

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** Issaquah to May Valley / 65

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 464

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2008 Value</b>	\$254,600	\$543,300	\$797,900			
<b>2009 Value</b>	\$228,800	\$400,500	\$629,300	\$737,600	85.3%	9.22%
<b>Change</b>	-\$25,800	-\$142,800	-\$168,600			
<b>% Change</b>	-10.1%	-26.3%	-21.1%			

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

\*\* Sales adjusted to 1/1/09.

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

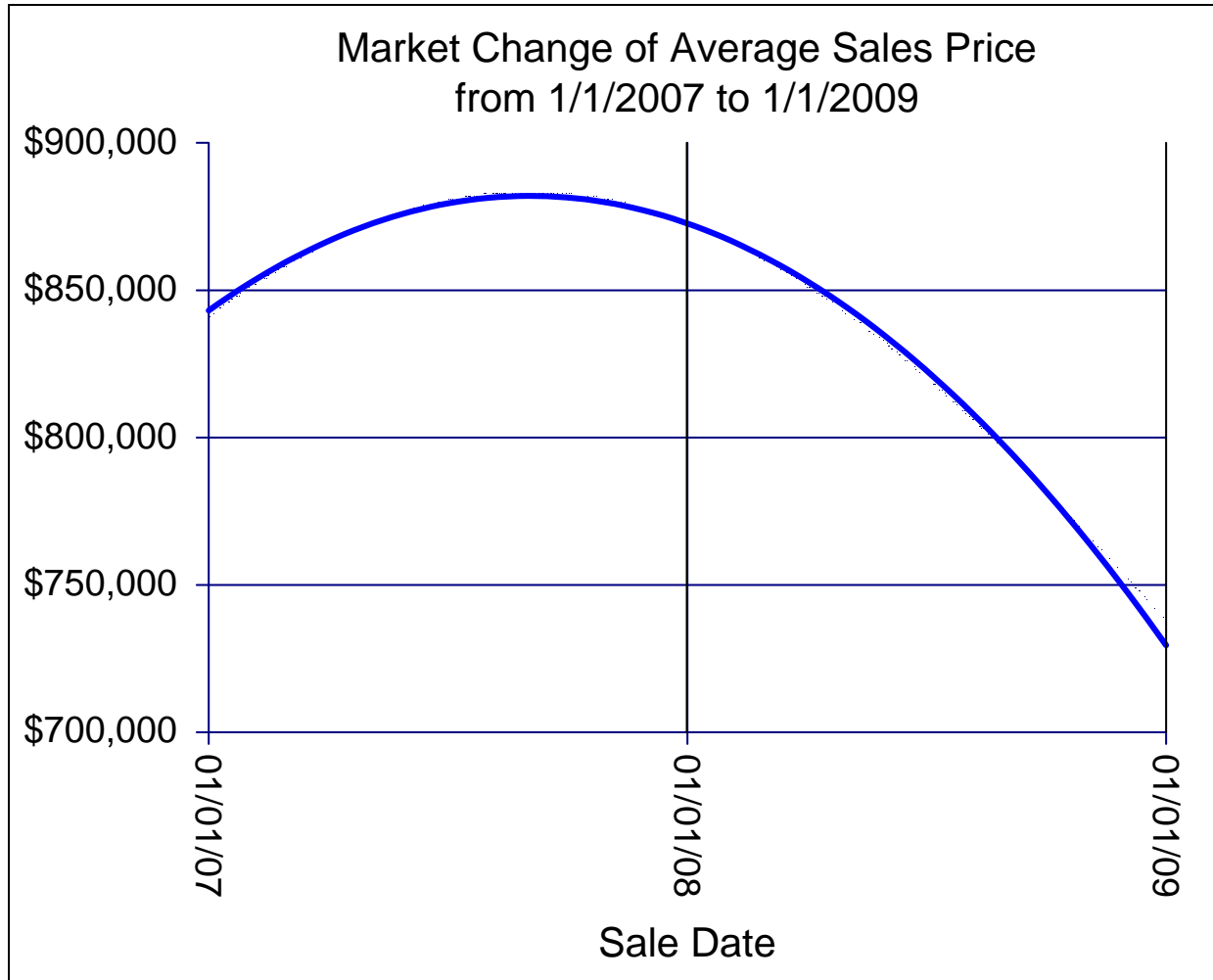
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$265,300	\$466,000	\$731,300
<b>2009 Value</b>	\$238,300	\$340,400	\$578,700
<b>Percent Change</b>	-10.2%	-27.0%	-20.9%

Number of one to three unit residences in the Population: 4,796

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for plat major 009760 named Albright Subdivision. The assessment ratio for this plat major was higher than others and their values were adjusted downward more.

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

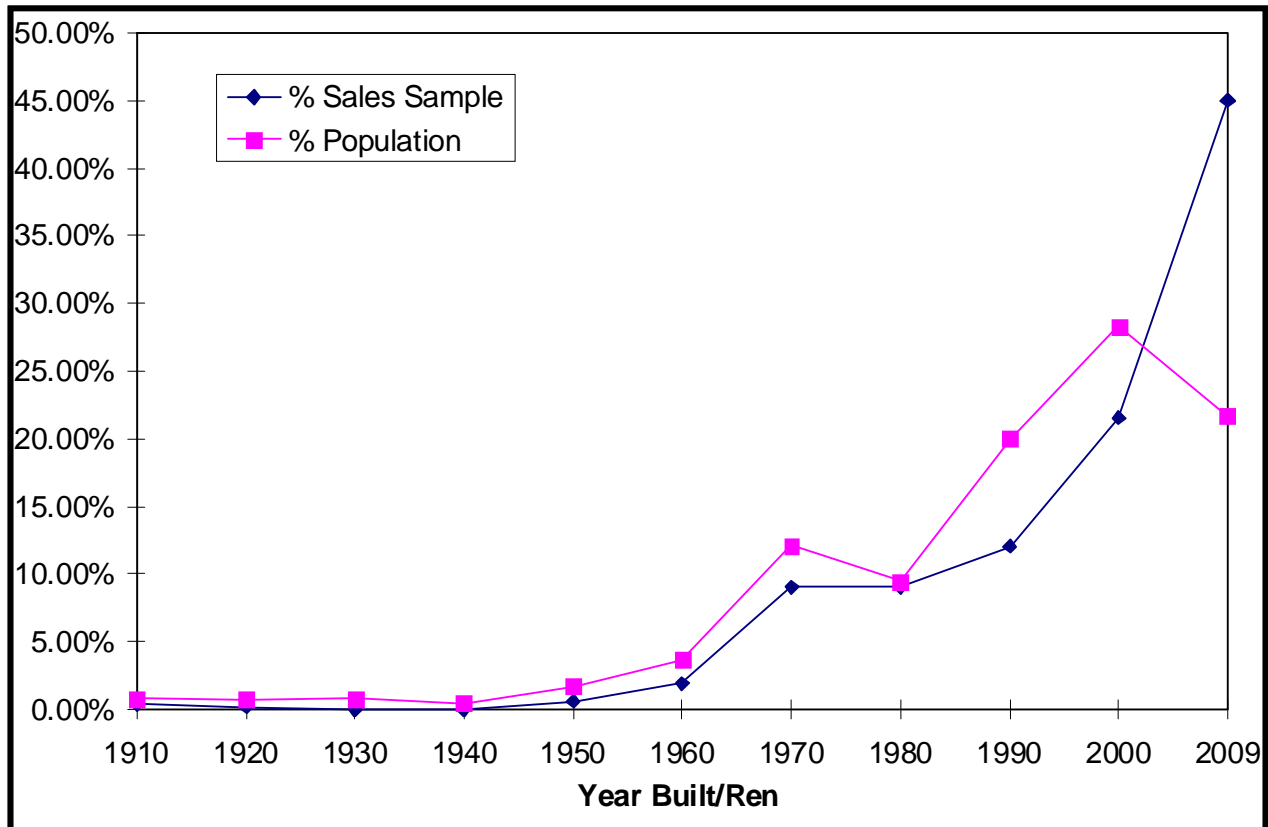
**Market Change of Average Sale Price in Area 65**  
**From 1/1/07 to 1/1/09**



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

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.43%
1920	1	0.22%
1930	0	0.00%
1940	0	0.00%
1950	3	0.65%
1960	9	1.94%
1970	42	9.05%
1980	42	9.05%
1990	56	12.07%
2000	100	21.55%
2009	209	45.04%
	464	

Year Built/Ren	Frequency	% Population
1910	40	0.83%
1920	36	0.75%
1930	39	0.81%
1940	24	0.50%
1950	84	1.75%
1960	178	3.71%
1970	582	12.14%
1980	454	9.47%
1990	960	20.02%
2000	1359	28.34%
2009	1040	21.68%
	4796	

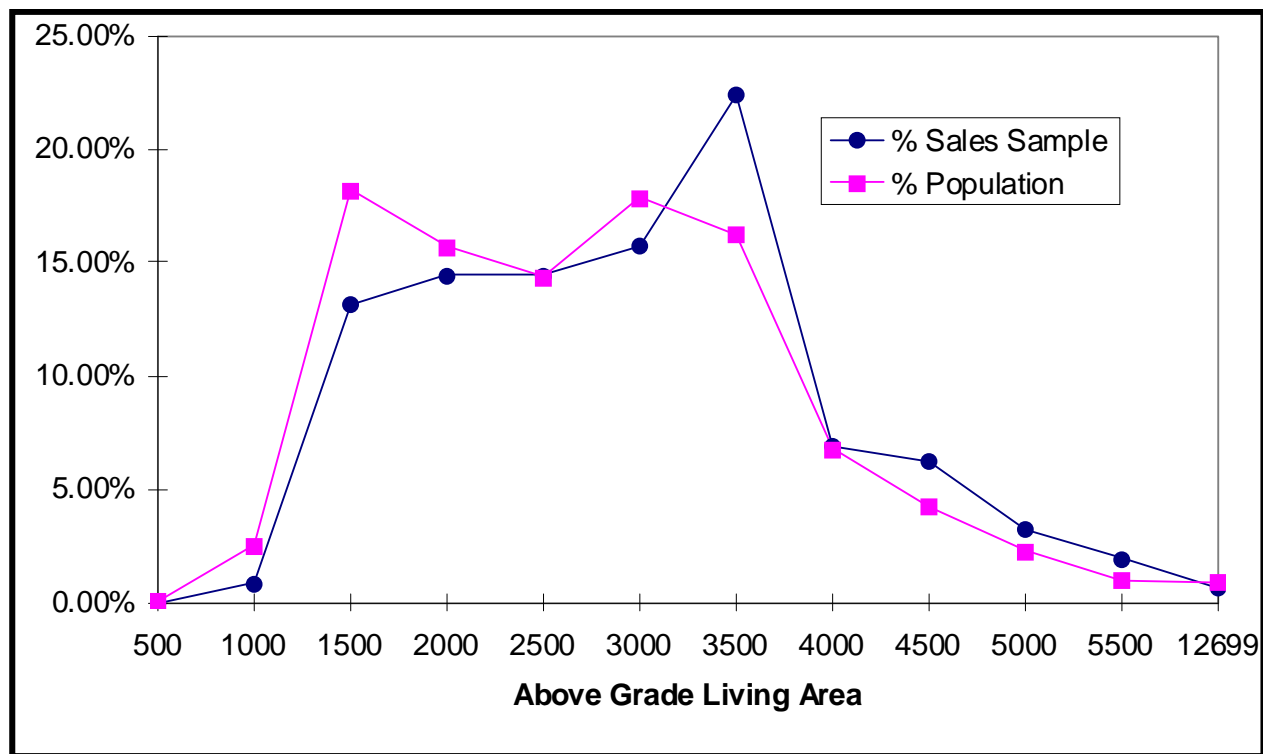


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.86%
1500	61	13.15%
2000	67	14.44%
2500	67	14.44%
3000	73	15.73%
3500	104	22.41%
4000	32	6.90%
4500	29	6.25%
5000	15	3.23%
5500	9	1.94%
12699	3	0.65%
	464	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.04%
1000	121	2.52%
1500	872	18.18%
2000	752	15.68%
2500	689	14.37%
3000	856	17.85%
3500	779	16.24%
4000	324	6.76%
4500	203	4.23%
5000	108	2.25%
5500	46	0.96%
12699	44	0.92%
	4796	

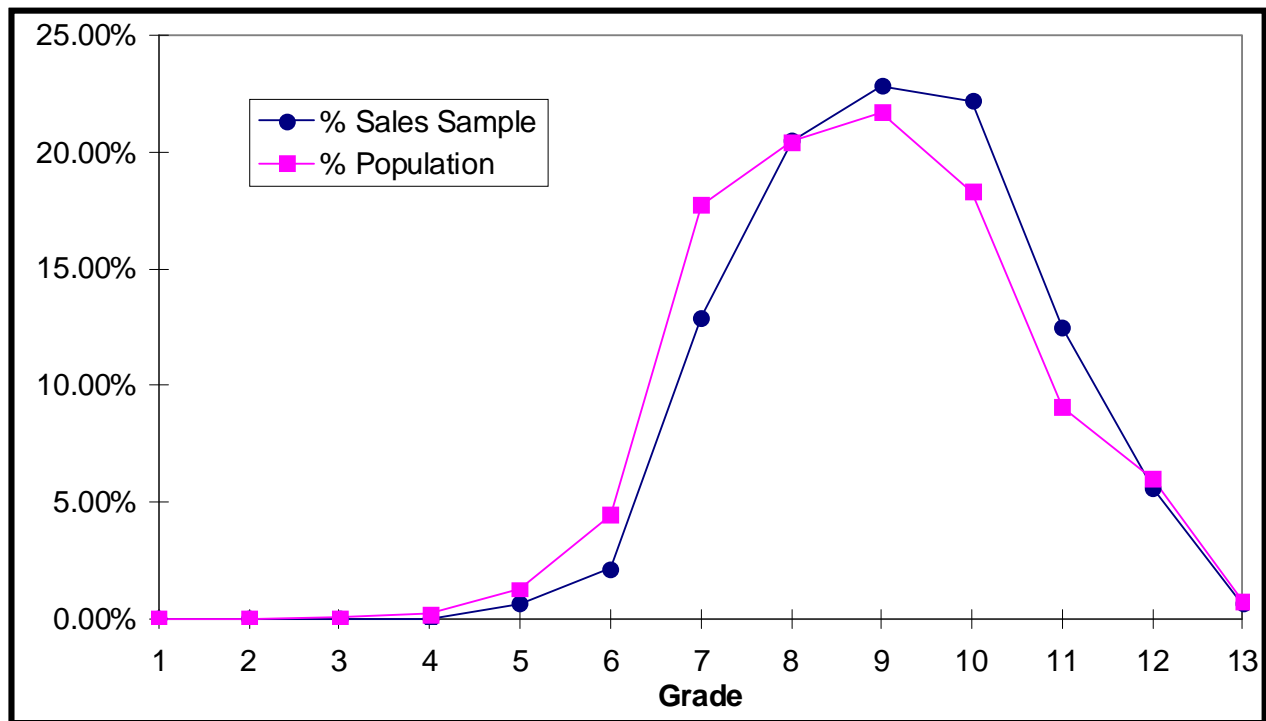


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

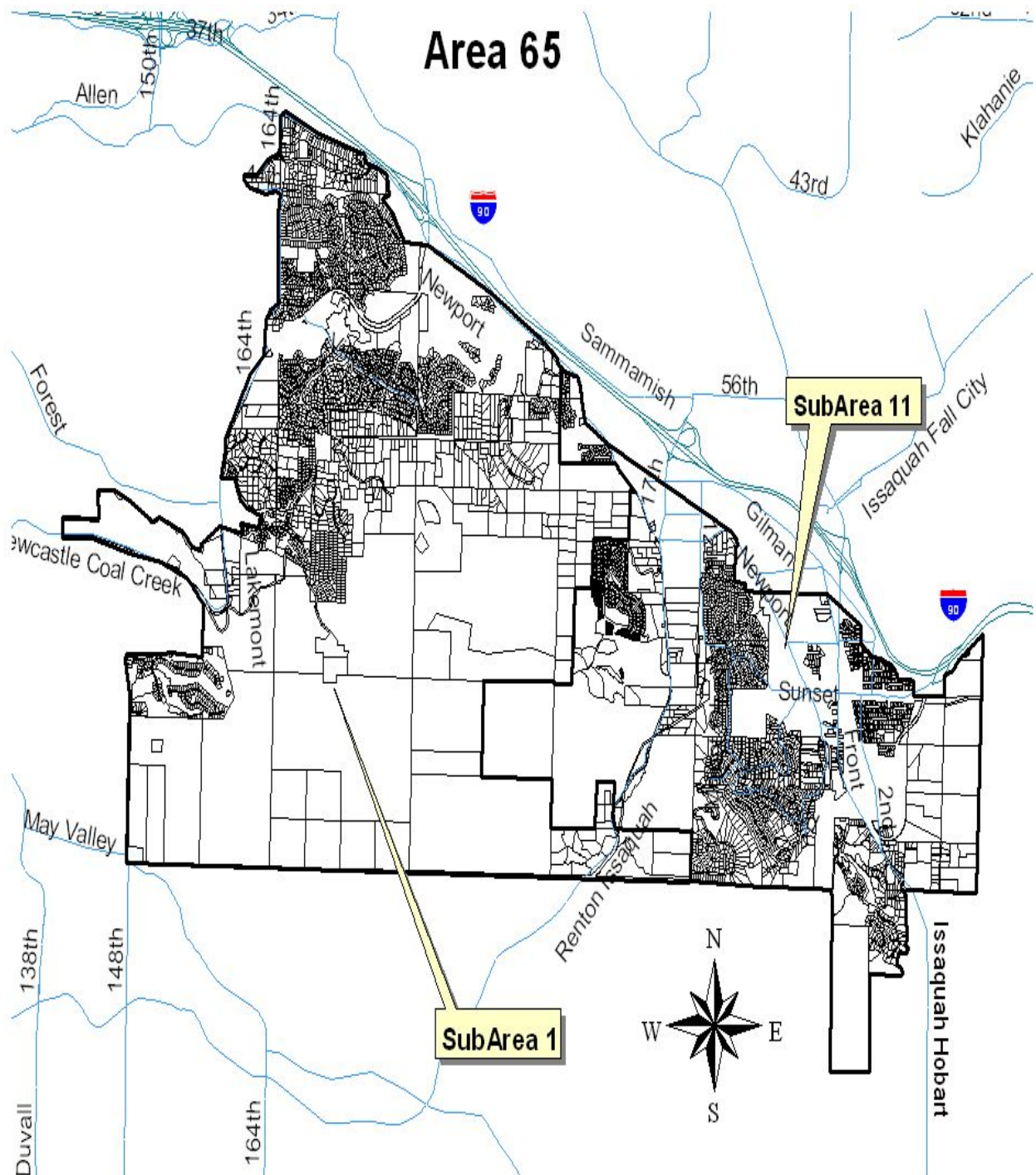
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.65%
6	10	2.16%
7	60	12.93%
8	95	20.47%
9	106	22.84%
10	103	22.20%
11	58	12.50%
12	26	5.60%
13	3	0.65%
	464	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	9	0.19%
5	61	1.27%
6	213	4.44%
7	850	17.72%
8	980	20.43%
9	1041	21.71%
10	879	18.33%
11	436	9.09%
12	288	6.01%
13	37	0.77%
	4796	



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



# Annual Update Process

***Effective Date of Appraisal: January 1, 2009***

***Date of Appraisal Report: August 11, 2009***

## ***King County Revaluation Cycle***

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

## ***Data Utilized***

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

## ***Sales Screening for Improved Parcel Analysis***

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

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

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

## ***Land Update***

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 14 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 10% decrease was made in land assessment for the 2009 Assessment Year.

**2009 Land Value = 2008 Land Value x 0.90, 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 464 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 / (1.0726 + 0.09757\*If located in Plat Major 009760)**

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 (Previous Total Value \* 0.79 – 2009 Land Value=2009 Improvement Value).
- \*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. (Previous Total Value \* 0.79 – 2009 Land Value=2009 Improvement Value).
- \*If land value =< \$1,000 no adjustment is applied.
- \*If improvements and accessories =< \$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***

There was only one mobile home sale and only four total mobile homes in the population. Therefore, it was determined that mobile home parcels will be valued using the total percent change indicated by the sales sample. The resulting total value is calculated as follows:

**(Previous Total Value \* 0.79 – 2009 Land Value=2009 Improvement Value), with results rounded down to the next \$1,000**

## ***Model Validation***

The resulting assessment level is 85.3%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

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

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

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

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

### ***Model Validation (continued)***

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

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -20.9%. 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 65 Annual Update Model Adjustments

**2009 Total Value = 2008 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.85.

### Standard Area Adjustment

-20.75%

**Albright Subdivision  
Major 009760**

**Yes**

% Adjustment

-27.36%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, Plat major 009760 parcels would *approximately* receive a -27.36% downward adjustment. 22 parcels in the improved population would receive this adjustment. There were 20 sales.

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

Generally Plat major 009760 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

99.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### Area 65 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Bldg Grade	Range of Year Built	Nearest Major Roadway
009760	Albright Subdivision	20	22	91%	NW-25-24-5	1	9	2007	SE Cougar Mountain Way & 166th Way NE

**Area 65 Sale Price changes** (Relative to 1/1/2009 valuation date.)

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

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.877	-12.3%
2/1/2007	0.867	-13.3%
3/1/2007	0.859	-14.1%
4/1/2007	0.852	-14.8%
5/1/2007	0.846	-15.4%
6/1/2007	0.841	-15.9%
7/1/2007	0.838	-16.2%
8/1/2007	0.836	-16.4%
9/1/2007	0.835	-16.5%
10/1/2007	0.835	-16.5%
11/1/2007	0.837	-16.3%
12/1/2007	0.840	-16.0%
1/1/2008	0.845	-15.5%
2/1/2008	0.851	-14.9%
3/1/2008	0.858	-14.2%
4/1/2008	0.866	-13.4%
5/1/2008	0.875	-12.5%
6/1/2008	0.887	-11.3%
7/1/2008	0.899	-10.1%
8/1/2008	0.912	-8.8%
9/1/2008	0.927	-7.3%
10/1/2008	0.943	-5.7%
11/1/2008	0.961	-3.9%
12/1/2008	0.980	-2.0%
1/1/2009	1.000	0.0%

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

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2007	0.852	\$447,000
Sale 2	\$475,000	10/1/2008	0.943	\$448,000
Sale 3	\$515,000	7/1/2008	0.899	\$463,000

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

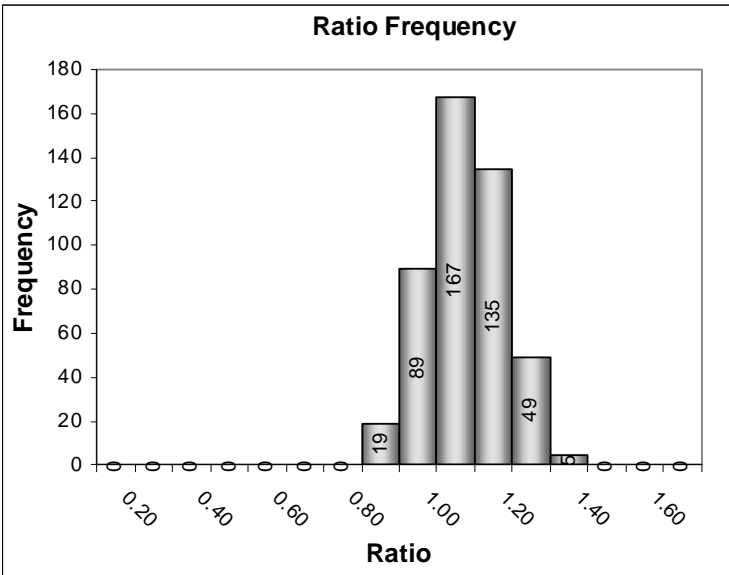
The time adjustment formula for Area 65 is  $(1.0726 + 0.0007319002 * \text{SaleDay} + 0.0000007532392 * \text{SaleDaySq} + 0.09757 * 0.04310345) / (1.0726 + 0.09757 * 0.04310345)$

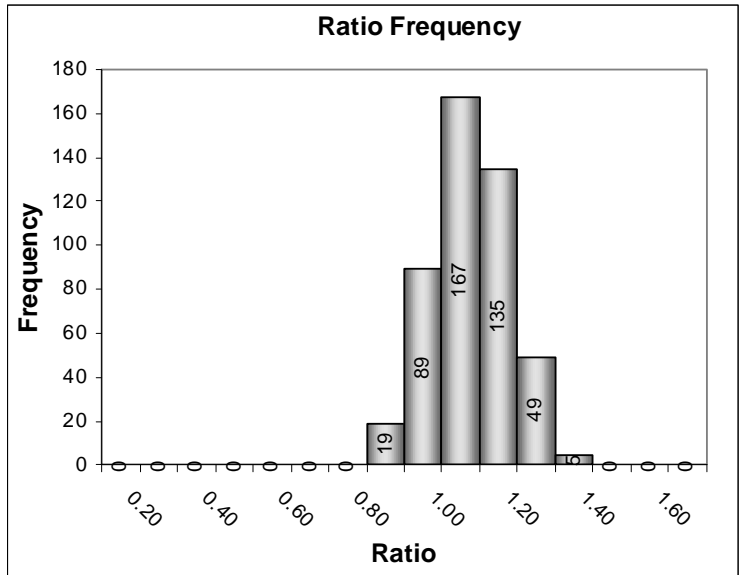
$\text{SaleDay} = \text{SaleDate} - 39814$

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

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

District/Team: SE District	Appr. Date: 01/01/2008	Date of Report: 8/11/2009	Sales Dates: 1/2007 - 12/2008
Area 65 - Issaquah to May Valley	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	464		
Mean Assessed Value	797,900		
Mean Adj. Sales Price	737,600		
Standard Deviation AV	402,046		
Standard Deviation SP	358,413		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.077		
Median Ratio	1.076		
Weighted Mean Ratio	1.082		
UNIFORMITY			
Lowest ratio	0.808		
Highest ratio:	1.381		
Coefficient of Dispersion	7.58%		
Standard Deviation	0.102		
Coefficient of Variation	9.44%		
Price Related Differential (PRD)	0.996		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 65  Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lower limit	1.060		
Upper limit	1.089		
95% Confidence: Mean			
Lower limit	1.068		
Upper limit	1.086		
SAMPLE SIZE EVALUATION			
N (population size)	4796		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.102		
Recommended minimum:	17		
Actual sample size:	464		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	232		
# ratios above mean:	232		
z:	0.000		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



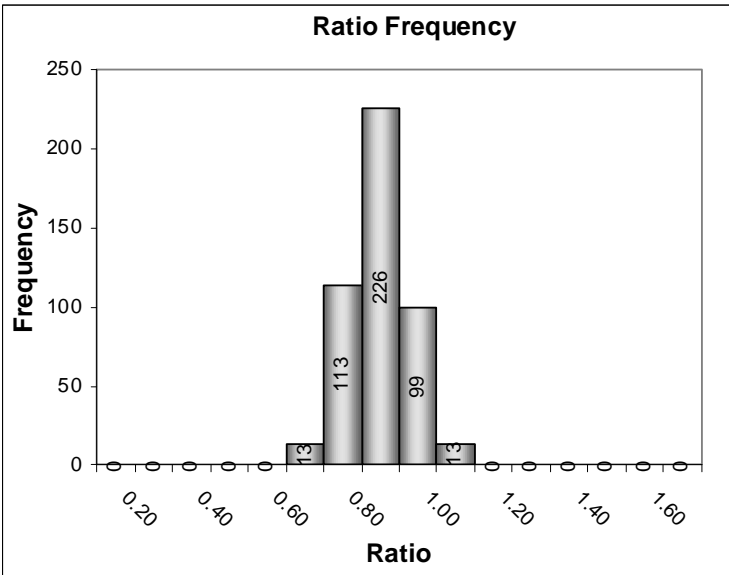
### COMMENTS:

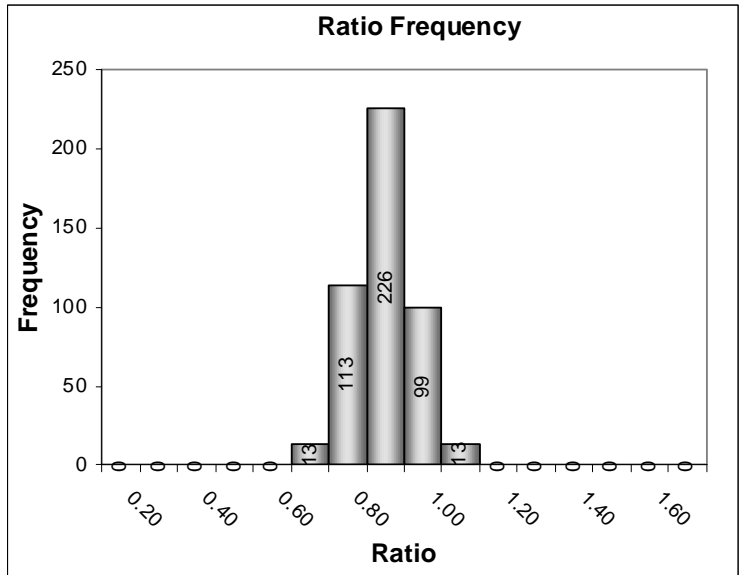
1 to 3 Unit Residences throughout area 65

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 District	Appr. Date: 01/01/2009	Date of Report: 8/11/2009	Sales Dates: 1/2007 - 12/2008
Area 65 - Issaquah to May Valley	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	464		
Mean Assessed Value	629,300		
Mean Adj. Sales Price	737,600		
Standard Deviation AV	318,329		
Standard Deviation SP	358,413		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.849		
Median Ratio	0.850		
Weighted Mean Ratio	0.853		
UNIFORMITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 65</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2009</div>	
Lowest ratio	0.639		
Highest ratio:	1.094		
Coefficient of Dispersion	7.32%		
Standard Deviation	0.078		
Coefficient of Variation	9.22%		
Price Related Differential (PRD)	0.995		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.838		
Upper limit	0.859		
95% Confidence: Mean			
Lower limit	0.842		
Upper limit	0.856		
SAMPLE SIZE EVALUATION			
N (population size)	4796		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.078		
Recommended minimum:	10		
Actual sample size:	464		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	231		
# ratios above mean:	233		
z:	0.093		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

1 to 3 Unit Residences throughout area 65

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

## **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 65**  
**(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
1	221170	0290	2/6/07	\$615,000	\$532,000	1250	7	1960	5	26289	N	N	16743 SE 45TH ST
1	226080	0060	12/18/07	\$482,000	\$406,000	2170	7	1967	4	67518	N	N	19221 SE 63RD PL
1	252405	9154	1/14/08	\$640,000	\$542,000	2470	7	1962	4	35030	N	N	6724 166TH WAY SE
1	192406	9041	4/5/07	\$675,000	\$574,000	2800	7	1973	3	49222	N	N	18602 SE 60TH ST
1	884990	0040	3/11/08	\$575,000	\$495,000	1140	8	1972	4	15101	N	N	16441 SE 42ND PL
1	242405	9061	6/14/07	\$565,000	\$474,000	1200	8	2002	3	43560	N	N	17811 SE 60TH ST
1	221170	0230	6/11/08	\$635,000	\$565,000	1300	8	1967	4	17011	N	N	4508 168TH AVE SE
1	221170	0370	2/20/08	\$650,000	\$556,000	1470	8	1964	4	17789	N	N	16559 SE 45TH PL
1	226080	0040	2/27/07	\$670,000	\$576,000	1530	8	1972	4	74052	Y	N	19236 SE 62ND PL
1	368590	0100	7/31/07	\$577,000	\$482,000	1540	8	1968	4	15049	Y	N	4406 167TH PL SE
1	221170	0250	4/18/07	\$595,000	\$505,000	1760	8	1968	4	17633	N	N	4562 167TH AVE SE
1	368590	0090	9/9/08	\$585,000	\$545,000	1940	8	1966	4	15400	N	N	4416 167TH PL SE
1	192406	9015	7/25/08	\$605,000	\$550,000	2660	8	1980	4	205603	Y	N	19217 SE 56TH ST
1	132405	9148	6/2/08	\$680,000	\$603,000	1780	9	1997	3	31204	Y	N	16830 SE 43RD ST
1	752640	0060	4/10/07	\$820,000	\$697,000	1984	9	1973	4	39676	Y	N	17005 SE 43RD ST
1	780546	0110	8/11/08	\$699,000	\$641,000	1990	9	1987	3	8552	N	N	4711 173RD AVE SE
1	896550	0210	7/12/08	\$700,000	\$632,000	2270	9	1983	3	9660	N	N	16924 SE 47TH ST
1	780546	0040	7/16/07	\$740,000	\$619,000	2290	9	1987	3	11771	N	N	17217 SE 47TH ST
1	177838	0030	6/5/08	\$677,300	\$602,000	2290	9	2001	3	5139	N	N	6583 163RD PL SE
1	780545	0110	7/30/08	\$680,000	\$620,000	2290	9	1988	3	12047	N	N	17435 SE 47TH ST
1	780546	0780	7/30/08	\$675,000	\$615,000	2310	9	1987	3	12385	N	N	4627 172ND AVE SE
1	947840	0120	3/15/07	\$710,000	\$607,000	2330	9	2001	3	7294	N	N	6396 166TH PL SE
1	009760	0110	7/2/07	\$847,950	\$710,000	2330	9	2007	3	5000	N	N	16517 SE 66TH ST
1	009760	0130	9/5/07	\$842,950	\$704,000	2330	9	2007	3	5100	N	N	16525 SE 66TH ST
1	896550	0040	5/19/08	\$591,600	\$522,000	2330	9	1985	3	9600	N	N	16831 SE 46TH ST
1	413941	0030	3/21/08	\$708,000	\$611,000	2340	9	1992	3	10737	N	N	17262 SE 49TH PL
1	009760	0090	10/10/07	\$855,950	\$715,000	2350	9	2007	3	5216	N	N	16509 SE 66TH ST
1	413941	0240	8/28/08	\$686,000	\$635,000	2450	9	1998	3	13032	N	N	5031 165TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
1	947840	0200	1/29/07	\$755,000	\$655,000	2520	9	2000	3	5796	N	N	6433 166TH PL SE
1	177838	0590	1/23/07	\$620,000	\$539,000	2540	9	2001	3	5775	N	N	16399 SE COUGAR MOUNTAIN WAY
1	413943	0380	7/31/08	\$760,000	\$693,000	2580	9	1993	3	11373	Y	N	6006 166TH AVE SE
1	413944	0740	6/22/07	\$835,000	\$700,000	2620	9	1992	3	7847	Y	N	16501 SE 57TH PL
1	896552	0230	8/1/07	\$866,000	\$724,000	2630	9	1986	3	11251	Y	N	17661 SE 45TH CT
1	413944	0670	6/12/08	\$800,000	\$713,000	2640	9	1994	3	15218	N	N	16468 SE 57TH PL
1	368590	0020	3/20/07	\$674,950	\$577,000	2680	9	1987	3	15218	N	N	4428 167TH AVE SE
1	242405	9035	12/10/07	\$770,000	\$648,000	2690	9	1981	3	54160	Y	N	6039 174TH AVE SE
1	896550	0440	4/9/08	\$830,000	\$721,000	2700	9	1987	3	14275	N	N	4521 172ND AVE SE
1	896545	0160	6/4/08	\$765,000	\$679,000	2700	9	1995	3	10443	N	N	16762 SE 48TH PL
1	009760	0190	9/14/07	\$899,950	\$751,000	2730	9	2007	3	6740	N	N	16408 SE 66TH ST
1	009760	0010	6/19/07	\$899,950	\$755,000	2740	9	2007	3	6630	N	N	16405 SE 66TH ST
1	009760	0160	7/25/07	\$874,950	\$731,000	2740	9	2007	3	5778	N	N	16420 SE 66TH ST
1	009760	0100	10/1/07	\$849,950	\$710,000	2760	9	2007	3	5008	N	N	16513 SE 66TH ST
1	009760	0120	6/26/07	\$829,950	\$696,000	2760	9	2007	3	5100	N	N	16521 SE 66TH ST
1	009760	0140	7/2/07	\$824,950	\$691,000	2760	9	2007	3	5000	N	N	16529 SE 66TH ST
1	896550	0520	4/19/07	\$827,000	\$701,000	2780	9	1984	4	11049	N	N	4515 173RD AVE SE
1	322406	9084	9/10/08	\$850,000	\$792,000	2840	9	1999	3	259182	N	N	20015 SE 95TH ST
1	947840	0080	8/4/08	\$680,000	\$621,000	2890	9	2000	3	4930	N	N	16410 SE 64TH PL
1	009760	0020	10/10/07	\$920,000	\$769,000	2900	9	2007	3	8010	N	N	16409 SE 66TH ST
1	009760	0180	10/10/07	\$894,950	\$748,000	2919	9	2007	3	5308	N	N	16412 SE 66TH ST
1	413944	0690	5/16/07	\$890,000	\$751,000	2920	9	1995	3	13742	N	N	16426 SE 57TH PL
1	009760	0200	5/16/07	\$899,950	\$759,000	2920	9	2007	3	5591	N	N	16404 SE 66TH ST
1	009760	0040	8/9/07	\$799,950	\$668,000	2920	9	2007	3	5879	N	N	16417 SE 66TH ST
1	947840	0230	5/23/07	\$820,000	\$691,000	2950	9	2000	3	6735	N	N	6428 165TH PL SE
1	413944	0730	4/18/07	\$887,500	\$753,000	2980	9	1993	3	10194	Y	N	16495 SE 57TH PL
1	560801	0290	8/15/07	\$820,000	\$685,000	3000	9	1995	3	8241	N	N	5814 NW LAC LEMAN DR
1	947840	0330	7/18/07	\$794,500	\$665,000	3010	9	2000	3	6300	N	N	6412 164TH PL SE
1	560801	0940	12/17/08	\$665,000	\$658,000	3020	9	1995	3	9248	N	N	5895 NW LAC LEMAN DR

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
1	942950	0183	4/19/07	\$740,000	\$628,000	3090	9	2002	3	7601	N	N	16717 SE NEWPORT WAY
1	947840	0220	1/10/07	\$770,000	\$673,000	3090	9	2000	3	7050	N	N	6422 165TH PL SE
1	560801	0490	4/13/07	\$905,000	\$769,000	3110	9	1998	3	7200	N	N	5872 MONT BLANC PL NW
1	560801	0240	5/11/07	\$866,500	\$731,000	3220	9	1994	3	7883	N	N	5934 OBERLAND PL NW
1	413944	0760	7/18/07	\$925,000	\$774,000	3260	9	1992	3	8809	Y	N	16579 SE 57TH PL
1	896550	0810	5/3/07	\$875,000	\$740,000	3270	9	1985	3	12744	N	N	4416 170TH AVE SE
1	560801	0090	7/30/08	\$912,500	\$832,000	3270	9	1996	3	9362	N	N	18046 NW VARESE CT
1	009760	0030	10/10/07	\$909,950	\$761,000	3290	9	2007	3	7601	N	N	16413 SE 66TH ST
1	009760	0050	9/19/07	\$889,950	\$743,000	3290	9	2007	3	7577	N	N	16421 SE 66TH ST
1	009760	0060	7/6/07	\$867,950	\$727,000	3290	9	2007	3	7416	N	N	16425 SE 66TH ST
1	009760	0150	4/10/07	\$850,000	\$722,000	3300	9	2007	3	5000	N	N	16533 SE 66TH ST
1	009760	0080	3/27/07	\$899,950	\$768,000	3380	9	2007	3	6533	N	N	16505 SE 66TH ST
1	780546	0690	3/10/08	\$984,000	\$846,000	3500	9	1987	3	11658	N	N	17246 SE 46TH ST
1	009760	0070	1/16/08	\$842,475	\$714,000	3500	9	2007	3	6782	N	N	16501 SE 66TH ST
1	560801	0260	12/12/08	\$700,000	\$691,000	3560	9	1998	3	7628	N	N	5834 NW LAC LEMAN DR
1	009760	0220	8/25/08	\$1,000,000	\$924,000	4210	9	2007	3	18379	N	N	16401 SE COUGAR MOUNTAIN WAY
1	896550	0610	2/20/08	\$910,000	\$778,000	2090	10	1984	3	9610	Y	N	4440 173RD AVE SE
1	896550	0740	4/13/07	\$1,109,988	\$943,000	2270	10	1985	3	14416	Y	N	4458 170TH AVE SE
1	413940	0710	9/1/08	\$730,000	\$677,000	2380	10	1991	4	9614	N	N	16810 SE 47TH WAY
1	413940	0170	6/1/07	\$787,000	\$662,000	2570	10	1991	3	7296	N	N	4727 171ST AVE SE
1	413940	0580	11/10/08	\$730,000	\$706,000	2570	10	1991	3	9839	N	N	17142 SE 47TH CT
1	896551	0260	10/6/08	\$760,000	\$719,000	2580	10	1985	3	10971	Y	N	4431 175TH PL SE
1	413940	0360	4/3/08	\$818,880	\$710,000	2650	10	1993	3	8891	N	N	4798 172ND CT SE
1	413940	0140	10/6/08	\$760,000	\$719,000	2650	10	1992	3	6480	N	N	17073 SE 47TH CT
1	413944	0060	8/11/07	\$835,000	\$697,000	2690	10	1994	3	8557	N	N	16823 SE 56TH PL
1	413943	0010	1/22/08	\$872,000	\$740,000	2770	10	1995	3	16133	Y	N	16592 SE 58TH PL
1	413944	0160	11/19/08	\$790,000	\$768,000	2790	10	1993	3	10008	N	N	16844 SE 56TH PL
1	413940	0130	8/13/07	\$808,500	\$675,000	2850	10	1992	3	7413	N	N	17057 SE 47TH CT
1	780545	0630	9/28/07	\$845,000	\$706,000	2880	10	1984	3	15471	N	N	17421 SE 46TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
1	413940	0510	11/15/07	\$800,000	\$671,000	2880	10	1991	3	10765	N	N	4744 171ST AVE SE
1	560800	0020	4/13/07	\$905,000	\$769,000	2880	10	1995	3	13544	Y	N	18603 NW CERVINIA CT
1	413940	0800	4/21/08	\$840,000	\$733,000	2900	10	1992	3	7861	N	N	4783 171ST AVE SE
1	780546	0640	8/8/07	\$865,000	\$723,000	2920	10	1987	3	10178	Y	N	17512 SE 46TH ST
1	730800	0080	6/6/07	\$915,000	\$769,000	2990	10	2000	3	9689	N	N	16573 SE 63RD PL
1	413943	0370	1/9/07	\$865,000	\$756,000	3000	10	1992	3	13137	N	N	6038 166TH AVE SE
1	413943	0320	6/18/07	\$875,000	\$734,000	3040	10	1992	3	9603	Y	N	5993 166TH AVE SE
1	413946	0440	3/22/07	\$840,000	\$717,000	3140	10	1996	3	9932	N	N	5693 179TH AVE SE
1	896540	0140	12/3/07	\$787,000	\$662,000	3150	10	1989	3	10980	N	N	5016 165TH PL SE
1	413940	0450	1/31/08	\$823,015	\$700,000	3160	10	1992	3	8149	N	N	4751 172ND CT SE
1	730800	0060	6/11/07	\$990,000	\$831,000	3210	10	1999	3	10422	N	N	16515 SE 63RD PL
1	413946	0310	7/22/08	\$945,000	\$858,000	3220	10	1997	3	10277	N	N	5547 178TH AVE SE
1	752640	0050	11/13/08	\$695,000	\$673,000	3220	10	1978	4	49070	Y	N	4324 170TH PL SE
1	177836	0360	1/10/07	\$1,080,000	\$944,000	3250	10	2005	3	6436	N	N	7051 166TH WAY SE
1	242405	9159	8/7/07	\$1,100,000	\$919,000	3280	10	2004	3	9524	N	N	6219 167TH AVE SE
1	730800	0440	7/26/07	\$1,050,000	\$878,000	3300	10	2000	3	9196	N	N	6337 167TH AVE SE
1	413943	0440	4/6/07	\$1,100,000	\$936,000	3310	10	1994	3	12149	Y	N	6025 167TH AVE SE
1	560801	0810	7/17/08	\$910,000	\$824,000	3330	10	1995	3	11612	N	N	5711 MATTERHORN PL NW
1	413943	0390	7/14/08	\$900,000	\$814,000	3400	10	1995	3	12157	Y	N	5998 166TH AVE SE
1	177836	0160	7/25/07	\$1,090,000	\$911,000	3440	10	2007	3	9279	N	N	16707 SE 69TH WAY
1	413946	0150	7/5/07	\$825,000	\$691,000	3440	10	1995	3	9860	N	N	5609 179TH AVE SE
1	896551	0280	7/10/07	\$1,275,000	\$1,067,000	3450	10	1985	3	8688	Y	N	4441 175TH PL SE
1	242405	9165	5/18/07	\$1,154,800	\$974,000	3520	10	2006	3	9747	Y	N	6163 168TH PL SE
1	242405	9169	5/15/07	\$1,154,000	\$973,000	3520	10	2006	3	9735	Y	N	6189 168TH PL SE
1	413946	0290	10/5/07	\$955,000	\$798,000	3530	10	1997	3	9753	N	N	5523 178TH AVE SE
1	177835	0300	7/11/07	\$925,000	\$774,000	3540	10	1996	3	13246	Y	N	19310 SE 57TH PL
1	896550	0490	4/20/07	\$865,000	\$733,000	3540	10	1986	3	10649	N	N	17207 SE 45TH ST
1	560804	0050	9/28/07	\$1,060,000	\$885,000	3570	10	1995	3	13555	N	N	5460 CHAMPERY PL NW
1	242405	9163	7/24/07	\$1,249,000	\$1,044,000	3680	10	2007	3	10327	Y	N	6155 168TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
1	242405	9166	7/26/07	\$1,174,000	\$981,000	3680	10	2006	3	9782	Y	N	6167 168TH PL SE
1	242405	9162	11/15/07	\$1,247,000	\$1,046,000	3730	10	2007	3	9693	Y	N	6151 168TH PL SE
1	177836	0190	6/24/08	\$1,270,000	\$1,138,000	3870	10	2006	3	8127	N	N	16731 SE 69TH WAY
1	242405	9167	4/18/07	\$1,190,350	\$1,010,000	3880	10	2006	3	10324	Y	N	6181 168TH PL SE
1	780545	0800	5/8/07	\$900,000	\$760,000	3930	10	1984	3	11455	N	N	4680 174TH AVE SE
1	413943	0820	10/22/07	\$1,048,000	\$877,000	3950	10	1993	3	10995	Y	N	5864 166TH AVE SE
1	560800	0010	1/2/07	\$1,515,000	\$1,328,000	4010	10	2006	3	15365	Y	N	18601 NW CERVINIA CT
1	723750	1410	12/14/07	\$1,764,990	\$1,486,000	4080	10	2007	3	13602	N	N	15230 SE 80TH ST
1	723750	0030	10/25/07	\$1,070,000	\$895,000	4140	10	2004	3	11253	N	N	14823 SE 79TH PL
1	177836	0310	10/30/07	\$1,264,500	\$1,059,000	4470	10	2004	3	8971	N	N	16615 SE 70TH ST
1	723750	0120	4/2/08	\$1,222,500	\$1,059,000	4550	10	2004	3	10901	N	N	8109 150TH PL SE
1	723750	1390	5/21/07	\$1,875,990	\$1,581,000	4570	10	2007	3	14066	Y	N	15310 SE 80TH ST
1	723750	1380	5/22/07	\$1,899,990	\$1,601,000	4640	10	2007	3	13404	Y	N	15322 SE 80TH ST
1	723750	1420	12/11/07	\$1,965,000	\$1,654,000	4690	10	2007	3	13099	N	N	15218 SE 80TH ST
1	723750	1400	1/29/08	\$1,699,990	\$1,445,000	4750	10	2007	3	14099	N	N	15304 SE 80TH ST
1	896552	0360	11/5/07	\$1,040,000	\$871,000	1960	11	1985	3	13520	Y	N	4544 177TH AVE SE
1	413950	0140	11/27/07	\$1,185,000	\$995,000	2120	11	1997	3	16597	Y	N	5684 173RD AVE SE
1	560800	0550	7/13/07	\$880,000	\$736,000	2860	11	1992	3	12348	N	N	5560 NW KONIGS CT
1	560800	0470	8/16/07	\$1,057,000	\$883,000	3040	11	1992	3	12642	N	N	5545 NW KONIGS CT
1	560801	1070	7/2/07	\$867,000	\$726,000	3060	11	1996	3	10221	N	N	18171 NW VILLAGE PARK DR
1	242405	9135	3/28/07	\$1,935,000	\$1,650,000	3140	11	2005	3	41755	Y	N	17604 SE 60TH ST
1	413942	0500	6/21/07	\$959,000	\$804,000	3190	11	1994	3	12469	Y	N	5769 168TH AVE SE
1	413945	0510	4/3/07	\$1,080,000	\$919,000	3373	11	1996	3	11520	N	N	5534 174TH PL SE
1	413943	0170	7/9/07	\$1,385,000	\$1,159,000	3450	11	1997	3	7670	Y	N	16520 SE 59TH PL
1	413948	0180	4/12/07	\$1,180,000	\$1,002,000	3510	11	1996	3	10150	Y	N	17879 SE 57TH PL
1	560800	0410	3/31/08	\$1,088,888	\$943,000	3680	11	1998	3	19560	N	N	5200 JUNG FRAU PL NW
1	560801	0850	7/12/07	\$1,045,000	\$875,000	3830	11	1994	3	11029	N	N	5813 MATTERHORN PL NW
1	896552	0010	7/30/07	\$1,160,000	\$969,000	3840	11	1986	3	10494	Y	N	4503 177TH AVE SE
1	413942	0570	8/25/08	\$1,040,000	\$961,000	3870	11	1994	3	15751	Y	N	16868 SE 56TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
1	413945	0790	12/16/08	\$810,000	\$801,000	4023	11	1996	3	10145	N	N	5595 174TH PL SE
1	723750	0730	2/26/08	\$1,380,000	\$1,182,000	4030	11	2006	3	8759	N	N	15407 SE 83RD LN
1	252405	9257	10/17/07	\$1,575,000	\$1,317,000	4070	11	2006	3	32305	N	N	16609 SE COUGAR MOUNTAIN WAY
1	413990	0200	3/15/07	\$1,330,000	\$1,138,000	4120	11	1989	3	36370	N	N	6134 160TH AVE SE
1	723750	1170	2/5/07	\$1,625,000	\$1,407,000	4121	11	2006	3	13539	Y	N	15513 SE 79TH PL
1	413943	0660	9/21/07	\$1,349,000	\$1,127,000	4140	11	1994	3	15019	Y	N	5874 169TH AVE SE
1	413991	0030	6/25/07	\$1,350,000	\$1,132,000	4170	11	1991	3	33310	N	N	6343 163RD PL SE
1	723750	0790	12/11/07	\$1,615,000	\$1,359,000	4170	11	2007	3	14477	Y	N	15625 SE 83RD CT
1	252405	9259	7/19/07	\$1,650,000	\$1,380,000	4240	11	2006	3	22775	N	N	16603 SE COUGAR MOUNTAIN WAY
1	413942	0600	5/25/07	\$1,580,000	\$1,330,000	4270	11	1995	3	14296	Y	N	16830 SE 57TH PL
1	723750	1070	4/17/08	\$1,190,000	\$1,036,000	4280	11	2005	3	9680	Y	N	8254 154TH AVE SE
1	413948	0370	5/1/08	\$1,610,000	\$1,409,000	4310	11	1997	3	12655	Y	N	17863 SE 58TH PL
1	723750	1530	4/14/08	\$1,380,000	\$1,201,000	4310	11	2006	3	12528	N	N	7912 149TH PL SE
1	252405	9258	9/17/08	\$1,318,000	\$1,233,000	4390	11	2007	3	23494	N	N	16607 SE COUGAR MOUNTAIN WAY
1	723750	1050	7/9/08	\$1,210,000	\$1,091,000	4450	11	2005	3	9582	Y	N	8264 154TH AVE SE
1	723750	0640	1/23/07	\$1,259,000	\$1,095,000	4470	11	2006	3	9375	N	N	8245 154TH AVE SE
1	723750	0970	1/19/07	\$1,490,000	\$1,298,000	4670	11	2006	3	10773	Y	N	8219 155TH AVE SE
1	723750	0300	4/26/07	\$1,850,000	\$1,566,000	4913	11	2006	3	9976	Y	N	15131 SE 80TH ST
1	723750	1470	11/6/08	\$1,430,000	\$1,379,000	4920	11	2007	3	15785	N	N	15018 SE 80TH ST
1	723750	1540	8/9/07	\$1,825,782	\$1,525,000	4950	11	2006	3	10557	N	N	7904 149TH PL SE
1	723750	0380	7/13/07	\$1,800,000	\$1,506,000	5110	11	2004	3	13590	N	N	15313 SE 80TH ST
1	330385	0210	6/27/07	\$1,599,900	\$1,341,000	5180	11	2003	3	29322	Y	N	6756 170TH PL SE
1	723750	0350	1/25/07	\$1,925,000	\$1,673,000	5200	11	2006	3	12878	N	N	15215 SE 80TH ST
1	723750	0330	7/11/07	\$1,900,000	\$1,590,000	5225	11	2007	3	12949	Y	N	15203 SE 80TH ST
1	723750	1000	4/21/08	\$1,700,000	\$1,483,000	5310	11	2008	3	11324	Y	N	8237 155TH AVE SE
1	723750	0990	3/13/08	\$1,600,000	\$1,377,000	5390	11	2008	3	11141	Y	N	8233 155TH AVE SE
1	413943	0690	10/17/07	\$1,415,000	\$1,183,000	2600	12	1994	3	13693	Y	N	16834 SE 58TH PL
1	413950	0270	6/2/08	\$1,450,000	\$1,286,000	2730	12	1996	3	11366	Y	N	17288 SE 57TH PL
1	413948	0250	11/12/07	\$2,000,000	\$1,677,000	3020	12	1999	3	11265	Y	N	17762 SE 58TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
1	413943	0950	7/24/07	\$1,740,000	\$1,455,000	3250	12	1999	3	13925	Y	N	16785 SE 58TH PL
1	413948	0260	4/9/07	\$2,155,000	\$1,832,000	3350	12	2000	3	11941	Y	N	17744 SE 58TH ST
1	413945	0610	4/9/07	\$1,225,000	\$1,041,000	3420	12	1998	3	18145	N	N	17145 SE 54TH PL
1	413948	0280	7/20/07	\$2,185,000	\$1,827,000	3440	12	2000	3	14777	Y	N	17704 SE 58TH PL
1	413945	0680	1/12/07	\$1,074,000	\$938,000	3470	12	1994	3	16289	N	N	17271 SE 54TH PL
1	413943	0760	5/2/07	\$1,600,000	\$1,353,000	3530	12	2000	3	14797	Y	N	5841 167TH AVE SE
1	413948	0380	6/16/08	\$1,305,000	\$1,165,000	3740	12	1996	3	13842	Y	N	17895 SE 58TH PL
1	413950	0300	1/28/08	\$1,915,000	\$1,628,000	4030	12	2000	3	17775	Y	N	17210 SE 57TH PL
1	413942	0410	3/21/07	\$1,325,000	\$1,132,000	4080	12	1992	3	17909	Y	N	5682 169TH PL SE
1	560800	0690	10/13/08	\$985,000	\$936,000	4290	12	1991	3	11576	N	N	5314 GRAN PARADISO PL NW
1	413990	0250	5/23/08	\$1,425,000	\$1,259,000	4370	12	1989	3	31620	N	N	6146 159TH PL SE
1	413942	0400	7/24/08	\$1,587,500	\$1,443,000	4440	12	1994	3	15387	Y	N	16952 SE 57TH ST
1	413991	0290	9/17/07	\$1,433,585	\$1,197,000	4490	12	1990	3	33510	N	N	6233 162ND PL SE
1	560800	0630	2/22/07	\$1,285,000	\$1,106,000	4500	12	1991	3	11795	N	N	5311 GRAN PARADISO PL NW
1	560800	0700	2/22/07	\$990,000	\$852,000	4570	12	1991	3	10615	N	N	5312 GRAN PARADISO PL NW
1	723750	0310	4/13/07	\$2,208,352	\$1,875,000	4640	12	2006	3	9809	Y	N	15139 SE 80TH ST
1	413990	0120	9/10/07	\$1,550,000	\$1,294,000	4670	12	1989	3	43950	N	N	6324 160TH PL SE
1	413942	0320	2/11/08	\$1,449,000	\$1,236,000	4700	12	1992	3	20373	Y	N	5561 171ST AVE SE
1	413990	0280	5/23/07	\$1,350,000	\$1,137,000	4950	12	1989	3	37190	N	N	15890 SE 62ND ST
1	723750	0870	4/13/08	\$2,340,000	\$2,035,000	5087	12	2007	3	11274	Y	N	8230 155TH AVE SE
1	675250	0060	5/18/07	\$2,075,782	\$1,750,000	5260	12	2000	3	46550	N	N	6448 163RD PL SE
1	723750	0250	3/1/07	\$2,600,000	\$2,234,000	5410	12	2006	3	12740	N	N	15023 SE 80TH ST
1	413990	0150	7/17/07	\$1,760,000	\$1,472,000	5840	12	1988	3	35240	N	N	16038 SE 63RD ST
1	413990	0140	10/17/07	\$1,400,000	\$1,171,000	4520	13	1989	3	31730	N	N	16053 SE 63RD ST
1	723750	1280	6/24/08	\$3,500,000	\$3,135,000	5890	13	2007	3	13770	Y	N	15508 SE 79TH PL
1	723750	1290	5/12/08	\$2,960,000	\$2,603,000	6250	13	2006	3	15324	Y	N	15504 SE 79TH PL
11	332406	9134	8/26/08	\$436,000	\$403,000	880	5	2000	3	20037	N	N	420 MINE HILL RD SW
11	332406	9036	8/21/08	\$390,000	\$360,000	970	5	1910	5	84506	N	N	375 MINE HILL RD SW
11	235430	0445	4/16/07	\$350,000	\$297,000	1380	5	1900	5	6000	N	N	180 SE BUSH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	342406	9312	5/22/07	\$400,000	\$337,000	720	6	1983	4	25000	N	N	1010 2ND AVE SE
11	527910	0560	10/17/07	\$402,000	\$336,000	970	6	1945	5	6650	N	N	430 NE ALDER ST
11	235430	0950	4/15/08	\$380,000	\$331,000	1060	6	1983	4	7250	N	N	260 SE DONNELLY LN
11	007510	0025	5/7/07	\$425,500	\$359,000	1200	6	1951	4	8635	N	N	115 NE CRESCENT DR
11	342406	9219	2/14/07	\$557,500	\$481,000	1200	6	1998	3	7000	N	N	160 5TH AVE SE
11	342406	9234	1/2/07	\$402,000	\$352,000	1280	6	1963	5	6534	N	N	564 SE ANDREWS ST
11	272406	9163	8/10/07	\$385,000	\$322,000	1500	6	1967	3	6098	N	N	230 RAINIER BLVD N
11	342406	9204	10/8/08	\$400,000	\$379,000	1540	6	1976	3	54885	N	N	900 2ND AVE SE
11	235430	0730	6/24/08	\$430,000	\$385,000	2010	6	1912	5	6000	N	N	230 SE BUSH ST
11	570600	0110	2/7/08	\$449,950	\$383,000	2210	6	1959	4	8700	N	N	519 SE EVANS LN
11	570620	0450	7/20/07	\$382,500	\$320,000	1020	7	1968	3	13755	N	N	575 MOUNT EVEREST LN SW
11	941450	0330	12/9/08	\$368,000	\$362,000	1020	7	1981	3	9853	N	N	510 SW ELLERWOOD ST
11	146060	0040	5/19/08	\$430,000	\$379,000	1080	7	1980	3	16000	N	N	570 SW MOUNT CEDAR DR
11	570620	1010	9/12/07	\$417,000	\$348,000	1080	7	1970	3	11000	Y	N	415 MOUNT HOOD DR SW
11	941450	0120	1/19/07	\$420,000	\$366,000	1080	7	1968	4	10488	N	N	611 SW FERNWOOD ST
11	570600	0031	3/26/07	\$410,000	\$350,000	1100	7	1962	4	8120	N	N	460 SE EVANS LN
11	342406	9129	2/5/08	\$340,000	\$290,000	1100	7	1958	4	6534	N	N	555 SE BUSH ST
11	570620	0290	2/21/07	\$396,000	\$341,000	1110	7	1965	3	9000	N	N	470 MOUNT DEFIANCE CIR SW
11	570620	0020	8/7/07	\$446,000	\$373,000	1120	7	1969	4	13970	N	N	505 MOUNT DEFIANCE CIR SW
11	282406	9196	2/23/07	\$424,000	\$365,000	1190	7	1947	4	52707	N	N	1065 NEWPORT WAY NW
11	007510	0045	10/23/08	\$370,000	\$354,000	1210	7	1950	5	6930	N	N	195 NE CRESCENT DR
11	272406	9135	9/19/08	\$425,000	\$398,000	1220	7	1964	3	7405	N	N	320 1ST AVE NE
11	332406	9212	8/23/07	\$479,950	\$401,000	1240	7	1967	3	22074	N	N	370 SW MOUNT BAKER DR
11	570620	1350	6/11/07	\$418,500	\$351,000	1250	7	1975	3	13122	N	N	550 MOUNT LOGAN DR SW
11	029130	0050	7/13/07	\$414,065	\$346,000	1290	7	2003	3	1399	N	N	2271 NW BOULDER WAY DR
11	029130	0340	8/10/07	\$403,000	\$337,000	1290	7	2004	3	1286	N	N	412 NW PEBBLE LN
11	029130	0080	9/10/07	\$400,000	\$334,000	1290	7	2003	3	1437	N	N	2235 NW BOULDER WAY DR
11	029131	0430	9/12/07	\$435,000	\$363,000	1300	7	2005	3	1076	N	N	2039 NW BOULDER WAY DR
11	342406	9291	5/13/08	\$351,000	\$309,000	1300	7	1967	4	11508	N	N	1101 LEWIS LN SE



**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	029131	0480	6/14/07	\$443,500	\$372,000	1300	7	2005	3	1526	N	N	2059 NW BOULDER WAY DR
11	029130	0290	9/17/07	\$395,000	\$330,000	1300	7	2004	3	1452	N	N	403 NW PEBBLE LN
11	029131	0540	5/18/07	\$405,000	\$341,000	1300	7	2005	3	1390	N	N	2083 NW BOULDER WAY DR
11	029131	0660	8/14/08	\$390,000	\$358,000	1300	7	2004	3	1295	N	N	2165 NW BOULDER WAY DR
11	282406	9317	8/27/07	\$550,000	\$459,000	1310	7	1978	3	9583	Y	N	105 2ND PL NW
11	941220	0090	1/25/08	\$421,000	\$358,000	1330	7	1965	5	10440	N	N	745 MOUNTAIN VIEW PL SW
11	941220	0410	4/19/07	\$479,948	\$407,000	1350	7	1967	4	15600	N	N	450 SW FOREST PL
11	282406	9225	6/7/07	\$430,000	\$361,000	1350	7	1963	3	14374	N	N	375 3RD PL NW
11	941450	0350	3/9/07	\$539,500	\$462,000	1370	7	1968	3	13340	N	N	935 GREENWOOD BLVD SW
11	570620	1550	1/31/07	\$420,000	\$364,000	1380	7	1967	4	13122	N	N	595 MOUNT LOGAN DR SW
11	570620	2180	4/30/07	\$447,500	\$379,000	1380	7	1967	4	11700	N	N	175 MOUNT OLYMPUS DR SW
11	941450	0540	8/7/08	\$475,000	\$435,000	1400	7	1968	4	9598	N	N	890 GREENWOOD BLVD SW
11	941220	0100	12/7/07	\$408,000	\$343,000	1420	7	1964	4	11050	N	N	735 SUNRISE PL SW
11	941450	0040	8/21/08	\$525,000	\$484,000	1460	7	1968	3	13258	N	N	621 SW FERNWOOD ST
11	807860	0370	7/7/08	\$489,743	\$441,000	1490	7	1987	3	7151	N	N	1160 OAKHILL PL NW
11	570620	0370	4/23/07	\$572,500	\$485,000	1500	7	1960	5	9460	N	N	505 MOUNTAIN PARK BLVD SW
11	941450	0100	8/16/07	\$559,950	\$468,000	1510	7	1967	5	12641	N	N	791 GREENWOOD BLVD SW
11	342406	9194	7/11/07	\$500,000	\$418,000	1520	7	1958	3	15681	N	N	380 FRONT ST S
11	342406	9171	5/11/07	\$510,000	\$431,000	1520	7	2007	5	7680	N	N	535 E SUNSET WAY
11	235430	0491	6/11/08	\$495,000	\$441,000	1520	7	2001	3	6536	N	N	155 SE ANDREWS ST
11	282406	9268	6/17/08	\$450,000	\$402,000	1630	7	1962	3	13323	N	N	460 NEWPORT WAY NW
11	509740	0026	2/27/08	\$525,000	\$450,000	1630	7	1952	5	13275	N	N	255 NW CHERRY PL
11	941461	0210	4/2/07	\$500,000	\$426,000	1650	7	1976	3	9642	N	N	845 HIGHWOOD DR SW
11	570600	0150	7/17/08	\$450,000	\$407,000	1670	7	1959	3	9280	N	N	435 SE EVANS LN
11	807860	0110	10/30/07	\$430,000	\$360,000	1720	7	1986	3	6424	N	N	1210 OAKWOOD PL NW
11	570620	1630	8/6/07	\$581,000	\$485,000	1760	7	1961	3	15382	N	N	1085 SW MOUNT MARKHAM PL
11	342406	9288	5/25/07	\$390,000	\$328,000	1800	7	1970	4	14457	N	N	1106 LEWIS LN SE
11	570620	2140	10/3/07	\$469,000	\$392,000	1900	7	1976	4	11700	N	N	265 MOUNT OLYMPUS DR SW
11	570620	1600	5/22/07	\$528,900	\$446,000	1920	7	1961	4	12920	N	N	975 MOUNTAIN PARK BLVD SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	527910	0630	5/29/07	\$525,000	\$442,000	1920	7	1980	3	8600	N	N	260 3RD AVE NE
11	941220	0925	6/6/07	\$452,800	\$381,000	1950	7	1999	3	9603	N	N	894 SW CEDARGLADE
11	570620	1470	2/5/08	\$412,000	\$351,000	1960	7	1961	4	12350	N	N	925 MOUNTAIN PARK BLVD SW
11	282406	9302	9/11/07	\$585,000	\$488,000	2070	7	1968	3	7546	N	N	173 1ST AVE NW
11	570620	0620	5/8/08	\$435,000	\$382,000	2080	7	1957	4	22475	N	N	530 MOUNTAIN PARK BLVD SW
11	272406	9169	9/29/08	\$442,500	\$417,000	2180	7	1968	3	12196	N	N	215 NE DOGWOOD ST
11	570620	1620	8/6/08	\$440,000	\$402,000	2400	7	1962	3	14484	N	N	345 MOUNT OLYMPUS DR SW
11	332406	9517	2/21/07	\$700,000	\$603,000	3080	7	1980	3	27007	N	N	255 NEWPORT WAY SW
11	571060	0020	7/6/07	\$500,000	\$419,000	1160	8	1969	3	10625	N	N	900 W SUNSET WAY
11	571060	0510	2/15/08	\$460,000	\$393,000	1180	8	1976	3	11000	N	N	80 BIG BEAR PL NW
11	571060	0630	5/9/07	\$525,000	\$443,000	1230	8	1978	3	9600	N	N	809 W SUNSET WAY
11	571060	0110	2/22/08	\$538,000	\$460,000	1260	8	1968	3	13950	N	N	75 AIRES PL NW
11	571060	0640	6/6/08	\$465,000	\$413,000	1350	8	1976	3	12635	N	N	805 W SUNSET WAY
11	941461	0170	3/30/07	\$525,000	\$447,000	1360	8	1976	4	12207	N	N	925 HIGHWOOD DR SW
11	570620	2310	8/12/08	\$437,000	\$401,000	1380	8	1980	3	11700	N	N	145 MOUNT PILCHUCK AVE SW
11	954524	0140	6/10/08	\$510,000	\$454,000	1410	8	1986	3	9613	N	N	420 INDIGO PL NW
11	571061	0580	6/11/07	\$572,500	\$481,000	1430	8	1973	4	10810	N	N	325 DORADO DR NW
11	571061	0550	7/5/07	\$497,500	\$417,000	1430	8	1973	3	11250	N	N	245 DORADO DR NW
11	571061	0520	4/5/07	\$507,500	\$432,000	1430	8	1973	4	9775	N	N	210 CAPELLA DR NW
11	954520	0040	4/26/07	\$590,000	\$500,000	1460	8	1979	3	9600	N	N	525 KALMIA PL NW
11	571061	0760	2/19/08	\$535,000	\$457,000	1480	8	1974	3	9900	N	N	160 MOUNT SI PL NW
11	731320	0010	9/6/07	\$550,000	\$459,000	1480	8	1987	3	25994	N	N	1090 SW RIDGEWOOD CIR
11	029131	0680	7/9/07	\$401,500	\$336,000	1490	8	2004	3	1111	N	N	2113 NW BOULDER WAY DR
11	571060	0620	3/26/07	\$532,000	\$454,000	1530	8	1978	3	9600	N	N	815 W SUNSET WAY
11	029131	0720	9/28/07	\$405,000	\$338,000	1530	8	2005	3	1435	N	N	2087 NW BOULDER WAY DR
11	571050	0100	5/27/08	\$380,000	\$336,000	1540	8	1968	3	11008	Y	N	135 MOUNT OLYMPUS DR NW
11	571061	0770	6/5/07	\$511,000	\$430,000	1560	8	1974	3	10270	Y	N	140 MOUNT SI PL NW
11	571061	0610	11/21/07	\$525,000	\$441,000	1560	8	1978	4	9570	N	N	255 MOUNT OLYMPUS DR NW
11	941450	0130	3/26/07	\$520,000	\$444,000	1560	8	1967	5	11389	N	N	1090 WILDWOOD BLVD SW

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**Area 65**  
**(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
11	954520	0360	7/30/08	\$467,000	\$426,000	1560	8	1980	4	7490	N	N	1090 NW GLENWOOD CT
11	292406	9142	7/13/07	\$670,000	\$561,000	1580	8	1995	3	21532	N	N	1803 NW GOODE PL
11	029130	0360	7/19/07	\$451,000	\$377,000	1600	8	2004	3	2396	N	N	416 NW PEBBLE LN
11	029130	0100	2/6/08	\$412,000	\$351,000	1600	8	2003	3	2167	N	N	2211 NW BOULDER WAY DR
11	856277	0640	3/9/07	\$615,000	\$527,000	1650	8	2006	3	3055	N	N	590 MOUNTAIN VIEW LN NW
11	928610	0290	5/30/07	\$513,000	\$432,000	1670	8	2000	3	2792	N	N	31 SUNSET CT NW
11	928610	0140	3/27/07	\$510,000	\$435,000	1670	8	2000	3	3956	Y	N	147 SUNSET CT NW
11	928610	0110	6/18/07	\$505,000	\$424,000	1670	8	2001	3	4558	N	N	161 SUNSET CT NW
11	928610	0130	11/1/07	\$487,000	\$408,000	1670	8	2000	3	3563	N	N	139 SUNSET CT NW
11	928610	0330	9/15/08	\$435,000	\$407,000	1670	8	2000	3	3719	N	N	11 SUNSET CT NW
11	856277	0590	5/10/07	\$663,000	\$560,000	1710	8	2006	3	2405	Y	N	576 MOUNTAIN VIEW LN NW
11	856277	0020	8/14/08	\$550,000	\$505,000	1710	8	2005	3	2590	Y	N	484 LINGERING PINE DR NW
11	856277	0340	6/23/08	\$525,000	\$470,000	1710	8	2005	3	3433	N	N	562 ALPINE RIDGE PL NW
11	856277	0020	12/23/08	\$470,000	\$467,000	1710	8	2005	3	2590	Y	N	484 LINGERING PINE DR NW
11	571060	0600	8/13/08	\$444,000	\$408,000	1720	8	1973	3	12100	N	N	835 W SUNSET WAY
11	928610	0280	1/4/08	\$435,000	\$368,000	1720	8	2001	3	2610	N	N	43 SUNSET CT NW
11	941450	0380	10/9/07	\$480,000	\$401,000	1740	8	1979	4	13200	N	N	615 SW ELLERWOOD ST
11	571060	0160	8/8/07	\$623,500	\$521,000	1810	8	1973	3	11040	N	N	10 AIRES PL NW
11	941461	0360	8/14/07	\$525,000	\$438,000	1810	8	1974	3	9600	N	N	790 HIGHWOOD DR SW
11	954524	0040	5/1/08	\$550,000	\$482,000	1860	8	1985	3	9603	N	N	485 INDIGO PL NW
11	941461	0270	1/23/07	\$438,500	\$381,000	1860	8	1977	4	10043	N	N	775 HIGHWOOD DR SW
11	954523	0090	8/15/07	\$559,000	\$467,000	1870	8	1985	3	7657	N	N	985 NW HONEYWOOD CT
11	856277	0330	3/9/07	\$580,000	\$497,000	1880	8	2005	3	2763	N	N	555 ALPINE RIDGE PL NW
11	941450	0370	1/10/07	\$530,650	\$464,000	1880	8	1968	4	14375	N	N	635 SW ELLERWOOD ST
11	856277	0550	11/29/07	\$589,888	\$496,000	1880	8	2006	3	3184	N	N	561 MOUNTAIN VIEW LN NW
11	856277	0550	3/6/07	\$585,000	\$502,000	1880	8	2006	3	3184	N	N	561 MOUNTAIN VIEW LN NW
11	856277	0520	3/12/07	\$575,000	\$492,000	1880	8	2005	3	2794	N	N	473 LINGERING PINE DR NW
11	856277	0500	12/5/08	\$545,000	\$535,000	1880	8	2005	3	2836	N	N	493 LINGERING PINE DR NW
11	954520	0420	10/17/07	\$575,000	\$481,000	1890	8	1981	4	10115	N	N	1040 NW HONEYWOOD PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	954524	0010	9/30/08	\$524,500	\$495,000	1960	8	1985	3	9622	N	N	545 INDIGO PL NW
11	856277	0510	5/20/08	\$570,000	\$503,000	1960	8	2005	3	2794	N	N	481 LINGERING PINE DR NW
11	856277	0280	4/6/07	\$552,000	\$470,000	1960	8	2006	3	2318	N	N	571 ALPINE RIDGE PL NW
11	858201	0070	9/24/07	\$625,000	\$522,000	1970	8	1988	3	11204	N	N	1645 PINEVIEW DR NW
11	856275	0310	3/25/08	\$570,000	\$492,000	2080	8	2003	3	3980	N	N	2180 NW COYOTE CREEK LN
11	884390	0390	7/11/07	\$615,000	\$515,000	2140	8	2006	3	8000	N	N	340 NW HOLLY ST
11	570620	0180	9/13/07	\$510,000	\$426,000	2170	8	1987	3	15367	N	N	455 SW MOUNT BAKER DR
11	954521	0130	1/23/08	\$565,000	\$480,000	2200	8	1988	3	10617	N	N	380 JASMINE PL NW
11	816340	0070	7/2/07	\$699,000	\$586,000	2240	8	1976	4	28265	N	N	455 SE SYCAMORE LN
11	941450	0390	4/24/07	\$670,000	\$568,000	2260	8	1975	4	12227	N	N	565 SW ELLERWOOD ST
11	954522	0080	2/26/08	\$586,000	\$502,000	2280	8	1986	3	9603	N	N	670 JASMINE PL NW
11	856275	0270	12/3/08	\$510,000	\$500,000	2320	8	2003	3	4000	N	N	2155 NW COYOTE CREEK LN
11	856275	0820	3/17/08	\$625,000	\$539,000	2340	8	2005	3	6515	N	N	940 BIG TREE DR NW
11	856275	0870	4/10/07	\$615,000	\$523,000	2340	8	2004	3	5850	N	N	990 BIG TREE DR NW
11	954520	0030	12/26/07	\$527,900	\$446,000	2360	8	1979	3	9600	N	N	545 KALMIA PL NW
11	282406	9381	4/18/07	\$635,000	\$539,000	2400	8	2007	3	4500	N	N	459 1ST AVE NW
11	282406	9380	11/20/07	\$550,000	\$462,000	2400	8	2007	3	4185	N	N	457 1ST AVE NW
11	954524	0320	11/19/07	\$580,000	\$487,000	2410	8	1985	3	9602	N	N	990 NW FIRWOOD BLVD
11	332406	9537	11/19/07	\$739,500	\$620,000	2420	8	1992	3	23400	N	N	265 SW EDGEWOOD CT
11	954521	0100	5/15/07	\$599,900	\$506,000	2430	8	1988	3	9545	N	N	365 JASMINE PL NW
11	282406	9384	2/20/08	\$560,000	\$479,000	2460	8	2007	3	4125	N	N	369 NW DOGWOOD ST
11	282406	9382	2/29/08	\$555,000	\$476,000	2460	8	2007	3	4125	N	N	381 NW DOGWOOD ST
11	954520	0670	5/9/07	\$637,500	\$538,000	2510	8	1980	3	9570	N	N	650 KALMIA CT NW
11	856275	0750	10/25/07	\$614,950	\$515,000	2520	8	2005	3	4000	N	N	2150 NW FAR COUNTRY LN
11	856275	0570	4/26/07	\$609,000	\$516,000	2520	8	2005	3	3980	N	N	2106 NW SPRING FORK LN
11	865000	0170	12/11/08	\$445,000	\$439,000	2560	8	1978	3	18636	N	N	795 IDYLWOOD DR SW
11	282406	9385	12/16/08	\$499,500	\$494,000	2750	8	2007	3	4125	N	N	373 NW DOGWOOD ST
11	856275	0430	9/29/08	\$545,000	\$514,000	2800	8	2003	3	3980	N	N	2163 NW SPRING FORK LN
11	571060	0060	7/20/07	\$710,000	\$594,000	2890	8	1969	4	11670	Y	N	185 MOUNT OLYMPUS DR NW

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	856275	0360	11/20/07	\$659,888	\$554,000	2990	8	2003	3	7481	N	N	2100 NW COYOTE CREEK LN
11	856275	0460	9/20/07	\$649,950	\$543,000	2990	8	2003	3	5662	N	N	2193 NW SPRING FORK LN
11	856275	0730	5/4/07	\$657,000	\$555,000	2990	8	2004	3	4000	N	N	2174 NW FAR COUNTRY LN
11	856275	0450	1/3/08	\$615,000	\$520,000	2990	8	2003	3	3980	N	N	2183 NW SPRING FORK LN
11	856275	0710	6/3/08	\$630,000	\$559,000	2990	8	2004	3	4000	N	N	2202 NW FAR COUNTRY LN
11	954520	0440	6/22/07	\$599,000	\$502,000	3020	8	1986	3	9310	N	N	1120 NW HONEYWOOD PL
11	342406	9230	7/3/07	\$890,000	\$745,000	3370	8	2006	3	143325	N	N	490 SE SYCAMORE PL
11	865000	0260	11/25/08	\$537,000	\$524,000	1850	9	1974	3	52870	Y	N	850 IDYLWOOD DR SW
11	941220	0860	8/13/07	\$885,000	\$739,000	1960	9	1992	3	30105	N	N	1285 WILDWOOD BLVD SW
11	856277	0700	3/7/07	\$608,490	\$522,000	1960	9	2006	3	2984	N	N	581 MOUNTAIN VIEW LN NW
11	778700	0080	5/8/07	\$628,950	\$531,000	2030	9	2006	3	2017	N	N	103 SHY BEAR WAY
11	778700	0030	2/28/07	\$603,000	\$518,000	2030	9	2006	3	2021	N	N	81 SHY BEAR WAY
11	865000	0250	9/24/07	\$678,000	\$566,000	2040	9	1974	4	53173	Y	N	820 IDYLWOOD DR SW
11	778700	0060	3/19/07	\$669,950	\$573,000	2080	9	2006	3	3370	N	N	99 SHY BEAR WAY
11	778700	0100	2/26/07	\$664,950	\$572,000	2080	9	2006	3	3742	N	N	129 SHY BEAR WAY
11	778700	0050	1/17/07	\$645,950	\$563,000	2080	9	2006	3	3393	N	N	91 SHY BEAR WAY
11	778700	0090	4/26/07	\$635,950	\$538,000	2100	9	2006	3	2017	N	N	121 SHY BEAR WAY
11	778700	0070	4/11/07	\$630,950	\$536,000	2100	9	2006	3	2017	N	N	101 SHY BEAR WAY
11	778700	0040	3/19/07	\$613,331	\$524,000	2100	9	2006	3	2017	N	N	89 SHY BEAR WAY
11	778700	0090	5/30/08	\$590,000	\$523,000	2100	9	2006	3	2017	N	N	121 SHY BEAR WAY
11	856275	0200	2/25/08	\$625,000	\$535,000	2130	9	2004	3	4500	N	N	878 BIG TREE DR NW
11	856274	0440	4/7/08	\$807,500	\$701,000	2210	9	2003	3	5280	Y	N	454 WILDERNESS PEAK DR NW
11	342406	9354	5/24/07	\$605,000	\$510,000	2210	9	2007	3	10013	N	N	871 FRONT ST S
11	954525	0270	6/5/07	\$635,000	\$534,000	2230	9	1993	3	8280	N	N	675 EVERWOOD DR NW
11	858201	0080	8/6/07	\$655,000	\$547,000	2340	9	1989	3	10865	N	N	1635 PINEVIEW DR NW
11	858201	0160	4/2/08	\$650,000	\$563,000	2380	9	1989	3	11194	N	N	2820 NW PINECONE DR
11	856275	1110	7/27/07	\$668,000	\$558,000	2450	9	2003	3	4500	N	N	763 BEAR RIDGE DR NW
11	856275	1050	7/8/08	\$625,000	\$564,000	2460	9	2004	3	5173	N	N	801 BEAR RIDGE DR NW
11	259765	0780	9/7/07	\$725,000	\$605,000	2500	9	1987	3	14481	N	N	2220 SQUAK MOUNTAIN LOOP SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	856275	0170	1/5/07	\$700,000	\$613,000	2520	9	2003	3	4500	N	N	842 BIG TREE DR NW
11	282406	9353	3/29/07	\$645,000	\$550,000	2580	9	1990	3	18915	N	N	255 MOUNT QUAY DR NW
11	816330	0190	3/27/07	\$680,000	\$580,000	2620	9	2007	3	5492	N	N	1539 SYCAMORE DR SE
11	032306	9150	12/18/07	\$799,950	\$674,000	2710	9	1983	5	32070	N	N	1434 SYCAMORE DR SE
11	258960	0080	4/9/08	\$698,000	\$606,000	2720	9	2000	3	13091	N	N	1020 1ST PL SE
11	865000	0240	1/29/08	\$580,000	\$493,000	2740	9	1974	3	42897	Y	N	790 IDYLWOOD DR SW
11	865000	0300	7/16/08	\$585,000	\$529,000	2740	9	1975	3	69233	N	N	960 IDYLWOOD DR SW
11	856274	0330	5/23/07	\$789,900	\$665,000	2810	9	2003	3	5784	N	N	491 WILDERNESS PEAK DR NW
11	856275	0120	1/23/08	\$750,000	\$637,000	2850	9	2003	3	4583	N	N	788 BIG TREE DR NW
11	856274	0600	4/24/07	\$800,000	\$678,000	2880	9	2003	3	5344	Y	N	648 WILDERNESS PEAK DR NW
11	856275	1190	8/1/08	\$672,500	\$614,000	2910	9	2004	3	5401	N	N	687 BEAR RIDGE DR NW
11	342406	9359	4/29/08	\$685,000	\$599,000	3010	9	2007	3	16902	N	N	400 SE DARST ST
11	258960	0290	9/22/08	\$695,000	\$652,000	3030	9	1999	3	6737	N	N	1245 SUNRISE PL SE
11	342406	9360	4/11/08	\$730,000	\$634,000	3040	9	2008	3	17147	N	N	440 SE DARST ST
11	954525	0210	12/30/08	\$660,000	\$659,000	3100	9	1993	3	7668	N	N	620 EVERWOOD DR NW
11	856275	0240	3/3/08	\$845,000	\$725,000	3110	9	2003	3	6182	N	N	906 BIG TREE DR NW
11	856275	1000	6/23/08	\$740,000	\$663,000	3140	9	2004	3	4500	N	N	851 BEAR RIDGE DR NW
11	856275	1200	10/27/08	\$714,000	\$684,000	3200	9	2004	3	4500	N	N	677 BEAR RIDGE DR NW
11	856275	0100	2/16/07	\$852,000	\$735,000	3220	9	2003	3	5611	N	N	778 BIG TREE DR NW
11	954525	0130	1/29/08	\$835,000	\$710,000	3220	9	1993	3	11245	N	N	655 NW DATEWOOD DR
11	856274	0300	5/30/07	\$851,000	\$716,000	3310	9	2003	3	5683	N	N	527 WILDERNESS PEAK DR NW
11	954520	0780	2/1/07	\$685,000	\$594,000	3440	9	1989	3	10380	N	N	1135 NW INNESWOOD DR
11	259765	0530	9/11/08	\$870,000	\$811,000	3560	9	1983	3	17461	Y	N	2445 SQUAK MOUNTAIN LOOP SW
11	330397	0020	4/5/07	\$985,000	\$838,000	3570	9	2001	3	14830	Y	N	1490 HILLSIDE DR SE
11	062987	0030	8/21/07	\$1,159,000	\$968,000	2040	10	2007	3	7258	Y	N	1680 PINE VIEW DR NW
11	062987	0010	7/24/07	\$1,130,000	\$945,000	2110	10	2007	3	8292	Y	N	1700 PINE VIEW DR NW
11	816330	0480	6/4/08	\$850,000	\$755,000	2250	10	2006	3	15300	N	N	1535 HILLSIDE DR SE
11	816330	0470	2/23/07	\$1,140,000	\$981,000	2400	10	2005	3	16793	N	N	1525 HILLSIDE DR SE
11	292406	9158	7/26/07	\$787,000	\$658,000	2460	10	2005	3	5469	N	N	1810 JAMES BUSH RD

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	062985	0010	1/18/07	\$1,029,000	\$897,000	2480	10	2006	3	8277	Y	N	2754 NW PINECONE PL
11	062987	0020	6/22/07	\$1,175,000	\$985,000	2510	10	2007	3	7474	Y	N	1690 PINE VIEW DR NW
11	292406	9159	4/16/07	\$829,000	\$704,000	2910	10	2005	3	6342	N	N	1816 JAMES BUSH RD
11	856271	0020	12/6/07	\$920,000	\$774,000	3070	10	2007	3	8140	N	N	698 SUMMERHILL RIDGE DR NW
11	856271	0060	11/15/07	\$1,022,302	\$857,000	3080	10	2007	3	5314	Y	N	770 LINGERING PINE DR NW
11	564150	0010	12/8/08	\$699,950	\$689,000	3110	10	1998	3	12335	N	N	785 EVERWOOD DR NW
11	856271	0090	1/29/07	\$993,560	\$862,000	3180	10	2007	3	5769	Y	N	800 LINGERING PINE DR NW
11	856271	0080	5/23/07	\$990,000	\$834,000	3180	10	2007	3	6620	Y	N	790 LINGERING PINE DR NW
11	856271	0440	9/20/07	\$961,000	\$803,000	3200	10	2007	3	6051	N	N	712 SUMMERHILL RIDGE DR NW
11	856271	0070	10/17/07	\$1,008,000	\$843,000	3200	10	2007	3	6521	Y	N	780 LINGERING PINE DR NW
11	856271	0100	2/13/07	\$992,000	\$857,000	3200	10	2007	3	5605	Y	N	820 LINGERING PINE DR NW
11	856271	0490	4/13/07	\$946,000	\$803,000	3200	10	2007	3	6097	Y	N	762 SUMMERHILL RIDGE DR NW
11	856271	0100	8/18/08	\$950,000	\$874,000	3200	10	2007	3	5605	Y	N	820 LINGERING PINE DR NW
11	856271	0430	2/27/08	\$989,000	\$847,000	3210	10	2007	3	6527	N	N	704 SUMMERHILL RIDGE DR NW
11	062986	0010	6/22/07	\$1,314,000	\$1,102,000	3210	10	2007	3	9827	Y	N	1695 PINE VIEW DR NW
11	856271	0040	10/21/08	\$820,000	\$783,000	3220	10	2007	3	8864	N	N	705 NW LINGERING PINE CT
11	062986	0030	4/21/08	\$1,230,000	\$1,073,000	3230	10	2007	3	10768	Y	N	1675 PINE VIEW DR NW
11	856271	0630	6/3/08	\$899,999	\$799,000	3400	10	2006	3	5797	N	N	821 LINGERING PINE DR NW
11	856271	0680	7/24/07	\$901,000	\$753,000	3410	10	2007	3	5080	N	N	771 LINGERING PINE DR NW
11	856271	0390	12/6/07	\$896,000	\$754,000	3410	10	2007	3	6298	N	N	729 SUMMERHILL RIDGE DR NW
11	856271	0210	9/21/07	\$855,000	\$714,000	3410	10	2007	3	5873	N	N	875 COUGAR MOUNTAIN LN NW
11	856271	0320	4/2/07	\$855,537	\$729,000	3410	10	2007	3	5750	N	N	783 SUMMERHILL RIDGE DR NW
11	856271	0350	7/9/07	\$852,000	\$713,000	3420	10	2007	3	5886	N	N	759 SUMMERHILL RIDGE DR NW
11	856271	0360	8/28/07	\$954,797	\$797,000	3456	10	2007	3	6112	N	N	753 SUMMERHILL RIDGE DR NW
11	856271	0750	2/23/07	\$930,000	\$800,000	3460	10	2005	3	6249	Y	N	703 LINGERING PINE DR NW
11	856271	0660	3/23/07	\$863,061	\$737,000	3460	10	2007	3	5604	N	N	791 LINGERING PINE DR NW
11	856271	0220	8/7/07	\$882,000	\$737,000	3460	10	2007	3	5750	N	N	873 COUGAR MOUNTAIN LN NW
11	856271	0330	5/31/07	\$880,824	\$741,000	3460	10	2007	3	5750	N	N	773 SUMMERHILL RIDGE DR NW
11	856271	0670	4/16/07	\$843,223	\$716,000	3460	10	2007	3	5365	N	N	781 LINGERING PINE DR NW

**Improved Sales Used in this Annual Update Analysis**  
**Area 65**  
**(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
11	856271	0370	12/6/07	\$835,000	\$702,000	3460	10	2007	3	6994	N	N	743 SUMMERHILL RIDGE DR NW
11	856271	0400	2/13/07	\$826,000	\$713,000	3460	10	2007	3	6020	Y	N	723 SUMMERHILL RIDGE DR NW
11	856271	0300	1/24/07	\$803,000	\$698,000	3460	10	2007	3	5750	N	N	801 SUMMERHILL RIDGE DR NW
11	856271	0740	7/2/07	\$991,662	\$831,000	3480	10	2007	3	5329	Y	N	711 LINGERING PINE DR NW
11	856271	0340	6/14/07	\$919,513	\$772,000	3480	10	2007	3	5757	N	N	763 SUMMERHILL RIDGE DR NW
11	856271	0380	10/17/07	\$897,675	\$751,000	3480	10	2007	3	6440	N	N	733 SUMMERHILL RIDGE DR NW
11	856271	0310	2/15/07	\$886,501	\$765,000	3480	10	2007	3	5750	N	N	793 SUMMERHILL RIDGE DR NW
11	856271	0650	1/16/07	\$802,000	\$699,000	3480	10	2007	3	5835	N	N	801 LINGERING PINE DR NW
11	062985	0020	3/9/07	\$1,089,000	\$933,000	3490	10	2006	3	7058	Y	N	2759 NW PINECONE PL
11	062984	0020	2/27/07	\$1,029,000	\$885,000	3510	10	2006	3	8022	Y	N	1715 PINE VIEW DR NW
11	856271	0500	4/2/07	\$993,531	\$846,000	3540	10	2007	3	6000	Y	N	772 SUMMERHILL RIDGE DR NW
11	856271	0030	11/15/07	\$1,145,735	\$961,000	3550	10	2007	3	9290	Y	N	709 NW LINGERING PINE CT
11	856272	0340	6/23/08	\$1,245,000	\$1,115,000	3180	11	2007	3	8685	N	N	544 TIMBER CREEK DR NW
11	856272	0280	4/3/08	\$1,270,000	\$1,101,000	3180	11	2007	3	6901	Y	N	440 TIMBER CREEK DR NW
11	856272	0390	1/22/07	\$1,269,000	\$1,104,000	3190	11	2006	3	8709	N	N	602 TIMBER CREEK DR NW
11	856272	0370	6/6/07	\$1,378,950	\$1,159,000	3200	11	2006	3	8585	Y	N	582 TIMBER CREEK DR NW
11	856272	0260	11/2/07	\$1,298,950	\$1,088,000	3200	11	2007	3	7016	Y	N	400 TIMBER CREEK DR NW
11	856272	0290	2/6/07	\$1,389,950	\$1,203,000	3310	11	2006	3	7402	Y	N	474 TIMBER CREEK DR NW
11	856272	0050	3/11/08	\$875,000	\$753,000	3330	11	2005	3	6840	N	N	585 SADDLEBACK LOOP WAY NW
11	856272	0350	10/24/07	\$1,330,000	\$1,113,000	3380	11	2007	3	9314	N	N	562 TIMBER CREEK DR NW
11	856272	0070	3/24/07	\$1,005,000	\$858,000	3390	11	2005	3	6799	N	N	581 SADDLEBACK LOOP WAY NW
11	856272	0220	6/25/07	\$1,079,900	\$905,000	3470	11	2007	3	7442	N	N	545 TIMBER CREEK DR NW
11	856272	0170	6/8/07	\$1,069,900	\$899,000	3500	11	2004	3	7143	N	N	599 TIMBER CREEK DR NW
11	856272	0380	4/2/07	\$1,329,000	\$1,132,000	3520	11	2007	3	9145	Y	N	590 TIMBER CREEK DR NW
11	856272	0250	2/25/08	\$1,189,950	\$1,019,000	3610	11	2008	3	8293	Y	N	390 TIMBER CREEK DR NW
11	856272	0230	3/18/08	\$1,066,500	\$919,000	3720	11	2007	3	7150	Y	N	531 TIMBER CREEK DR NW
11	856272	0090	7/23/07	\$1,100,000	\$920,000	3740	11	2005	3	6869	N	N	575 SADDLEBACK LOOP WAY NW
11	856272	0440	1/28/07	\$1,137,000	\$987,000	3740	11	2005	3	7874	Y	N	646 TIMBER CREEK DR NW
11	856272	0240	4/4/08	\$1,146,950	\$994,000	3770	11	2007	3	9266	Y	N	525 TIMBER CREEK DR NW



***Improved Sales Used in this Annual Update Analysis***  
***Area 65***  
***(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	856272	0300	6/27/08	\$1,470,930	\$1,319,000	4040	11	2008	3	8261	Y	N	490 TIMBER CREEK DR NW

**Improved Sales Removed from this Annual Update Analysis**  
**Area 65**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	140400	0080	1/3/07	\$649,000	PERCENT COMPLETE<100
1	142405	9085	11/14/07	\$490,000	DIAGNOSTIC OUTLIER
1	192406	9056	8/20/07	\$1,145,000	MORE THAN 1 IMP
1	192406	9134	5/9/07	\$650,000	QUESTIONABLE PER SALES IDENTIFICATION
1	221170	0045	9/10/08	\$535,205	ACTIVE PERMIT BEFORE SALE>25,000
1	221170	0290	2/6/07	\$615,000	RELOCATION - SALE TO SERVICE
1	221170	0420	10/3/07	\$597,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	226080	0030	7/27/07	\$1,200,000	MORE THAN 1 IMP
1	242405	9172	3/6/08	\$375,000	PERCENT COMPLETE<100
1	302406	9040	8/15/07	\$125,000	QUIT CLAIM DEED
1	322406	9079	2/14/07	\$2,000,000	UNFINISHED AREA>0
1	330385	0330	8/7/07	\$1,619,000	UNFINISHED AREA>0
1	413942	0400	7/19/08	\$1,587,500	RELOCATION - SALE TO SERVICE
1	413942	0570	8/12/08	\$1,040,000	RELOCATION - SALE TO SERVICE
1	413943	0320	6/11/07	\$875,000	RELOCATION - SALE TO SERVICE
1	413943	0380	6/18/08	\$760,000	RELOCATION - SALE TO SERVICE
1	413946	0290	10/5/07	\$955,000	RELOCATION - SALE TO SERVICE
1	413950	0260	8/29/08	\$1,240,000	UNFINISHED AREA>0
1	560800	0700	2/22/07	\$990,000	RELOCATION - SALE TO SERVICE
1	560801	0250	4/23/08	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	560803	0060	2/12/08	\$688,000	NON-REPRESENTATIVE SALE
1	560803	0060	1/2/07	\$661,300	NON-REPRESENTATIVE SALE
1	560804	0010	11/3/08	\$763,000	DIAGNOSTIC OUTLIER
1	560804	0010	11/3/08	\$763,000	RELOCATION - SALE TO SERVICE
1	723750	0090	6/6/08	\$1,500,000	DIAGNOSTIC OUTLIER
1	723750	0220	1/3/07	\$825,000	PERCENT COMPLETE<100
1	723750	0230	1/4/07	\$825,000	DIAGNOSTIC OUTLIER
1	723750	0240	1/4/07	\$825,000	DOR RATIO
1	723750	1330	6/12/07	\$805,000	PERCENT COMPLETE<100
1	723750	1340	7/11/07	\$805,000	PERCENT COMPLETE<100
1	730800	0060	4/26/07	\$986,500	RELOCATION - SALE TO SERVICE
1	896540	0140	12/3/07	\$787,000	RELOCATION - SALE TO SERVICE
1	896545	0200	4/24/07	\$305,523	AFFORDABLE HOUSING SALES
1	947840	0210	6/23/08	\$677,500	BANKRUPTCY - RECEIVER OR TRUSTEE
11	007510	0055	5/6/08	\$440,000	GOVERNMENT AGENCY
11	029130	0020	12/12/07	\$350,000	OBSOLESCENCE>0
11	029130	0140	8/29/07	\$349,000	OBSOLESCENCE>0
11	029130	0160	6/19/07	\$350,000	OBSOLESCENCE>0
11	029130	0380	4/4/08	\$365,000	OBSOLESCENCE>0
11	029131	0040	7/15/08	\$138,998	OBSOLESCENCE>0
11	029131	0070	5/29/07	\$406,963	OBSOLESCENCE>0
11	029131	0090	4/3/07	\$402,000	OBSOLESCENCE>0
11	029131	0120	5/31/07	\$399,950	OBSOLESCENCE>0
11	029131	0120	4/16/08	\$389,950	OBSOLESCENCE>0
11	029131	0130	3/27/07	\$390,000	OBSOLESCENCE>0

**Improved Sales Removed from this Annual Update Analysis**  
**Area 65**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	029131	0280	6/25/07	\$415,000	OBSOLESCENCE>0
11	029131	0290	8/4/08	\$387,000	OBSOLESCENCE>0
11	029131	0450	10/28/08	\$329,000	OBSOLESCENCE>0
11	029131	0490	3/16/07	\$348,000	OBSOLESCENCE>0
11	029131	0520	8/21/07	\$354,000	OBSOLESCENCE>0
11	029131	0560	6/26/07	\$357,000	OBSOLESCENCE>0
11	029131	0580	3/2/07	\$354,990	OBSOLESCENCE>0
11	029131	0720	9/28/07	\$451,500	RELOCATION - SALE TO SERVICE
11	062988	0010	7/26/07	\$350,000	DOR RATIO
11	146060	0130	3/19/07	\$342,000	DIAGNOSTIC OUTLIER
11	235430	0720	4/10/08	\$700,000	DIAGNOSTIC OUTLIER
11	272406	9054	7/21/08	\$720,000	PREVIMP<=25,000
11	272406	9100	11/21/08	\$370,000	MORE THAN 1 IMP
11	272406	9118	6/24/08	\$575,000	PREVIMP<=25,000
11	272406	9141	7/30/08	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	272406	9147	5/28/08	\$33,361	RELATED PARTY, FRIEND, OR NEIGHBOR
11	282406	9032	11/7/08	\$345,000	PREVIMP<=25,000
11	282406	9043	12/13/07	\$395,000	DIAGNOSTIC OUTLIER
11	282406	9082	7/29/08	\$900,000	DIAGNOSTIC OUTLIER
11	282406	9203	3/13/08	\$390,000	PREVIMP<=25,000
11	292406	9049	6/19/07	\$4,600	DOR RATIO
11	292406	9142	4/12/07	\$143,100	DOR RATIO
11	322406	9022	5/14/08	\$2,000	DOR RATIO
11	322406	9026	7/10/08	\$1,300	DOR RATIO
11	322406	9029	12/13/07	\$1,246	MORE THAN 1 IMP
11	322406	9087	3/25/08	\$1,483	DOR RATIO
11	332406	9127	4/22/08	\$355,000	SEGREGATION AND/OR MERGER SINCE SALE
11	332406	9460	2/8/07	\$365,000	PERCENT NET CONDITION>0
11	342406	9008	12/26/07	\$255,000	MORE THAN 1 IMP
11	342406	9036	6/22/07	\$490,000	SEGREGATION AND/OR MERGER SINCE SALE
11	342406	9254	8/20/07	\$699,500	OBSOLESCENCE>0
11	570620	1090	11/12/08	\$450,000	DIAGNOSTIC OUTLIER
11	570620	1320	12/28/07	\$13,517	QUIT CLAIM DEED
11	570620	1630	7/25/07	\$581,000	RELOCATION - SALE TO SERVICE
11	570620	2190	7/1/08	\$421,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	571060	0030	8/1/07	\$340,000	DIAGNOSTIC OUTLIER
11	571060	0110	2/22/08	\$538,000	RELOCATION - SALE TO SERVICE
11	571060	0435	3/29/07	\$665,000	OBSOLESCENCE>0
11	571060	0435	3/2/07	\$665,000	OBSOLESCENCE>0
11	571060	0600	8/13/08	\$444,000	RELOCATION - SALE TO SERVICE
11	571061	0520	4/12/07	\$507,500	RELOCATION - SALE TO SERVICE
11	571061	0760	11/14/07	\$114,808	QUIT CLAIM DEED
11	778700	0090	5/30/08	\$590,000	RELOCATION - SALE TO SERVICE
11	807860	0370	7/3/08	\$489,743	RELOCATION - SALE TO SERVICE
11	816300	0020	6/5/07	\$485,000	OBSOLESCENCE>0

**Improved Sales Removed from this Annual Update Analysis**  
**Area 65**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	856271	0220	12/3/07	\$1,380,000	DIAGNOSTIC OUTLIER
11	856271	0380	6/2/08	\$1,350,000	DIAGNOSTIC OUTLIER
11	856272	0440	1/28/07	\$1,137,000	RELOCATION - SALE TO SERVICE
11	856274	0270	10/2/08	\$690,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	856275	0360	11/20/07	\$659,888	RELOCATION - SALE TO SERVICE
11	856275	0530	2/12/08	\$572,000	RELOCATION - SALE TO SERVICE
11	856275	0740	10/17/07	\$129,440	RELATED PARTY, FRIEND, OR NEIGHBOR
11	856275	0750	10/4/07	\$614,950	RELOCATION - SALE TO SERVICE
11	856275	0850	12/2/08	\$650,000	DIAGNOSTIC OUTLIER
11	856275	1110	7/27/07	\$668,000	RELOCATION - SALE TO SERVICE
11	856275	1200	8/14/08	\$714,000	RELOCATION - SALE TO SERVICE
11	858201	0070	2/24/07	\$625,000	RELOCATION - SALE TO SERVICE
11	865000	0260	11/21/08	\$537,000	RELOCATION - SALE TO SERVICE
11	941220	0510	8/21/07	\$595,500	DIAGNOSTIC OUTLIER
11	941450	0170	2/12/08	\$340,744	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	941461	0360	9/16/08	\$546,000	DIAGNOSTIC OUTLIER
11	954520	0030	11/19/07	\$557,450	RELOCATION - SALE TO SERVICE
11	954522	0080	2/22/08	\$586,000	RELOCATION - SALE TO SERVICE
11	954525	0270	4/21/07	\$635,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis  
Area 65***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	132405	9140	1/31/08	\$500,000	20,425	Y	N
1	242405	9020	4/11/07	\$595,000	39,144	Y	N
1	242405	9066	6/15/07	\$950,000	123,912	Y	N
1	252405	9006	6/13/07	\$900,000	35,000	N	N
1	292406	9015	7/29/08	\$375,000	217,800	N	N
1	750450	0130	10/3/07	\$215,000	37,437	Y	N
11	259765	0100	3/26/07	\$412,500	18,863	Y	N
11	282406	9216	11/28/07	\$130,000	8,683	N	N
11	292406	9004	6/1/07	\$1,250,000	493,970	N	N
11	292406	9071	7/5/07	\$2,000,000	1,360,814	N	N
11	322406	9020	6/18/07	\$120,000	15,872	N	N
11	332406	9121	6/15/07	\$750,000	174,240	N	N
11	816340	0062	9/19/08	\$60,000	16,766	N	N
11	856273	0090	7/5/07	\$500,000	152,876	N	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 65***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	302406	9001	9/14/07	\$382,500	STATEMENT TO DOR
1	322406	9086	6/11/07	\$445,000	QUESTIONABLE PER SALES IDENTIFICATION
1	750450	0130	10/3/07	\$215,000	MULTI-PARCEL SALE
1	750450	0150	10/3/07	\$215,000	MULTI-PARCEL SALE
11	292406	9164	6/18/07	\$13,500	GOVERNMENT AGENCY
11	292406	9164	6/8/07	\$6,300	GOVERNMENT AGENCY
11	292406	9166	6/19/07	\$382,900	GOVERNMENT AGENCY
11	816340	0062	9/19/08	\$15,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	856273	0200	5/22/08	\$48,300	GOVERNMENT AGENCY
11	941450	0160	2/12/08	\$7,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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

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

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

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

### **Market Value**

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

### **Highest and Best Use**

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

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

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

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

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

## **Date of Value Estimate**

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

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

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

## **Property rights appraised:**

### **Fee Simple**

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

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

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

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



## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **CERTIFICATION:**

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



## King County

### Department of Assessments

King County Administration Bldg.

500 Fourth Avenue, ADM-AS-0708

Seattle, WA 98104-2384

(206) 296-5195

FAX (206) 296-0595

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

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

**Scott Noble**

*Assessor*

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

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

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

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

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

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

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

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

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

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

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

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

**Scott Noble**  
**Assessor**