

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: East Auburn/S.E. Kent / 58

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 324

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$134,800	\$249,000	\$383,800			
2009 Value	\$107,300	\$174,200	\$281,500	\$333,700	84.4%	7.03%
Change	-\$27,500	-\$74,800	-\$102,300			
% Change	-20.4%	-30.0%	-26.7%			

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

** Sales adjusted to 1/1/09.

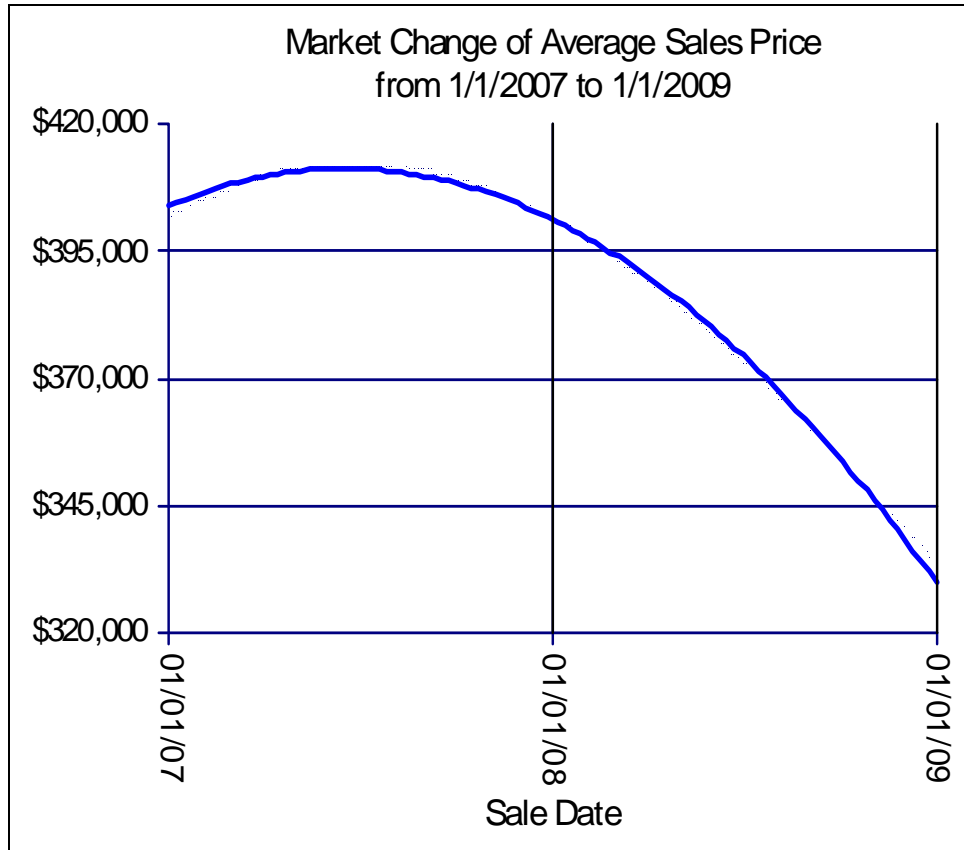
Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales along with values were market adjusted to 1/1/09. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$152,800	\$266,700	\$419,500
2009 Value	\$121,800	\$201,900	\$323,700
Percent Change	-20.3%	-24.3%	-22.8%

Number of one to three unit residences in the Population: 4593

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for; the analysis showed that parcels in Plats Adler's Cove (Major 005350) and Kentlake Highlands (Majors 383205-383208) had higher ratios (assessed value/sales price) than the rest of the population, therefore requiring a larger downward adjustment. The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

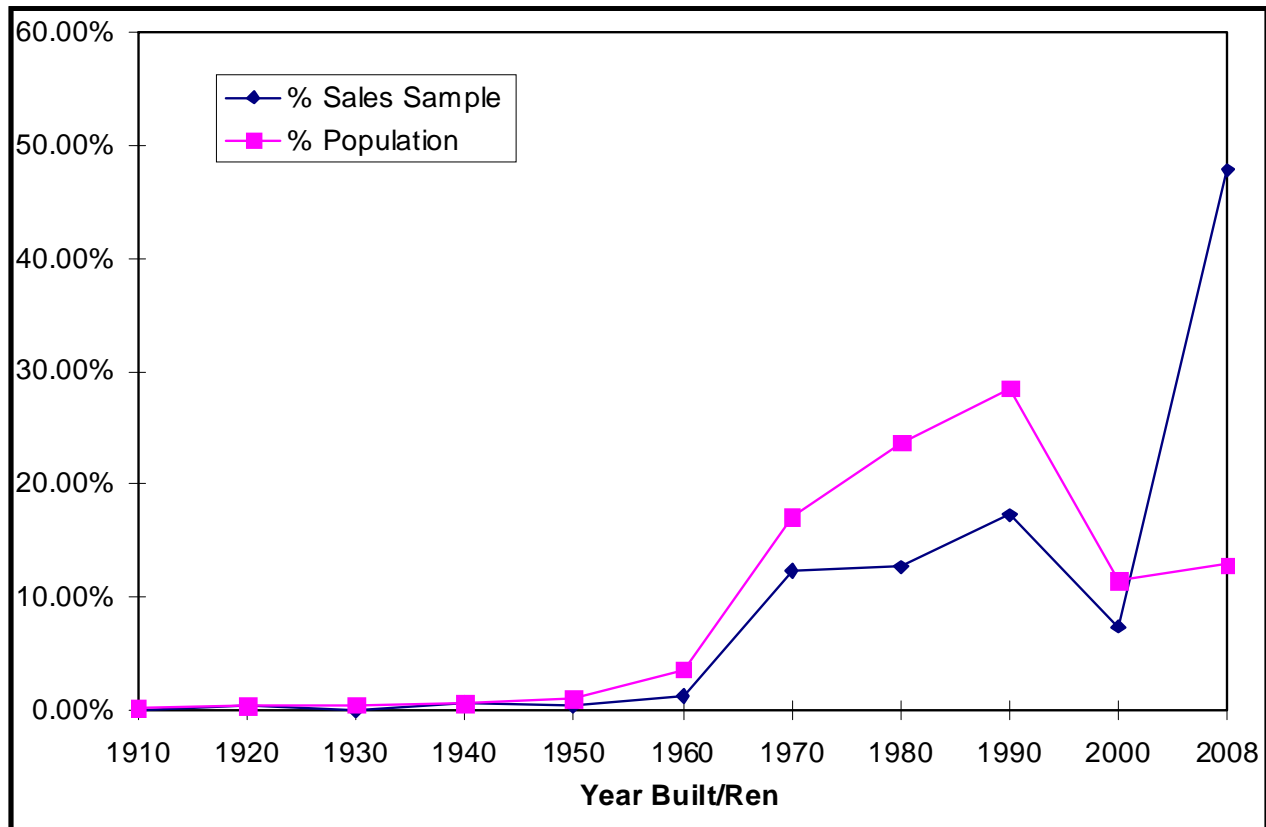
**Market Change of Average Sale Price in Area 58
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.31%
1930	0	0.00%
1940	2	0.62%
1950	1	0.31%
1960	4	1.23%
1970	40	12.35%
1980	41	12.65%
1990	56	17.28%
2000	24	7.41%
2008	155	47.84%
	324	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.17%
1920	20	0.44%
1930	21	0.46%
1940	25	0.54%
1950	46	1.00%
1960	165	3.59%
1970	789	17.18%
1980	1090	23.73%
1990	1310	28.52%
2000	527	11.47%
2008	592	12.89%
	4593	

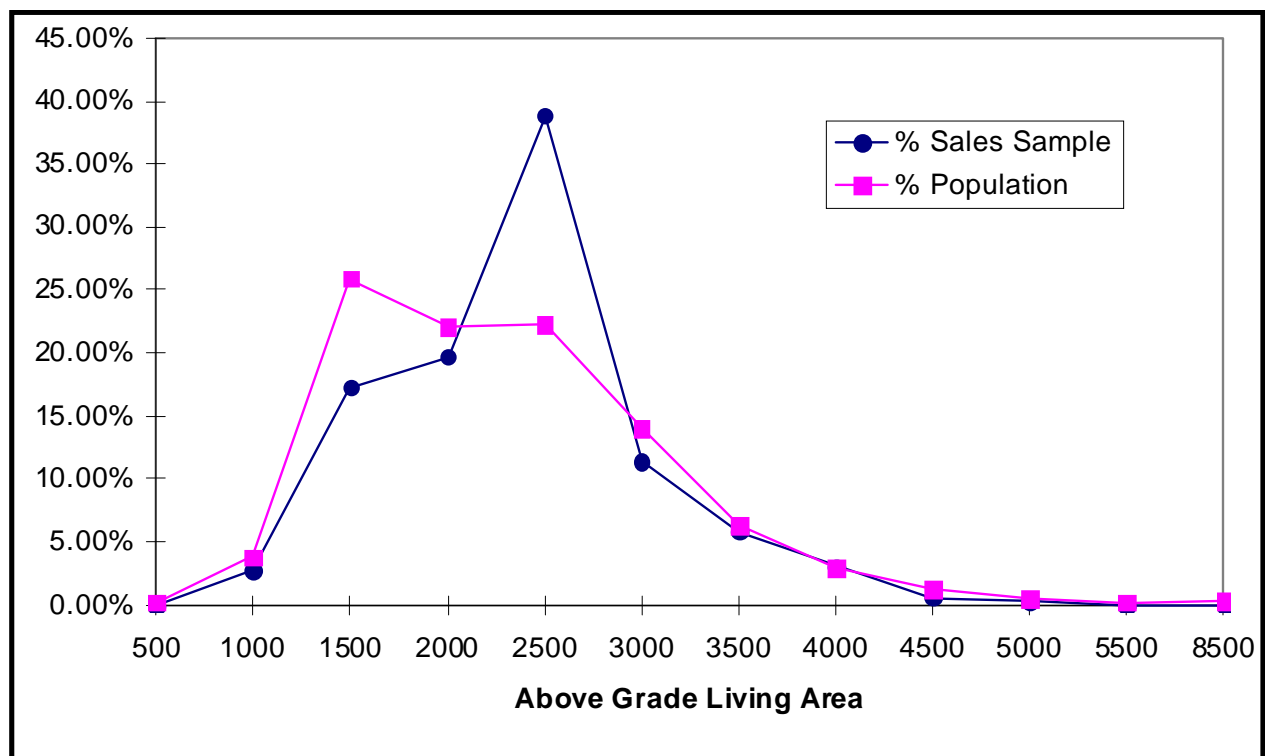


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	9	2.78%
1500	56	17.28%
2000	64	19.75%
2500	126	38.89%
3000	37	11.42%
3500	19	5.86%
4000	10	3.09%
4500	2	0.62%
5000	1	0.31%
5500	0	0.00%
8500	0	0.00%
	324	

Population		
AGLA	Frequency	% Population
500	11	0.24%
1000	176	3.83%
1500	1189	25.89%
2000	1016	22.12%
2500	1024	22.29%
3000	643	14.00%
3500	290	6.31%
4000	135	2.94%
4500	56	1.22%
5000	24	0.52%
5500	11	0.24%
8500	18	0.39%
	4593	

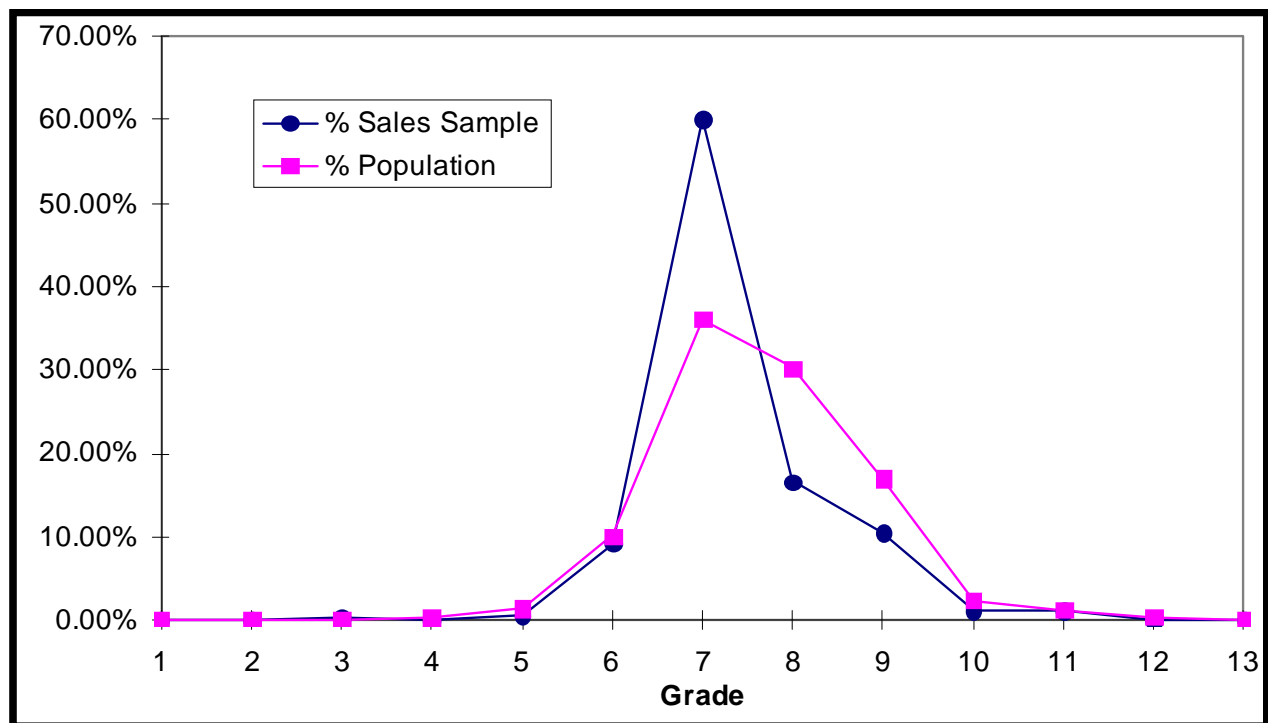


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

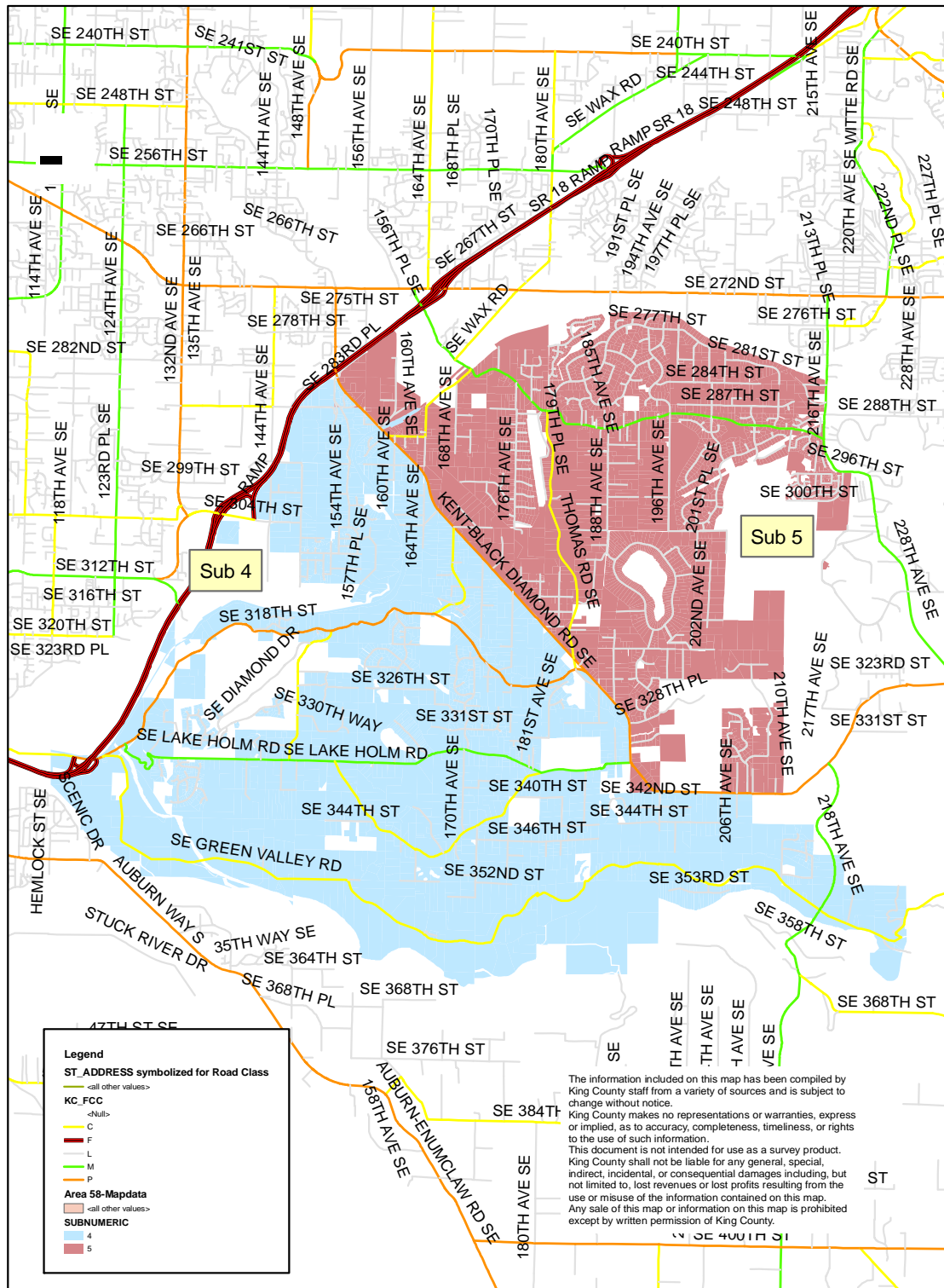
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.31%
4	0	0.00%
5	2	0.62%
6	30	9.26%
7	195	60.19%
8	54	16.67%
9	34	10.49%
10	4	1.23%
11	4	1.23%
12	0	0.00%
13	0	0.00%
324		

Population		
Grade	Frequency	% Population
1	2	0.04%
2	3	0.07%
3	6	0.13%
4	15	0.33%
5	71	1.55%
6	465	10.12%
7	1661	36.16%
8	1391	30.29%
9	781	17.00%
10	113	2.46%
11	62	1.35%
12	22	0.48%
13	1	0.02%
4593		



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

Area 58



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: August 5th, 2009

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2007 through 12/31/08 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 27 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -20.4% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x .80, 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 324 usable residential sales in the area.

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

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

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.092991 + .2468747*Plat005350 + .1436185*Plat11 (*Note Plat11 is the variable name for Plats 383205-383208*)

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .77$.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .77$
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .77$

Model Validation

The resulting assessment level is 84.4%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

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

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

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

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

Model Validation (continued)

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

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -22.8%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

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

Area 58 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

-22.23%

Major 005350	Yes
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% Adjustment	-36.56%
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Major 383205-383208	Yes
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% Adjustment	-31.26%
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Comments

The percentages listed are total adjustments not additive adjustments.

For instance, parcels in Plat Adler's Cove (Major 005350) would *approximately* receive a -36.56% downward adjustment. 40 parcels in the improved population would receive this adjustment. There were 30 sales. Parcels in Plat Kentlake Highlands (Majors 383205 through 383208) would *approximately* receive a -31.26% downward adjustment. 232 parcels in the improved population would receive this adjustment. There were 113 sales.

There were no properties that would receive a multiple variable adjustment.

94% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 58 Sale Price changes (Relative to 1/1/2009 valuation date.)

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

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.830	-17.0%
2/1/2007	0.823	-17.7%
3/1/2007	0.819	-18.1%
4/1/2007	0.814	-18.6%
5/1/2007	0.812	-18.8%
6/1/2007	0.810	-19.0%
7/1/2007	0.810	-19.0%
8/1/2007	0.810	-19.0%
9/1/2007	0.812	-18.8%
10/1/2007	0.815	-18.5%
11/1/2007	0.819	-18.1%
12/1/2007	0.825	-17.5%
1/1/2008	0.831	-16.9%
2/1/2008	0.839	-16.1%
3/1/2008	0.847	-15.3%
4/1/2008	0.858	-14.2%
5/1/2008	0.868	-13.2%
6/1/2008	0.881	-11.9%
7/1/2008	0.894	-10.6%
8/1/2008	0.909	-9.1%
9/1/2008	0.925	-7.5%
10/1/2008	0.942	-5.8%
11/1/2008	0.960	-4.0%
12/1/2008	0.979	-2.1%
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	0.814	\$428,000
Sale 2	\$475,000	10/1/2008	0.942	\$447,000
Sale 3	\$515,000	7/1/2008	0.894	\$461,000

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

The time adjustment formula for Area 58 is $(1.092991 + 0.000804361 * \text{SaleDay} + 0.0000007283697 * \text{SaleDaySq} + 0.2468747 * 0.09259259 + 0.1436185 * 0.3487654) / (1.092991 + 0.2468747 * 0.09259259 + 0.1436185 * 0.3487654)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: SE-Team 2	Appr. Date: 01/01/2008	Date of Report: 8/5/2009	Sales Dates: 1/2007 - 12/2008														
Area 58	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES														
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80 - 0.90</td><td>33</td></tr><tr><td>0.90 - 1.00</td><td>80</td></tr><tr><td>1.00 - 1.10</td><td>70</td></tr><tr><td>1.10 - 1.20</td><td>95</td></tr><tr><td>1.20 - 1.30</td><td>34</td></tr><tr><td>1.30 - 1.40</td><td>11</td></tr></tbody></table>		Ratio	Frequency	0.80 - 0.90	33	0.90 - 1.00	80	1.00 - 1.10	70	1.10 - 1.20	95	1.20 - 1.30	34	1.30 - 1.40	11
Ratio	Frequency																
0.80 - 0.90	33																
0.90 - 1.00	80																
1.00 - 1.10	70																
1.10 - 1.20	95																
1.20 - 1.30	34																
1.30 - 1.40	11																
Sample size (n)	324																
Mean Assessed Value	383,800																
Mean Adj. Sales Price	333,700																
Standard Deviation AV	115,250																
Standard Deviation SP	113,733																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	1.165																
Median Ratio	1.171																
Weighted Mean Ratio	1.150																
UNIFORMITY																	
Lowest ratio	0.898																
Highest ratio:	1.476																
Coefficient of Dispersion	9.21%																
Standard Deviation	0.127																
Coefficient of Variation	10.93%																
Price Related Differential (PRD)	1.013																
RELIABILITY		COMMENTS:															
95% Confidence: Median		1 to 3 Unit Residences throughout area 58 Sales Prices are adjusted for time to the Assessment Date of 1/1/2009															
Lower limit	1.142																
Upper limit	1.200																
95% Confidence: Mean																	
Lower limit	1.151																
Upper limit	1.179																
SAMPLE SIZE EVALUATION																	
N (population size)	4593																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.127																
Recommended minimum:	26																
Actual sample size:	324																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	153																
# ratios above mean:	171																
z:	1.000																
Conclusion:	Normal*																
*i.e. no evidence of non-normality																	

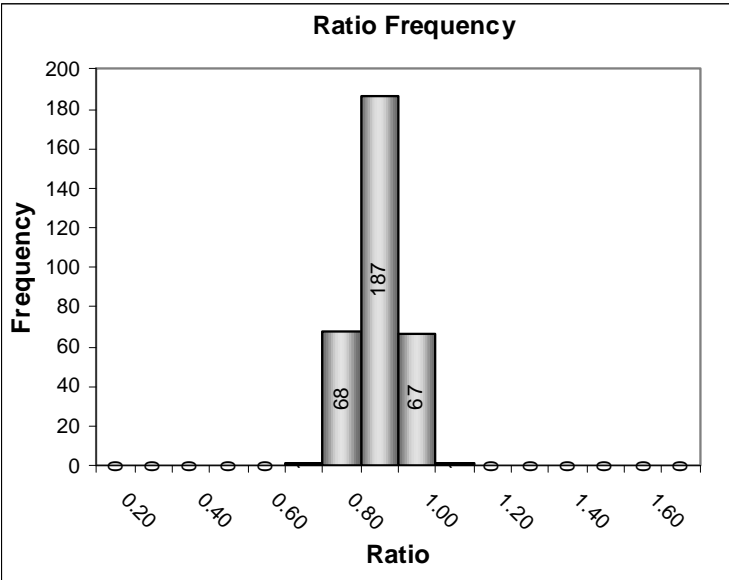
COMMENTS:

1 to 3 Unit Residences throughout area 58

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: SE-Team 2	Appr. Date: 01/01/2009	Date of Report: 8/5/2009	Sales Dates: 1/2007 - 12/2008
Area 58	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	324		
Mean Assessed Value	281,500		
Mean Sales Price	333,700		
Standard Deviation A V	93,564		
Standard Deviation SP	113,733		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.847		
Median Ratio	0.846		
Weighted Mean Ratio	0.844		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 58 Assessment level reflects the downward trend of the market. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lowest ratio	0.695		
Highest ratio:	1.008		
Coefficient of Dispersion	5.67%		
Standard Deviation	0.060		
Coefficient of Variation	7.03%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.838		
Upper limit	0.852		
95% Confidence: Mean			
Lower limit	0.841		
Upper limit	0.854		
SAMPLE SIZE EVALUATION			
N (population size)	4593		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.060		
Recommended minimum:	6		
Actual sample size:	324		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	166		
# ratios above mean:	158		
z:	0.444		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 58

Assessment level reflects the downward trend of the market.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	192106	9059	7/6/07	\$305,000	\$228,000	720	6	1935	4	123710	N	N	19328 SE GREEN VALLEY RD
004	397763	0280	4/22/08	\$277,500	\$223,000	860	6	1976	4	9750	N	N	31711 161ST PL SE
004	397763	0390	2/26/08	\$199,000	\$156,000	1010	6	1975	3	9200	N	N	16112 SE 319TH ST
004	397763	0520	5/25/07	\$270,000	\$202,000	1010	6	1975	3	9750	N	N	31908 162ND AVE SE
004	431270	0060	4/16/07	\$245,500	\$184,000	1110	6	1970	4	9750	N	N	33320 177TH PL SE
004	221290	0700	3/21/07	\$263,400	\$198,000	1120	6	1969	4	9240	N	N	15318 SE 307TH ST
004	022105	9065	7/13/07	\$259,000	\$193,000	1150	6	1989	2	54450	N	N	29445 KENT-BLACK DIAMOND RD SE
004	397763	0510	3/10/08	\$265,000	\$209,000	1200	6	1975	3	9666	N	N	31916 162ND AVE SE
004	397763	0600	2/7/08	\$257,000	\$200,000	1210	6	1994	3	10290	N	N	31720 161ST PL SE
004	431270	0090	4/2/07	\$278,100	\$209,000	1250	6	1975	4	10038	N	N	33230 177TH PL SE
004	786100	0130	1/17/08	\$320,000	\$247,000	1250	6	1969	2	33453	N	N	30025 164TH AVE SE
004	397763	0020	10/24/08	\$208,624	\$186,000	1290	6	1975	3	10500	N	N	31707 160TH PL SE
004	397763	0220	2/20/08	\$247,000	\$193,000	1300	6	1975	3	9800	N	N	31812 160TH PL SE
004	022105	9147	6/3/08	\$475,000	\$389,000	1370	6	1971	4	208216	N	N	14925 SE 288TH ST
004	122105	9131	12/11/07	\$395,000	\$302,000	1658	6	1999	3	219107	N	Y	31641 169TH AVE SE
004	431270	0350	6/20/07	\$281,500	\$210,000	2080	6	1970	3	15132	N	N	33307 177TH PL SE
004	660040	0220	9/8/08	\$189,950	\$165,000	940	7	1968	3	9750	N	N	14822 SE 309TH ST
004	179600	0100	6/20/08	\$257,950	\$213,000	1140	7	1962	4	48773	N	Y	33015 192ND AVE SE
004	221290	0980	1/30/07	\$236,900	\$180,000	1170	7	1969	2	13000	N	N	30451 154TH PL SE
004	660041	0120	5/30/08	\$227,000	\$186,000	1170	7	1970	3	9750	N	N	31025 149TH AVE SE
004	660041	0030	2/21/07	\$273,500	\$207,000	1170	7	1970	4	7169	N	N	31102 148TH AVE SE
004	221290	1150	4/17/07	\$289,950	\$218,000	1170	7	1969	4	13452	N	N	15511 SE 304TH PL
004	660040	0400	1/21/07	\$266,621	\$203,000	1190	7	1968	3	9800	N	N	30919 150TH AVE SE
004	202581	0060	5/2/07	\$269,950	\$202,000	1230	7	1974	3	31860	N	N	21315 SE 351ST ST
004	221290	0710	2/2/07	\$267,500	\$203,000	1230	7	1969	4	9636	N	N	15310 SE 307TH ST
004	660040	0470	6/20/07	\$223,000	\$167,000	1250	7	1968	4	9590	N	N	30913 151ST AVE SE
004	660040	0450	5/22/08	\$240,000	\$195,000	1250	7	1968	3	7320	N	N	15005 SE 309TH ST
004	923760	0090	9/4/08	\$220,000	\$190,000	1270	7	1962	3	17664	N	N	28461 KENT-BLACK DIAMOND RD SE
004	122105	9070	8/14/07	\$375,000	\$281,000	1270	7	1959	4	107157	N	N	30440 164TH AVE SE
004	796846	0180	3/1/07	\$374,950	\$283,000	1290	7	1990	3	35100	N	N	15731 SE 323RD ST

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	122105	9091	5/22/07	\$475,000	\$355,000	1290	7	1964	4	60112	N	N	30455 KENT-BLACK DIAMOND RD SE
004	796846	0120	2/27/07	\$309,200	\$234,000	1330	7	1989	3	43995	N	N	32231 157TH AVE SE
004	796846	0060	5/18/07	\$332,200	\$249,000	1330	7	1990	3	40015	N	N	32201 157TH AVE SE
004	660041	0200	7/22/08	\$239,950	\$202,000	1340	7	1977	4	11303	N	N	31038 149TH AVE SE
004	202580	0010	12/3/07	\$349,400	\$266,000	1400	7	1993	3	42000	N	N	34803 215TH AVE SE
004	752460	0040	7/3/08	\$278,000	\$231,000	1420	7	1975	2	27531	N	N	17015 SE 315TH ST
004	132105	9104	6/15/07	\$335,000	\$250,000	1510	7	1976	3	63597	N	N	17411 SE LAKE HOLM RD
004	329860	0940	5/23/07	\$339,950	\$254,000	1560	7	1977	3	13500	N	N	13259 SE 336TH PL
004	022105	9194	4/28/08	\$322,000	\$259,000	1570	7	1996	3	31267	N	N	15625 SE 290TH ST
004	115600	0100	9/23/08	\$250,000	\$219,000	1610	7	1967	4	13309	N	N	29217 157TH AVE SE
004	115600	0010	3/21/08	\$341,000	\$270,000	1610	7	1967	4	15057	N	N	29225 158TH AVE SE
004	352205	9149	2/26/07	\$320,000	\$242,000	1620	7	1974	4	39204	N	N	14822 SE 288TH ST
004	122105	9020	2/4/08	\$535,000	\$416,000	1790	7	1965	4	209959	N	N	17050 SE 312TH ST
004	112105	9053	4/16/07	\$360,000	\$270,000	1860	7	1968	4	32120	N	N	16119 SE AUBURN-BLACK DIAMOND RD
004	112105	9053	4/25/08	\$349,900	\$281,000	1860	7	1968	4	32120	N	N	16119 SE AUBURN-BLACK DIAMOND RD
004	162105	9025	6/19/07	\$470,000	\$351,000	2400	7	1986	3	92782	N	N	12807 SE AUBURN-BLACK DIAMOND RD
004	122105	9030	12/8/08	\$485,000	\$447,000	3760	7	1990	3	53578	N	N	16731 SE 311TH ST
004	115600	0250	9/12/07	\$442,500	\$332,000	1510	8	1978	3	21441	N	Y	29234 158TH AVE SE
004	202580	0040	3/8/07	\$425,000	\$321,000	1600	8	1973	4	45807	N	N	34833 215TH AVE SE
004	329860	0050	4/16/07	\$363,900	\$273,000	2030	8	1977	3	12000	N	N	13202 SE 336TH PL
004	329860	0900	6/2/08	\$392,500	\$321,000	2090	8	1976	3	12992	N	N	13407 SE 339TH ST
004	022105	9170	6/23/08	\$410,000	\$339,000	2160	8	1999	3	64468	N	N	30215 154TH AVE SE
004	022105	9109	5/11/07	\$475,000	\$356,000	2386	8	1945	5	89298	N	Y	28865 156TH AVE SE
004	112105	9113	5/7/07	\$579,950	\$434,000	2400	8	2005	3	217584	N	N	30903 157TH PL SE
004	570921	0140	12/1/08	\$360,000	\$330,000	2460	8	1979	4	16711	N	N	33652 130TH AVE SE
004	242105	9082	8/21/07	\$775,000	\$580,000	3320	8	1983	4	216493	N	N	17225 SE 339TH ST
004	132105	9048	4/13/07	\$570,000	\$428,000	3770	8	1966	4	186872	N	N	17321 SE LAKE HOLM RD
004	321123	0370	6/18/07	\$569,950	\$426,000	1760	9	1984	3	30552	N	N	32130 171ST AVE SE
004	321123	0190	12/26/07	\$579,950	\$445,000	1990	9	1986	3	36920	N	N	32323 169TH AVE SE
004	321123	0280	6/10/08	\$550,000	\$452,000	2420	9	1984	3	31284	N	N	32135 171ST AVE SE
004	321127	0160	12/14/07	\$560,000	\$428,000	2470	9	1989	3	35073	N	N	17435 SE 329TH ST

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	321123	0240	10/7/08	\$565,000	\$499,000	2560	9	1985	3	34846	N	N	16909 SE 321ST PL
004	321127	0100	4/20/07	\$605,000	\$454,000	2760	9	1989	3	35172	N	N	17412 SE 331ST CT
004	321124	0080	1/2/07	\$574,950	\$441,000	2830	9	1987	3	38669	N	N	16930 SE 327TH PL
004	152105	9044	7/30/07	\$630,000	\$471,000	3000	9	1982	4	79714	Y	N	14606 SE 334TH ST
004	192106	9120	7/31/07	\$822,000	\$615,000	3050	9	1986	4	201580	Y	N	34809 183RD AVE SE
004	321127	0420	4/19/07	\$630,000	\$473,000	3090	9	1990	3	35005	N	N	33011 172ND CT SE
004	321127	0230	9/24/08	\$581,000	\$509,000	3190	9	1990	3	31081	N	N	32832 174TH PL SE
004	281790	0080	5/11/07	\$580,000	\$434,000	3210	9	1988	3	39426	N	N	32635 181ST AVE SE
004	321127	0340	3/21/07	\$605,000	\$456,000	3330	9	1988	3	35043	N	N	32917 174TH PL SE
004	321124	0180	12/11/07	\$595,000	\$455,000	3430	9	1990	3	35502	N	N	32604 171ST AVE SE
004	281791	0270	3/29/07	\$682,000	\$513,000	3720	9	1989	3	39413	N	N	33108 181ST AVE SE
004	232105	9117	10/15/08	\$650,000	\$577,000	3380	10	1997	3	87555	N	N	33615 158TH AVE SE
004	202576	0040	10/8/07	\$890,000	\$670,000	3600	10	2002	3	22106	N	N	32713 145TH PL SE
004	202576	0110	6/10/08	\$900,000	\$740,000	3950	11	2002	3	21967	N	N	32814 145TH PL SE
004	072106	9084	1/28/08	\$805,000	\$624,000	4420	11	2006	3	47916	N	N	31825 KENT-BLACK DIAMOND RD SE
004	202577	0450	3/8/07	\$1,270,453	\$959,000	4670	11	2007	3	24322	N	N	33019 135TH PL SE
005	405320	0932	6/4/07	\$202,000	\$151,000	770	3	1966	1	33150	N	N	31815 197TH AVE SE
005	062106	9281	4/1/08	\$195,000	\$155,000	720	5	1920	5	22400	N	N	29260 188TH AVE SE
005	405320	0235	1/30/08	\$400,000	\$310,000	1160	5	1959	4	17355	Y	Y	31089 E LAKE MORTON DR SE
005	436670	0250	12/18/07	\$239,500	\$183,000	910	6	1969	3	9611	N	N	33911 207TH PL SE
005	795070	0090	5/10/07	\$252,000	\$189,000	950	6	1970	3	9980	N	N	31005 179TH PL SE
005	405320	0933	6/7/07	\$268,500	\$201,000	1000	6	1968	3	20437	N	N	31825 197TH AVE SE
005	405320	0241	2/1/08	\$400,000	\$311,000	1020	6	1952	4	22000	Y	Y	31093 E LAKE MORTON DR SE
005	436670	0230	12/26/07	\$211,000	\$162,000	1120	6	1969	3	9611	N	N	33825 207TH PL SE
005	436670	0020	3/12/08	\$249,950	\$197,000	1120	6	1969	4	9611	N	N	33912 207TH PL SE
005	062106	9099	7/26/07	\$299,900	\$224,000	1150	6	1961	4	10890	N	N	19525 SE COVINGTON-SAWYER RD
005	062106	9206	2/28/08	\$285,000	\$224,000	1200	6	1972	3	20000	N	N	29426 192ND AVE SE
005	062106	9181	6/4/07	\$297,500	\$222,000	1240	6	1968	4	14509	N	N	28812 185TH AVE SE
005	332206	9025	11/26/07	\$465,000	\$354,000	1240	6	1999	3	54885	N	N	21416 SE 284TH ST
005	062106	9121	6/6/07	\$300,000	\$224,000	1350	6	1962	4	9964	N	N	19517 SE COVINGTON-SAWYER RD
005	022105	9095	9/24/07	\$270,000	\$203,000	1510	6	1938	5	12040	N	N	16158 SE 292ND ST

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	072106	9005	6/1/07	\$412,950	\$309,000	1550	6	1965	4	131284	N	N	18530 SE 307TH PL
005	062106	9059	11/9/07	\$495,000	\$375,000	1550	6	2002	3	213008	N	N	30225 196TH AVE SE
005	266210	0030	7/13/07	\$280,000	\$209,000	920	7	1970	3	10728	N	N	16354 SE 291ST PL
005	286890	0020	8/1/07	\$255,000	\$191,000	1010	7	1972	4	10125	N	N	28914 190TH AVE SE
005	147150	0020	4/28/08	\$273,000	\$220,000	1140	7	1967	3	24132	N	N	28815 180TH AVE SE
005	405320	0325	5/19/08	\$390,000	\$317,000	1150	7	1955	4	23363	Y	Y	31213 E LAKE MORTON DR SE
005	405320	0175	3/13/08	\$440,000	\$347,000	1200	7	1965	4	14896	Y	Y	31015 E LAKE MORTON DR SE
005	784350	0510	4/8/08	\$285,000	\$227,000	1210	7	1985	3	12006	N	N	29412 215TH AVE SE
005	062106	9185	2/12/07	\$289,950	\$220,000	1240	7	1969	3	13949	N	N	18407 SE COVINGTON-SAWYER RD
005	286890	0050	3/26/07	\$255,000	\$192,000	1250	7	1974	4	10125	N	N	28824 190TH AVE SE
005	237700	0200	7/27/07	\$290,000	\$217,000	1260	7	1961	3	23625	N	N	18035 SE 317TH ST
005	062106	9102	10/24/07	\$275,000	\$208,000	1300	7	1962	4	10139	N	N	28833 191ST PL SE
005	322206	9172	3/15/07	\$347,000	\$262,000	1350	7	1979	4	77536	N	N	20408 SE 286TH ST
005	286890	0150	9/22/08	\$270,000	\$236,000	1360	7	1972	4	10125	N	N	28913 190TH AVE SE
005	795070	0150	10/10/07	\$240,000	\$181,000	1520	7	1969	3	10220	N	N	31119 179TH PL SE
005	005350	0640	8/27/07	\$314,586	\$302,000	1600	7	2007	3	4947	N	N	21558 SE 290TH PL
005	189801	0050	6/15/07	\$349,500	\$261,000	1690	7	1978	3	14896	N	N	28914 188TH PL SE
005	405320	0875	6/28/07	\$390,000	\$291,000	1690	7	1980	3	55321	N	N	31232 E LAKE MORTON DR SE
005	383206	0010	1/11/08	\$328,595	\$294,000	1710	7	2008	3	4970	N	N	21407 SE 299TH WAY
005	383206	0090	4/22/08	\$318,646	\$295,000	1710	7	2008	3	6789	N	N	21471 SE 299TH WAY
005	383206	1130	1/10/08	\$330,900	\$296,000	1710	7	2008	3	4516	N	N	21373 SE 299TH WAY
005	005350	0060	12/11/08	\$242,000	\$275,000	1750	7	2007	3	5845	N	N	21263 SE 289TH WAY
005	005350	0330	12/18/08	\$235,000	\$268,000	1770	7	2007	3	6042	N	N	21402 SE 289TH WAY
005	005350	0030	12/18/08	\$237,000	\$270,000	1770	7	2007	3	4002	N	N	21281 SE 289TH WAY
005	005350	0200	12/24/08	\$237,500	\$272,000	1770	7	2007	3	3638	N	N	28840 213TH CT SE
005	383206	0410	4/27/07	\$327,643	\$286,000	1780	7	2007	3	7140	N	N	29766 214TH AVE SE
005	322206	9188	5/2/08	\$400,000	\$323,000	1780	7	1990	3	39021	N	N	28707 202ND AVE SE
005	757010	0030	10/22/07	\$340,000	\$257,000	1850	7	2002	3	10032	N	N	21219 SE 292ND PL
005	005350	0020	9/25/08	\$269,000	\$293,000	1870	7	2007	3	4046	N	N	21287 SE 289TH WAY
005	005350	0650	8/22/07	\$326,303	\$313,000	1870	7	2007	3	4762	N	N	21552 SE 290TH PL
005	383206	0870	6/8/07	\$316,000	\$275,000	1890	7	2007	3	6107	N	N	29743 213TH WAY SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	383206	0380	10/23/07	\$314,150	\$276,000	1890	7	2008	3	4844	N	N	29788 214TH AVE SE
005	383206	1070	5/4/07	\$320,608	\$280,000	1890	7	2007	3	6730	N	N	21337 SE 299TH WAY
005	383206	1150	2/27/08	\$311,351	\$282,000	1890	7	2007	3	5130	N	N	21385 SE 299TH WAY
005	383206	0860	2/1/08	\$317,118	\$285,000	1890	7	2007	3	6685	N	N	29725 213TH WAY SE
005	383206	1050	11/21/07	\$339,880	\$300,000	1890	7	2007	3	5486	N	N	21358 SE 299TH WAY
005	189801	0020	6/18/08	\$315,000	\$260,000	1910	7	1978	3	14985	N	N	28938 188TH PL SE
005	383205	0750	1/28/08	\$315,990	\$284,000	1930	7	2007	3	5072	N	N	21518 SE 299th WAY
005	383206	0310	8/1/08	\$313,051	\$304,000	1930	7	2008	3	4919	N	N	21513 SE 298TH PL
005	383206	0610	2/27/07	\$352,995	\$310,000	1930	7	2007	3	4816	N	N	21371 SE 297TH ST
005	383206	0620	7/2/07	\$326,550	\$284,000	1940	7	2007	3	4450	N	N	21377 SE 297TH ST
005	383206	0250	11/2/07	\$329,200	\$290,000	1940	7	2007	3	5522	N	N	21417 SE 298TH PL
005	383206	0500	1/29/07	\$334,945	\$296,000	1940	7	2007	3	5243	N	N	29771 214TH AVE SE
005	383206	0270	6/26/08	\$315,300	\$300,000	1940	7	2008	3	5128	N	N	21433 SE 298TH PL
005	383206	0820	1/5/07	\$338,695	\$301,000	1940	7	2007	3	5527	N	N	21335 SE 297TH ST
005	383205	0530	3/20/08	\$332,260	\$304,000	1940	7	2007	3	5500	N	N	21506 SE 297TH ST
005	383206	0330	3/14/08	\$334,416	\$305,000	1940	7	2008	3	5807	N	N	21508 SE 298TH PL
005	383206	1090	12/4/07	\$344,894	\$305,000	1940	7	2007	3	4757	N	N	21349 SE 299TH WAY
005	383206	0150	1/25/08	\$335,000	\$301,000	1960	7	2007	3	6462	N	N	21535 SE 299TH WAY
005	383206	1230	5/12/08	\$321,073	\$300,000	2010	7	2008	3	5947	N	N	21206 SE 300TH ST
005	383206	1020	3/5/08	\$335,593	\$305,000	2010	7	2008	3	7088	N	N	21396 SE 299TH WAY
005	383206	0340	12/4/07	\$346,338	\$307,000	2010	7	2008	3	5807	N	N	21438 SE 298TH PL
005	383206	0560	3/7/07	\$360,579	\$317,000	2010	7	2007	3	5634	N	N	29742 213TH WAY SE
005	147150	0010	8/26/08	\$270,000	\$232,000	2040	7	1967	3	20179	N	N	28803 180TH AVE SE
005	383206	0460	5/16/07	\$339,060	\$295,000	2040	7	2007	3	6050	N	N	29753 214TH AVE SE
005	383206	0770	2/13/07	\$348,369	\$307,000	2040	7	2007	3	5000	N	N	21366 SE 297TH ST
005	383206	1140	9/27/07	\$365,895	\$320,000	2040	7	2007	3	6474	N	N	21379 SE 299TH WAY
005	005350	0210	9/26/08	\$269,000	\$293,000	2060	7	2007	3	5450	N	N	28848 213TH CT SE
005	005350	0690	9/18/08	\$269,950	\$293,000	2060	7	2007	3	5041	N	N	21528 SE 290TH PL
005	005350	0280	10/27/08	\$265,704	\$294,000	2060	7	2007	3	6357	N	N	21354 SE 289TH WAY
005	005350	0050	11/5/07	\$328,001	\$318,000	2060	7	2007	3	4022	N	N	21269 SE 289TH WAY
005	005350	0630	10/11/07	\$345,702	\$334,000	2060	7	2007	3	8475	N	N	29035 215TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	005350	0040	9/22/08	\$265,000	\$288,000	2070	7	2007	3	4002	N	N	21275 SE 289TH WAY
005	005350	0270	9/23/08	\$279,000	\$303,000	2070	7	2007	3	4609	N	N	28884 213TH CT SE
005	383206	0900	3/20/07	\$363,543	\$319,000	2080	7	2007	3	7383	N	N	21322 SE 297TH CT
005	383206	0420	3/19/07	\$378,310	\$332,000	2080	7	2007	3	5336	N	N	29754 214TH AVE SE
005	383206	0880	4/3/07	\$380,644	\$333,000	2080	7	2007	3	5750	N	N	21350 SE 297TH CT
005	383206	0750	1/31/07	\$378,088	\$334,000	2080	7	2007	3	5000	N	N	21378 SE 297TH ST
005	383206	0530	7/13/07	\$394,530	\$343,000	2080	7	2007	3	6953	N	N	29770 213TH WAY SE
005	383206	0580	3/20/07	\$339,900	\$298,000	2090	7	2007	3	4999	N	N	29730 213TH WAY SE
005	258791	0210	5/10/07	\$650,000	\$487,000	2110	7	2004	3	28575	N	N	17656 SE 299TH PL
005	179625	0040	8/23/07	\$460,000	\$344,000	2120	7	1988	3	42805	N	N	20447 SE 287TH ST
005	005350	0160	10/23/08	\$279,000	\$308,000	2130	7	2008	3	4380	N	N	28843 213TH CT SE
005	005350	0250	10/19/07	\$336,001	\$325,000	2130	7	2007	3	5775	N	N	28872 213TH CT SE
005	005350	0670	10/3/07	\$338,029	\$326,000	2130	7	2007	3	4897	N	N	21540 SE 290TH PL
005	005350	0290	11/6/07	\$334,436	\$324,000	2150	7	2007	3	5981	N	N	21360 SE 289TH WAY
005	005350	0440	12/17/07	\$339,430	\$332,000	2150	7	2007	3	4146	N	N	21468 SE 289TH WAY
005	383206	0280	9/1/07	\$366,098	\$320,000	2170	7	2007	3	5621	N	N	21441 SE 298TH PL
005	383205	0120	7/25/08	\$295,385	\$285,000	2180	7	2008	3	6623	N	N	29727 218TH PL SE
005	383206	0040	5/27/08	\$303,827	\$285,000	2180	7	2008	3	4968	N	N	21431 SE 299TH WAY
005	383206	0260	8/1/08	\$314,075	\$305,000	2180	7	2008	3	5000	N	N	21425 SE 298TH PL
005	383206	1100	5/1/07	\$325,123	\$284,000	2190	7	2007	3	5433	N	N	21355 SE 299TH WAY
005	383206	0650	8/17/07	\$327,203	\$285,000	2190	7	2007	3	5817	N	N	21451 SE 297TH ST
005	383206	1030	9/6/07	\$335,823	\$293,000	2190	7	2007	3	6118	N	N	21374 SE 299TH WAY
005	383206	0110	5/30/08	\$312,500	\$294,000	2190	7	2008	3	5476	N	N	21511 SE 299TH WAY
005	383206	1120	8/1/07	\$349,293	\$304,000	2190	7	2007	3	4611	N	N	21367 SE 299TH WAY
005	383206	1120	9/8/08	\$315,150	\$312,000	2190	7	2007	3	4611	N	N	21367 SE 299TH WAY
005	383207	0010	7/29/08	\$324,186	\$314,000	2190	7	2008	3	5197	N	N	29720 218TH PL SE
005	383206	0020	6/13/08	\$338,368	\$320,000	2190	7	2008	3	4985	N	N	21415 SE 299TH WAY
005	383207	0030	7/24/08	\$362,611	\$350,000	2190	7	2008	3	5634	N	N	29710 218TH PL SE
005	383206	0300	6/9/08	\$374,000	\$353,000	2190	7	2008	3	5383	N	N	21505 SE 298TH PL
005	383206	0120	7/1/08	\$321,907	\$307,000	2200	7	2008	3	5893	N	N	21519 SE 299TH WAY
005	383206	0430	6/19/07	\$330,853	\$288,000	2230	7	2007	3	5112	N	N	29748 214TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	383206	0960	7/10/07	\$332,233	\$289,000	2230	7	2007	3	5909	N	N	29749 213TH WAY SE
005	383206	0950	6/15/07	\$335,913	\$292,000	2230	7	2007	3	4532	N	N	21351 SE 297TH CT
005	383205	0270	2/27/08	\$325,231	\$295,000	2230	7	2007	3	5000	N	N	21714 SE 298TH PL
005	383206	0570	3/16/07	\$343,048	\$301,000	2230	7	2007	3	4999	N	N	29736 213TH WAY SE
005	383206	0920	2/26/07	\$341,643	\$301,000	2230	7	2007	3	5100	N	N	21333 SE 297TH CT
005	383206	0970	5/1/07	\$352,063	\$307,000	2230	7	2007	3	4946	N	N	29755 213TH WAY SE
005	383206	0370	7/11/07	\$364,238	\$317,000	2230	7	2007	3	5031	N	N	21412 SE 298TH PL
005	383206	0730	1/11/07	\$363,840	\$323,000	2230	7	2007	3	5000	N	N	21390 SE 297TH ST
005	383205	0110	5/6/08	\$349,568	\$325,000	2230	7	2008	3	5200	N	N	29726 218TH PL SE
005	383206	1160	10/2/07	\$332,541	\$291,000	2250	7	2007	3	5028	N	N	21391 SE 299TH WAY
005	383206	0350	9/24/07	\$338,648	\$296,000	2250	7	2007	3	5068	N	N	21430 SE 298TH PL
005	383206	0590	4/25/07	\$335,693	\$293,000	2260	7	2007	3	5000	N	N	29724 213TH WAY SE
005	383206	0480	2/21/07	\$363,815	\$320,000	2260	7	2007	3	6678	N	N	29759 214TH AVE SE
005	383206	0450	5/19/08	\$335,366	\$314,000	2280	7	2008	3	4750	N	N	29749 214TH AVE SE
005	383206	0550	1/14/08	\$362,449	\$324,000	2280	7	2008	3	6807	N	N	29750 213TH WAY SE
005	383206	0540	1/11/08	\$365,116	\$326,000	2280	7	2008	3	7004	N	N	29760 213TH WAY SE
005	383206	0080	6/9/08	\$346,036	\$327,000	2280	7	2008	3	5885	N	N	21463 SE 299TH WAY
005	383206	0160	5/27/08	\$354,231	\$333,000	2280	7	2008	3	5801	N	N	21470 SE 299TH WAY
005	383206	0980	10/16/07	\$388,455	\$341,000	2300	7	2007	3	5448	N	N	29761 213TH WAY SE
005	383206	0510	1/10/07	\$379,340	\$337,000	2310	7	2007	3	6293	N	N	29777 214TH AVE SE
005	383206	0940	6/4/07	\$337,091	\$293,000	2320	7	2007	3	4683	N	N	21345 SE 297TH CT
005	383206	0840	4/17/07	\$352,973	\$308,000	2320	7	2007	3	4500	N	N	21347 SE 297TH ST
005	383205	0100	3/18/08	\$354,990	\$324,000	2380	7	2008	3	5200	N	N	29732 218TH PL SE
005	383206	1180	4/8/08	\$364,070	\$335,000	2380	7	2008	3	7915	N	N	21236 SE 300TH ST
005	383206	0640	8/17/07	\$343,860	\$300,000	2400	7	2007	3	5400	N	N	21443 SE 297TH ST
005	383206	0200	3/20/08	\$335,175	\$306,000	2400	7	2008	3	5000	N	N	21432 SE 299TH WAY
005	383206	0130	10/12/07	\$354,808	\$311,000	2400	7	2007	3	6912	N	N	21523 SE 299TH WAY
005	383206	0660	1/10/07	\$359,915	\$320,000	2400	7	2007	3	5500	N	N	21450 SE 297TH ST
005	383206	1080	5/17/07	\$376,515	\$328,000	2400	7	2007	3	7937	N	N	21343 SE 299TH WAY
005	383206	0360	3/18/08	\$360,743	\$330,000	2400	7	2008	3	5129	N	N	21420 SE 298TH PL
005	383206	0140	10/29/07	\$379,998	\$334,000	2400	7	2007	3	5913	N	N	21527 SE 299TH WAY

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	383206	0170	4/29/08	\$363,513	\$337,000	2400	7	2008	3	5965	N	N	21460 SE 299TH WAY
005	383207	0100	7/16/08	\$350,020	\$337,000	2400	7	2008	3	6712	N	N	29719 218TH PL SE
005	383206	0170	9/17/07	\$439,538	\$384,000	2400	7	2008	3	5965	N	N	21460 SE 299TH WAY
005	005350	0260	11/2/07	\$336,874	\$326,000	2410	7	2007	3	4923	N	N	28878 213TH CT SE
005	005350	0660	8/22/07	\$342,808	\$329,000	2410	7	2007	3	4876	N	N	21546 SE 290TH PL
005	005350	0300	9/26/07	\$360,251	\$347,000	2410	7	2007	3	5992	N	N	21366 SE 289TH WAY
005	005350	0310	11/25/08	\$284,000	\$319,000	2420	7	2008	3	6140	N	N	21372 SE 289TH WAY
005	005350	0240	12/26/08	\$275,000	\$315,000	2430	7	2007	3	5252	N	N	28866 213TH CT SE
005	005350	0150	10/1/07	\$341,780	\$330,000	2430	7	2007	3	7643	N	N	28849 213TH CT SE
005	005350	0170	12/24/08	\$289,000	\$331,000	2430	7	2007	3	5103	N	N	28837 213TH CT SE
005	005350	0230	9/25/08	\$312,090	\$339,000	2430	7	2007	3	5486	N	N	28860 213TH CT SE
005	005350	0680	8/22/07	\$355,636	\$342,000	2430	7	2007	3	5341	N	N	21534 SE 290TH PL
005	005350	0790	4/4/08	\$349,960	\$353,000	2430	7	2008	3	4236	N	N	21561 SE 290TH PL
005	383206	0910	3/19/07	\$386,835	\$339,000	2460	7	2007	3	7747	N	N	21327 SE 297TH CT
005	383206	1210	4/9/08	\$351,548	\$324,000	2480	7	2008	3	4815	N	N	21218 SE 300TH ST
005	383206	1010	11/20/07	\$361,526	\$319,000	2520	7	2008	3	5713	N	N	29845 214TH AVE SE
005	383205	1140	10/24/07	\$375,000	\$330,000	2540	7	2006	3	4775	N	N	21720 SE 299TH WAY
005	383206	0440	8/12/08	\$339,900	\$331,000	2540	7	2008	3	4844	N	N	29745 214TH AVE SE
005	383206	0990	4/27/07	\$424,135	\$370,000	2580	7	2007	3	6002	N	N	29767 213TH WAY SE
005	383206	0030	8/4/08	\$329,265	\$320,000	2600	7	2008	3	4976	N	N	21423 SE 299TH WAY
005	005350	0600	9/24/08	\$306,340	\$333,000	2660	7	2008	3	4800	N	N	21323 SE 289TH WAY
005	383205	0350	4/1/08	\$360,500	\$331,000	2670	7	2007	3	5000	N	N	21604 SE 298TH PL
005	383206	0740	1/5/07	\$360,865	\$321,000	2690	7	2007	3	5000	N	N	21384 SE 297TH ST
005	383206	1060	6/19/07	\$394,586	\$343,000	2690	7	2007	3	6124	N	N	21352 SE 299TH WAY
005	383206	1220	4/4/08	\$344,703	\$317,000	2700	7	2008	3	5467	N	N	21212 SE 300TH ST
005	383206	0320	1/28/08	\$369,765	\$332,000	2700	7	2008	3	4997	N	N	21514 SE 298TH PL
005	383206	1200	3/22/08	\$374,153	\$342,000	2700	7	2008	3	4887	N	N	21224 SE 300TH ST
005	383206	0930	3/20/07	\$374,513	\$328,000	2740	7	2007	3	4851	N	N	21339 SE 297TH CT
005	383206	1000	1/22/08	\$404,281	\$363,000	2820	7	2008	3	6327	N	N	29837 214TH AVE SE
005	383206	1110	7/11/07	\$417,416	\$363,000	2900	7	2007	3	5372	N	N	21361 SE 299TH WAY
005	383206	0890	4/10/07	\$387,330	\$339,000	2950	7	2007	3	8987	N	N	21330 SE 297TH CT

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	383206	1040	7/13/07	\$413,243	\$360,000	2960	7	2007	3	7303	N	N	21364 SE 299TH WAY
005	383206	0600	9/7/07	\$434,143	\$379,000	2970	7	2007	3	5000	N	N	29718 213TH WAY SE
005	383206	0230	11/6/07	\$402,220	\$354,000	3180	7	2007	3	6558	N	N	21408 SE 299TH WAY
005	383206	0760	2/20/08	\$390,673	\$354,000	3180	7	2007	3	5000	N	N	21372 SE 297TH ST
005	383206	0780	10/31/07	\$405,606	\$357,000	3180	7	2007	3	5000	N	N	21360 SE 297TH ST
005	383206	0070	5/9/08	\$384,788	\$359,000	3180	7	2008	3	5346	N	N	21455 SE 299TH WAY
005	383206	0210	7/16/08	\$390,750	\$376,000	3180	7	2008	3	5000	N	N	21424 SE 299TH WAY
005	383206	0520	8/29/07	\$415,913	\$363,000	3600	7	2007	3	7354	N	N	29778 213TH WAY SE
005	383206	0490	1/30/07	\$424,852	\$376,000	3600	7	2007	3	5386	N	N	29765 214TH AVE SE
005	383206	0390	2/22/07	\$431,089	\$379,000	3600	7	2007	3	5678	N	N	29780 214TH AVE SE
005	383206	0240	7/9/07	\$492,253	\$428,000	3600	7	2007	3	7430	N	N	21409 SE 298TH PL
005	948591	0070	2/20/07	\$436,000	\$330,000	1400	8	1978	3	21780	N	N	28605 194TH AVE SE
005	344412	0170	5/16/07	\$455,000	\$340,000	1400	8	1986	3	40205	N	N	20804 SE 281ST ST
005	948594	0730	12/10/07	\$399,000	\$305,000	1480	8	1984	3	36722	N	N	28119 193RD AVE SE
005	948593	0400	6/15/07	\$493,000	\$368,000	1490	8	1980	3	37376	N	N	18809 SE 287TH ST
005	784350	0260	4/18/07	\$310,000	\$233,000	1500	8	1988	3	12089	N	N	21436 SE 293RD ST
005	948590	0090	6/19/07	\$416,000	\$311,000	1570	8	1977	4	62290	N	N	18321 SE 284TH ST
005	948592	0160	6/1/07	\$427,950	\$320,000	1680	8	1978	3	35000	N	N	28241 188TH AVE SE
005	012105	9067	10/1/08	\$355,000	\$312,000	1700	8	1977	4	30000	N	N	28829 176TH AVE SE
005	184260	0020	4/22/08	\$420,000	\$337,000	1780	8	1989	3	13556	N	N	17532 SE 292ND PL
005	948595	1200	6/18/07	\$490,000	\$366,000	1780	8	1984	3	28795	N	N	18507 SE 280TH ST
005	405320	1007	5/31/07	\$397,500	\$297,000	1820	8	1980	4	35643	N	N	31207 W LAKE MORTON DR SE
005	911361	0100	3/7/07	\$465,000	\$351,000	1850	8	1976	3	41600	N	N	32613 194TH AVE SE
005	179625	0130	6/28/07	\$459,000	\$343,000	1900	8	1988	3	36871	N	N	20829 SE 287TH ST
005	784350	0110	11/1/07	\$335,000	\$254,000	1910	8	1986	3	12026	N	N	21434 SE 292ND PL
005	784350	0660	8/27/08	\$335,000	\$288,000	1910	8	1987	3	12259	N	N	21522 SE 292ND CT
005	721542	0960	3/23/07	\$530,000	\$399,000	2000	8	1994	3	45276	N	N	29510 207TH AVE SE
005	721542	0060	8/5/08	\$456,000	\$387,000	2020	8	1994	3	28000	N	N	29025 200TH PL SE
005	784350	0640	7/23/07	\$365,950	\$273,000	2030	8	1989	3	12433	N	N	21532 SE 292ND CT
005	915840	0040	12/18/07	\$443,400	\$339,000	2050	8	1994	3	34999	N	N	33027 206TH PL SE
005	179615	0080	8/17/07	\$460,000	\$344,000	2050	8	1987	4	38007	N	N	19521 SE 332ND PL

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	911350	0060	11/20/07	\$417,000	\$317,000	2070	8	1998	3	26928	N	N	31830 195TH AVE SE
005	948591	0010	9/3/08	\$410,000	\$354,000	2110	8	1977	4	69260	N	N	28725 196TH AVE SE
005	721540	0060	12/26/08	\$400,000	\$373,000	2110	8	1989	3	35283	N	N	29133 201ST CT SE
005	745981	0120	2/5/07	\$399,950	\$304,000	2120	8	1977	3	37720	N	N	28804 210TH AVE SE
005	911360	0210	6/5/07	\$468,000	\$350,000	2150	8	1991	3	37800	N	N	19504 SE 324TH ST
005	172106	9047	4/4/07	\$558,000	\$419,000	2160	8	1989	4	65340	N	N	32323 199TH AVE SE
005	721540	0480	4/6/07	\$525,000	\$394,000	2170	8	1989	3	35500	N	N	29546 199TH AVE SE
005	948595	0020	6/26/08	\$509,000	\$422,000	2270	8	1986	3	30104	N	N	28316 190TH AVE SE
005	948595	0870	8/14/07	\$530,000	\$397,000	2310	8	1984	4	34136	N	N	18614 SE 280TH ST
005	948594	0680	5/29/07	\$495,000	\$370,000	2360	8	1987	3	38997	N	N	27919 193RD AVE SE
005	124940	0120	6/8/07	\$519,950	\$389,000	2360	8	1990	3	19729	N	N	29704 174TH AVE SE
005	721542	0250	7/17/07	\$535,000	\$400,000	2370	8	1994	3	28077	N	N	20204 SE 290TH PL
005	124940	0150	2/6/08	\$455,000	\$354,000	2380	8	1989	3	16836	N	N	29713 174TH AVE SE
005	948593	0460	5/21/07	\$489,000	\$366,000	2430	8	1981	4	35090	N	N	18931 SE 287TH ST
005	721542	1030	8/12/08	\$535,000	\$456,000	2430	8	1995	3	47041	N	N	20745 SE 295TH ST
005	948592	0080	5/7/08	\$499,950	\$404,000	2490	8	1978	4	53143	N	N	18731 SE 284TH PL
005	911360	0280	7/20/07	\$585,000	\$437,000	2500	8	1975	4	42000	N	N	32264 194TH AVE SE
005	915840	0080	4/1/08	\$537,250	\$427,000	2510	8	1999	3	37882	N	N	20624 SE 331ST ST
005	258791	0020	3/21/07	\$739,000	\$557,000	2520	8	2000	3	41858	N	N	17631 SE 296TH ST
005	721541	0560	10/6/08	\$480,000	\$423,000	2550	8	1992	3	35350	N	N	20035 SE 302ND CT
005	124940	0170	2/5/07	\$490,000	\$372,000	2630	8	1987	3	18700	N	N	29725 174TH AVE SE
005	405320	0745	2/28/08	\$535,000	\$420,000	2770	8	2007	3	87094	N	N	30870 E LAKE MORTON DR SE
005	172106	9045	5/8/07	\$606,950	\$454,000	2770	8	1985	3	51836	N	N	32221 199TH AVE SE
005	258792	0120	3/4/08	\$605,000	\$475,000	3140	8	2000	3	32200	N	N	17660 SE 301ST PL
005	405320	0295	12/23/08	\$650,000	\$605,000	1850	9	2005	3	22288	Y	Y	31165 E LAKE MORTON DR SE
005	258792	0150	1/9/07	\$537,500	\$411,000	2200	9	1979	3	31200	N	N	17685 SE 301ST ST
005	258789	0470	4/29/08	\$525,000	\$423,000	2220	9	1980	3	21741	N	N	17604 SE 290TH ST
005	398120	0070	12/11/07	\$499,950	\$382,000	2280	9	1990	3	17642	N	N	18014 SE 283RD CT
005	398120	0150	6/25/07	\$515,000	\$385,000	2280	9	1989	3	15872	N	N	28104 180TH AVE SE
005	948595	0960	10/24/07	\$490,000	\$370,000	2300	9	1985	3	35871	N	N	18404 SE 280TH ST
005	012105	9080	11/26/07	\$584,500	\$445,000	2610	9	1984	3	217800	N	N	17100 SE 298TH ST

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	398120	0200	5/3/07	\$535,000	\$401,000	2620	9	1990	3	15432	N	N	18021 SE 280TH PL
005	721540	0360	9/19/08	\$482,500	\$421,000	2700	9	1990	3	37418	N	N	20029 SE 296TH ST
005	398120	0600	8/22/07	\$549,950	\$412,000	2740	9	1992	3	13708	N	N	18432 SE 277TH PL
005	398120	0080	10/24/08	\$550,000	\$491,000	2760	9	1989	3	15624	N	N	18002 SE 283RD CT
005	398120	0640	2/26/07	\$545,500	\$413,000	2770	9	1992	3	14211	N	N	18324 SE 277TH PL
005	721542	0600	3/19/07	\$592,500	\$446,000	2890	9	1996	3	28000	N	N	29320 206TH CT SE
005	721542	0540	9/11/07	\$580,000	\$435,000	2920	9	1995	3	34565	N	N	29328 204TH PL SE
005	721541	0620	6/21/07	\$588,000	\$439,000	3020	9	1992	3	37082	N	N	30202 199TH PL SE
005	948595	0660	8/18/08	\$519,000	\$444,000	3020	9	1985	4	47449	N	N	27638 191ST PL SE
005	398120	0680	8/17/07	\$670,000	\$501,000	3260	9	1990	3	14555	Y	N	18317 SE 277TH PL
005	258789	0190	11/19/08	\$635,000	\$577,000	3470	9	1975	4	21000	N	N	17629 SE 293RD PL
005	948595	0100	11/28/07	\$509,000	\$388,000	3810	9	1984	3	38398	N	N	19028 SE 283RD ST
005	122105	9215	1/4/07	\$885,000	\$678,000	2740	10	2004	3	237402	N	N	30820 KENT-BLACK DIAMOND RD SE
005	082106	9025	3/22/07	\$699,000	\$526,000	3290	10	1992	3	90604	N	N	19809 SE 319TH ST
005	405320	0836	4/4/07	\$980,000	\$737,000	4090	11	2003	3	42933	N	N	31090 E LAKE MORTON DR SE

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	022105	9037	7/24/08	\$5,000	DOR RATIO
004	022105	9066	5/4/08	\$250,000	DIAGNOSTIC OUTLIER
004	032105	9069	2/22/07	\$169,290	BANKRUPTCY - RECEIVER OR TRUSTEE
004	032105	9069	2/8/07	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	072106	9079	5/31/07	\$351,000	SHERIFF / TAX SALE; GOVERNMENT AGENCY
004	112105	9046	8/4/08	\$750,000	DIAGNOSTIC OUTLIER
004	112105	9048	4/28/08	\$699,950	DIAGNOSTIC OUTLIER
004	122105	9015	12/12/07	\$740,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	122105	9028	7/18/08	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	122105	9033	12/17/08	\$290,000	DIAGNOSTIC OUTLIER
004	122105	9104	4/17/07	\$150,000	CONTRACT OR CASH SALE
004	122105	9125	3/29/07	\$429,000	DIAGNOSTIC OUTLIER
004	132105	9055	2/14/07	\$360,000	DIAGNOSTIC OUTLIER
004	132105	9091	3/7/07	\$230,000	QUIT CLAIM DEED
004	132105	9145	4/18/07	\$355,000	%COMPL
004	152105	9044	7/30/07	\$630,000	RELOCATION - SALE TO SERVICE
004	182106	9072	2/13/07	\$246,120	QUESTIONABLE PER APPRAISAL
004	182106	9074	5/28/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	192106	9014	3/9/07	\$75,760	QUIT CLAIM DEED
004	192106	9074	7/28/08	\$610,000	GOVERNMENT AGENCY
004	202106	9108	1/14/08	\$650,000	OBSOL
004	202577	0130	12/27/07	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	202577	0510	6/13/07	\$480,000	PREVIMP<=25K
004	215200	0015	12/10/08	\$417,000	DIAGNOSTIC OUTLIER
004	215200	0015	12/21/07	\$130,000	DOR RATIO
004	221290	0030	11/14/08	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	221290	0340	12/17/08	\$149,900	DIAGNOSTIC OUTLIER
004	221290	1150	4/5/07	\$246,000	QUIT CLAIM DEED
004	232105	9031	10/10/08	\$100,000	DIAGNOSTIC OUTLIER
004	242105	9082	7/14/07	\$775,000	RELOCATION - SALE TO SERVICE
004	262105	9001	6/29/07	\$110,000	DIAGNOSTIC OUTLIER
004	281790	0050	12/2/08	\$214,058	RELATED PARTY, FRIEND, OR NEIGHBOR
004	292106	9060	2/7/08	\$152,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	329861	0070	4/2/07	\$350,000	DIAGNOSTIC OUTLIER
004	352205	9067	5/23/08	\$103,498	QUIT CLAIM DEED
004	431260	0070	3/2/07	\$249,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	431270	0170	8/13/08	\$184,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	431270	0190	9/18/08	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	574700	0040	2/21/07	\$240,000	DIAGNOSTIC OUTLIER
004	660040	0370	5/9/07	\$69,017	QUIT CLAIM DEED
004	660040	0570	11/7/08	\$190,000	DIAGNOSTIC OUTLIER
004	786100	0010	12/19/07	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	796846	0120	11/6/08	\$234,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	132105	9140	1/29/07	\$365,000	%COMPL
004	152105	9011	1/16/07	\$160,000	MOBILE HOME

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	005350	0220	12/29/08	\$252,000	DIAGNOSTIC OUTLIER
005	012105	9025	5/8/07	\$60,000	%COMPL
005	022105	9061	1/28/08	\$25,000	DOR RATIO
005	062106	9025	5/18/07	\$55,008	DOR RATIO;OPEN SPACE/
005	062106	9033	6/18/08	\$375,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
005	062106	9077	7/31/07	\$535,000	DIAGNOSTIC OUTLIER
005	062106	9081	11/24/08	\$352,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	062106	9081	4/11/07	\$315,732	QUIT CLAIM DEED
005	062106	9104	8/1/08	\$108,248	QUIT CLAIM DEED
005	062106	9106	1/28/08	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	062106	9106	12/4/07	\$204,907	EXEMPT FROM EXCISE TAX
005	062106	9276	4/23/08	\$145,000	DOR RATIO
005	062106	9287	8/13/07	\$796,000	DIAGNOSTIC OUTLIER
005	072106	9008	3/14/07	\$496,000	DIAGNOSTIC OUTLIER
005	082106	9105	3/25/08	\$400,000	IMP COUNT;OBSOL
005	237710	0120	6/4/08	\$415,000	DIAGNOSTIC OUTLIER
005	258789	0470	3/26/08	\$525,000	RELOCATION - SALE TO SERVICE
005	266210	0060	5/21/08	\$215,500	DIAGNOSTIC OUTLIER
005	286890	0150	1/23/08	\$148,522	FORCED SALE; DIVORCE
005	322206	9189	10/30/07	\$555,000	DIAGNOSTIC OUTLIER
005	332206	9091	2/16/07	\$158,750	QUIT CLAIM DEED
005	344410	0080	5/16/07	\$187,189	QUIT CLAIM DEED
005	344410	0410	1/23/07	\$422,000	DIAGNOSTIC OUTLIER
005	352205	9115	10/29/08	\$1,037,270	DIAGNOSTIC OUTLIER
005	383205	0090	8/22/08	\$327,928	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383205	0850	4/13/07	\$167,418	QUIT CLAIM DEED
005	383206	0050	9/29/08	\$293,165	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0060	8/7/08	\$333,061	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0100	8/7/08	\$310,977	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0180	5/28/08	\$280,465	DIAGNOSTIC OUTLIER
005	383206	0190	7/22/08	\$284,530	DIAGNOSTIC OUTLIER
005	383206	0390	10/13/08	\$311,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	383206	0510	12/31/08	\$267,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	383206	1120	7/11/08	\$315,150	RELOCATION - SALE TO SERVICE
005	383206	1190	2/20/08	\$456,108	DIAGNOSTIC OUTLIER
005	383207	0060	9/12/08	\$277,470	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383207	0070	9/16/08	\$287,440	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383207	0090	7/14/08	\$304,165	DIAGNOSTIC OUTLIER
005	398120	0260	3/24/08	\$405,751	EXEMPT FROM EXCISE TAX
005	405320	0080	9/17/08	\$604,000	DIAGNOSTIC OUTLIER
005	405320	0120	4/11/08	\$500,000	DIAGNOSTIC OUTLIER
005	405320	0235	1/30/08	\$400,000	RELOCATION - SALE TO SERVICE
005	405320	0415	7/23/08	\$262,000	PREVIMP<=25K
005	405320	0566	10/24/07	\$575,000	DIAGNOSTIC OUTLIER
005	405320	0600	9/18/07	\$925,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	721542	0310	12/8/08	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	721542	0450	6/19/08	\$507,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	757010	0030	10/15/07	\$340,000	RELOCATION - SALE TO SERVICE
005	784350	0110	11/2/07	\$335,000	QUIT CLAIM DEED
005	795060	0080	1/2/08	\$165,015	QUIT CLAIM DEED
005	795070	0160	5/2/07	\$256,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	894420	0100	11/11/08	\$123,844	QUIT CLAIM DEED
005	911350	0240	4/26/07	\$210,000	QUIT CLAIM DEED
005	915840	0150	1/23/07	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	915840	0190	5/18/07	\$132,687	DOR RATIO
005	948593	0310	7/1/08	\$301,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	948593	0390	9/9/08	\$394,197	BANKRUPTCY - RECEIVER OR TRUSTEE
005	948594	0040	2/27/08	\$543,000	ACTIVE PERMIT BEFORE SALE>25K
005	948595	1120	6/14/07	\$374,000	DIAGNOSTIC OUTLIER
005	383205	0150	11/4/08	\$416,125	NEW IMP NO CHARACTERISTICS
005	383208	0330	10/20/08	\$319,785	NEW IMP NO CHARACTERISTICS
005	383208	0340	11/6/08	\$298,665	NEW IMP NO CHARACTERISTICS
005	383208	0350	12/10/08	\$332,403	NEW IMP NO CHARACTERISTICS
005	383208	0370	8/18/08	\$339,845	NEW IMP NO CHARACTERISTICS
005	383208	0380	9/12/08	\$315,000	NEW IMP NO CHARACTERISTICS
005	383208	0400	8/15/08	\$361,970	NEW IMP NO CHARACTERISTICS
005	383208	0480	9/5/08	\$342,253	NEW IMP NO CHARACTERISTICS
005	383208	0490	9/3/08	\$304,050	NEW IMP NO CHARACTERISTICS
005	383208	0500	9/9/08	\$307,752	NEW IMP NO CHARACTERISTICS
005	383208	0510	10/20/08	\$301,510	NEW IMP NO CHARACTERISTICS
005	383208	0550	12/23/08	\$335,320	NEW IMP NO CHARACTERISTICS

***Vacant Sales Used in this Annual Update Analysis
Area 58***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	122105	9204	7/13/2007	\$229,000	295336	N	N
4	122105	9217	5/16/2007	\$220,000	160903	N	N
4	132105	9007	2/20/2007	\$300,000	217762	N	N
4	202106	9102	12/7/2007	\$260,000	121968	N	N
4	202576	0140	6/25/2007	\$450,000	24846	N	N
4	202576	0150	7/6/2007	\$470,000	21951	N	N
4	202577	0490	4/10/2007	\$435,000	22053	N	N
4	202577	0530	6/1/2007	\$460,000	22082	N	N
4	202577	0540	6/1/2007	\$460,000	22737	N	N
4	202577	0550	4/9/2007	\$450,000	24346	N	N
4	202577	0560	4/9/2007	\$450,000	24663	N	N
4	215200	0080	1/9/2007	\$175,000	144442	N	N
4	215200	0081	1/9/2007	\$215,000	172798	N	N
4	222105	9060	8/28/2008	\$238,500	217364	N	N
4	232105	9090	3/12/2008	\$127,000	39684	N	N
5	005350	0400	3/19/2008	\$146,000	4319	N	N
5	005350	0410	3/19/2008	\$146,000	4319	N	N
5	005350	0420	3/19/2008	\$146,000	4319	N	N
5	012105	9074	3/27/2007	\$105,000	218846	N	N
5	062106	9013	9/11/2007	\$200,000	217800	N	N
5	062106	9223	6/11/2007	\$54,000	32310	N	N
5	062106	9261	6/20/2007	\$280,000	56192	N	N
5	122105	9207	1/3/2008	\$350,000	263094	N	N
5	122105	9218	11/19/2008	\$165,000	261620	N	N
5	147150	0091	11/16/2007	\$130,000	17311	N	N
5	237700	0260	4/3/2008	\$120,000	24664	N	N
5	362205	9171	6/25/2007	\$130,000	16117	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 58***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	179600	0145	9/27/2007	\$40,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	192106	9022	5/3/2007	\$150,000	QUIT CLAIM DEED
4	222105	9039	4/15/2008	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	232105	9008	2/4/2008	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	232105	9042	5/7/2008	\$50,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	232105	9042	5/7/2008	\$50,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	232105	9098	5/7/2008	\$30,625	RELATED PARTY, FRIEND, OR NEIGHBOR
4	232105	9098	5/7/2008	\$30,625	RELATED PARTY, FRIEND, OR NEIGHBOR
4	232105	9099	5/7/2008	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	232105	9099	5/7/2008	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	232105	9100	5/7/2008	\$30,625	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	341060	0275	7/26/2007	\$134,950	NO MARKET EXPOSURE
5	005350	0340	3/19/2008	\$36,500	CORPORATE AFFILIATES
5	005350	0350	3/20/2008	\$36,500	CORPORATE AFFILIATES
5	005350	0360	3/20/2008	\$36,500	CORPORATE AFFILIATES
5	005350	0370	3/20/2008	\$36,500	CORPORATE AFFILIATES
5	005350	0380	3/20/2008	\$36,500	CORPORATE AFFILIATES
5	005350	0390	3/20/2008	\$36,500	CORPORATE AFFILIATES
5	082106	9088	3/23/2007	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	911350	0090	9/7/2007	\$2,500	QUIT CLAIM DEED
5	915840	0200	6/27/2007	\$141,048	RELATED PARTY, FRIEND, OR NEIGHBOR

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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



King County

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Scott Noble

Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor