876,000	3850	10	1990	3	73884	N	N	3413 260TH AVE NE
010	238600	0240	6/13/07	\$950,000	\$860,000	3870	10	1994	3	65556	N	N	3414 260TH AVE NE
010	111720	0300	3/28/07	\$975,000	\$895,000	4870	10	1996	3	65847	N	N	3605 259TH WAY NE
010	142506	9116	11/2/07	\$1,250,000	\$1,124,000	4340	11	2003	3	217800	N	N	4144 244TH AVE NE
010	009830	0120	6/12/07	\$1,673,094	\$1,515,000	4490	11	2007	3	128044	N	N	1820 297TH WAY SE
010	723755	0230	12/19/08	\$1,465,000	\$1,457,000	4640	11	2003	3	64033	N	N	5825 245TH PL NE
010	009830	0130	7/9/07	\$1,575,000	\$1,422,000	4660	11	2007	3	130816	N	N	1731 297TH WAY SE
010	723755	0140	6/22/07	\$1,975,000	\$1,786,000	5020	11	2004	3	59677	N	N	5838 246TH PL NE
010	302507	9181	5/3/07	\$1,772,508	\$1,615,000	5380	11	2006	3	158994	N	N	1357 289TH AVE NE
010	009830	0110	9/29/08	\$1,600,000	\$1,539,000	5820	11	2007	3	124882	N	N	1850 297TH WAY SE
010	262506	9001	3/8/07	\$1,450,000	\$1,336,000	5860	11	1995	3	370232	N	N	2330 259TH AVE NE
010	723755	0060	5/29/08	\$2,081,572	\$1,927,000	6630	11	2008	3	57935	N	N	5726 251ST CT NE
010	322507	9041	1/10/07	\$1,180,000	\$1,104,000	2330	12	1992	3	211042	Y	N	120 292ND AVE NE
010	022506	9059	6/1/07	\$2,493,000	\$2,261,000	5300	12	2006	3	179031	N	N	8407 225TH AVE NE
010	022506	9060	6/6/08	\$2,549,000	\$2,365,000	5320	12	2007	3	178160	N	N	8406 255TH AVE NE
010	022506	9061	12/18/07	\$2,598,000	\$2,341,000	5390	12	2007	3	193842	N	N	8212 255TH AVE NE
010	302507	9185	1/2/08	\$1,910,000	\$1,723,000	5440	12	2006	3	158558	N	N	1324 289TH AVE NE

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	033935	0120	3/14/08	\$605,000	RELOCATION - SALE TO SERVICE
007	033960	0390	9/30/08	\$219,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	042506	9042	2/28/07	\$795,000	DIAGNOSTIC OUTLIER
007	042506	9080	4/12/07	\$229,981	RELATED PARTY, FRIEND, OR NEIGHBOR
007	042506	9149	5/24/07	\$375,000	DIAGNOSTIC OUTLIER
007	052506	9029	10/3/08	\$825,000	DIAGNOSTIC OUTLIER
007	052506	9053	6/25/07	\$375,000	DOR RATIO;%COMPL
007	052506	9106	8/17/07	\$445,000	DOR RATIO;QUIT CLAIM DEED
007	062506	9117	9/26/08	\$580,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	082506	9068	11/18/08	\$53,502	RELATED PARTY, FRIEND, OR NEIGHBOR
007	092506	9048	10/16/08	\$453,515	BANKRUPTCY - RECEIVER OR TRUSTEE
007	092506	9071	2/5/07	\$550,000	DIAGNOSTIC OUTLIER
007	092506	9100	2/22/08	\$744,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	092506	9148	4/22/08	\$599,950	RELATED PARTY, FRIEND, OR NEIGHBOR
007	092506	9166	5/27/08	\$880,000	UNFIN AREA
007	102506	9189	2/5/07	\$700,000	OBSOL
007	102506	9254	8/14/07	\$1,528,000	DIAGNOSTIC OUTLIER
007	133085	0010	1/18/07	\$949,000	DIAGNOSTIC OUTLIER
007	154280	0010	9/4/08	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	162100	0030	8/17/07	\$615,000	RELOCATION - SALE TO SERVICE
007	162506	9031	9/20/07	\$300,000	PREVIMP<=25K
007	162506	9047	6/5/07	\$505,000	PREVIMP<=25K
007	162506	9053	8/13/07	\$448,000	DIAGNOSTIC OUTLIER
007	172506	9035	1/29/07	\$120,244	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
007	172506	9119	3/12/07	\$808,000	OBSOL
007	182506	9016	6/19/08	\$1,350,000	OBSOL
007	212506	9033	5/9/07	\$575,000	MULTI-PARCEL SALE
007	212506	9035	5/16/07	\$365,000	PREVIMP<=25K;UNFIN AREA
007	222506	9002	8/19/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	222506	9072	11/21/08	\$950,000	DIAGNOSTIC OUTLIER
007	295440	0550	7/11/07	\$1,210,000	FORCED SALE; NON-REPRESENTATIVE SALE
007	312100	0140	5/15/08	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	312150	0060	1/7/07	\$690,000	RELOCATION - SALE TO SERVICE
007	352800	0020	9/15/08	\$875,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	352800	0480	3/28/07	\$910,000	NON-REPRESENTATIVE SALE
007	880730	0050	6/17/08	\$240,000	DIAGNOSTIC OUTLIER
007	880760	0430	4/26/07	\$250,000	DIAGNOSTIC OUTLIER
007	880780	0070	8/17/07	\$352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	880780	0130	10/6/08	\$285,000	DIAGNOSTIC OUTLIER
007	929085	0960	3/5/08	\$1,064,000	UNFIN AREA
007	950885	0240	8/15/07	\$439,400	BANKRUPTCY - RECEIVER OR TRUSTEE
008	720226	0430	6/21/07	\$569,900	RELOCATION - SALE TO SERVICE
008	720228	0550	8/31/07	\$565,000	RELOCATION - SALE TO SERVICE
008	720230	0140	8/21/08	\$755,000	RELOCATION - SALE TO SERVICE
008	720230	0550	8/13/08	\$735,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720233	0900	10/12/07	\$472,000	RELOCATION - SALE TO SERVICE
008	720235	0410	6/19/07	\$190,825	RELATED PARTY, FRIEND, OR NEIGHBOR
008	720236	0130	5/8/08	\$802,000	RELOCATION - SALE TO SERVICE
008	720310	0370	10/6/08	\$565,000	%COMPL
008	720310	0490	11/24/08	\$545,000	%COMPL
008	720310	0500	12/30/08	\$539,999	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	0520	9/23/08	\$595,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	0530	10/6/08	\$619,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	0550	9/16/08	\$594,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	0590	10/20/08	\$609,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	1030	9/24/08	\$777,990	ACTIVE PERMIT BEFORE SALE>25K
008	720310	1390	11/4/08	\$848,990	DIAGNOSTIC OUTLIER
008	720310	1440	11/11/08	\$850,000	DIAGNOSTIC OUTLIER
008	720310	1470	11/17/08	\$716,990	DIAGNOSTIC OUTLIER
008	720310	1790	10/8/08	\$855,380	ACTIVE PERMIT BEFORE SALE>25K
008	720310	1880	10/29/08	\$899,990	%COMPL
008	720310	1890	9/2/08	\$867,990	ACTIVE PERMIT BEFORE SALE>25K
009	868221	0070	6/16/08	\$1,250,000	DIAGNOSTIC OUTLIER
009	868221	0090	12/3/08	\$1,200,000	DIAGNOSTIC OUTLIER
009	868221	0140	6/6/08	\$691,000	DIAGNOSTIC OUTLIER
009	868221	0480	6/7/07	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868221	0950	10/31/07	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868226	0470	3/9/07	\$449,000	RELOCATION - SALE TO SERVICE
009	868229	0170	4/12/07	\$345,992	AFFORDABLE HOUSING SALES
009	868229	0350	9/10/07	\$343,750	DIAGNOSTIC OUTLIER
009	868229	0460	1/22/07	\$464,025	DIAGNOSTIC OUTLIER
009	868229	0940	3/2/07	\$693,145	PARTIAL INTEREST (1/3, 1/2, Etc.)
009	868229	2010	10/13/08	\$351,000	DIAGNOSTIC OUTLIER
009	868230	0690	9/16/08	\$701,383	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868230	1410	8/14/08	\$386,711	AFFORDABLE HOUSING SALES
009	868230	1540	10/31/08	\$403,460	ACTIVE PERMIT BEFORE SALE>25K
009	868230	1570	10/21/08	\$472,551	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868230	1610	7/24/08	\$408,831	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868230	1620	12/9/08	\$621,903	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868230	2050	9/26/08	\$360,000	DIAGNOSTIC OUTLIER
009	868231	0060	10/8/08	\$497,685	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868231	0090	8/28/08	\$782,731	ACTIVE PERMIT BEFORE SALE>25K
009	868231	0120	9/18/08	\$495,750	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868231	0230	12/17/08	\$735,000	ACTIVE PERMIT BEFORE SALE>25K
009	868231	0240	8/13/08	\$777,403	ACTIVE PERMIT BEFORE SALE>25K
009	868231	0250	8/12/08	\$793,865	ACTIVE PERMIT BEFORE SALE>25K
009	868231	0340	9/3/08	\$1,177,616	DIAGNOSTIC OUTLIER
009	868231	0370	11/14/08	\$698,914	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868231	0380	11/17/08	\$724,142	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868231	0470	11/4/08	\$527,172	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868231	0480	10/29/08	\$629,506	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868231	0610	8/7/08	\$444,694	ACTIVE PERMIT BEFORE SALE>25K
009	868231	0680	8/5/08	\$783,138	ACTIVE PERMIT BEFORE SALE>25K
009	868231	0740	9/19/08	\$772,946	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868231	0780	9/12/08	\$748,258	ACTIVE PERMIT BEFORE SALE>25K
009	868232	0070	10/14/08	\$1,017,203	%COMPL
009	868232	0390	10/21/08	\$649,123	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868232	0580	9/30/08	\$958,314	%COMPL
009	868232	0960	9/22/08	\$787,423	%COMPL
009	868232	1340	11/26/08	\$482,536	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	868232	1350	10/27/08	\$743,399	%COMPL
009	868232	1360	10/16/08	\$696,027	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	009830	0210	11/21/08	\$450,000	ACTIVE PERMIT BEFORE SALE>25K
010	012506	9027	1/25/07	\$124,424	DOR RATIO;QUIT CLAIM DEED
010	020310	0606	4/26/07	\$335,000	DIAGNOSTIC OUTLIER
010	020310	0715	1/18/08	\$115,731	RELATED PARTY, FRIEND, OR NEIGHBOR
010	020310	0865	3/29/07	\$999,900	DIAGNOSTIC OUTLIER
010	020310	1115	3/5/07	\$249,000	DOR RATIO;MOBILE HOME
010	020390	0260	8/16/07	\$46,031	RELATED PARTY, FRIEND, OR NEIGHBOR
010	085360	0150	5/30/07	\$1,460,000	DIAGNOSTIC OUTLIER
010	111720	0350	7/22/08	\$1,750,000	DIAGNOSTIC OUTLIER
010	111720	0370	6/19/08	\$775,000	DIAGNOSTIC OUTLIER
010	111720	0490	8/25/08	\$317,985	RELATED PARTY, FRIEND, OR NEIGHBOR
010	112506	9005	1/18/08	\$147,306	RELATED PARTY, FRIEND, OR NEIGHBOR
010	112506	9069	10/15/08	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	112506	9076	1/30/07	\$375,000	DOR RATIO;MOBILE HOME
010	112506	9076	3/11/08	\$1,575,000	MOBILE HOME
010	142800	0220	8/3/07	\$203,904	DOR RATIO;QUIT CLAIM DEED
010	142800	0680	12/2/08	\$510,000	RELOCATION - SALE TO SERVICE
010	142800	0850	11/14/07	\$40,191	RELATED PARTY, FRIEND, OR NEIGHBOR
010	142800	1330	12/9/08	\$275,000	DIAGNOSTIC OUTLIER
010	142800	1387	9/27/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	172507	9006	11/26/07	\$446,000	NON-REPRESENTATIVE SALE
010	182507	9019	4/26/07	\$249,000	DOR RATIO
010	202507	9050	2/13/08	\$456,000	DIAGNOSTIC OUTLIER
010	238600	0020	11/4/08	\$651,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	238600	0460	11/27/07	\$885,000	FORCED SALE
010	242506	9024	3/31/08	\$380,000	PERS MH
010	292507	9078	7/2/07	\$450,000	DOR RATIO
010	292507	9082	8/23/07	\$400,000	DOR RATIO
010	292507	9084	9/5/07	\$400,000	DOR RATIO
010	302507	9027	5/31/07	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	312507	9005	12/13/07	\$895,000	DIAGNOSTIC OUTLIER
010	312507	9015	6/4/07	\$385,000	DOR RATIO
010	322507	9011	2/20/08	\$1,135,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	322507	9038	9/10/08	\$925,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	322507	9058	10/1/07	\$905,000	RELOCATION - SALE TO SERVICE
010	697990	0360	11/24/08	\$650,000	EXEMPT FROM EXCISE TAX
010	730200	0140	1/31/07	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	867850	0030	10/12/07	\$2,575,000	DIAGNOSTIC OUTLIER
010	891300	0190	3/19/07	\$580,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	052506	9049	10/16/2007	\$399,000	144489	N	N
7	052506	9096	7/17/2008	\$450,000	187743	N	N
7	072506	9024	12/13/2007	\$379,950	1008414	N	N
7	152506	9051	4/25/2008	\$279,000	58806	N	N
7	182506	9082	6/19/2007	\$259,000	43560	N	N
8	720310	1630	12/8/2008	\$236,846	2628	N	N
8	720310	1640	12/3/2008	\$236,846	2628	N	N
8	720310	1680	12/16/2008	\$293,283	4093	N	N
8	720310	2130	12/1/2008	\$236,846	2482	N	N
8	720310	2140	12/16/2008	\$236,846	2482	N	N
10	062407	9031	10/7/2008	\$260,000	652093	N	N
10	082407	9029	5/22/2007	\$350,000	426016	N	N
10	082407	9056	7/25/2007	\$350,000	217800	N	N
10	112506	9094	7/19/2007	\$325,000	443876	N	N
10	122506	9028	12/23/2008	\$500,000	893807	N	N
10	172507	9026	4/8/2008	\$330,000	209088	N	N
10	172507	9038	2/26/2008	\$600,000	220413	N	N
10	182507	9029	3/14/2007	\$400,000	1219680	N	N
10	312507	9071	7/20/2007	\$230,000	95832	N	N
10	730200	0130	5/14/2008	\$175,000	49346	N	N
10	730200	0130	2/21/2008	\$160,000	49346	N	N
10	730200	0260	12/4/2008	\$70,000	89915	N	N
10	867850	0010	7/24/2008	\$425,000	194714	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	212506	9036	8/14/2008	\$26,400	BUILDER/DEVELOPER SALE
7	880730	0550	12/20/2007	\$150,000	BUILDER/DEVELOPER SALE
8	720242	0020	5/3/2007	\$1,495,230	BUILDER/DEVELOPER SALE
8	720242	0080	2/8/2008	\$663,308	BUILDER/DEVELOPER SALE
8	720244	0020	7/29/2008	\$2,520,837	BUILDER/DEVELOPER SALE
8	720310	0580	12/5/2008	\$595,000	BUILDER/DEVELOPER SALE
8	720310	1730	12/11/2008	\$329,048	IMP SALE NO CHARACTERISTICS
8	720310	1740	12/30/2008	\$328,937	IMP SALE NO CHARACTERISTICS
8	720310	1940	12/29/2008	\$329,077	IMP SALE NO CHARACTERISTICS
8	720310	1960	12/8/2008	\$329,010	IMP SALE NO CHARACTERISTICS
8	720310	1990	11/20/2008	\$398,855	IMP SALE NO CHARACTERISTICS
9	868230	0450	7/26/2007	\$621,530	BUILDER/DEVELOPER SALE
9	868232	0010	12/4/2008	\$784,975	BUILDER/DEVELOPER SALE
9	868232	0030	12/12/2008	\$502,367	IMP SALE NO CHARACTERISTICS
9	868232	0760	12/30/2008	\$1,174,872	BUILDER/DEVELOPER SALE
9	868232	1440	12/8/2008	\$719,632	BUILDER/DEVELOPER SALE
10	020310	0150	3/21/2007	\$165,000	BUILDER/DEVELOPER SALE
10	022506	9033	10/10/2007	\$435,000	BUILDER/DEVELOPER SALE
10	022506	9070	9/25/2007	\$1,200,000	BUILDER/DEVELOPER SALE
10	022506	9085	5/30/2007	\$365,000	IMP SALE NO CHARACTERISTICS
10	112506	9021	1/7/2008	\$475,000	BUILDER/DEVELOPER SALE
10	142506	9068	10/26/2007	\$330,000	BUILDER/DEVELOPER SALE
10	292507	9083	4/28/2008	\$400,000	BUILDER/DEVELOPER 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.



King County

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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