

Table of Contents

<i>Table of Contents</i>	1
<i>Executive Summary Report</i>	2
<i>Analysis Process</i>	8
<i>Land Model</i>	11
<i>Vacant Sales Used</i>	15
<i>Vacant Sales Removed</i>	16
<i>Improved Parcel Total Value Model</i>	17
<i>Improved Sales Used</i>	22
<i>Improved Sales Removed</i>	31
<i>Model Validation</i>	32
<i>USPAP Compliance</i>	39

Executive Summary Report

Appraisal Date 1/1/2009 - 2009 Assessment Roll

Area Name / Number: View Ridge/Cedar Park/Sheridan Beach / 46

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 258

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

Sales – Average Improved Valuation Change Summary

	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$444,500	\$377,300	\$821,800			
2009 Value	\$377,000	\$332,700	\$709,700	\$831,000	85.4%	11.48%
Change	-\$67,500	-\$44,600	-\$112,100			
% Change	-15.2%	-11.8%	-13.6%			

*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 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 Data:

	Land	Imps	Total
2007 Value	\$457,600	\$332,400	\$790,000
2008 Value	\$388,500	\$277,200	\$665,700
Percent Change	-15.1%	-16.6%	-15.7%

Number of improved Parcels in the Population: 3789

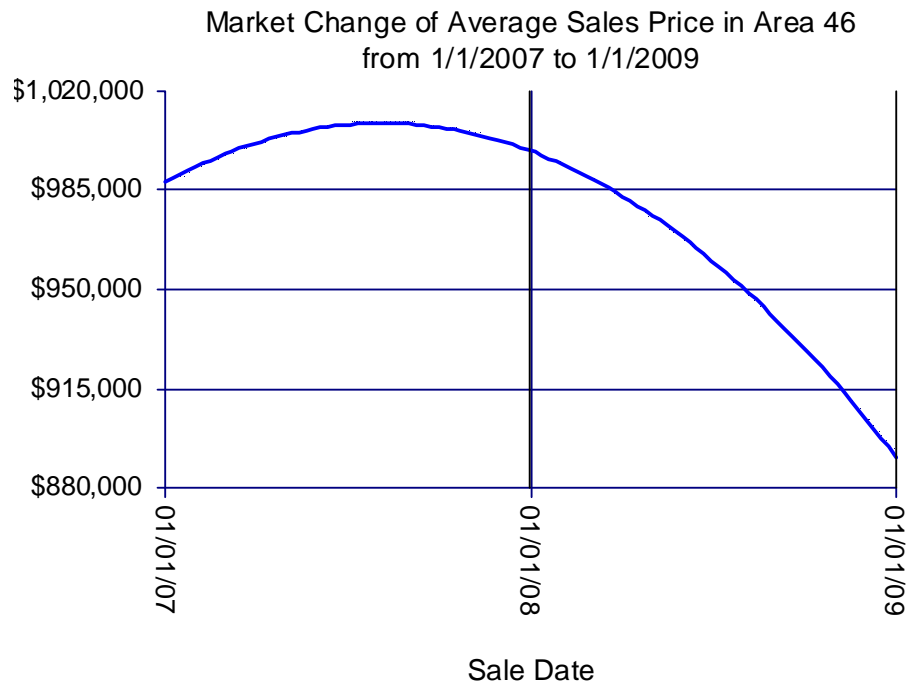
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling. In addition, parcels with 2008 or 2009 Assessment Roll improvement values of \$1000 or less, were also excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population. 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 Total Value Model Calibration section of this report.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2009 Assessment Roll.

Market Change of Average Sale Price in Area 46

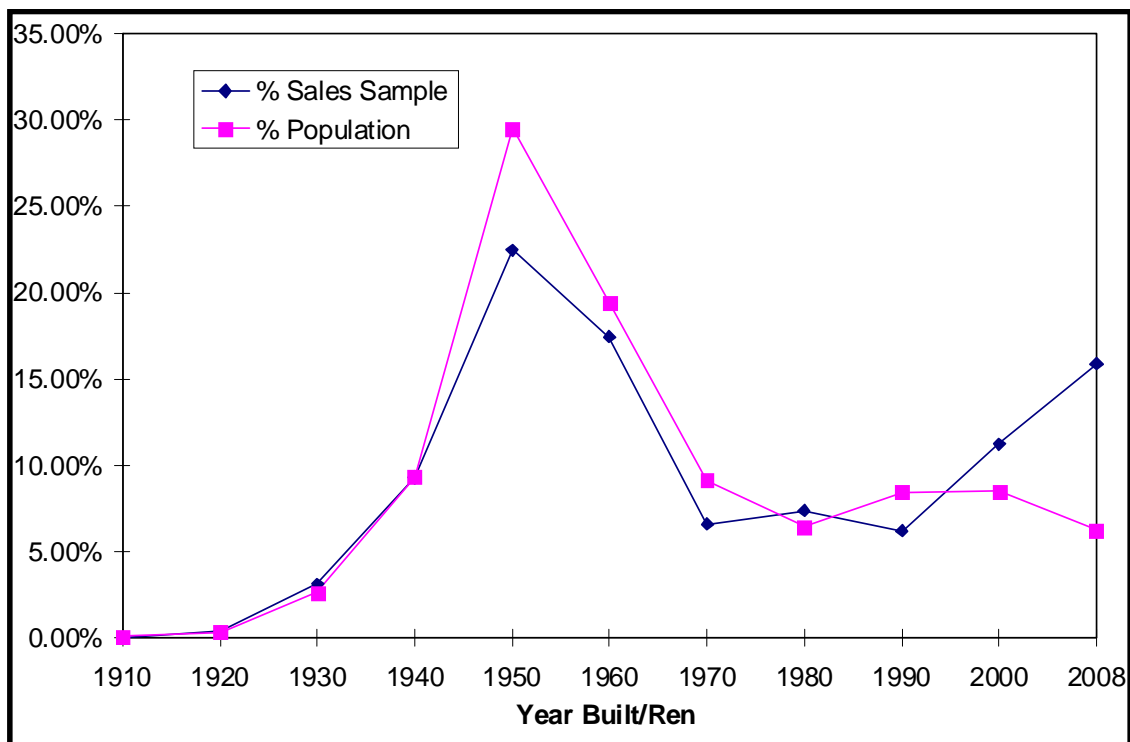
From 1/1/07 to 1/1/09



Sales Sample Representation of Population - Year Built / Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.39%
1930	8	3.10%
1940	24	9.30%
1950	58	22.48%
1960	45	17.44%
1970	17	6.59%
1980	19	7.36%
1990	16	6.20%
2000	29	11.24%
2008	41	15.89%
	258	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.11%
1920	12	0.32%
1930	99	2.61%
1940	354	9.34%
1950	1117	29.48%
1960	736	19.42%
1970	346	9.13%
1980	244	6.44%
1990	319	8.42%
2000	321	8.47%
2008	237	6.25%
	3789	

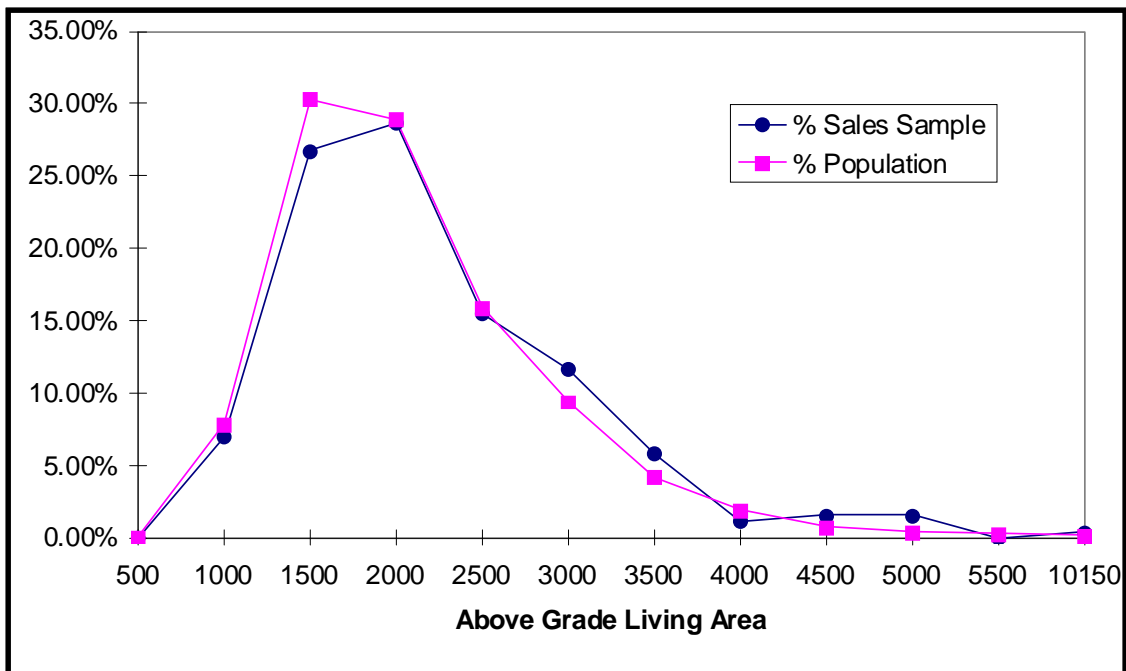


Sales of new homes built in the last 8 years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	6.98%
1500	69	26.74%
2000	74	28.68%
2500	40	15.50%
3000	30	11.63%
3500	15	5.81%
4000	3	1.16%
4500	4	1.55%
5000	4	1.55%
5500	0	0.00%
10150	1	0.39%
	258	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	298	7.86%
1500	1149	30.32%
2000	1096	28.93%
2500	603	15.91%
3000	356	9.40%
3500	157	4.14%
4000	72	1.90%
4500	27	0.71%
5000	15	0.40%
5500	10	0.26%
10150	5	0.13%
	3789	

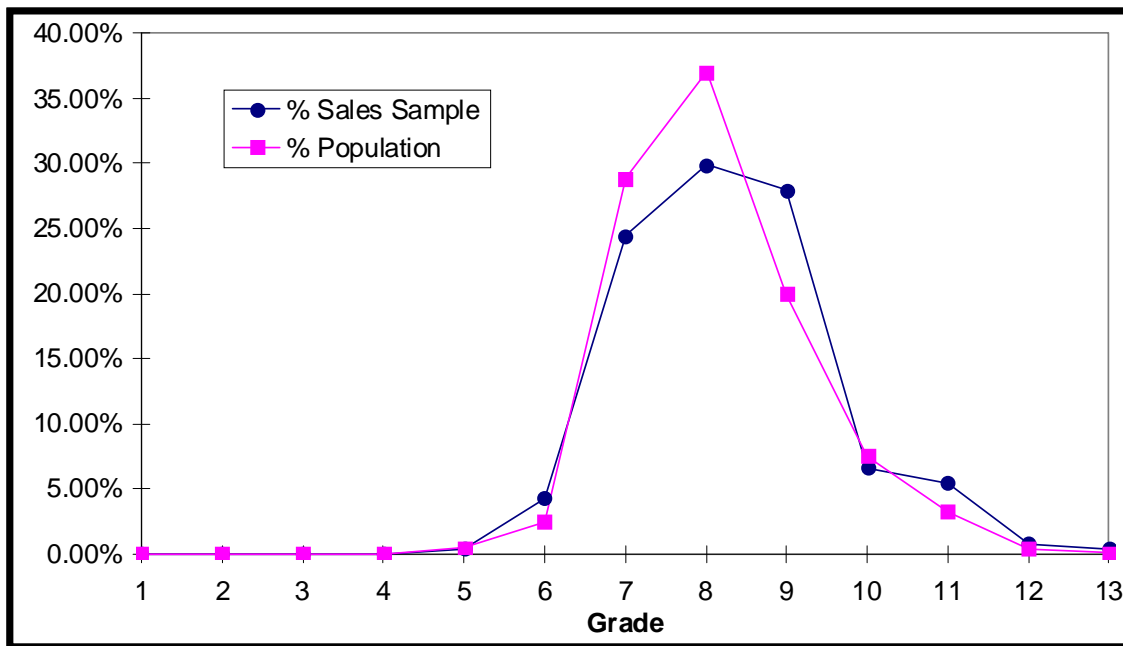


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

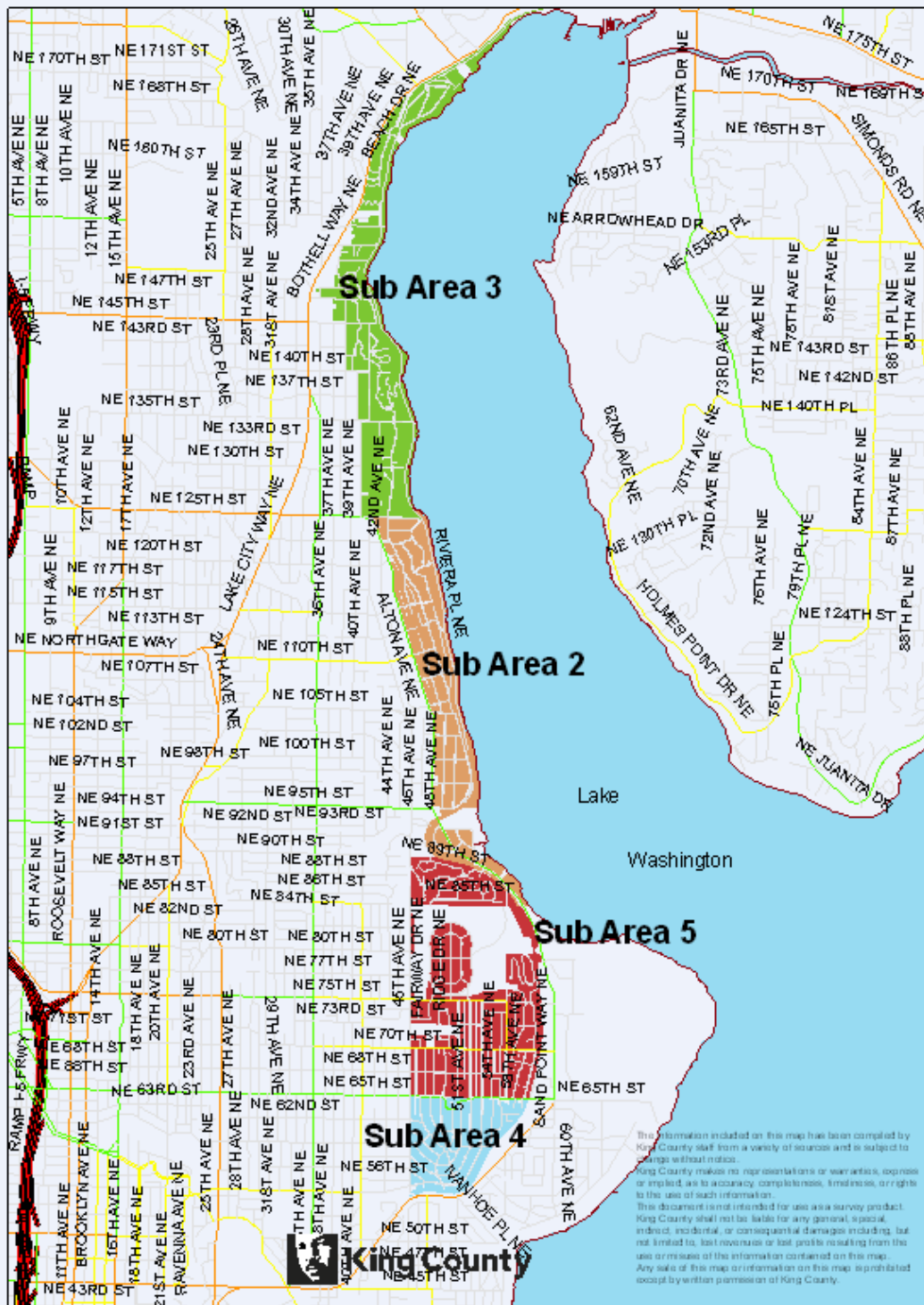
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.39%
6	11	4.26%
7	63	24.42%
8	77	29.84%
9	72	27.91%
10	17	6.59%
11	14	5.43%
12	2	0.78%
13	1	0.39%
258		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	18	0.48%
6	94	2.48%
7	1092	28.82%
8	1402	37.00%
9	755	19.93%
10	284	7.50%
11	124	3.27%
12	16	0.42%
13	3	0.08%
3789		



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

Area 46 with Sub Areas



Analysis Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 4, 2009

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2007 to 1/2009 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2009.
- All values were adjusted as described in the model validation section of this report.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 46---View Ridge/Cedar Park/Sheridan Beach

Boundaries: The area is defined by the boundaries of Lake Washington on the east from Tracy Owen Station Park in Lake Forest Park south to NE 65th St In Seattle; then south and west along Sand Point Way NE to 45th AV NE; then north along 45th AV NE to NE 90th St; then east to Sand Point Way NE; then north along Sand Point Way NE to NE 125th St; then west along NE 125th St to 39th AV NE; then north along 39th AV NE to NE 135th St; then west along NE 135th St to 37th AV NE; then north along 37th AV NE to NE 145th St; then west along NE 145th St to Lake City Way NE; Then north along Lake City Way NE & Bothell Way NE to Tracy Owen Station Park.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 46 has an overall population that is heterogeneous and urban in nature. It includes a range of grades from 5 to 13 with 66% being grades 7 or 8. Homes were built between 1900 and 2008 with 49% built between 1950 & 1970. 405 properties are located on Lake Washington and have between 2 and 202 waterfront feet. 69% of the non-waterfront parcels are view parcels. The most valuable view is of Lake Washington and 79% of the non-waterfront properties enjoy this view. There are only 184 vacant parcels in area 46 of which 32 belong to a government entity. The vacant parcels represent 4.5% of the total parcels. There are a number of neighborhoods including, from the north, Sheridan Beach, Cedar Park, Mathews Beach, Inverness, Sand Point Country Club, Aviation Heights, View Ridge and Hawthorne Hills.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2009 recommended values. This study benchmarks the prior assessment level using 2008 posted values (1/1/08) compared to current adjusted sale prices (1/1/09). The study was also repeated after the application of the 2009 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 14.28% to 11.48%

Scope of Data

Land Value Data:

Vacant sales from 1/2007 to 1/2009 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2009. This is an urban area with a limited number of vacant sales. Appraisers verified the vacant land sales from 1/1/2007 to 12/31/2008. Additionally, appraisers verified improved sales that were bought with the intention of removing the improvement and replacing it with a new structure.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all

sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 46, being an older urban neighborhood, has few vacant land sales. This is primarily because 96% of all parcels are improved. Of the remaining 184 parcels, 32 are owned by a government entity for parks, trails or open space. There were 11 land sales in Area 46, of which 4 were improved sales where the intention at time of purchase was to tear down the improvement, that were used to develop a land model.

Land values tended to decrease in the northerly half (sub 2 & sub 3) of area 46 as compared to the southerly half (sub 4 & sub 5) of area 46. Analysis of the area showed that Lake Washington views, along with lot size, had the most significant positive impact on land values. Topography, traffic noise and proximity to commercial properties had the most negative impact on land values in this area.

Overview of land valuation process:

Non-waterfront base land value was determined by zoning and lot square footage. Then a sub area adjustment was applied where applicable. Then all negative adjustments were taken together and applied. Finally all positive adjustments were taken together and applied.

For each property the positive adjustment was applied based only on the primary view. In area 46 where there are Lake Washington views, this primary view takes precedence over other views. For example a parcel with average Lake Washington and a good mountain view would get a 40% positive adjustment for average Lake Washington view and no adjustment for the good mountain view.

Waterfront sales and characteristics were analyzed. It was determined that waterfront properties were all low bank properties and had similar utility in terms of depth. Waterfront values were therefore determined by neighborhood and front footage. Lots with unusual utility due to increased depth are noted in Real Property.

Neighborhood 1 identifies the waterfront parcels in the north end of area 46 (Sheridan Beach). Neighborhood 3 identifies the waterfront parcels along Sand Point Way NE and south of Mathews Beach Park. The remaining waterfront parcels between the above neighborhoods together with the vast majority of upland parcels are identified as neighborhood "0".

Neighborhood 5 identifies a group of upland homes in Sheridan Beach that are accessed via a private switch back road (NE 157th Pl). Neighborhood 11 is a group of residential properties located just north of the Seattle city limits that are impacted by their proximity to commercial properties.

All land values were adjusted by .85 as described in the model validation section of this report. A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 46 Neighborhoods



Land Value Model Calibration

BASE LAND VALUE CHART AREA 46					
Lot size	L-1	SF 5000	SF 7200	SF 9600	Neighborhood 11
1-999	\$1,000	\$1,000	\$1,000	\$1,000	N/A
1000-2600	\$123,000	\$135,000	\$135,000	\$135,000	N/A
2601-4000	N/A	\$200,000	\$200,000	\$200,000	N/A
4001-8000	N/A	\$250,000	\$250,000	\$250,000	\$200,000
8001-9000	N/A	\$265,000	\$265,000	\$265,000	\$212,000
9001-9999	N/A	\$280,000	\$280,000	\$280,000	\$224,000
10000-14399	N/A	\$375,000	\$295,000	\$295,000	\$236,000
14400+	N/A	\$560,000	\$375,000	\$310,000	N/A

Sub Area Adjust	
Sub Area	Factor
4	1.4
5	1.4
2	1
3	1

Negative Adjust	
Traffic Noise	
Moderate	- 10%
High	- 20%
Extreme	- 30%
Access:	
Restricted	- 5%
Legal	
Undeveloped	- 25%
Private	0
Public	0
Walk In	- 20%
Water Problem	
Restrictive	- 10%
Size/Shape	- 10%
Topo	- 10%
Nuisance	- 10%

Positive Adjust	
View	
Lake Washington	
Fair	+ 20%
Average	+ 40%
Good	+ 70%
Excellent	+ 100%
Mountain/Territorial	
Average	+ 10%
Good	+ 15%
Excellent	+ 20%
Seattle Skyline	
Average	+ 15%
Good	+ 20%

Waterfront Value	
Neighborhood	Per front foot
0	\$14,000
1	\$18,000
3	\$20,000

Calculation examples:

A 6000 square foot lot, zoned SF 5000, located in sub area 4 that is impacted by topography and has a fair Lake Washington view:

Base land = \$250,000.

Adjustment for sub area 4 is 1.4 - $\$250,000 \times 1.4 = \$350,000$.

Negative adjustment for topography is 10% - $\$350,000 \times 90\% = \$315,000$.

Positive adjustment for fair Lake Washington view is 20% - $\$315,000 \times 1.2 = \$378,000$

Administrative adjustment $\$378,000 \times .85 = \$321,000$

A waterfront lot in neighborhood "0" with 50 front feet :

Base land per front foot is \$14,000.

Base land = 50 front feet $\times \$14,000 = \$700,000$

Administrative adjustment $\$700,000 \times .85 = \$595,000$

Exceptions:

- *If land value $\leq \$1,000$ no adjustment is applied.

- *If adjusted land value falls $< \$1,000$, then land 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.

- *Any other properties excluded from the adjustment of .85 are noted in Real Property.

***Vacant Sales Used In This Physical Inspection Analysis
Area 46***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
002	871560	0060	5/14/2007	1,200,000	8,180	Y	Y
002	882090	1665	3/9/2007	491,500	9,880	N	N
002	882090	1855	8/3/2007	249,900	7,075	Y	N
003	145950	0056	6/27/2007	1,200,000	6,550	Y	Y
003	812410	0102	1/25/2007	425000	9660	Y	N
005	032700	0154	9/13/2007	320,000	9,383	Y	N
005	032700	0154	9/13/2007	320,000	9,383	Y	N
005	342604	9232	8/21/2007	250,000	15,579	N	N
005	892310	0055	2/25/2008	1,300,000	10,548	Y	N
005	892510	0215	2/21/2008	850,000	6,200	Y	N
005	892610	0366	6/1/2007	612001	6300	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 46***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	393590	0055	5/7/2007	245,000	NO MARKET EXPOSURE;
002	407320	0837	11/18/2008	322,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	145460	0296	11/2/2007	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	032700	0154	4/28/2008	106,667	QUIT CLAIM DEED;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2007 to 1/2009 were given equal consideration and weight in the model after adjustment to 1/1/09.

A single multiplicative model was developed for area 46 using market sales from 1/1/2007 thru 12/31/2008 and adjusted to 1/1/2009.

This model was applied to the majority of the improved parcels including the waterfront parcels. All sales were verified by our team and building and land characteristics were confirmed and corrected as necessary.

The regression model included the following variables: land value, improvement cost new, age, condition, sub area location, grade 11 in sub area 5 and waterfront location (if any). It was applicable to grade 5-13 improvements and all conditions except fair and poor. In addition it was not applicable to homes with obsolescence, incomplete new homes and multi-building properties.

All total values were adjusted by .85 as described in the model validation section of this report. A list of improved sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation
Multiple Regression Model
Area 46

Variable	Transformation	Coefficient
Intercept		2.100986
Sub2YN	(SubNumeric=2)*((LN(10)))	-0.04506369
Sub3YN	(SubNumeric=3)*((LN(10)))	-0.04930557
BaseLandC	LN(BaseLand/1000)	0.4021449
AgeC	LN(Age+1)	-0.1185313
OldAgeYN	((YrBuilt<1940)*(YrRen=0))*(LN(10))	0.05012339
GoodYN	(Cond=4)*(LN(10))	0.02994636
VGoodYN	(Cond=5)*(LN(10))	0.08557867
Grade11Sub5	(Grade=11)*(Subnumeric=5)*(LN(10))	-0.04356949
WftLocYN	(WftLoc>0)*(LN(10))	0.1631207
CombCost	LN((BldgRCN+AccyRCNLD)/1000)	0.4498535

EMV = EXP(2.100986-4.506369E-02*Sub2YN-4.930557E-02*Sub3YN+ .4021449*BaseLandC- .1185313*AgeC+ 5.012339E-02*OldAgeYN+ 2.994636E-02*GoodYN+ 8.557867E-02*VGoodYN- 4.356949E-02*Grade11Sub5+ .1631207*WftLocYN+ .4498535*CombCost)*1000

Truncate to nearest \$1,000

<p>EMV = TOTAL VALUE LAND VALUE = BASE LAND VALUE IMPROVEMENT VALUE = EMV – LAND VALUE</p>
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After the model was developed the following adjustments were made as noted in Real Property for the affected parcels.

Town homes (present use = 29): Total value = 93% of calculated total EMV.

Grade 11 homes in sub area 5: improvement value = 110% of EMV calculated improvement value.

Grade 12 homes on waterfront: improvement value = 90% of EMV calculated improvement value.

Fair condition homes: improvement value = EMV calculated improvement value less the difference between Imp RCNLD @ average condition and Imp RCNLD @ fair condition.

Poor condition homes: improvement value = RCNLD or as noted in Real Property.

EMV values were not generated for:

- Buildings with grade less than 3
- Multiple buildings. (EMV is generated for building #1 only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Model results were adjusted by .85 as described in the model validation section of this report.

Exceptions:

- *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 other properties excluded from the adjustment of .85 are noted in RealProperty.

Of the improved parcels in the population (see Executive Summary Report on page 4), 208 parcels increased in value. They were comprised of 3 single family residences on commercially zoned land and 205 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 34 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

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.

Area 46 Sales 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	0.905	-9.5%
2/1/2007	0.899	-10.1%
3/1/2007	0.895	-10.5%
4/1/2007	0.892	-10.8%
5/1/2007	0.889	-11.1%
6/1/2007	0.887	-11.3%
7/1/2007	0.885	-11.5%
8/1/2007	0.885	-11.5%
9/1/2007	0.885	-11.5%
10/1/2007	0.886	-11.4%
11/1/2007	0.888	-11.2%
12/1/2007	0.890	-11.0%
1/1/2008	0.894	-10.6%
2/1/2008	0.898	-10.2%
3/1/2008	0.903	-9.7%
4/1/2008	0.908	-9.2%
5/1/2008	0.915	-8.5%
6/1/2008	0.922	-7.8%
7/1/2008	0.930	-7.0%
8/1/2008	0.940	-6.0%
9/1/2008	0.950	-5.0%
10/1/2008	0.961	-3.9%
11/1/2008	0.973	-2.7%
12/1/2008	0.986	-1.4%
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	0.892	\$468,000
Sale 2	\$475,000	10/1/2008	0.961	\$456,000
Sale 3	\$515,000	7/1/2008	0.930	\$479,000

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

The time adjustment formula for Area 46 is $1/\text{EXP}(-0.0004772733 * \text{SaleDay} - 0.0000004654606 * \text{SaleDaySq})$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Improved Sales Used In This Physical Inspection Analysis
Area 46

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	882090	2200	11/12/07	400000	355000	860	5	1928	2	8400	N	N	12056 LAKESIDE AVE NE
002	407320	0325	10/29/08	310000	301000	720	6	1952	4	7200	N	N	10040 SAND POINT WAY NE
002	081400	0030	7/6/07	333000	295000	780	6	1944	3	8040	N	N	11540 SAND POINT WAY NE
002	081400	0040	6/23/08	346500	322000	780	6	1944	3	6000	N	N	11528 SAND POINT WAY NE
002	735220	0620	8/22/07	965000	854000	820	6	1936	4	3540	Y	Y	11038 RIVIERA PL NE
002	735220	0490	5/1/07	1425000	1267000	970	6	1949	3	5437	Y	Y	10744 RIVIERA PL NE
002	882090	2235	10/19/07	433250	384000	990	6	1930	3	23496	Y	N	11754 LAKESIDE AVE NE
002	081400	0035	2/4/08	360000	323000	1050	6	1944	4	6000	N	N	11532 SAND POINT WAY NE
002	407830	0045	5/14/08	430000	395000	1120	6	1923	3	6016	Y	N	10660 LAKESIDE AVE NE
002	407780	0142	6/27/07	395000	350000	900	7	1942	4	7830	N	N	10720 SAND POINT WAY NE
002	407320	0286	5/30/07	435000	386000	930	7	1952	4	7200	Y	N	10306 SAND POINT WAY NE
002	407780	0081	8/1/07	471000	417000	940	7	1948	4	7800	Y	N	10612 SAND POINT WAY NE
002	399270	0873	10/15/07	600000	532000	1020	7	1956	4	12500	Y	N	11350 EXETER AVE NE
002	882090	1720	8/27/07	399950	354000	1100	7	1938	4	8400	N	N	4219 NE 124TH ST
002	735220	0005	6/8/07	1249980	1108000	1140	7	1936	3	3699	Y	Y	11504 RIVIERA PL NE
002	520720	0300	3/19/07	573000	512000	1150	7	1956	4	7200	N	N	9051 MATTHEWS AVE NE
002	399270	0827	10/3/08	515000	495000	1180	7	1939	3	6608	Y	N	11516 DURLAND AVE NE
002	520720	0525	2/5/07	690000	620000	1230	7	1948	4	5660	N	N	9239 MATTHEWS AVE NE
002	407320	1260	4/3/07	1160000	1034000	1260	7	1989	3	4450	Y	Y	10360 RIVIERA PL NE
002	520720	0395	10/8/08	363500	350000	1280	7	1955	2	6840	N	N	9224 SAND POINT WAY NE
002	407780	0201	8/20/07	420000	372000	1320	7	1948	3	8643	N	N	11026 SAND POINT WAY NE
002	407780	0102	3/22/07	725000	647000	1340	7	1945	4	6525	Y	N	10606 DURLAND AVE NE
002	520720	0310	8/5/08	460000	433000	1340	7	1961	4	6540	N	N	9039 SAND POINT WAY NE
002	407320	0364	4/25/07	500000	445000	1380	7	1949	3	7200	N	N	4720 NE 100TH ST
002	882090	1800	7/24/07	565000	500000	1430	7	1930	4	15480	Y	N	4273 NE 125TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 46

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	407780	0080	7/23/08	635000	595000	1650	7	1927	5	11700	N	N	4602 NE 106TH ST
002	407530	0100	11/14/08	395000	386000	1660	7	1986	3	3240	N	N	9504 SAND POINT WAY NE
002	882090	1583	9/17/08	467500	447000	1780	7	1997	3	5039	N	N	4216 NE 120TH ST
002	407830	0086	3/13/07	795000	711000	1960	7	1951	3	7431	Y	N	10618 LAKESIDE AVE NE
002	407480	0175	7/10/07	600000	531000	2060	7	1997	3	7200	N	N	9741 48TH AVE NE
002	407320	0500	9/24/07	615000	545000	2130	7	1999	3	7200	N	N	9718 48TH AVE NE
002	399270	0790	4/16/07	755000	672000	2440	7	1938	5	6018	Y	N	11524 DURLAND AVE NE
002	735220	0195	5/13/08	1250000	1147000	1060	8	1931	5	3716	Y	Y	10546 RIVIERA PL NE
002	407320	0470	10/3/07	759000	673000	1350	8	1928	5	8378	N	N	9733 49TH AVE NE
002	407780	0162	1/19/07	480000	433000	1420	8	1931	3	7560	N	N	10740 SAND POINT WAY NE
002	882090	0161	4/26/07	694500	618000	1440	8	1959	5	12867	N	N	12357 42ND AVE NE
002	407320	0576	2/22/07	585000	524000	1510	8	1953	4	6880	Y	N	10036 48TH AVE NE
002	407320	0291	5/7/07	605000	537000	1530	8	1952	5	7200	Y	N	4706 NE 103RD ST
002	871560	0069	9/25/07	1995000	1767000	1540	8	1952	4	16747	Y	Y	8702 SAND POINT WAY NE
002	399270	0862	6/25/07	650000	576000	1630	8	1951	4	9142	Y	N	11515 LAKESIDE AVE NE
002	407320	0595	9/9/08	665000	634000	1640	8	1957	3	6250	Y	N	10030 48TH AVE NE
002	407320	0679	9/19/07	725000	642000	1750	8	1964	3	9266	Y	N	10317 LAKE SHORE BLVD NE
002	407320	0731	3/24/08	650000	589000	1760	8	1972	4	6864	Y	N	10042 49TH AVE NE
002	407780	0058	12/4/08	675000	666000	1770	8	1950	4	6420	Y	N	10519 EXETER AVE NE
002	407530	0065	7/5/07	622000	551000	1790	8	1999	3	7200	N	N	9526 SAND POINT WAY NE
002	735220	0705	8/9/07	1200000	1062000	1890	8	1976	3	2938	Y	Y	11310 RIVIERA PL NE
002	882090	1865	9/15/08	755000	721000	2030	8	1971	4	11119	Y	N	11900 LAKESIDE PL NE
002	882090	0270	5/29/07	639900	568000	2040	8	1936	4	7681	Y	N	12352 SAND POINT WAY NE
002	393590	0060	2/14/08	661000	595000	2090	8	1972	4	5782	Y	N	11026 EXETER AVE NE
002	407320	0475	9/10/08	695000	662000	2310	8	1997	3	8402	N	N	9730 48TH AVE NE
002	407780	0106	2/8/07	910000	817000	3380	8	1939	4	8340	Y	N	4621 NE 107TH ST
002	407320	0690	3/6/08	1055000	953000	1500	9	1967	5	10200	Y	N	4812 NE 103RD ST
002	735170	0080	9/24/07	1350000	1196000	1770	9	1988	3	3396	Y	Y	12342 RIVIERA PL NE
002	407780	0068	8/18/08	765000	723000	2140	9	2007	3	5954	Y	N	4602 NE 105TH ST
002	407780	0066	2/27/08	940000	848000	2320	9	2007	3	6106	Y	N	4606 NE 105TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 46

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	407320	0818	5/2/07	750450	667000	2510	9	1997	3	6000	N	N	4916 NE 97TH ST
002	520720	0375	4/2/08	665000	604000	2530	9	2007	3	5113	N	N	9102 SAND POINT WAY NE
002	520720	0377	8/13/08	679950	642000	2570	9	2007	3	4700	N	N	9105 MATTHEWS PL NE
002	735220	0637	5/23/08	1754000	1614000	2580	9	2006	3	2816	Y	Y	11252 RIVIERA PL NE
002	520720	0379	4/4/08	689950	627000	2620	9	2007	3	4298	N	N	9109 MATTHEWS PL NE
002	520720	0320	12/13/07	740000	660000	2880	9	2001	3	7136	Y	N	9021 SAND POINT WAY NE
002	882090	1740	4/30/07	980000	871000	3050	9	1989	4	8400	Y	N	4249 NE 124TH ST
002	735170	0070	4/25/08	2830000	2585000	3040	10	2004	3	5686	Y	Y	12340 RIVIERA PL NE
002	399270	0721	8/5/08	920000	866000	4680	10	1987	3	6600	Y	N	11351 DURLAND AVE NE
002	882090	2020	9/23/08	1150000	1102000	3340	11	2007	3	8826	Y	N	12073 LAKESIDE PL NE
003	766370	0120	4/12/07	423500	377000	770	6	1924	3	9228	Y	N	14540 37TH AVE NE
003	106210	0095	5/8/07	330000	293000	890	7	1950	3	10541	N	N	4506 NE 170TH ST
003	674470	0423	3/11/08	480000	434000	1070	7	1939	4	6250	Y	N	3711 NE 153RD ST
003	674470	1526	2/21/08	681500	614000	1140	7	1958	3	13000	Y	N	3784 NE 153RD ST
003	403010	0245	3/24/08	1100000	998000	1150	7	1964	4	5289	Y	Y	17723 BEACH DR NE
003	106210	0090	7/27/07	400000	354000	1230	7	1950	3	4794	N	N	4514 NE 170TH ST
003	773850	0465	3/20/07	511250	457000	1270	7	1958	3	6850	Y	N	16248 BOTHELL WAY NE
003	106210	0110	3/14/08	399000	361000	1360	7	1945	4	6293	N	N	4508 NE 171ST ST
003	145460	0211	5/7/07	800000	711000	1370	7	1962	3	9600	Y	N	13004 42ND AVE NE
003	932480	0580	6/27/08	408000	379000	1370	7	1958	3	8100	N	N	14014 37TH AVE NE
003	674470	0446	11/27/07	750000	667000	1490	7	1958	3	5650	Y	N	15120 38TH AVE NE
003	156810	0700	4/17/07	520000	463000	1640	7	1919	4	11864	N	N	14712 35TH AVE NE
003	735120	0305	6/24/08	1185000	1100000	1700	7	1949	3	3500	Y	Y	14370 RIVIERA PL NE
003	674470	1120	12/15/08	1240000	1230000	2120	7	1932	3	7360	Y	Y	15740 BEACH DR NE
003	145410	0550	8/20/08	1150000	1088000	2750	7	1927	4	40713	Y	N	13034 39TH AVE NE
003	812410	0104	5/11/07	795000	706000	2930	7	1993	4	10030	Y	N	4145 NE 142ND ST
003	773850	0470	3/24/08	526000	477000	1320	8	1948	4	6735	Y	N	16252 BOTHELL WAY NE
003	403640	0430	11/18/08	675000	662000	1470	8	1968	4	7280	Y	N	3740 NE 149TH PL
003	403640	0440	4/23/08	687500	628000	1480	8	1964	3	7526	Y	N	3734 NE 149TH PL
003	766370	0171	3/25/08	653500	593000	1510	8	1948	4	14520	Y	N	14551 37TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 46

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003	403640	0470	4/21/07	515000	458000	1580	8	1963	3	7776	Y	N	3733 NE 150TH ST
003	403640	0020	4/30/07	725000	644000	1680	8	1967	3	8342	Y	N	3817 NE 151ST ST
003	145560	0062	4/23/08	650000	593000	1700	8	1940	4	9612	Y	N	13731 42ND PL NE
003	932480	0557	8/1/07	635000	562000	1700	8	1961	4	6726	Y	N	14355 38TH AVE NE
003	766370	0030	3/12/07	1300000	1162000	1770	8	2004	3	3458	Y	Y	14528 EDGEWATER LN NE
003	403640	0150	9/13/07	800000	708000	1840	8	1963	4	9311	Y	N	3712 NE 150TH ST
003	773850	0335	6/25/07	988000	875000	2260	8	1996	3	6288	Y	N	16167 41ST AVE NE
003	145460	0170	6/17/08	1250000	1158000	2320	8	1947	4	38756	Y	N	13224 42ND AVE NE
003	145510	0040	5/13/08	887000	814000	2390	8	1974	4	15313	Y	N	13581 41ST AVE NE
003	145460	0026	12/12/07	789000	703000	2910	8	1980	4	12000	Y	N	13215 42ND AVE NE
003	145510	0270	8/13/07	2000000	1770000	3170	8	1978	3	7810	Y	Y	13710 RIVIERA PL NE
003	932480	0535	11/18/08	750000	735000	3200	8	1995	3	6838	Y	N	14327 38TH AVE NE
003	773910	0135	8/7/07	749950	664000	1200	9	2007	3	6000	N	N	16543 SHORE DR NE
003	812410	0015	4/30/07	1000000	889000	1660	9	1955	4	16545	Y	N	14107 WESTWOOD PL NE
003	156810	0826	7/27/07	837000	741000	1670	9	1978	4	5918	Y	N	3812 NE 147TH ST
003	403640	0050	4/22/08	683000	623000	1740	9	1962	3	11817	Y	N	3735 NE 151ST ST
003	773850	0785	5/24/07	2250000	1996000	2180	9	1946	3	12950	Y	Y	16510 LAKE SHORE BLVD
003	773850	0345	5/11/07	835000	742000	2320	9	1956	3	6445	Y	N	16163 41ST AVE NE
003	773850	0380	9/7/07	1295000	1146000	2340	9	2005	3	7200	Y	N	16131 41ST AVE NE
003	766370	0202	2/7/08	590000	530000	2420	9	1996	3	9010	N	N	14505 37TH AVE NE
003	145560	0021	7/27/07	980000	867000	2560	9	1998	3	10829	Y	N	13727 42ND AVE NE
003	145510	0295	10/3/07	1349450	1196000	2670	9	1972	4	4557	Y	Y	13560 RIVIERA PL NE
003	383400	0087	3/21/08	1265000	1146000	4180	9	2007	3	10587	Y	N	13562 39TH AVE NE
003	145460	0116	9/2/08	768500	730000	1490	10	1979	3	17833	Y	N	12533 42ND AVE NE
003	145510	0005	12/23/08	764000	761000	1910	10	1993	3	10670	Y	N	13744 40TH AVE NE
003	674470	1330	8/31/07	2380000	2106000	3990	10	1995	3	7184	Y	Y	15312 BEACH DR NE
003	766370	0041	8/27/07	2277000	2015000	4260	10	1979	3	6164	Y	Y	14524 EDGEWATER LN NE
003	674470	0742	11/4/08	1200000	1169000	2580	11	1998	3	9668	Y	N	3860 NE 155TH ST
003	145950	0045	11/6/08	2350000	2291000	4990	11	1981	3	10200	Y	Y	13038 RIVIERA PL NE
003	106510	0025	6/11/07	2080000	1843000	3350	12	1994	3	9147	Y	Y	4701 NE SHORE PL

Improved Sales Used In This Physical Inspection Analysis
Area 46

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	773850	0266	3/15/07	2660000	2377000	4430	12	1999	3	8080	Y	Y	16042 BEACH DR NE
003	773850	0655	1/18/07	4670000	4211000	9390	13	1997	3	18984	Y	Y	16810 SHORE DR NE
004	112504	9052	9/23/08	415000	398000	1700	6	1951	3	6480	N	N	6412 58TH AVE NE
004	317910	0475	1/24/07	449900	405000	830	7	1948	3	5500	N	N	4514 NE 55TH ST
004	317910	2095	9/10/07	587500	520000	910	7	1942	3	5820	N	N	6257 VASSAR AVE NE
004	317910	0685	9/13/07	630000	558000	980	7	1941	3	7006	N	N	4559 STANFORD AVE NE
004	317910	0750	5/30/07	561000	498000	1040	7	1945	3	6781	N	N	4502 PURDUE AVE NE
004	317910	0025	4/4/08	580000	527000	1080	7	1943	5	5929	N	N	4717 NE 55TH ST
004	317910	1115	12/4/08	521000	514000	1190	7	1940	3	5858	Y	N	5847 OBERLIN AVE NE
004	102504	9199	8/7/07	610000	540000	1370	7	1952	5	5100	N	N	6215 53RD AVE NE
004	317810	0060	11/6/07	594000	528000	1210	8	1954	3	6003	N	N	6236 54TH AVE NE
004	317910	0480	9/5/07	500000	443000	1264	8	2003	3	1536	N	N	4506 B NE 55TH ST
004	317910	1120	2/4/08	630000	566000	1280	8	1951	5	4815	N	N	4611 NE 60TH ST
004	318010	0026	3/22/07	519950	464000	1329	8	2006	3	1270	N	N	4527 C NE 55TH ST
004	317760	0115	5/23/07	633000	562000	1330	8	1950	3	6000	N	N	6046 53RD AVE NE
004	317810	0015	7/23/07	665000	588000	1350	8	1955	3	5452	N	N	6233 54TH AVE NE
004	317910	0820	5/27/08	682500	629000	1360	8	1952	3	6612	Y	N	4817 STANFORD AVE NE
004	317910	0255	3/3/08	1000000	903000	1430	8	1940	5	6900	Y	N	4947 PURDUE AVE NE
004	317910	0085	10/28/08	716000	695000	1460	8	1948	3	9594	N	N	4839 PULLMAN AVE NE
004	317910	2045	7/7/08	730000	681000	1530	8	1940	4	7532	Y	N	4812 NE 60TH ST
004	318010	0027	3/23/07	524995	469000	1678	8	2006	3	1196	N	N	4527 B NE 55TH ST
004	318010	0025	3/15/07	587500	525000	1700	8	2006	3	1758	N	N	4529 NE 55TH ST
004	318010	0024	4/3/07	599950	535000	1700	8	2006	3	1721	N	N	4525 NE 55TH ST
004	318010	0028	3/21/07	524995	469000	1806	8	2006	3	1513	N	N	4527 A NE 55TH ST
004	317810	0026	9/1/07	648000	574000	1900	8	1955	3	6000	N	N	6215 54TH AVE NE
004	317910	1670	3/9/07	854500	764000	1940	8	1942	3	6367	Y	N	6046 ANN ARBOR AVE NE
004	317660	0075	8/19/08	780000	738000	1970	8	1943	4	7216	N	N	6201 52ND AVE NE
004	317710	0045	10/24/07	1100000	976000	2320	8	1947	5	6000	N	N	6008 52ND AVE NE
004	317910	0355	8/13/07	770000	681000	2950	8	1978	4	6000	Y	N	5038 PULLMAN AVE NE
004	317610	0031	11/27/07	1150000	1023000	1260	9	1962	5	5500	Y	N	6226 50TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 46

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	317910	1835	6/29/07	870000	770000	1320	9	1950	5	6600	Y	N	6068 WELLESLEY WAY NE
004	317910	0450	6/20/07	760000	673000	1500	9	1941	4	6503	N	N	4824 PULLMAN AVE NE
004	317910	1840	4/16/07	803000	715000	1500	9	1950	4	6600	Y	N	6060 WELLESLEY WAY NE
004	317910	1790	4/24/07	1060000	943000	1640	9	1947	5	6600	Y	N	6049 ANN ARBOR AVE NE
004	317560	0020	12/30/08	859000	858000	1810	9	1939	3	7150	Y	N	6022 50TH AVE NE
004	317610	0080	8/13/08	950000	896000	1810	9	1962	3	6600	Y	N	6238 50TH AVE NE
004	317760	0075	5/17/07	938000	833000	1890	9	1998	3	6000	N	N	6232 53RD AVE NE
004	317910	1600	5/19/08	835000	767000	1940	9	1942	4	5733	Y	N	4836 NE PRINCETON WAY
004	317910	2315	7/24/07	1025000	907000	2090	9	2004	3	5000	N	N	4516 NE 60TH ST
004	317910	0870	4/18/08	1000000	912000	2150	9	1939	3	6603	Y	N	5620 ANN ARBOR AVE NE
004	317910	1280	11/13/07	1265000	1124000	2160	9	1940	5	6399	N	N	5815 ANN ARBOR AVE NE
004	317660	0112	10/27/07	890000	790000	2230	9	1973	5	5580	N	N	6214 52ND AVE NE
004	317910	1960	9/7/07	903000	799000	2350	9	1944	5	7796	N	N	6262 VASSAR AVE NE
004	317910	0225	10/9/07	1260000	1117000	2560	9	1993	3	6480	Y	N	4915 PURDUE AVE NE
004	112504	9202	6/7/07	911000	808000	2560	9	2000	3	5000	N	N	5513 NE 65TH ST
004	317560	0040	9/25/08	1150000	1102000	2570	9	1998	3	7150	Y	N	6039 51ST AVE NE
004	317910	2265	1/9/08	1279000	1144000	2640	9	2007	3	6032	N	N	6008 OBERLIN AVE NE
004	317910	1680	11/1/07	1279000	1136000	2810	9	2007	3	5194	Y	N	6215 NE PRINCETON WAY
004	317910	1681	12/10/07	1279000	1140000	2820	9	2007	3	5348	Y	N	6052 ANN ARBOR AVE NE
004	317910	0110	4/3/07	1335000	1190000	3100	9	2004	3	9203	Y	N	5025 PULLMAN AVE NE
005	893410	0085	8/25/08	418100	396000	790	6	1944	3	6993	N	N	7320 49TH AVE NE
005	892610	0520	9/17/08	525000	502000	990	7	1944	4	6240	N	N	7014 54TH AVE NE
005	929430	0760	7/13/07	750000	664000	990	7	1947	4	6674	Y	N	7316 58TH AVE NE
005	892660	0030	7/2/07	539950	478000	1060	7	1944	3	5824	N	N	4803 NE 74TH ST
005	892610	0386	8/6/08	545000	513000	1090	7	1944	3	6120	N	N	7052 53RD AVE NE
005	042900	0225	8/30/07	580000	513000	1310	7	1953	4	6408	N	N	7304 47TH AVE NE
005	042900	0260	11/10/08	599000	585000	1370	7	1952	3	6048	N	N	7344 47TH AVE NE
005	612760	0215	7/9/07	699000	619000	1380	7	1945	3	6200	N	N	6837 54TH AVE NE
005	892810	0100	4/23/07	673000	599000	1410	7	1944	3	6120	N	N	7319 54TH AVE NE
005	929430	0235	12/11/07	760000	677000	1450	7	1947	4	5000	N	N	7048 55TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 46

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	893460	0015	6/22/07	610000	540000	1500	7	1976	3	6138	N	N	6844 47TH AVE NE
005	892660	0020	6/18/07	830000	735000	1520	7	1944	5	6100	N	N	7337 48TH AVE NE
005	892410	0045	6/16/08	799900	741000	1560	7	1938	3	6250	Y	N	6910 56TH AVE NE
005	042900	0155	12/17/08	645000	640000	1610	7	1954	4	6431	N	N	7315 47TH AVE NE
005	612760	0250	11/7/07	660000	586000	1730	7	1945	3	6448	N	N	6803 54TH AVE NE
005	892610	0285	6/22/07	918500	814000	1760	7	1955	4	6300	Y	N	7052 52ND AVE NE
005	892410	0240	4/22/08	770000	703000	1900	7	1937	3	8400	Y	N	5701 NE 70TH ST
005	892660	0170	8/19/08	757000	716000	1980	7	1943	4	6426	N	N	4821 NE 71ST ST
005	929430	0195	3/3/08	810000	731000	2060	7	1947	5	5100	Y	N	7012 55TH AVE NE
005	929430	0425	10/15/07	670000	594000	1040	8	1949	3	5500	Y	N	7337 58TH AVE NE
005	042900	0195	10/25/07	610000	541000	1190	8	1953	3	5626	Y	N	4601 NE 73RD ST
005	568400	0014	8/28/08	625000	593000	1290	8	1951	3	5880	N	N	6545 48TH AVE NE
005	753380	0045	10/8/08	900000	867000	1310	8	1940	3	8200	N	N	7705 FAIRWAY DR NE
005	032900	0061	7/17/07	732000	648000	1350	8	1955	3	6045	Y	N	5700 NE 75TH ST
005	042900	0210	5/5/08	815000	746000	1380	8	1953	4	5208	Y	N	4619 NE 73RD ST
005	032700	0100	7/9/07	1150000	1018000	1480	8	1996	3	26742	Y	N	7604 56TH PL NE
005	892310	0191	9/21/07	1000000	886000	1490	8	1953	3	6765	Y	N	6509 51ST AVE NE
005	929430	0710	7/26/07	681000	603000	1530	8	1946	3	7700	Y	N	7002 58TH AVE NE
005	929430	0415	4/24/07	750000	667000	1540	8	1951	3	5200	Y	N	7347 58TH AVE NE
005	042900	0170	1/2/08	570000	510000	1700	8	1953	3	5346	N	N	4618 NE 73RD ST
005	892610	0120	6/3/08	712000	657000	1730	8	1951	4	5916	N	N	5305 NE 67TH ST
005	032800	0050	2/8/07	830000	746000	1760	8	1982	3	7005	Y	N	7769 58TH AVE NE
005	612760	0090	6/20/08	762000	707000	1760	8	1945	5	6200	N	N	6833 55TH AVE NE
005	892810	0145	1/15/07	740000	668000	1820	8	1945	5	6300	N	N	5405 NE 74TH ST
005	892410	0260	3/27/08	1325000	1202000	1880	8	1939	5	5833	Y	N	6900 57TH AVE NE
005	892410	0115	8/20/08	829000	784000	1960	8	2008	3	5002	Y	N	6503 57TH AVE NE
005	892410	0310	4/29/08	869000	795000	2210	8	1941	4	6176	Y	N	6610 57TH AVE NE
005	929430	0770	10/25/07	1065000	945000	2210	8	1992	3	6507	Y	N	7306 58TH AVE NE
005	042900	0135	10/31/08	735000	715000	2370	8	1996	3	5642	N	N	7339 47TH AVE NE
005	892410	0150	9/10/08	1250000	1191000	2520	8	1994	3	12370	N	N	6605 57TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 46

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	892510	0350	7/17/07	925000	819000	2580	8	1938	3	9625	Y	N	7347 51ST AVE NE
005	892510	0035	4/19/07	1370000	1219000	2980	8	1937	4	8680	Y	N	7034 50TH AVE NE
005	929430	0245	9/10/07	1045000	925000	1160	9	1952	5	4876	Y	N	7223 57TH AVE NE
005	342604	9186	3/22/07	940000	839000	1540	9	1964	3	7200	Y	N	8636 45TH AVE NE
005	892510	0410	12/9/08	880000	871000	1600	9	1949	3	9375	Y	N	7310 51ST AVE NE
005	032900	0023	2/14/07	870000	781000	1630	9	1971	4	7084	Y	N	7530 58TH AVE NE
005	736360	0360	12/23/08	945000	941000	1650	9	1972	4	8738	Y	N	4949 NE 86TH ST
005	368990	0053	2/27/08	800000	722000	1660	9	1948	4	8307	N	N	6520 49TH AVE NE
005	342604	9216	3/21/07	875000	781000	1760	9	1982	3	8190	Y	N	8895 PAISLEY DR NE
005	753380	0545	11/27/07	985000	877000	1790	9	1947	3	11590	Y	N	8000 CREST DR NE
005	318910	0055	4/23/07	812000	722000	1810	9	1951	3	7380	N	N	8014 45TH AVE NE
005	032800	0115	3/2/07	1075000	962000	1910	9	1960	5	7650	Y	N	7702 58TH AVE NE
005	360510	0070	3/13/08	917100	830000	1990	9	1967	3	8925	Y	N	8604 PAISLEY DR NE
005	892510	0320	11/3/08	917500	893000	1990	9	1950	3	11000	Y	N	7315 51ST AVE NE
005	736360	0435	5/22/07	845000	750000	2030	9	1955	4	10400	Y	N	8507 INVERNESS DR NE
005	032700	0150	3/9/07	974950	872000	2050	9	1965	3	6600	Y	N	7858 56TH PL NE
005	753380	1025	6/12/07	1470000	1303000	2120	9	2004	3	9120	N	N	7701 RIDGE DR NE
005	753380	0015	7/12/07	899000	796000	2190	9	1949	3	10554	N	N	7503 FAIRWAY DR NE
005	612760	0127	4/20/07	1036700	922000	2260	9	1993	3	6200	Y	N	6806 52ND AVE NE
005	892360	0175	10/12/07	1356000	1202000	2340	9	2006	3	5358	Y	N	6504 51ST AVE NE
005	892360	0170	7/3/07	1400000	1239000	2370	9	2006	3	5359	Y	N	6508 51ST AVE NE
005	892360	0180	7/15/07	1325000	1173000	2370	9	2007	3	5141	Y	N	6500 51ST AVE NE
005	032700	0155	9/13/07	654000	579000	2410	9	1960	3	9865	Y	N	5601 NE 77TH ST
005	032700	0075	8/31/07	1295000	1146000	2560	9	1957	5	9690	Y	N	7707 56TH PL NE
005	318910	0045	2/20/07	1265000	1134000	2670	9	2000	3	7200	N	N	8028 45TH AVE NE
005	892410	0114	9/9/08	984000	938000	3000	9	2007	3	5579	N	N	6500 55TH AVE NE
005	892410	0370	4/9/07	1295000	1154000	3140	9	2006	3	5335	Y	N	6511 58TH AVE NE
005	892410	0375	4/5/07	1265000	1127000	3140	9	2006	3	5335	Y	N	6517 58TH AVE NE
005	892410	0372	4/8/07	1275000	1136000	3140	9	2006	3	5334	Y	N	6515 58TH AVE NE
005	753380	0355	10/7/08	1600000	1541000	3170	9	2004	3	7011	N	N	7508 FAIRWAY DR NE

Improved Sales Used In This Physical Inspection Analysis
Area 46

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	753380	0665	6/17/08	1260000	1167000	3240	9	1950	5	7620	N	N	7728 FOREST DR NE
005	032900	0075	6/9/08	850000	786000	1530	10	1985	3	7128	Y	N	7513 55TH PL NE
005	360750	0590	1/23/08	890000	798000	1720	10	1988	3	8050	N	N	8770 PAISLEY DR NE
005	360510	0105	10/26/07	850000	754000	1960	10	1976	3	7553	Y	N	4927 NE 87TH ST
005	360750	0150	6/5/08	945000	873000	2100	10	1984	3	8695	N	N	4610 NE 89TH ST
005	055200	0015	6/23/08	1070000	993000	2140	10	1954	4	10400	Y	N	8612 45TH AVE NE
005	892610	0340	6/18/07	1575000	1395000	2440	10	2006	3	6195	Y	N	7021 53RD AVE NE
005	753380	0270	7/7/08	1190000	1109000	2520	10	1952	3	8610	Y	N	7755 LAKEMONT DR NE
005	342604	9227	8/28/07	949500	840000	2550	10	1990	3	11213	N	N	8835 PAISLEY PL NE
005	892560	0100	3/10/08	1785000	1614000	3320	10	2007	3	7564	Y	N	6801 50TH AVE NE
005	753380	0700	2/25/08	1625000	1465000	3910	10	2004	3	7140	N	N	8016 FOREST DR NE
005	929430	0350	4/7/08	1750000	1592000	4420	10	2007	3	4900	Y	N	7312 56TH AVE NE
005	360510	0010	10/3/08	950000	913000	1420	11	1980	3	7605	Y	N	8910 INVERNESS DR NE
005	360750	0210	4/11/08	900000	819000	1790	11	1985	3	10753	N	N	4560 NE 89TH ST
005	736360	0395	11/26/08	960500	945000	1970	11	1972	3	9600	Y	N	8500 INVERNESS DR NE
005	360750	0700	1/10/08	1019000	912000	2340	11	1984	3	7699	N	N	8924 45TH AVE NE
005	360750	0510	6/21/07	1370000	1213000	2610	11	1985	3	10096	Y	N	8651 INVERNESS DR NE
005	360750	0520	6/1/07	1300000	1153000	2690	11	1988	3	11531	Y	N	8645 INVERNESS DR NE
005	360750	0230	12/11/07	1425000	1270000	2820	11	2007	3	10761	Y	N	4555 NE 88TH PL
005	360750	0350	5/10/07	1130000	1004000	3250	11	1992	3	9001	N	N	4556 NE 88TH PL
005	892510	0370	6/11/08	2022000	1870000	3820	11	2008	3	9375	Y	N	7350 51ST AVE NE
005	360750	0430	8/10/07	1442000	1276000	4520	11	1992	3	9800	Y	N	4643 NE 89TH ST
005	753330	0030	8/13/07	1950000	1725000	4630	11	2006	3	9956	N	N	4905 NE PARK PL

Improved Sales Removed From This Physical Inspection Analysis
Area 46

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	407320	0690	7/24/2007	695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	735170	0045	12/5/08	850000	FORCED SALE;
002	882090	1605	6/5/07	496650	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	145460	0296	11/2/2007	60,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	145510	0185	9/6/07	610000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	145950	0055	1/17/07	900000	SEGREGATION AND/OR MERGER;
003	145950	0056	1/17/2007	900,000	SEGREGATION AND/OR MERGER;
003	156810	0710	2/9/07	699950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	773910	0245	8/24/07	835000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	773910	0290	2/8/2007	186,667	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	317660	0112	3/20/2007	640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	317910	0025	11/12/2007	352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	317910	1280	7/19/2007	800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	612760	0215	7/9/2007	699,000	RELOCATION - SALE TO SERVICE;
005	736360	0290	3/12/07	872750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	892610	0350	9/10/2007	750,000	NO MARKET EXPOSURE;
005	892810	0185	7/11/07	717000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	929430	0245	3/25/2007	720,000	Q C DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	929430	0450	1/25/2007	570,000	NO MARKET EXPOSURE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 85.4%. 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.

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.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -15.7%. 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 physical inspection are included later in this report

Area 46 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 85.4% in Area 46 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
All	258	85%	84%	87%
Bldg Grade	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
Less than 7	12	80%	72%	88%
7	63	85%	82%	88%
8	77	86%	83%	88%
9	72	84%	82%	87%
10	17	84%	75%	93%
11 +	17	91%	84%	98%
Year Built or Year Renovated	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
1900-1939	27	86%	81%	92%
1940-1959	107	83%	81%	85%
1960-1979	36	90%	87%	94%
1980-1999	45	90%	87%	94%
2000-2008	43	81%	77%	84%
Condition	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
Average or Fair	168	85%	83%	87%
Good	63	86%	84%	89%
Very Good	27	85%	80%	89%
Stories	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
1	130	86%	84%	88%
1.5	20	82%	76%	89%
2 or More	108	86%	83%	88%

Area 46 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 85.4% in Area 46 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Above Grade Living Area	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
Less Than 1000	18	81%	76%	86%
1000-1500	69	85%	82%	88%
1501-2000	74	88%	86%	90%
2001-2500	40	83%	80%	87%
2501-3000	30	87%	83%	91%
3000 or More	27	84%	78%	91%
View Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	101	83%	80%	85%
Y	157	87%	85%	88%
Wft Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	235	85%	84%	86%
Y	23	87%	81%	93%
Sub Area	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
2	65	85%	82%	87%
3	52	88%	85%	92%
4	48	85%	83%	88%
5	93	84%	82%	87%

Area 46 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 85.4% in Area 46 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Lot Size	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
<2601	6	85%	79%	91%
2601-4000	9	84%	76%	91%
4001-8000	162	84%	83%	86%
8001-9999	43	88%	83%	92%
10000 +	38	87%	83%	91%
Grade 11 Sub Area 5	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	247	85%	84%	87%
Y	11	87%	79%	96%

Physical Inspection Ratio Study Report (Before)

2008 Assessment

District/Team: NW/Team 3	Appr. Date: 01/01/2008	Date of Report: 6/4/2009	Sales Dates: 1/2007 - 12/2008
Area: View Ridge/Cedar Park/ Sheridan Beach	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	258		
Mean Assessed Value	821,800		
Mean Adj. Sales Price	831,000		
Standard Deviation AV	395,097		
Standard Deviation SP	431,791		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.010		
Median Ratio	1.012		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.446		
Highest ratio:	1.408		
Coefficient of Dispersion	10.68%		
Standard Deviation	0.144		
Coefficient of Variation	14.28%		
Price Related Differential (PRD)	1.022		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.995		
Upper limit	1.027		
95% Confidence: Mean			
Lower limit	0.993		
Upper limit	1.028		
SAMPLE SIZE EVALUATION			
N (population size)	3789		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.144		
Recommended minimum:	33		
Actual sample size:	258		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	129		
# ratios above mean:	129		
z:	0.000		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

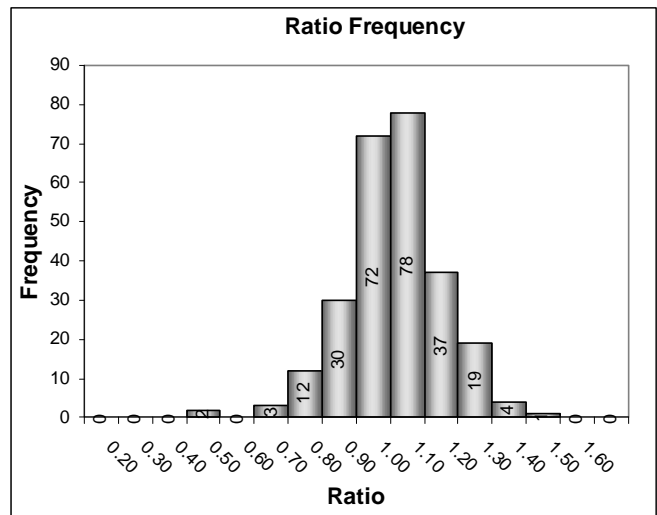
Ratio Frequency

Ratio	Frequency
0.40-0.50	2
0.60-0.70	3
0.70-0.80	12
0.80-0.90	30
0.90-1.00	72
1.00-1.10	78
1.10-1.20	37
1.20-1.30	19
1.30-1.40	4
1.40-1.50	1
1.50-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout area 46

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



COMMENTS:

1 to 3 Unit Residences throughout area 46

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

Physical Inspection Ratio Study Report (After)

2009 Assessment

District/Team: NW/Team 3	Lien Date: 01/01/2009	Date of Report: 6/4/2009	Sales Dates: 1/2007 - 12/2008												
Area Sheridan Beach	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES												
SAMPLE STATISTICS		<table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>12</td></tr><tr><td>0.70-0.80</td><td>50</td></tr><tr><td>0.80-0.90</td><td>114</td></tr><tr><td>0.90-1.00</td><td>57</td></tr><tr><td>1.00-1.10</td><td>22</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	12	0.70-0.80	50	0.80-0.90	114	0.90-1.00	57	1.00-1.10	22
Ratio	Frequency														
0.60-0.70	12														
0.70-0.80	50														
0.80-0.90	114														
0.90-1.00	57														
1.00-1.10	22														
Sample size (n)	258														
Mean Assessed Value	709,700														
Mean Sales Price	831,000														
Standard Deviation AV	369,173														
Standard Deviation SP	431,791														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.863														
Median Ratio	0.861														
Weighted Mean Ratio	0.854														
UNIFORMITY															
Lowest ratio	0.537														
Highest ratio:	1.128														
Coefficient of Dispersion	8.79%														
Standard Deviation	0.099														
Coefficient of Variation	11.48%														
Price Related Differential (PRD)	1.010														
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 46 Both assessment level and uniformity have been improved by application of the recommended values. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009													
95% Confidence: Median															
Lower limit	0.851														
Upper limit	0.873														
95% Confidence: Mean															
Lower limit	0.850														
Upper limit	0.875														
SAMPLE SIZE EVALUATION															
N (population size)	3789														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.099														
Recommended minimum:	16														
Actual sample size:	258														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	135														
# ratios above mean:	123														
z:	0.747														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

USPAP Compliance

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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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

February 12, 2009
Subject: 2009 Revaluation for 2010 Tax Roll

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

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