

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** Skyway / Area 25

**Previous Physical Inspection:** 2006

### Improved Sales:

Number of Sales: 403

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2008 Value</b>	\$120,600	\$204,200	\$324,800			
<b>2009 Value</b>	\$103,800	\$153,100	\$256,900	\$307,000	83.7%	13.34%
<b>Change</b>	-\$16,800	-\$51,100	-\$67,900			
<b>% Change</b>	-13.9%	-25.0%	-20.9%			

\*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.

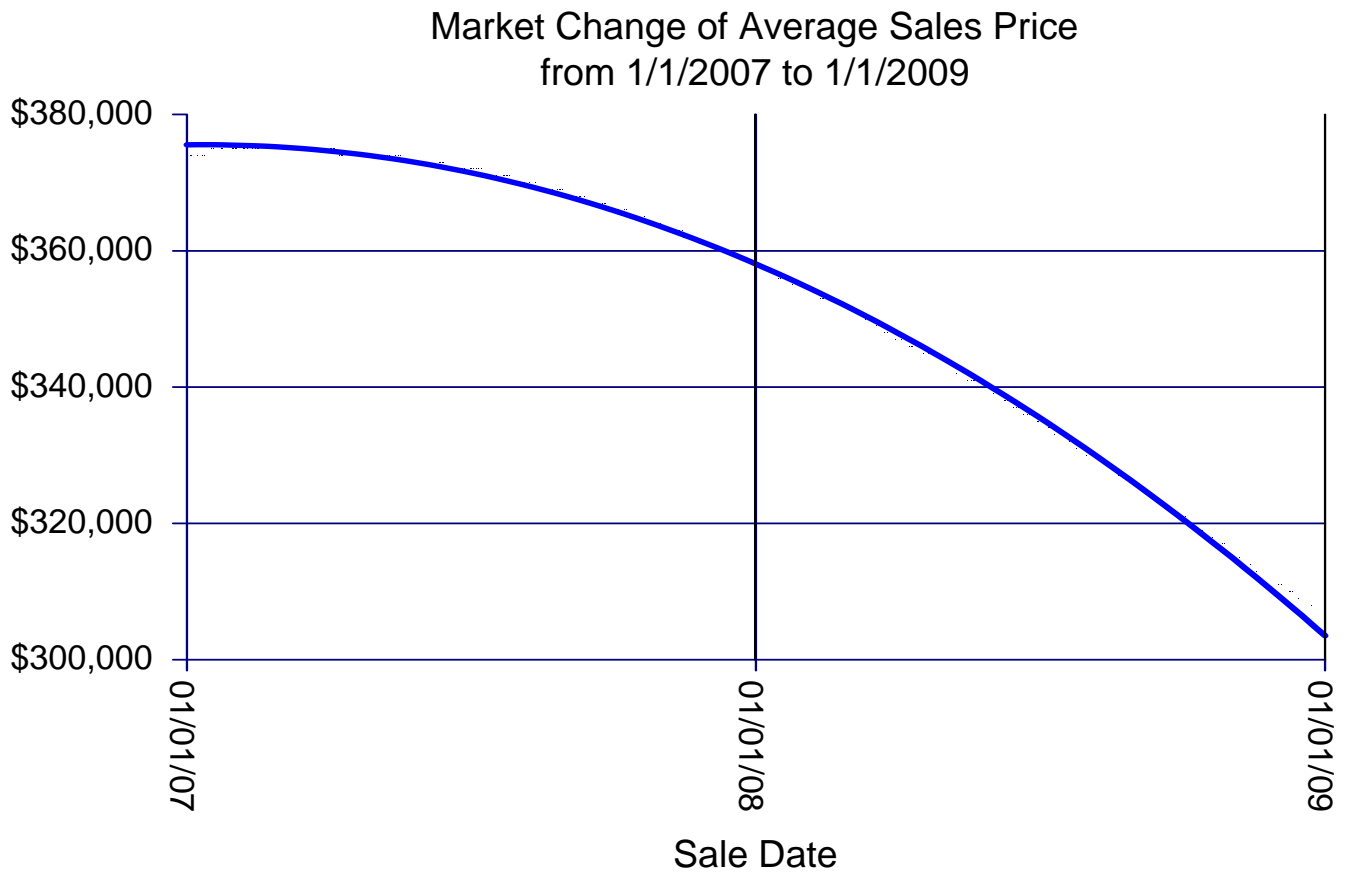
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$125,600	\$194,800	\$320,400
<b>2009 Value</b>	\$108,100	\$145,100	\$253,200
<b>Percent Change</b>	-13.9%	-25.5%	-21.0%

Number of one to three unit residences in the Population: 5592

**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.

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

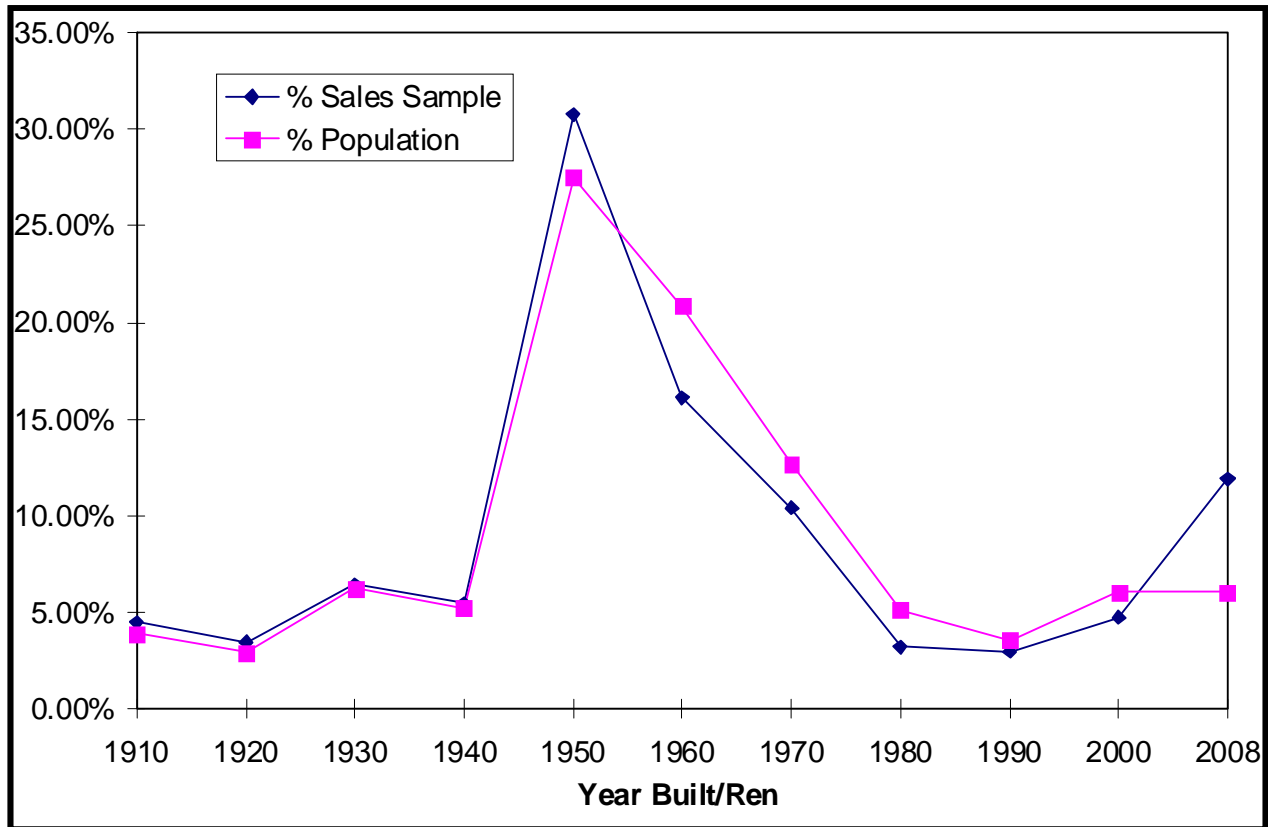
***Market Change of Average Sale Price in Area 25  
From 1/1/07 to 1/1/09***



### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	18	4.47%
1920	14	3.47%
1930	26	6.45%
1940	22	5.46%
1950	124	30.77%
1960	65	16.13%
1970	42	10.42%
1980	13	3.23%
1990	12	2.98%
2000	19	4.71%
2008	48	11.91%
	403	

Population		
Year Built/Ren	Frequency	% Population
1910	218	3.90%
1920	164	2.93%
1930	348	6.22%
1940	291	5.20%
1950	1537	27.49%
1960	1167	20.87%
1970	710	12.70%
1980	285	5.10%
1990	198	3.54%
2000	337	6.03%
2008	337	6.03%
	5592	

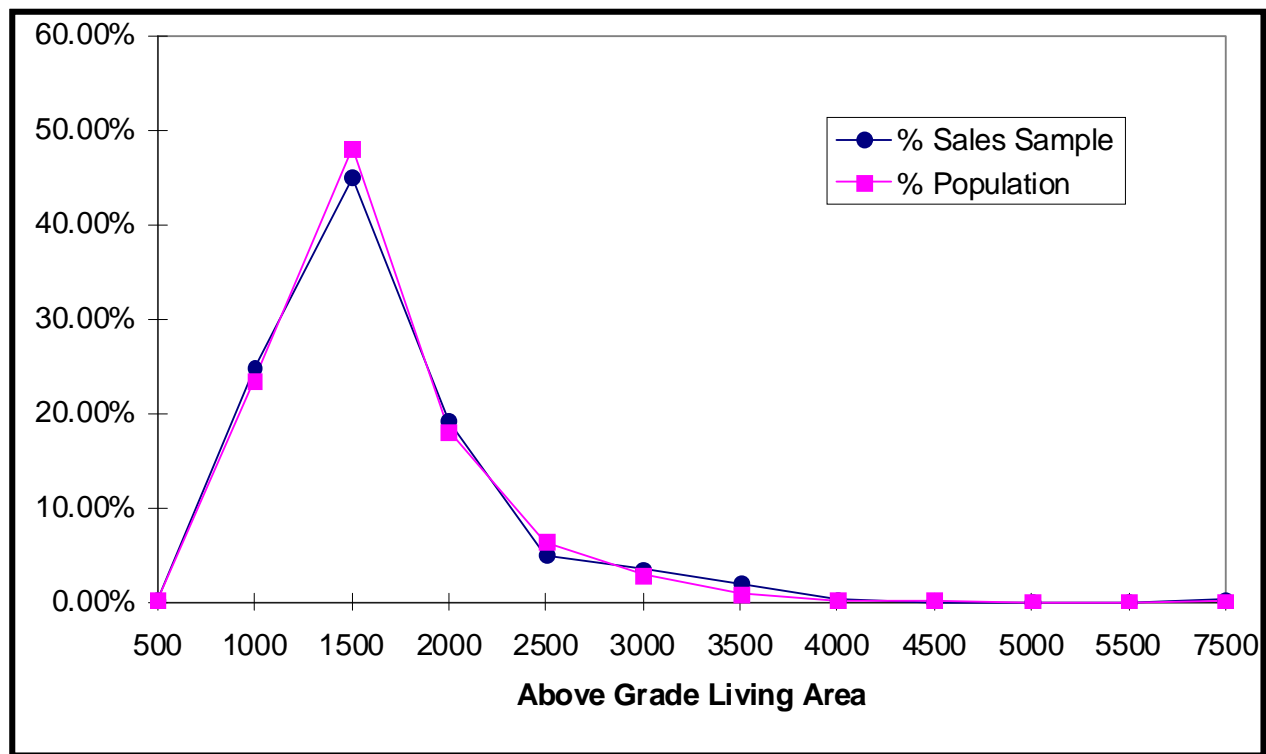


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.25%
1000	100	24.81%
1500	181	44.91%
2000	77	19.11%
2500	20	4.96%
3000	14	3.47%
3500	8	1.99%
4000	1	0.25%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	1	0.25%
	403	

<b>Population</b>		
AGLA	Frequency	% Population
500	13	0.23%
1000	1311	23.44%
1500	2686	48.03%
2000	1010	18.06%
2500	353	6.31%
3000	159	2.84%
3500	45	0.80%
4000	7	0.13%
4500	6	0.11%
5000	0	0.00%
5500	0	0.00%
7500	2	0.04%
	5592	

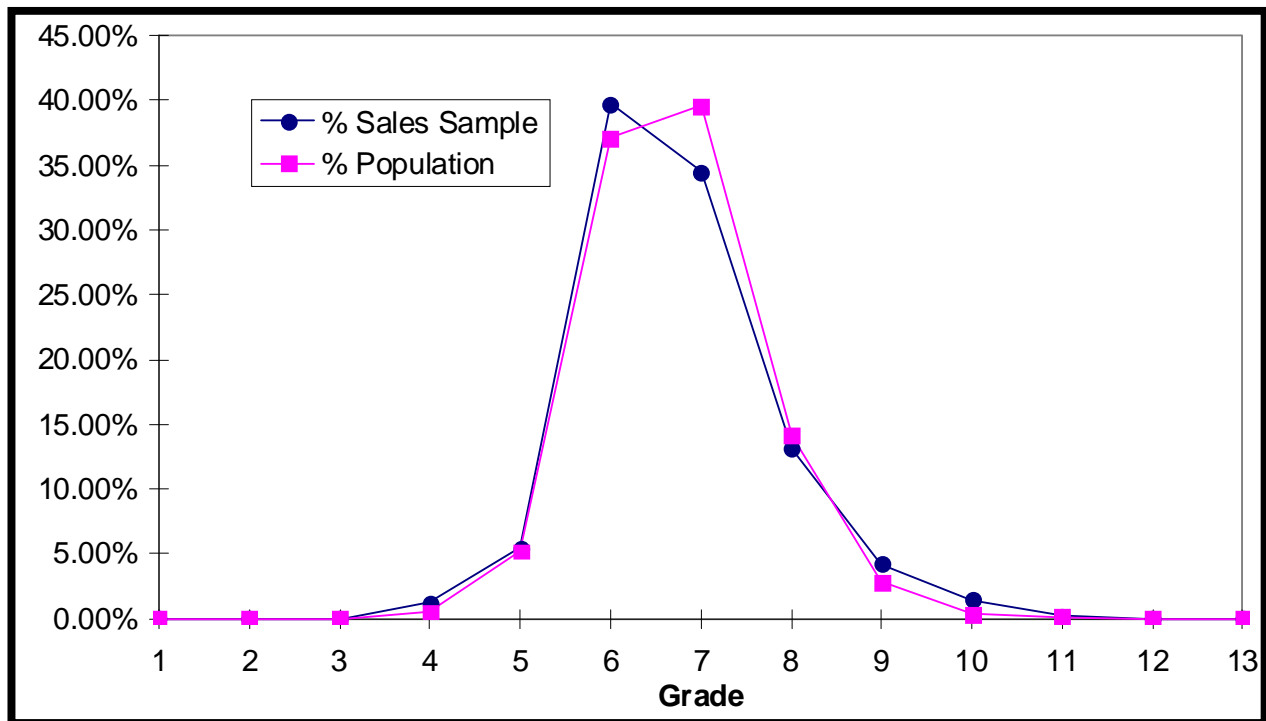


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

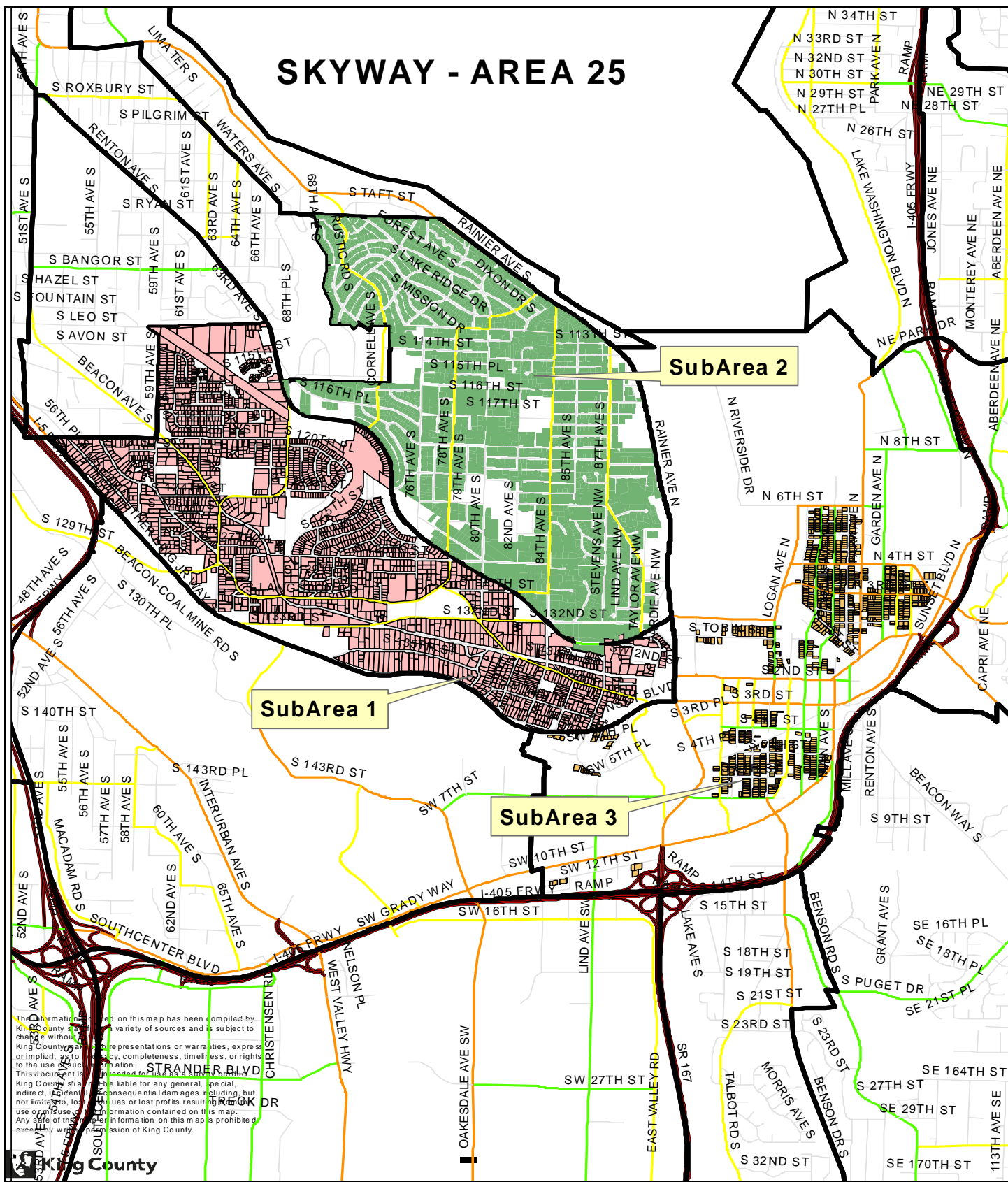
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	1.24%
5	22	5.46%
6	160	39.70%
7	139	34.49%
8	53	13.15%
9	17	4.22%
10	6	1.49%
11	1	0.25%
12	0	0.00%
13	0	0.00%
403		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	30	0.54%
5	291	5.20%
6	2075	37.11%
7	2213	39.57%
8	792	14.16%
9	160	2.86%
10	19	0.34%
11	9	0.16%
12	2	0.04%
13	1	0.02%
5592		



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: June 2, 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***

Based on the 6 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 13.5% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.865, 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 403 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:

$$2009 \text{ Total Value} = 2008 \text{ Total Value} / 1.073487$$

Then total value is factored by .85.

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

$$2009 \text{ Improvements Value} = 2009 \text{ Total Value minus } 2009 \text{ Land Value}$$

An explanatory adjustment table is included in this report.



## ***Improved Parcel Update (continued)***

### **Exceptions:**

- \*If multiple houses exist on a parcel, the -20.9 % Change indicated by the sales sample is used to arrive at new total value  $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * 0.791$ .
- \*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 -20.9 % Change as indicated by the sales sample is used to arrive at a new total value.  $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * 0.791$ .
- \*If land value  $\leq \$1,000$  no adjustment is applied.
- \*If improvements and accessories  $\leq \$1,000$  no further adjustment applied.
- \* If adjusted land value falls  $< \$1,000$ , then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls  $< \$1,000$ , then improvement value = \$1,000 or previous whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in RealProperty.

## ***Mobile Home Update***

Based on the one mobile home sale available in the area and supplemented by the value decrease in sales of non-mobile home parcels, a 20.9% decrease was made in mobile homes assessment for the 2009 Assessment Year. There are 23 mobile homes in this area.

Mobile Homes received the Total -20.9 Change indicated by the sales sample.  
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * 0.791$

## ***Model Validation***

The resulting assessment level is 83.7%. 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”.<sup>1</sup> 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.

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<sup>1</sup> “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 -21%. 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 25 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

-20.82%

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

**Area 25 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.

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.818	-18.2%
2/1/2007	0.817	-18.3%
3/1/2007	0.817	-18.3%
4/1/2007	0.817	-18.3%
5/1/2007	0.818	-18.2%
6/1/2007	0.820	-18.0%
7/1/2007	0.823	-17.7%
8/1/2007	0.826	-17.4%
9/1/2007	0.831	-16.9%
10/1/2007	0.836	-16.4%
11/1/2007	0.841	-15.9%
12/1/2007	0.848	-15.2%
1/1/2008	0.855	-14.5%
2/1/2008	0.863	-13.7%
3/1/2008	0.871	-12.9%
4/1/2008	0.881	-11.9%
5/1/2008	0.891	-10.9%
6/1/2008	0.902	-9.8%
7/1/2008	0.914	-8.6%
8/1/2008	0.926	-7.4%
9/1/2008	0.940	-6.0%
10/1/2008	0.953	-4.7%
11/1/2008	0.968	-3.2%
12/1/2008	0.984	-1.6%
1/1/2009	1.000	0.0%

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

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2007	0.817	\$428,000
Sale 2	\$475,000	10/1/2008	0.953	\$452,000
Sale 3	\$515,000	7/1/2008	0.914	\$470,000

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

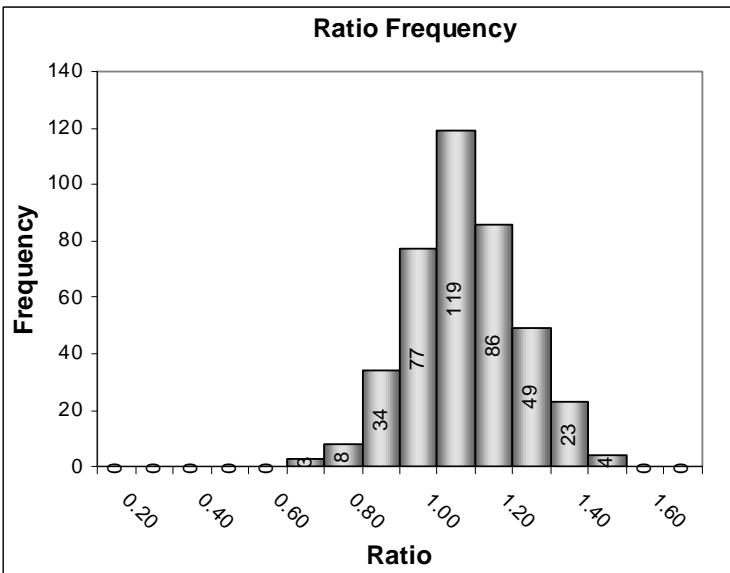
The time adjustment formula for Area 25 is  $(1.073487 + 5.833943E-04 * \text{SaleDay} + 4.319858E-07 * \text{SaleDaySq}) / 1.073487$

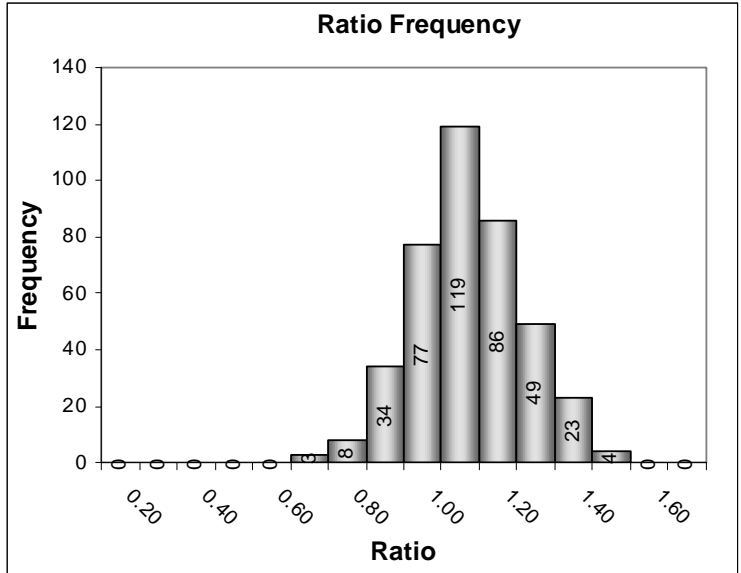
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

District/Team: WC /Team 2	Appr. Date: 01/01/2008	Date of Report: 06/02/2009	Sales Dates: 1/2007 - 12/2008
Area Skyway /Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	403		
Mean Assessed Value	324,800		
Mean Adj. Sales Price	307,000		
Standard Deviation AV	109,995		
Standard Deviation SP	109,607		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.070		
Median Ratio	1.062		
Weighted Mean Ratio	1.058		
UNIFORMITY			
Lowest ratio	0.662		
Highest ratio:	1.463		
Coefficient of Dispersion	10.71%		
Standard Deviation	0.144		
Coefficient of Variation	13.50%		
Price Related Differential (PRD)	1.012		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 25.  Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lower limit	1.045		
Upper limit	1.077		
95% Confidence: Mean			
Lower limit	1.056		
Upper limit	1.084		
SAMPLE SIZE EVALUATION			
N (population size)	5592		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.144		
Recommended minimum:	33		
Actual sample size:	403		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	216		
# ratios above mean:	187		
z:	1.445		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

1 to 3 Unit Residences throughout area 25.

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

# Annual Update Ratio Study Report (After)

## 2009 Assessments

District/Team: WC /Team 2	Appr. Date: 01/01/2009	Date of Report: 06/02/2009	Sales Dates: 1/2007 - 12/2008
Area Skyway /Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	403		
Mean Assessed Value	256,900		
Mean Sales Price	307,000		
Standard Deviation AV	83,891		
Standard Deviation SP	109,607		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.841		
Weighted Mean Ratio	0.837		
UNIFORMITY			
Lowest ratio	0.527		
Highest ratio:	1.163		
Coefficient of Dispersion	10.50%		
Standard Deviation	0.113		
Coefficient of Variation	13.34%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.828		
Upper limit	0.853		
95% Confidence: Mean			
Lower limit	0.837		
Upper limit	0.859		
SAMPLE SIZE EVALUATION			
N (population size)	5592		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.113		
Recommended minimum:	20		
Actual sample size:	403		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	211		
# ratios above mean:	192		
z:	0.946		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.50-0.60	33
0.60-0.70	91
0.70-0.80	153
0.80-0.90	84
0.90-1.00	29
1.00-1.10	9

COMMENTS:

1 to 3 Unit Residences throughout area 25.

Assessment level reflects the downward trend of the market.

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

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1 to 3 Unit Residences throughout area 25.

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## **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 25**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	142304	9034	2/14/07	\$220,000	\$180,000	800	5	1945	2	18105	N	N	6729 S LANGSTON RD
001	214370	0535	10/28/08	\$270,000	\$261,000	580	6	1999	3	9560	Y	N	811 SW LANGSTON RD
001	018500	0135	2/8/08	\$250,000	\$217,000	590	6	1943	3	21553	N	N	12050 56TH PL S
001	768960	0780	6/21/08	\$214,950	\$196,000	670	6	1943	3	7860	N	N	7211 S 127TH ST
001	768960	0555	12/10/08	\$180,000	\$178,000	700	6	1943	3	7140	N	N	7201 S 126TH ST
001	142304	9020	8/16/07	\$328,000	\$273,000	700	6	1943	3	6578	N	N	13110 66TH AVE S
001	768960	0835	11/7/08	\$170,000	\$165,000	710	6	1943	3	8784	N	N	7224 S 128TH ST
001	768960	0360	4/16/07	\$245,000	\$201,000	710	6	1943	3	7200	N	N	7027 S 125TH ST
001	396930	0040	9/19/08	\$254,000	\$241,000	760	6	2008	3	8294	N	N	12640 74TH PL S
001	396930	0185	9/7/07	\$299,950	\$250,000	760	6	1943	3	6955	N	N	12643 74TH PL S
001	768960	0635	3/12/07	\$215,000	\$176,000	780	6	1943	3	7680	N	N	7002 S 128TH ST
001	768960	0635	7/17/07	\$256,000	\$212,000	780	6	1943	3	7680	N	N	7002 S 128TH ST
001	217140	0215	2/7/08	\$219,000	\$190,000	790	6	1943	3	10000	N	N	12034 62ND AVE S
001	781280	1755	3/19/08	\$260,000	\$229,000	790	6	1944	3	6380	N	N	12053 69TH AVE S
001	039900	0165	9/18/08	\$269,000	\$255,000	790	6	1954	3	6000	N	N	6024 S 119TH ST
001	781280	1380	5/18/07	\$324,450	\$267,000	790	6	1945	5	6240	N	N	7000 S 120TH PL
001	768960	0285	6/12/07	\$285,000	\$235,000	810	6	1943	3	7854	N	N	12601 70TH AVE S
001	182305	9111	4/11/08	\$194,000	\$172,000	820	6	1941	3	6961	Y	N	94 HARDIE AVE SW
001	781280	1835	2/27/07	\$279,000	\$228,000	820	6	1944	3	6050	N	N	12038 68TH AVE S
001	768960	0100	3/26/07	\$271,000	\$222,000	840	6	1943	3	7700	N	N	7008 S 125TH ST
001	132304	9063	7/24/07	\$342,000	\$283,000	840	6	1959	3	8100	N	N	13463 81ST AVE S
001	112304	9140	9/27/07	\$310,000	\$260,000	860	6	1940	3	13600	N	N	6439 S 120TH ST
001	298880	0095	1/25/08	\$360,000	\$311,000	870	6	1943	3	24033	Y	N	7433 S 134TH ST
001	781280	1695	6/21/07	\$265,000	\$219,000	890	6	1944	3	6120	N	N	6811 S 120TH PL
001	298880	0166	1/31/07	\$223,100	\$182,000	910	6	1943	4	8600	Y	N	7665 S 135TH ST
001	112304	9006	2/6/08	\$290,000	\$252,000	910	6	1954	3	10624	N	N	5549 S 120TH ST
001	039900	0230	7/21/08	\$222,000	\$205,000	960	6	1952	4	7500	N	N	6221 S 119TH ST
001	758020	0455	4/23/08	\$259,950	\$232,000	960	6	1943	3	11250	N	N	12747 RENTON AVE S
001	396930	0085	6/1/07	\$365,000	\$300,000	970	6	1943	5	7200	N	N	7428 S 128TH ST
001	787840	0024	10/17/07	\$190,000	\$160,000	1040	6	1960	3	6000	N	N	7027 S 128TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	768960	0105	5/20/08	\$264,000	\$238,000	1060	6	1943	3	10920	N	N	7014 S 125TH ST
001	781280	1750	2/15/07	\$288,000	\$235,000	1090	6	1944	3	6270	N	N	12051 69TH AVE S
001	217200	0849	6/5/07	\$291,950	\$240,000	1090	6	1961	3	13440	N	N	6105 S 124TH ST
001	781280	1555	9/11/07	\$268,000	\$224,000	1100	6	1944	3	6050	N	N	12025 70TH AVE S
001	182305	9120	7/23/07	\$360,000	\$298,000	1114	6	1913	3	9518	N	N	176 HARDIE AVE SW
001	018500	0071	9/25/07	\$315,000	\$264,000	1120	6	1954	3	11115	N	N	12233 56TH PL S
001	781320	0025	3/6/08	\$215,000	\$188,000	1150	6	1944	4	6318	N	N	12019 70TH PL S
001	132304	9072	3/13/07	\$247,000	\$202,000	1170	6	1958	3	8160	N	N	13433 81ST AVE S
001	112304	9055	9/10/08	\$309,000	\$292,000	1170	6	1943	3	11550	N	N	12028 64TH AVE S
001	039900	0085	2/25/08	\$281,500	\$246,000	1180	6	1954	3	6000	N	N	6241 S 118TH PL
001	039900	0060	4/11/07	\$308,000	\$252,000	1180	6	1954	3	6115	N	N	6022 S 118TH PL
001	781280	1775	4/25/07	\$312,000	\$256,000	1180	6	1944	4	8800	N	N	12067 69TH AVE S
001	039900	0320	5/31/07	\$315,000	\$259,000	1180	6	1952	3	6000	N	N	6034 S 120TH ST
001	018500	0172	9/26/07	\$290,000	\$243,000	1270	6	1955	3	7800	N	N	12272 56TH PL S
001	781280	1605	12/13/07	\$300,000	\$256,000	1270	6	1944	4	6650	N	N	6910 S 124TH ST
001	768960	0345	2/12/07	\$262,500	\$215,000	1280	6	1943	3	7200	N	N	7045 S 125TH ST
001	214480	0810	6/1/07	\$329,900	\$271,000	1300	6	1910	3	10700	N	N	8436 S 134TH ST
001	396930	0115	2/25/08	\$245,000	\$214,000	1310	6	1943	3	8880	N	N	12721 76TH AVE S
001	781280	1645	3/12/07	\$261,660	\$214,000	1320	6	1944	3	6050	N	N	12046 69TH AVE S
001	787840	0146	2/14/08	\$369,980	\$322,000	1320	6	1946	3	10200	Y	N	7017 S LANGSTON RD
001	039900	0020	2/27/07	\$273,150	\$223,000	1340	6	1954	3	6011	N	N	6228 S 118TH PL
001	781280	1920	6/15/07	\$340,000	\$280,000	1340	6	1944	3	6000	N	N	6909 S 124TH ST
001	039900	0025	11/18/08	\$199,950	\$196,000	1360	6	1954	3	5967	N	N	6222 S 118TH PL
001	217140	0219	6/1/07	\$324,000	\$267,000	1400	6	1960	3	8000	N	N	12019 64TH AVE S
001	798980	0016	6/11/08	\$250,000	\$227,000	1420	6	1940	3	9706	N	N	11100 59TH AVE S
001	182305	9102	7/8/08	\$247,000	\$227,000	1424	6	1941	3	4970	N	N	111 SW VICTORIA ST
001	018500	0067	7/10/07	\$296,000	\$245,000	1440	6	1955	3	11100	N	N	12247 56TH PL S
001	182305	9260	10/29/07	\$298,000	\$252,000	1440	6	1903	3	19090	Y	N	209 HARDIE AVE SW
001	039920	0030	6/17/08	\$250,000	\$228,000	1560	6	1962	3	6391	N	N	6211 S 116TH ST
001	182305	9012	12/19/07	\$350,000	\$300,000	1637	6	1940	3	6040	N	N	180 HARDIE AVE SW
001	781280	1305	4/5/07	\$312,000	\$256,000	1800	6	1944	4	6000	N	N	12067 RENTON AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	298880	0125	7/4/07	\$446,950	\$369,000	1880	6	1940	3	57063	Y	N	7545 S 135TH ST
001	781280	1630	2/16/07	\$420,000	\$343,000	1970	6	1944	4	6150	N	N	12058 69TH AVE S
001	781280	1436	10/2/08	\$249,000	\$238,000	960	7	1956	4	9000	N	N	12016 71ST AVE S
001	214480	0730	2/6/07	\$300,000	\$245,000	1000	7	1955	3	9500	N	N	13273 84TH AVE S
001	039900	0145	9/24/08	\$333,000	\$317,000	1010	7	1957	3	10040	N	N	6003 S 118TH PL
001	112304	9110	8/20/07	\$339,500	\$283,000	1050	7	1955	3	8450	Y	N	5625 S 120TH ST
001	094900	0089	4/4/08	\$325,500	\$288,000	1060	7	1962	3	8505	N	N	12040 66TH AVE S
001	670640	0060	2/26/07	\$309,950	\$253,000	1080	7	1968	3	6823	N	N	11906 64TH PL S
001	132304	9076	12/19/07	\$425,000	\$364,000	1080	7	1967	3	14208	N	N	6848 S 133RD ST
001	781320	0045	5/18/07	\$360,000	\$296,000	1100	7	1966	3	10710	N	N	12037 70TH PL S
001	787840	0028	8/29/07	\$328,000	\$273,000	1140	7	1967	3	6600	N	N	12810 70TH AVE S
001	788720	0320	3/21/08	\$335,000	\$295,000	1140	7	1997	3	5063	N	N	13018 64TH AVE S
001	217140	0123	12/23/08	\$308,250	\$307,000	1140	7	1964	3	7700	Y	N	12047 62ND AVE S
001	788720	0025	9/15/08	\$274,000	\$260,000	1150	7	1986	3	9290	N	N	12802 64TH AVE S
001	039920	0135	8/25/08	\$315,000	\$296,000	1170	7	1963	3	6500	N	N	6227 S 117TH ST
001	112304	9117	2/26/07	\$385,000	\$315,000	1220	7	1957	3	16266	N	N	12426 BEACON AVE S
001	000380	0009	5/24/07	\$347,000	\$285,000	1240	7	1963	3	14659	Y	N	5594 S LANGSTON RD
001	039920	0215	8/22/07	\$350,000	\$291,000	1240	7	1963	3	7000	N	N	6041 S 117TH PL
001	000380	0009	7/24/08	\$325,000	\$301,000	1240	7	1963	3	14659	Y	N	5594 S LANGSTON RD
001	600240	0060	3/7/07	\$365,000	\$299,000	1250	7	1968	3	7920	N	N	6135 S 125TH ST
001	182305	9162	2/6/07	\$285,000	\$233,000	1270	7	1948	3	6530	N	N	125 HAYES PL SW
001	427990	0090	11/26/07	\$275,000	\$234,000	1280	7	1968	3	6000	N	N	11432 61ST AVE S
001	781250	0120	7/9/08	\$300,000	\$276,000	1328	7	2000	3	4178	N	N	5814 S 122ND ST
001	780600	0050	7/9/07	\$530,000	\$438,000	1340	7	1972	3	8480	N	N	6905 S 129TH PL
001	182305	9197	9/26/07	\$350,000	\$293,000	1360	7	1957	3	6928	Y	N	201 HARDIE AVE SW
001	298880	0181	11/7/07	\$360,000	\$305,000	1360	7	1957	3	10500	Y	N	7930 S 134TH PL
001	112304	9119	7/30/07	\$268,000	\$222,000	1380	7	1959	3	12648	N	N	12412 64TH PL S
001	214370	0787	5/10/07	\$334,950	\$275,000	1380	7	1977	3	6300	N	N	318 POWELL AVE SW
001	039920	0185	3/20/08	\$387,000	\$341,000	1380	7	1959	3	7000	N	N	6237 S 117TH PL
001	217140	0121	11/15/07	\$332,000	\$282,000	1390	7	2000	3	11440	N	N	12068 BEACON AVE S
001	018200	0435	3/13/07	\$320,000	\$262,000	1420	7	1996	3	8085	N	N	12422 57TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112304	9157	4/6/07	\$388,950	\$319,000	1440	7	1962	3	6000	N	N	6029 S 117TH PL
001	780540	0170	5/11/07	\$359,000	\$295,000	1480	7	1999	3	3414	N	N	11522 62ND AVE S
001	779630	0015	4/20/07	\$395,000	\$324,000	1490	7	1958	3	9240	Y	N	7443 S 128TH ST
001	214370	0970	9/26/07	\$340,000	\$285,000	1500	7	1941	4	6026	N	N	324 THOMAS AVE SW
001	039920	0085	6/30/08	\$350,000	\$321,000	1510	7	1957	3	7340	N	N	11717 64TH AVE S
001	677800	0050	7/25/07	\$299,900	\$249,000	1520	7	1968	3	7676	N	N	6024 S 127TH PL
001	637040	0020	8/18/08	\$315,500	\$295,000	1530	7	1968	3	7320	N	N	5936 S 125TH ST
001	739040	0024	9/19/07	\$360,000	\$301,000	1530	7	1959	3	9504	Y	N	7430 S 129TH ST
001	112304	9159	5/29/08	\$368,000	\$333,000	1530	7	1955	3	21750	N	N	6439 S 124TH ST
001	298880	0170	7/23/07	\$395,000	\$327,000	1540	7	1955	3	30595	Y	N	7655 S 135TH ST
001	781250	0250	3/24/08	\$340,000	\$300,000	1550	7	2000	3	3337	N	N	12243 58TH PL S
001	780600	0095	10/27/08	\$338,000	\$327,000	1550	7	1961	3	8174	Y	N	6904 S 130TH ST
001	788720	0010	7/25/07	\$341,000	\$283,000	1570	7	1996	3	9917	N	N	12804 64TH AVE S
001	039920	0195	1/24/07	\$320,000	\$262,000	1580	7	1959	3	7000	N	N	6223 S 117TH PL
001	018200	0111	8/4/08	\$210,000	\$195,000	1620	7	1966	1	17750	Y	N	5521 S LANGSTON RD
001	788720	0165	6/17/08	\$279,000	\$254,000	1780	7	1986	4	10820	N	N	12818 65TH AVE S
001	000380	0006	10/26/07	\$375,000	\$316,000	2030	7	1930	3	20368	Y	N	5580 S LANGSTON RD
001	214370	0404	1/16/08	\$375,000	\$324,000	2040	7	1900	3	7200	N	N	274 THOMAS AVE SW
001	182305	9020	3/19/07	\$500,000	\$409,000	2300	7	1977	3	6579	Y	N	205 HARDIE AVE SW
001	396930	0180	8/24/07	\$330,000	\$275,000	2370	7	1991	3	8820	N	N	12637 74TH PL S
001	132304	9092	5/17/07	\$432,500	\$355,000	1140	8	1997	3	4511	Y	N	195 POWELL AVE SW
001	427990	0430	8/21/08	\$337,000	\$316,000	1340	8	2000	3	9426	N	N	11405 60TH AVE S
001	214480	0566	12/21/07	\$400,000	\$342,000	1345	8	2001	3	15486	N	N	8050 S LANGSTON RD
001	182305	9128	3/6/07	\$501,000	\$410,000	1510	8	1959	4	7039	Y	N	8800 S 134TH ST
001	214480	0450	5/15/07	\$308,000	\$253,000	1670	8	1958	3	11066	N	N	7854 S 132ND ST
001	142304	9038	4/21/08	\$415,000	\$370,000	1693	8	2001	3	43427	Y	N	6607 S 132ND ST
001	788290	0020	6/25/07	\$318,500	\$263,000	1940	8	1988	3	7200	N	N	218 OAKESDALE AVE SW
001	788720	0485	1/8/07	\$419,950	\$343,000	1960	8	1955	3	15600	Y	N	13111 66TH AVE S
001	781350	0030	3/31/08	\$410,500	\$363,000	1960	8	2007	3	3150	N	N	12748 67TH PL S
001	214370	0969	1/23/07	\$442,000	\$361,000	2380	8	2006	3	6261	Y	N	352 THOMAS AVE SW
001	182305	9291	3/6/07	\$430,000	\$352,000	2550	8	2006	3	6047	Y	N	132 HARDIE AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	182305	9290	3/13/07	\$434,000	\$355,000	2550	8	2006	3	4634	Y	N	126 HARDIE AVE SW
001	217200	0895	2/12/08	\$504,950	\$439,000	2560	8	2007	3	6240	N	N	6332 S 126TH PL
001	217140	0202	9/10/08	\$395,000	\$374,000	2660	8	2004	3	4806	N	N	12215 64TH AVE S
001	217200	0903	12/11/08	\$505,000	\$500,000	2750	8	2008	3	8031	N	N	6320 S 126TH PL
001	112304	9226	4/5/07	\$524,950	\$430,000	1530	9	2006	3	7765	N	N	6617 S 118TH ST
001	781350	0100	3/13/08	\$390,000	\$343,000	1740	9	2006	3	3135	N	N	12749 67TH PL S
001	781350	0080	2/25/08	\$445,000	\$389,000	2180	9	2007	3	6285	N	N	12718 67TH PL S
001	739040	0058	7/6/07	\$685,000	\$566,000	2330	9	2002	3	12108	Y	N	12846 72ND AVE S
001	214650	0240	3/27/07	\$559,000	\$458,000	2380	9	2006	3	5515	N	N	8702 S 133RD PL
001	214370	1015	12/20/07	\$550,000	\$471,000	2510	9	2003	3	7686	N	N	401 RAYMOND AVE SW
001	214650	0260	2/6/07	\$554,000	\$453,000	2520	9	2006	3	5062	N	N	8714 S 133RD PL
001	214650	0010	6/26/07	\$595,000	\$491,000	2610	9	2006	3	4531	Y	N	8638 S 134TH ST
001	214650	0020	8/3/07	\$599,950	\$498,000	2610	9	2006	3	4531	Y	N	8642 S 134TH ST
001	214650	0130	7/3/07	\$555,000	\$458,000	3050	9	2006	3	4859	N	N	8601 S 133RD PL
001	112304	9165	5/17/07	\$630,000	\$518,000	3370	9	2005	3	6640	N	N	6449 S 120TH ST
002	420240	0255	7/9/07	\$210,000	\$174,000	570	5	1942	3	4000	N	N	426 LIND AVE NW
002	122304	9122	1/23/08	\$183,000	\$158,000	610	5	1940	4	6190	N	N	6924 S 116TH PL
002	118000	5750	4/9/08	\$260,000	\$231,000	560	6	1930	3	3000	Y	N	8219 S 121ST ST
002	118000	2280	8/1/08	\$192,000	\$178,000	650	6	1941	3	3000	N	N	11616 84TH AVE S
002	928280	0680	3/9/07	\$274,950	\$225,000	680	6	1947	3	6000	N	N	7651 S 115TH ST
002	781280	1195	7/31/07	\$255,000	\$212,000	760	6	1987	3	6090	N	N	11908 RENTON AVE S
002	118000	5400	10/9/08	\$204,500	\$196,000	770	6	1948	3	6000	N	N	8508 S 121ST ST
002	781280	0995	3/6/07	\$227,100	\$186,000	790	6	1944	3	5985	N	N	12069 75TH AVE S
002	781280	1120	6/19/07	\$227,500	\$188,000	790	6	1944	3	6405	N	N	11934 RENTON AVE S
002	765760	0030	7/23/07	\$260,000	\$215,000	790	6	1944	4	7068	N	N	12034 76TH AVE S
002	781280	0455	8/27/07	\$304,000	\$253,000	790	6	1944	3	5850	N	N	7207 S 118TH PL
002	118000	6290	4/18/08	\$264,500	\$235,000	800	6	1944	5	5500	N	N	8020 S 123RD ST
002	765700	0525	11/14/08	\$211,500	\$206,000	810	6	1944	3	7980	N	N	12228 77TH AVE S
002	765760	0015	5/8/07	\$272,000	\$223,000	810	6	1944	3	7125	N	N	12016 76TH AVE S
002	781280	1020	8/22/07	\$269,000	\$224,000	810	6	1944	3	6004	N	N	12207 75TH AVE S
002	118000	3445	5/23/07	\$235,000	\$193,000	820	6	1920	3	3000	N	N	8412 S 118TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	781280	0805	9/29/08	\$216,800	\$207,000	820	6	1944	3	6720	N	N	12028 75TH AVE S
002	781280	0840	6/26/07	\$257,000	\$212,000	820	6	1944	3	6320	N	N	12213 76TH AVE S
002	405880	2085	1/16/08	\$252,200	\$218,000	820	6	1943	4	7260	N	N	10831 CRESTWOOD DR S
002	781280	1160	8/12/08	\$241,500	\$225,000	820	6	1944	3	7140	N	N	7215 S 120TH ST
002	405880	1955	6/6/07	\$285,950	\$235,000	820	6	1945	3	7980	N	N	10833 RUSTIC RD S
002	781280	0691	4/11/08	\$270,000	\$240,000	820	6	1944	3	7840	N	N	12009 76TH AVE S
002	781280	0615	7/24/08	\$265,000	\$245,000	820	6	1944	3	6890	N	N	7500 S 120TH ST
002	781280	0610	10/22/07	\$300,000	\$253,000	820	6	1944	4	6758	N	N	7502 S 120TH ST
002	765700	0205	7/26/07	\$280,000	\$232,000	840	6	1944	3	8190	N	N	12004 77TH AVE S
002	118000	3785	5/7/08	\$260,900	\$234,000	840	6	1936	4	6000	N	N	8516 S 119TH ST
002	405820	0265	9/10/07	\$399,950	\$334,000	860	6	1937	3	10496	Y	N	11039 84TH AVE S
002	118000	1455	11/16/07	\$216,500	\$184,000	870	6	1925	3	4500	N	N	8412 S 116TH ST
002	405880	1905	10/22/07	\$363,800	\$307,000	890	6	1945	3	6325	N	N	10625 RUSTIC RD S
002	381000	0335	9/13/07	\$249,950	\$209,000	920	6	1947	3	6200	N	N	8230 S 116TH ST
002	118000	1365	1/18/07	\$339,500	\$278,000	930	6	1948	3	4500	N	N	8419 S 115TH PL
002	405880	1130	9/25/08	\$229,950	\$219,000	940	6	1942	3	7645	N	N	11015 WOODLEY AVE S
002	420440	0020	6/22/07	\$300,000	\$247,000	940	6	1942	3	9100	N	N	12110 87TH AVE S
002	118000	0725	6/27/08	\$280,000	\$256,000	940	6	1956	3	4300	N	N	8435 S 114TH ST
002	413680	0015	8/29/07	\$360,000	\$300,000	950	6	1941	3	5000	N	N	11552 87TH AVE S
002	163760	0025	6/25/07	\$238,000	\$196,000	960	6	1969	3	9900	N	N	8232 S 128TH ST
002	405820	0250	10/4/07	\$305,000	\$256,000	970	6	1946	3	15000	Y	N	11053 84TH AVE S
002	765760	0110	9/18/07	\$272,500	\$228,000	980	6	1944	4	7260	N	N	12210 76TH AVE S
002	809360	0015	6/9/08	\$343,000	\$312,000	990	6	1947	3	6784	N	N	261 TAYLOR AVE NW
002	118000	3255	8/18/08	\$240,000	\$225,000	1030	6	1934	3	6000	N	N	8542 S 118TH ST
002	413680	0145	8/13/07	\$342,000	\$284,000	1050	6	1927	3	3832	N	N	8801 S 116TH ST
002	118000	0790	9/27/07	\$268,000	\$225,000	1070	6	1944	3	6000	N	N	8408 S 115TH ST
002	758020	0370	6/24/08	\$274,500	\$251,000	1070	6	1941	3	12460	N	N	12612 78TH AVE S
002	318560	0020	5/2/07	\$285,000	\$234,000	1100	6	1923	3	5500	Y	N	312 TAYLOR AVE NW
002	122304	9076	4/10/07	\$270,000	\$221,000	1120	6	1934	3	9285	Y	N	11134 CORNELL AVE S
002	405880	0040	1/4/07	\$405,000	\$331,000	1140	6	1955	3	6490	Y	N	7464 S 112TH ST
002	781280	0860	4/30/07	\$365,000	\$299,000	1150	6	1944	4	7645	N	N	12237 76TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	781280	0130	6/5/08	\$200,000	\$181,000	1170	6	1944	3	9216	N	N	11637 76TH AVE S
002	765700	0515	3/26/08	\$272,000	\$240,000	1190	6	1946	3	7920	N	N	12216 77TH AVE S
002	765700	0660	4/10/07	\$310,000	\$254,000	1200	6	1946	3	7860	N	N	12227 79TH AVE S
002	928280	1830	11/21/07	\$325,000	\$276,000	1210	6	1943	3	6000	Y	N	7844 S 113TH ST
002	118000	1530	5/23/07	\$352,000	\$289,000	1240	6	1926	3	6000	N	N	8531 S 115TH PL
002	765700	0215	3/5/07	\$275,000	\$225,000	1250	6	1944	3	7410	N	N	12016 77TH AVE S
002	118000	5390	5/29/07	\$324,400	\$267,000	1250	6	1920	3	6000	N	N	8510 S 121ST ST
002	426820	0040	3/22/07	\$329,950	\$270,000	1250	6	1943	3	9429	N	N	8814 S 121ST ST
002	118000	7015	1/24/07	\$330,000	\$270,000	1260	6	1951	3	7800	N	N	8540 S 123RD PL
002	781280	1115	12/11/07	\$280,000	\$239,000	1270	6	1944	3	6405	N	N	11938 RENTON AVE S
002	765760	0080	6/15/08	\$260,000	\$237,000	1280	6	1944	3	7068	N	N	12027 77TH AVE S
002	765700	0615	6/27/07	\$295,000	\$243,000	1290	6	1946	3	7980	N	N	12228 78TH AVE S
002	214480	0040	1/2/08	\$308,950	\$265,000	1290	6	1942	3	31886	N	N	8055 S 128TH ST
002	781280	0730	10/15/07	\$315,000	\$265,000	1290	6	1944	3	6180	N	N	12045 76TH AVE S
002	758020	0060	11/20/07	\$289,500	\$246,000	1310	6	1960	3	10875	N	N	12411 80TH AVE S
002	758020	0020	4/29/08	\$368,000	\$329,000	1320	6	1947	5	10875	N	N	12426 79TH AVE S
002	381000	0485	5/8/08	\$373,000	\$335,000	1320	6	1941	3	7503	N	N	8040 S 118TH ST
002	781280	0140	10/25/07	\$274,950	\$232,000	1330	6	1944	3	8175	N	N	7458 S 116TH PL
002	118000	2240	9/29/08	\$240,000	\$229,000	1390	6	1930	3	6000	N	N	8428 S 117TH ST
002	118000	3035	1/22/08	\$299,950	\$259,000	1390	6	1920	3	9000	N	N	11742 87TH AVE S
002	118000	1220	3/12/08	\$385,000	\$338,000	1400	6	1930	4	5145	N	N	8423 S 115TH ST
002	928280	1990	1/11/07	\$405,000	\$331,000	1490	6	1943	3	6154	Y	N	7919 S 112TH ST
002	781280	0210	12/13/07	\$265,000	\$226,000	1550	6	1944	3	6360	N	N	7447 S 116TH PL
002	758020	0070	11/15/07	\$285,000	\$242,000	1570	6	1941	3	10950	N	N	12402 78TH AVE S
002	758020	0105	7/1/08	\$317,500	\$291,000	1580	6	1950	3	10875	N	N	12419 79TH AVE S
002	413680	0070	3/24/08	\$285,000	\$251,000	1690	6	1936	3	4300	Y	N	11629 88TH AVE S
002	405820	0660	6/13/07	\$505,000	\$416,000	1720	6	1932	3	8940	Y	N	8028 S 112TH ST
002	765760	0035	6/6/07	\$329,000	\$271,000	1800	6	1944	3	7011	N	N	12038 76TH AVE S
002	204580	0050	7/10/08	\$385,000	\$354,000	800	7	1946	4	7200	Y	N	10437 RAINIER AVE S
002	118000	4955	5/21/08	\$330,000	\$297,000	820	7	1955	3	6000	Y	N	8241 S 120TH ST
002	956480	0086	4/17/07	\$328,000	\$269,000	890	7	1955	4	12868	N	N	305 NW 6TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	214480	0075	5/15/07	\$325,000	\$267,000	920	7	1950	3	14550	N	N	12826 RENTON AVE S
002	405820	0520	12/4/08	\$296,000	\$292,000	920	7	1950	3	6292	N	N	8014 S LAKERIDGE DR
002	405820	0255	7/9/08	\$325,000	\$299,000	980	7	1957	3	14235	N	N	11057 84TH AVE S
002	405820	1166	7/25/08	\$425,000	\$394,000	980	7	1954	3	7823	Y	N	7911 S SUNNYCREST RD
002	405880	1260	2/28/07	\$480,000	\$393,000	1000	7	1950	3	7860	Y	N	10801 WOODLEY AVE S
002	381000	0220	3/7/07	\$293,000	\$240,000	1020	7	1955	3	9750	N	N	8053 S 114TH ST
002	405820	1080	5/1/07	\$405,000	\$332,000	1020	7	1938	4	7260	Y	N	7717 S LAKERIDGE DR
002	405820	0705	8/13/07	\$425,000	\$353,000	1020	7	1941	4	5350	Y	N	7915 S LAKERIDGE DR
002	118000	5160	5/27/08	\$328,000	\$296,000	1040	7	1955	3	6000	N	N	8438 S 121ST ST
002	420440	0335	4/10/08	\$214,000	\$190,000	1050	7	1944	3	10027	N	N	207 TAYLOR AVE NW
002	420440	0281	12/31/07	\$350,000	\$301,000	1050	7	1951	3	7500	N	N	260 TAYLOR AVE NW
002	118000	7210	10/22/07	\$300,000	\$253,000	1080	7	1953	3	6000	Y	N	12312 84TH AVE S
002	118000	3840	9/10/07	\$405,000	\$338,000	1080	7	1957	3	10800	Y	N	11816 87TH AVE S
002	405820	0860	7/8/08	\$453,000	\$416,000	1080	7	1950	4	7200	Y	N	10834 FOREST AVE S
002	928280	1620	11/9/07	\$335,000	\$284,000	1090	7	1951	3	6000	Y	N	7842 S 114TH ST
002	405880	0220	12/15/08	\$382,000	\$379,000	1090	7	1940	3	7320	Y	N	10631 FOREST AVE S
002	405880	1675	3/13/08	\$450,000	\$395,000	1120	7	1951	3	8700	Y	N	10415 FOREST AVE S
002	118000	1010	5/16/08	\$270,000	\$243,000	1140	7	1908	3	6000	N	N	8507 S 115TH ST
002	405880	1735	12/2/08	\$367,300	\$362,000	1140	7	1983	4	6363	Y	N	10411 CORNELL AVE S
002	405880	2145	10/4/07	\$300,000	\$252,000	1200	7	1943	3	8060	N	N	11005 PARKVIEW AVE S
002	405880	0060	3/13/08	\$315,000	\$277,000	1200	7	1950	5	6600	N	N	11044 WOODWARD AVE S
002	420240	0375	3/20/08	\$339,500	\$299,000	1200	7	1963	3	5954	N	N	407 TAYLOR PL NW
002	405820	0480	9/18/08	\$359,950	\$342,000	1200	7	1941	3	10486	Y	N	10966 FOREST AVE S
002	214480	0045	8/9/07	\$430,000	\$357,000	1200	7	1966	5	34327	Y	N	8033 S 128TH ST
002	405880	0880	7/12/07	\$440,000	\$364,000	1200	7	2005	3	5723	Y	N	11021 WOODWARD AVE S
002	866490	0050	7/2/07	\$398,000	\$329,000	1220	7	1983	3	8542	N	N	11428 82ND PL S
002	765700	0610	5/30/07	\$315,000	\$259,000	1230	7	1946	3	7980	N	N	12222 78TH AVE S
002	405820	0588	10/24/07	\$300,000	\$253,000	1240	7	1951	3	9851	N	N	11013 FOREST AVE S
002	405820	1220	6/9/08	\$334,000	\$303,000	1240	7	1950	4	7680	N	N	7723 S MISSION DR
002	204540	0235	5/8/08	\$420,000	\$377,000	1250	7	1923	3	4186	Y	N	10403 RAINIER AVE S
002	405820	0060	3/29/07	\$550,000	\$450,000	1250	7	1959	4	10191	Y	N	10818 DIXON DR S

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	405880	2230	1/12/07	\$325,000	\$266,000	1270	7	1954	3	10500	N	N	10820 CRESTWOOD DR S
002	072305	9072	9/29/08	\$285,000	\$272,000	1280	7	1957	3	7590	N	N	8547 S 124TH ST
002	670630	0090	5/7/07	\$362,000	\$297,000	1280	7	1967	3	6426	N	N	7622 S 120TH ST
002	670630	0090	6/9/08	\$333,000	\$302,000	1280	7	1967	3	6426	N	N	7622 S 120TH ST
002	420240	0266	10/12/07	\$349,950	\$294,000	1290	7	1977	5	4000	N	N	416 LIND AVE NW
002	420240	0268	3/22/07	\$400,000	\$327,000	1290	7	1977	3	4000	N	N	412 LIND AVE NW
002	758020	0355	3/27/07	\$345,000	\$282,000	1300	7	1940	3	35089	N	N	7800 S 126TH ST
002	122304	9165	10/14/08	\$348,000	\$334,000	1300	7	1968	3	9450	Y	N	8220 S 120TH ST
002	956480	0075	7/11/07	\$330,950	\$274,000	1310	7	1955	4	9894	N	N	311 NW 6TH ST
002	866490	0070	8/22/07	\$379,150	\$316,000	1310	7	1983	4	7282	N	N	11436 82ND PL S
002	118000	5060	11/9/07	\$425,000	\$360,000	1320	7	1961	3	6000	Y	N	8214 S 121ST ST
002	405820	0040	8/27/07	\$535,000	\$446,000	1330	7	1955	3	8742	Y	N	10850 GARDEN PL S
002	758020	0410	3/26/08	\$315,000	\$278,000	1340	7	1943	3	9750	N	N	7846 S 128TH ST
002	174300	0030	6/2/08	\$340,500	\$308,000	1350	7	1960	3	7378	N	N	8047 S 117TH ST
002	122304	9148	9/22/08	\$255,000	\$243,000	1360	7	1964	4	10725	N	N	8237 S 126TH PL
002	928280	1680	4/5/07	\$525,000	\$430,000	1390	7	1947	3	9000	N	N	7818 S 114TH ST
002	670620	0050	9/29/08	\$310,950	\$297,000	1400	7	1966	3	7920	N	N	11821 78TH AVE S
002	204540	0110	2/28/07	\$572,000	\$468,000	1400	7	1953	3	8520	Y	N	10607 RAINIER AVE S
002	381000	0135	5/19/08	\$409,200	\$369,000	1410	7	1950	3	10561	N	N	8008 S 114TH ST
002	405880	1825	3/9/07	\$546,250	\$447,000	1420	7	1972	4	8112	Y	N	10607 CORNELL AVE S
002	405880	1825	6/28/07	\$659,880	\$545,000	1420	7	1972	4	8112	Y	N	10607 CORNELL AVE S
002	214480	0890	4/15/08	\$495,000	\$440,000	1440	7	1943	3	10830	N	N	13238 RENTON AVE S
002	118000	4880	10/10/07	\$447,000	\$376,000	1480	7	1962	4	9000	Y	N	12014 80TH AVE S
002	118000	4890	10/21/08	\$350,000	\$338,000	1500	7	1961	3	7500	Y	N	8205 S 120TH ST
002	866490	0020	2/13/08	\$320,000	\$278,000	1520	7	1983	3	6622	N	N	11412 82ND PL S
002	399140	0005	2/1/07	\$416,130	\$340,000	1520	7	1957	5	10050	Y	N	11806 78TH AVE S
002	670620	0180	4/15/08	\$375,000	\$333,000	1540	7	1965	3	6355	N	N	11842 77TH AVE S
002	928280	0195	8/18/08	\$349,950	\$328,000	1550	7	1952	4	6000	N	N	7626 S 113TH ST
002	405820	1130	7/1/08	\$325,000	\$298,000	1580	7	1951	3	7564	Y	N	7738 S MISSION DR
002	928280	0550	5/31/07	\$498,888	\$410,000	1590	7	1961	3	9000	Y	N	7604 S 115TH ST
002	420440	0206	10/30/07	\$425,000	\$359,000	1640	7	1992	3	15300	Y	N	320 MAPLE AVE NW



**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072305	9068	6/25/07	\$475,000	\$392,000	1660	7	1963	3	11250	Y	N	8403 S 124TH PL
002	118000	3120	5/21/07	\$350,500	\$288,000	1710	7	1930	3	5500	N	N	8717 S 117TH PL
002	118000	3135	9/27/07	\$370,000	\$310,000	1720	7	1920	4	6000	N	N	8501 S 117TH PL
002	426820	0055	2/9/07	\$379,500	\$310,000	1740	7	1954	3	11547	N	N	8916 S 121ST ST
002	381000	0698	5/10/07	\$380,000	\$312,000	1740	7	1977	3	13440	N	N	11809 77TH AVE S
002	405880	0505	10/15/07	\$568,400	\$478,000	1740	7	1939	3	12413	Y	N	7523 S LAUREL ST
002	928280	1345	9/8/07	\$340,000	\$284,000	1790	7	1988	3	7252	N	N	7827 S 115TH ST
002	928280	0295	7/27/07	\$340,000	\$282,000	1820	7	1955	4	6000	N	N	7659 S 113TH ST
002	381000	0105	12/9/08	\$375,000	\$371,000	1840	7	1984	3	16470	N	N	8050 S 114TH ST
002	405880	2132	5/4/07	\$509,000	\$418,000	1870	7	2002	3	12528	Y	N	10833 CORNELL AVE S
002	405880	0375	7/7/07	\$610,000	\$504,000	1940	7	1949	5	7920	Y	N	10429 76TH AVE S
002	118000	0580	12/10/07	\$400,000	\$341,000	2040	7	2003	3	3000	Y	N	8429 S 113TH ST
002	118000	0986	6/5/07	\$435,000	\$358,000	2100	7	1908	5	4500	N	N	11416 85TH AVE S
002	420440	0096	5/24/07	\$540,000	\$444,000	2260	7	1991	3	7200	Y	N	406 STEVENS AVE NW
002	405880	2040	9/23/08	\$350,000	\$333,000	2450	7	1993	3	7800	N	N	10832 LAKERIDGE DR S
002	118050	0100	10/3/08	\$375,000	\$359,000	1010	8	1998	3	4627	N	N	11420 81ST PL S
002	405820	0975	4/20/07	\$455,000	\$373,000	1140	8	1949	3	6540	Y	N	7734 S LAKERIDGE DR
002	405820	1440	3/19/08	\$540,000	\$476,000	1150	8	1948	3	7080	Y	N	7640 S LAKERIDGE DR
002	928280	0445	2/27/07	\$450,000	\$368,000	1190	8	2005	3	9000	N	N	7627 S 114TH ST
002	405820	1446	7/11/07	\$480,000	\$397,000	1230	8	1948	4	10560	Y	N	7646 S LAKERIDGE DR
002	405880	0390	5/21/07	\$475,000	\$390,000	1340	8	1952	4	10877	N	N	10432 CRESTWOOD DR S
002	928280	1120	5/24/07	\$417,000	\$343,000	1380	8	1979	3	7500	Y	N	11530 78TH AVE S
002	337920	0130	8/16/07	\$625,000	\$520,000	1410	8	1965	3	6175	Y	N	12433 84TH AVE S
002	405820	1395	6/18/07	\$375,000	\$309,000	1460	8	1953	3	7369	Y	N	7637 S SUNNYCREST RD
002	405880	0855	4/20/07	\$549,950	\$451,000	1480	8	1948	3	9660	Y	N	10800 AUBURN AVE S
002	174280	0270	9/20/07	\$484,000	\$405,000	1540	8	1964	3	8073	Y	N	412 SENECA AVE NW
002	174280	0010	8/24/07	\$518,000	\$431,000	1550	8	1964	3	9796	Y	N	519 SENECA AVE NW
002	405880	1505	7/11/08	\$500,000	\$460,000	1550	8	1954	3	10191	Y	N	10423 FOREST AVE S
002	405880	0860	9/26/07	\$417,000	\$350,000	1560	8	1965	3	8487	Y	N	7605 S MISSION DR
002	118000	0850	7/19/07	\$420,000	\$348,000	1570	8	1968	3	6450	N	N	8529 S 114TH ST
002	118000	0850	7/1/08	\$500,000	\$458,000	1570	8	1968	3	6450	N	N	8529 S 114TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928280	0930	2/21/07	\$562,000	\$460,000	1580	8	1950	3	10000	Y	N	7720 S 116TH ST
002	118000	5892	8/21/08	\$490,500	\$460,000	1590	8	2003	3	3000	Y	N	8230 S 122ND ST
002	122304	9183	11/13/07	\$400,000	\$339,000	1660	8	1979	3	7300	Y	N	7414 S 114TH ST
002	118000	3275	7/27/07	\$472,000	\$391,000	1680	8	2005	3	3000	N	N	8530 S 118TH ST
002	174280	0030	2/27/07	\$525,000	\$429,000	1770	8	1966	3	9225	Y	N	511 SENECA AVE NW
002	122304	9018	9/29/08	\$375,000	\$358,000	1890	8	1947	3	17826	N	N	12621 84TH AVE S
002	118000	6703	6/18/08	\$386,888	\$353,000	1910	8	1999	3	6703	N	N	8624 S 123RD ST
002	062305	9020	8/30/07	\$745,000	\$621,000	1920	8	1986	4	9881	Y	N	11109 RAINIER AVE S
002	118000	2590	7/30/07	\$425,000	\$352,000	1960	8	2004	3	3000	N	N	8520 S 117TH PL
002	928280	0535	6/14/07	\$432,000	\$356,000	2000	8	1963	3	9000	N	N	11415 78TH AVE S
002	118000	3324	8/26/08	\$359,000	\$337,000	2050	8	2008	3	3000	N	N	8506 S 118TH ST
002	118000	2410	5/20/08	\$375,000	\$338,000	2050	8	2003	3	4000	N	N	8410 S 117TH PL
002	118000	3325	7/7/08	\$389,950	\$358,000	2050	8	2008	3	3000	N	N	8504 S 118TH ST
002	118000	4530	5/18/07	\$395,000	\$325,000	2130	8	2005	3	3000	N	N	8508 S 120TH ST
002	118000	2103	6/10/08	\$355,000	\$323,000	2160	8	2003	3	3498	N	N	8512 S 117TH ST
002	118000	2685	6/22/07	\$499,000	\$412,000	2230	8	1929	5	7500	N	N	8736 S 117TH PL
002	928280	1155	4/3/07	\$565,000	\$463,000	2550	8	1979	3	7500	N	N	7913 S 115TH PL
002	405880	1515	7/31/07	\$800,000	\$664,000	3310	8	1948	3	15080	Y	N	10441 FOREST AVE S
002	420440	0314	10/29/07	\$520,000	\$439,000	1960	9	1999	3	7783	Y	N	329 NW 2ND PL
002	174290	0040	8/28/07	\$535,000	\$446,000	1970	9	1969	3	11860	Y	N	520 RAYMOND PL NW
002	913360	0115	4/9/07	\$402,000	\$329,000	2010	9	2000	3	10829	N	N	315 STEVENS AVE NW
002	420240	0419	2/14/07	\$495,000	\$405,000	2600	9	2006	3	4800	N	N	452 TAYLOR PL NW
002	420440	0312	6/28/07	\$535,000	\$442,000	3450	9	2004	3	10569	Y	N	221 LIND AVE NW
002	809360	0016	9/11/07	\$673,988	\$563,000	3560	9	2007	3	9431	N	N	267 TAYLOR AVE NW
002	722929	0020	1/17/08	\$640,000	\$552,000	2720	10	2007	3	4992	Y	N	306 LIND AVE NW
002	722929	0030	1/12/07	\$759,950	\$621,000	2720	10	2007	3	7489	Y	N	312 LIND AVE NW
002	722929	0100	1/3/07	\$669,950	\$548,000	3120	10	2007	3	4989	Y	N	307 MAPLE AVE NW
002	167840	0095	7/10/07	\$1,200,000	\$992,000	3160	10	2007	3	5541	Y	N	11007 RAINIER AVE S
002	405820	0640	7/16/07	\$704,500	\$583,000	3400	10	2004	3	8103	N	N	11130 OAKWOOD AVE S
002	122304	9142	5/8/07	\$1,750,000	\$1,437,000	5668	10	2001	3	15240	Y	N	7465 S 114TH ST
002	722929	0060	12/26/07	\$689,000	\$591,000	3120	11	2007	3	4955	Y	N	331 MAPLE AVE NW

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	722450	0345	4/10/07	\$214,500	\$176,000	490	4	1942	4	5350	N	N	520 BURNETT AVE N
003	296390	0125	10/4/07	\$240,000	\$202,000	620	4	1923	3	5960	N	N	621 MORRIS AVE S
003	722400	0360	12/11/07	\$219,000	\$187,000	650	4	1907	5	4838	N	N	240 PELLY AVE N
003	784080	0245	5/15/07	\$220,000	\$181,000	800	4	1926	4	5071	N	N	429 MORRIS AVE S
003	783930	0155	1/31/07	\$250,000	\$204,000	1120	4	1900	4	4330	N	N	611 HOUSER WAY S
003	783930	0165	1/30/07	\$217,800	\$178,000	620	5	1941	3	3516	N	N	605 HOUSER WAY S
003	722500	0181	4/23/07	\$269,000	\$221,000	620	5	1929	4	2925	N	N	335 PELLY AVE N
003	784130	0456	12/11/07	\$240,000	\$205,000	700	5	1941	4	4800	N	N	521 WHITWORTH AVE S
003	214370	1385	11/7/07	\$190,000	\$161,000	730	5	1927	2	6516	N	N	431 MAPLE AVE SW
003	214370	1400	7/16/08	\$240,000	\$221,000	770	5	1913	3	6097	N	N	400 SW 4TH PL
003	722400	0610	4/27/07	\$310,000	\$254,000	820	5	1923	4	4432	N	N	340 PARK AVE N
003	135230	0140	7/24/07	\$307,500	\$255,000	840	5	1921	4	4120	N	N	204 GARDEN AVE N
003	784030	0015	4/5/07	\$225,000	\$184,000	910	5	1986	3	3732	N	N	509 HOUSER WAY S
003	784030	0085	7/17/08	\$259,950	\$240,000	970	5	1905	5	4800	N	N	530 MORRIS AVE S
003	722400	0135	4/15/08	\$225,000	\$200,000	1000	5	1941	2	5375	N	N	110 PELLY AVE N
003	723150	1450	9/2/08	\$220,000	\$207,000	1020	5	1920	3	5780	N	N	536 WELLS AVE S
003	783930	0295	7/13/07	\$315,000	\$261,000	1200	5	1920	4	4800	N	N	340 SMITHERS AVE S
003	722500	0250	5/15/07	\$285,000	\$234,000	1270	5	1907	4	4500	N	N	318 WELLS AVE N
003	783930	0100	8/6/07	\$300,000	\$249,000	1300	5	1900	5	4800	N	N	515 BURNETT AVE S
003	722550	0035	11/11/07	\$250,000	\$212,000	1310	5	1914	4	4200	N	N	421 WILLIAMS AVE N
003	783930	0120	2/23/07	\$305,000	\$249,000	1340	5	1902	5	6000	N	N	501 BURNETT AVE S
003	783930	0010	7/8/08	\$380,501	\$350,000	1560	5	1900	4	4800	N	N	504 SMITHERS AVE S
003	783980	0135	1/2/08	\$319,000	\$274,000	1640	5	1912	4	4800	N	N	315 SMITHERS AVE S
003	783930	0110	6/27/07	\$478,000	\$395,000	1800	5	1901	4	9600	N	N	505 BURNETT AVE S
003	722600	0075	5/8/07	\$277,000	\$227,000	850	6	1940	3	4272	N	N	202 BURNETT AVE N
003	722550	0120	5/29/07	\$333,000	\$274,000	860	6	1929	4	4815	N	N	414 BURNETT AVE N
003	722500	0445	6/25/08	\$384,000	\$351,000	860	6	1901	5	5400	N	N	108 WELLS AVE N
003	784030	0070	8/21/07	\$275,000	\$229,000	910	6	1906	3	4800	N	N	516 MORRIS AVE S
003	722550	0495	6/18/08	\$260,000	\$237,000	910	6	1950	3	4815	N	N	308 BURNETT AVE N
003	722500	0090	1/31/07	\$329,000	\$269,000	910	6	1932	4	4500	N	N	434 WELLS AVE N
003	722550	0125	5/21/07	\$273,028	\$224,000	950	6	1949	4	4815	N	N	410 BURNETT AVE N

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	783930	0040	8/13/07	\$295,000	\$245,000	970	6	1904	4	4800	N	N	530 SMITHERS AVE S
003	135230	0155	6/22/07	\$295,000	\$243,000	990	6	1941	5	4120	N	N	245 MEADOW AVE N
003	722450	0375	10/5/07	\$269,950	\$227,000	1030	6	1924	5	5350	N	N	708 N 5TH ST
003	722500	0245	6/27/07	\$374,900	\$309,000	1050	6	1937	4	4500	N	N	320 WELLS AVE N
003	722550	0425	4/24/07	\$294,000	\$241,000	1150	6	1942	4	4725	N	N	313 WILLIAMS AVE N
003	756460	0197	2/28/07	\$340,000	\$278,000	1170	6	1916	5	4700	N	N	1201 N 3RD ST
003	000720	0118	4/7/08	\$379,000	\$336,000	1210	6	1936	4	6095	N	N	87 WILLIAMS AVE S
003	722500	0455	2/2/07	\$370,000	\$302,000	1230	6	1939	4	4600	N	N	104 WELLS AVE N
003	756460	0285	2/7/07	\$379,950	\$311,000	1230	6	1916	4	5100	N	N	1206 N 2ND ST
003	135230	0280	5/9/08	\$269,290	\$242,000	1300	6	1938	4	4120	N	N	310 GARDEN AVE N
003	722400	0800	2/26/07	\$380,500	\$311,000	1460	6	1980	4	4837	N	N	422 PELLY AVE N
003	784130	0235	4/4/07	\$355,000	\$291,000	1480	6	1921	4	7200	N	N	409 WHITWORTH AVE S
003	722600	0160	6/25/08	\$370,700	\$339,000	1480	6	1925	4	4560	N	N	801 N 2ND ST
003	723150	1430	4/26/07	\$376,000	\$308,000	1500	6	1915	5	6000	N	N	520 WELLS AVE S
003	723150	1535	4/4/07	\$365,000	\$299,000	1680	6	1924	4	6000	N	N	514 WILLIAMS AVE S
003	722550	0440	2/27/07	\$366,000	\$299,000	1690	6	1925	5	4725	N	N	323 WILLIAMS AVE N
003	722450	0045	6/12/07	\$368,000	\$303,000	1740	6	1918	5	5000	N	N	531 PELLY AVE N
003	722450	0135	5/25/07	\$465,000	\$382,000	1750	6	1929	5	5000	N	N	507 WELLS AVE N
003	722550	0281	10/24/07	\$255,000	\$215,000	1030	7	1950	4	4800	N	N	309 WELLS AVE N
003	135230	1065	1/3/08	\$315,000	\$271,000	1400	7	1999	3	5496	N	N	1515 N MARION ST
003	722450	0180	11/15/07	\$333,000	\$282,000	1400	7	1952	3	5000	N	N	541 WELLS AVE N
003	135230	0085	1/22/08	\$363,000	\$314,000	1420	7	1932	4	4738	N	N	248 GARDEN AVE N
003	722500	0365	1/17/07	\$349,000	\$285,000	1440	7	2002	3	4500	N	N	236 WELLS AVE N
003	723150	1585	2/12/07	\$405,000	\$331,000	1510	7	1908	4	6000	N	N	525 WELLS AVE S
003	784180	0090	11/7/07	\$426,800	\$361,000	1540	7	1930	4	13917	N	N	215 WHITWORTH AVE S
003	000720	0082	11/1/07	\$329,750	\$279,000	2000	7	1924	4	6000	N	N	123 MAIN AVE S
003	722550	0005	1/11/07	\$376,000	\$307,000	2460	7	1977	3	5250	N	N	401 WILLIAMS AVE N
003	783980	0125	3/30/07	\$360,000	\$295,000	2530	7	1910	4	4800	N	N	321 SMITHERS AVE S
003	784030	0156	2/6/08	\$315,500	\$274,000	1160	8	2007	3	2400	N	N	505 SMITHERS AVE S
003	784030	0155	10/9/07	\$341,500	\$287,000	1160	8	2007	3	2399	N	N	503 SMITHERS AVE S
003	784030	0157	7/21/08	\$315,000	\$291,000	1160	8	2007	3	2399	N	N	509 SMITHERS AVE S

***Improved Sales Used in this Annual Update Analysis***  
***Area 25***  
***(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	784030	0158	3/21/08	\$329,900	\$291,000	1160	8	2007	3	2399	N	N	511 SMITHERS AVE S

**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	018500	0091	1/15/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	018500	0091	8/14/07	\$211,050	EXEMPT FROM EXCISE TAX
001	018500	0110	12/19/08	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	039900	0110	1/16/08	\$57,437	QUIT CLAIM DEED
001	039900	0276	6/17/08	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	039920	0120	10/7/08	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	039920	0135	11/2/07	\$276,251	EXEMPT FROM EXCISE TAX
001	094900	0023	3/12/08	\$596,250	RELATED PARTY, FRIEND, OR NEIGHBOR
001	112304	9027	7/13/07	\$221,000	DIAGNOSTIC OUTLIER
001	112304	9076	1/24/07	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	112304	9126	12/31/07	\$190,000	NO MARKET EXPOSURE
001	132304	9021	9/17/08	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	132304	9039	1/4/07	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	132304	9052	12/9/08	\$165,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	182305	9102	3/6/08	\$150,000	DOR RATIO
001	182305	9128	5/16/08	\$415,115	EXEMPT FROM EXCISE TAX
001	214370	0375	8/28/08	\$243,000	DIAGNOSTIC OUTLIER
001	214370	0500	8/9/07	\$265,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	214370	1170	6/25/07	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	214480	0225	8/25/08	\$155,000	DOR RATIO
001	214480	0465	10/15/08	\$232,696	QUIT CLAIM DEED
001	214650	0290	12/28/07	\$429,913	EXEMPT FROM EXCISE TAX
001	217140	0208	5/1/07	\$226,532	QUIT CLAIM DEED
001	217200	0550	3/2/07	\$200,000	IMP COUNT >1
001	217200	0745	6/6/08	\$396,000	PREVIMP<=25K
001	217200	0776	10/10/08	\$55,000	QUIT CLAIM DEED
001	217200	0845	9/6/07	\$365,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	217200	0845	3/7/07	\$530,000	EXEMPT FROM EXCISE TAX
001	217200	0881	2/15/08	\$208,000	Diagnostic Outlier
001	298880	0045	12/22/08	\$366,481	DIAGNOSTIC OUTLIER
001	298880	0075	2/6/07	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	373770	0060	3/17/07	\$299,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	396930	0005	9/6/07	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	396930	0040	4/22/08	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	396930	0080	3/17/08	\$78,333	QUIT CLAIM DEED
001	396930	0080	3/17/08	\$78,333	QUIT CLAIM DEED
001	396930	0130	5/22/07	\$186,110	QUIT CLAIM DEED
001	396930	0160	9/17/08	\$107,500	QUIT CLAIM DEED
001	418790	0140	2/21/07	\$225,000	Diagnostic Outlier
001	536520	0060	10/25/07	\$294,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	670640	0110	7/29/08	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	758020	0460	7/1/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	758020	0485	3/9/07	\$291,301	EXEMPT FROM EXCISE TAX
001	768960	0375	5/1/08	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	780540	0020	3/21/07	\$107,476	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	780600	0050	11/18/08	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781250	0140	8/5/08	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1270	4/2/08	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	781280	1405	2/25/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1405	7/6/07	\$309,177	EXEMPT FROM EXCISE TAX
001	781280	1555	2/5/07	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	781280	1585	6/25/08	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1905	10/30/07	\$233,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781320	0110	2/20/07	\$82,952	QUIT CLAIM DEED
001	781350	0010	7/3/08	\$324,000	DIAGNOSTIC OUTLIER
001	781350	0020	7/3/08	\$324,693	CORPORATE AFFILIATES
001	781350	0040	7/3/08	\$316,998	CORPORATE AFFILIATES
001	781350	0060	7/7/08	\$320,000	DIAGNOSTIC OUTLIER
001	781350	0070	7/7/08	\$328,000	DIAGNOSTIC OUTLIER
001	781350	0090	7/3/08	\$300,000	DIAGNOSTIC OUTLIER
001	788720	0390	3/28/07	\$181,000	QUIT CLAIM DEED
002	072305	9023	6/25/08	\$608,624	QUIT CLAIM DEED
002	072305	9073	12/8/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	0020	6/4/08	\$417,000	IMP COUNT >1
002	118000	0075	4/30/07	\$355,000	QUIT CLAIM DEED
002	118000	0825	4/10/08	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	1335	7/11/08	\$252,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	2360	9/10/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	2480	7/25/08	\$127,582	QUIT CLAIM DEED
002	118000	4650	8/22/07	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	4912	3/11/07	\$452,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	5280	1/31/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	5850	8/5/08	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	6704	9/17/08	\$125,440	QUIT CLAIM DEED
002	118000	6706	1/22/07	\$415,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	8289	6/27/08	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	122304	9167	10/16/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	163760	0095	7/2/08	\$184,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	174280	0370	1/8/07	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	174290	0040	2/27/08	\$850,000	ACTIVE PERMIT BEFORE SALE>25K
002	204540	0015	7/3/07	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	204580	0077	8/15/08	\$387,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	204580	0077	7/6/08	\$454,638	EXEMPT FROM EXCISE TAX
002	204580	0325	2/26/08	\$275,000	QUIT CLAIM DEED
002	204580	0345	5/25/07	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	214480	0055	3/13/07	\$330,000	PREVIMP<=25K
002	214480	0075	5/15/07	\$325,000	QUIT CLAIM DEED
002	214480	0270	5/8/07	\$377,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	381000	0025	9/24/08	\$500,000	PREVIMP<=25K
002	381000	0431	1/22/07	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	381000	0800	6/26/08	\$268,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405820	0060	3/29/07	\$550,000	RELOCATION - SALE TO SERVICE
002	405820	0680	7/2/07	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405820	1440	1/30/08	\$540,000	RELOCATION - SALE TO SERVICE
002	405880	0340	1/30/07	\$444,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0450	11/10/08	\$62,167	QUIT CLAIM DEED
002	405880	0685	6/7/07	\$389,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405880	0700	3/10/07	\$103,149	DOR RATIO
002	405880	1130	2/14/07	\$234,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	405880	2055	10/26/07	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	420240	0130	11/8/07	\$180,586	QUIT CLAIM DEED
002	420240	0239	6/27/07	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	420440	0184	12/1/08	\$565,000	DIAGNOSTIC OUTLIER
002	420440	0335	4/10/08	\$214,000	QUIT CLAIM DEED
002	722929	0070	10/15/07	\$625,000	DIAGNOSTIC OUTLIER
002	758020	0020	4/29/08	\$368,000	RELOCATION - SALE TO SERVICE
002	758020	0080	1/12/07	\$228,085	PREVIMP<=25K
002	765700	0115	7/3/07	\$240,000	QUIT CLAIM DEED
002	765760	0005	10/28/08	\$245,000	EXEMPT FROM EXCISE TAX
002	765760	0160	1/28/08	\$246,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	781280	0255	4/25/08	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0265	12/30/08	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0265	5/27/08	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0265	5/27/08	\$216,000	EXEMPT FROM EXCISE TAX
002	781280	0275	2/11/08	\$187,001	EXEMPT FROM EXCISE TAX
002	781280	0625	7/7/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0625	1/21/08	\$255,000	EXEMPT FROM EXCISE TAX
002	781280	0705	6/11/07	\$110,000	QUIT CLAIM DEED
002	781280	0860	6/23/08	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	1105	8/26/08	\$147,050	EXEMPT FROM EXCISE TAX
002	781280	1125	12/12/08	\$106,328	QUIT CLAIM DEED
002	928280	0390	6/25/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	928280	0405	4/15/08	\$328,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	928280	1230	8/10/07	\$300,000	Diagnostic Outlier
002	946000	0050	11/7/07	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	956480	0072	9/5/07	\$225,000	DOR RATIO
002	956480	0103	9/5/07	\$225,000	DOR RATIO
003	135230	0700	7/19/07	\$281,000	OBSOLESCENCE CODED
003	135230	0990	8/1/08	\$120,000	Diagnostic Outlier
003	214370	1550	5/20/08	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	214370	1550	12/4/07	\$174,250	EXEMPT FROM EXCISE TAX
003	569600	0185	8/14/07	\$408,950	Diagnostic Outlier
003	722400	0350	3/28/08	\$299,950	IMP COUNT >1
003	722400	0355	3/27/08	\$199,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	722400	0525	6/11/08	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE



**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	722450	0160	1/23/08	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	722500	0285	11/21/07	\$116,958	QUIT CLAIM DEED
003	722600	0025	10/28/08	\$218,785	EXEMPT FROM EXCISE TAX
003	723150	1470	10/27/08	\$109,900	DOR RATIO
003	723150	1530	4/30/08	\$154,300	QUIT CLAIM DEED
003	723150	1545	6/11/07	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	723150	1670	11/30/07	\$105,000	QUIT CLAIM DEED
003	783930	0200	4/25/08	\$360,000	IMP COUNT >1
003	783930	0345	3/12/07	\$625,000	IMP COUNT >1
003	784030	0005	9/17/08	\$108,853	QUIT CLAIM DEED
003	784080	0255	10/21/08	\$273,600	IMP COUNT >1
003	784130	0440	3/28/07	\$285,000	IMP COUNT >1

***Vacant Sales Used in this Annual Update Analysis  
Area 25***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
001	018500	0143	01/08/2007	\$ 130,000	11300	Y	N
001	214370	0094	05/14/2007	\$ 140,000	8347	N	N
001	217140	0040	05/23/2008	\$ 372,500	40000	N	N
001	427990	0170	01/30/2008	\$ 120,000	8472	N	N
002	405820	1394	04/17/2007	\$ 325,000	7369	Y	N
002	405880	1810	05/14/2008	\$ 170,000	9447	Y	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 25***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	018200	0042	04/17/07	\$ 50,000	DIAGNOSTIC OUTLIER
001	142304	9002	10/15/07	\$ 1,173,000	DIAGNOSTIC OUTLIER
001	214370	1111	04/12/07	\$ 140,000	DIAGNOSTIC OUTLIER
001	214480	0585	05/31/07	\$ 82,689	QUIT CLAIM DEED
001	798980	0017	08/19/08	\$ 45,000	DOR RATIO
001	798980	0018	10/14/08	\$ 120,000	QUIT CLAIM DEED
002	381000	0641	12/14/07	\$ 100,000	DIAGNOSTIC OUTLIER
002	405820	0991	07/21/08	\$ 100,000	DIAGNOSTIC OUTLIER
002	405880	1810	03/07/07	\$ 145,000	DIAGNOSTIC OUTLIER
002	956480	0102	09/05/07	\$ 1,125,000	MULTI-PARCEL SALE;
002	956480	0136	05/02/07	\$ 110,000	DIAGNOSTIC OUTLIER

***Mobile Home Sales Used in this Annual Update Analysis  
Area 25***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
002	122304	9162	04/26/2007	148,000	6,000	N	N

### **Client and Intended Use of the Appraisal:**

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

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

### **Definition and date of value estimate:**

#### **Market Value**

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

#### **Highest and Best Use**

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

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

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

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

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

## **Date of Value Estimate**

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

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

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

## **Property rights appraised:**

### **Fee Simple**

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

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

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

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

## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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



## **CERTIFICATION:**

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

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



## King County

### Department of Assessments

King County Administration Bldg.

500 Fourth Avenue, ADM-AS-0708

Seattle, WA 98104-2384

(206) 296-5195

FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

**Scott Noble**

*Assessor*

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

You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

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

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

Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with federal, state or local laws or regulations

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

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

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

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

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

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

**Scott Noble**  
**Assessor**