

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** S. Beacon Hill / Area 79

**Previous Physical Inspection:** 2008

**Improved Sales:**

Number of Sales: 367

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>	\$138,500	\$219,900	\$358,400			
<b>2009 Value</b>	\$134,400	\$145,000	\$279,400	\$332,600	84.0%	10.94%
<b>Change</b>	-\$4,100	-\$74,900	-\$79,000			
<b>% Change</b>	-3.0%	-34.1%	-22.0%			

\*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.

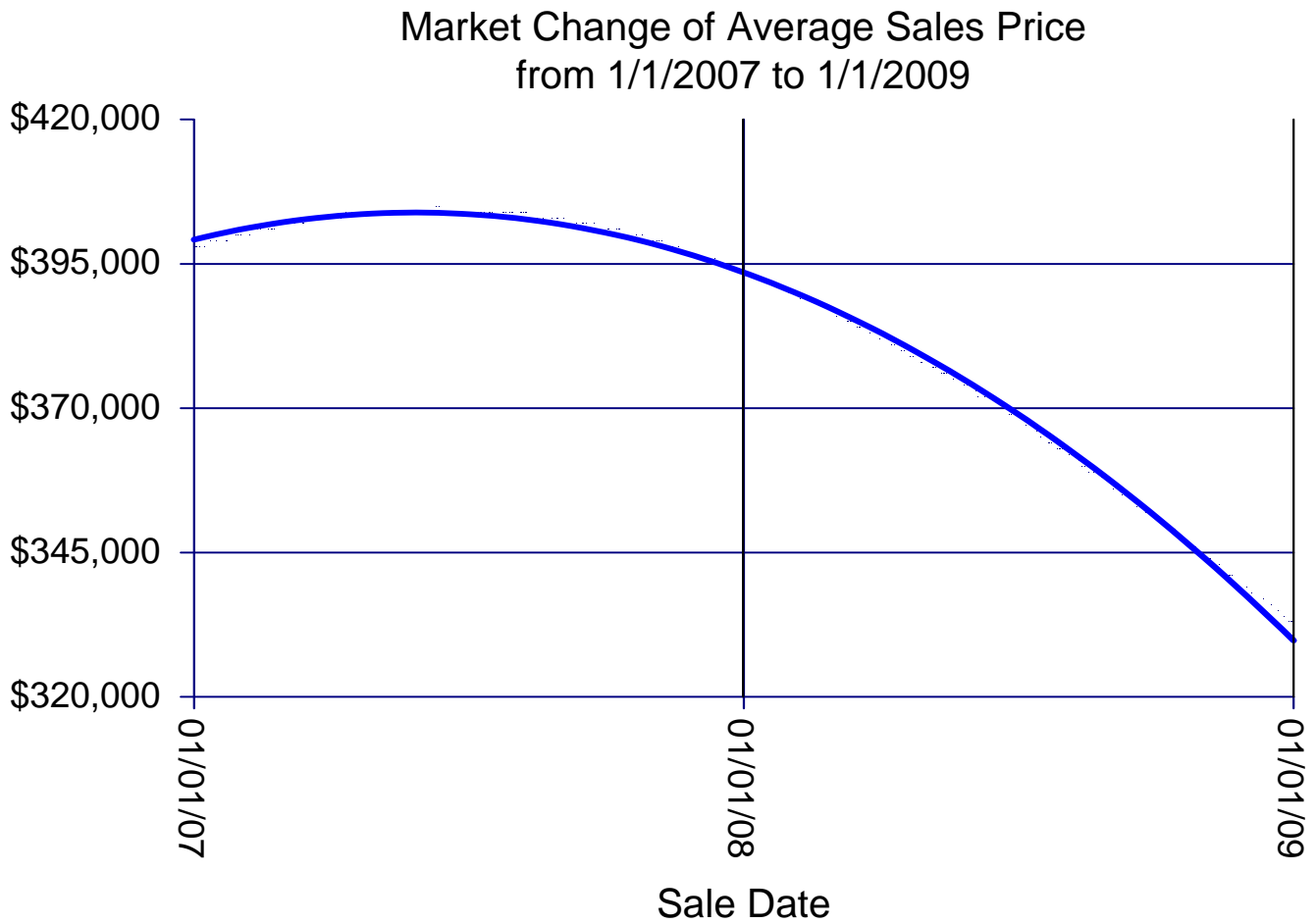
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$144,100	\$206,100	\$350,200
<b>2009 Value</b>	\$139,900	\$131,900	\$271,800
<b>Percent Change</b>	-2.9%	-36.0%	-22.4%

Number of one to three unit residences in the Population: 6566

**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 New Houses. New House parcels were at a lower assessment level than the rest of the population. Regression model corrects for these strata differences.

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

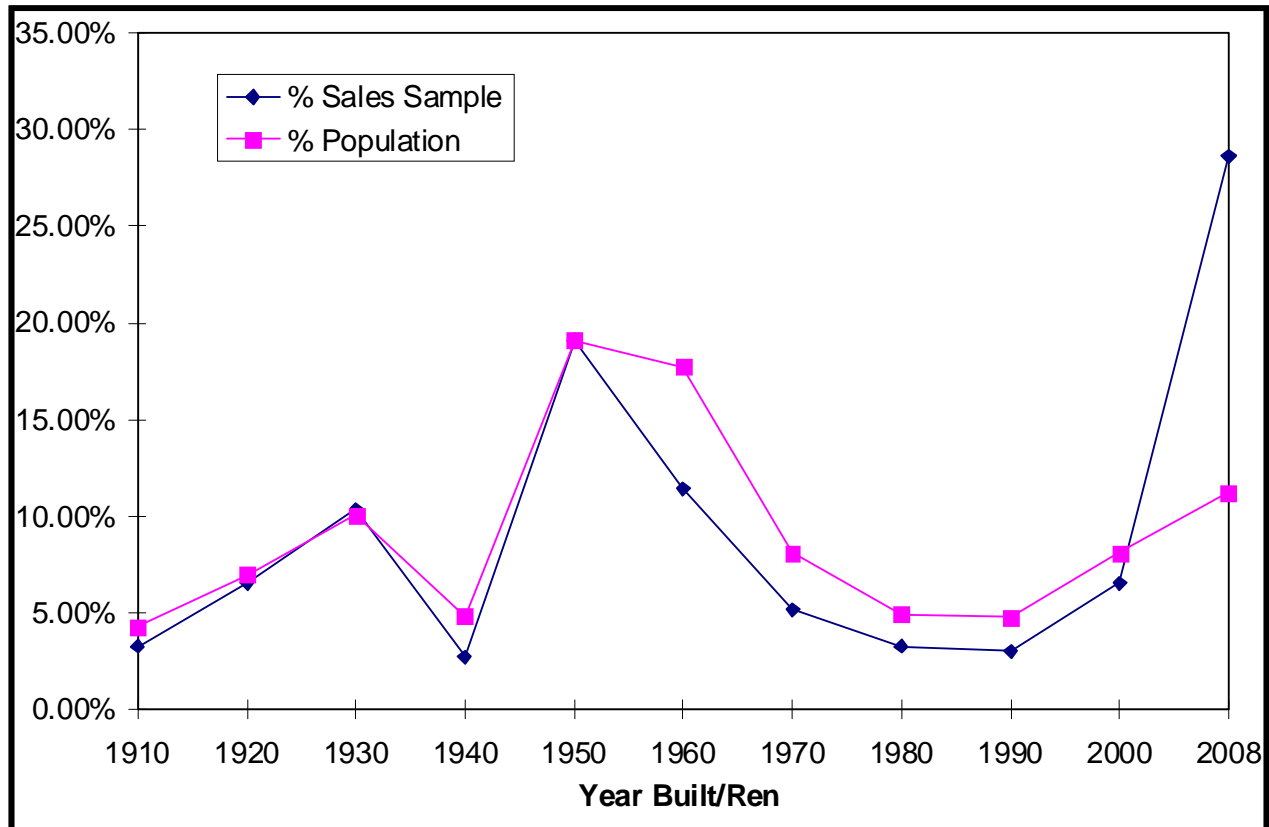
**Market Change of Average Sale Price in Area 79  
From 1/1/07 to 1/1/09**



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

Year Built/Ren	Frequency	% Sales Sample
1910	12	3.27%
1920	24	6.54%
1930	38	10.35%
1940	10	2.72%
1950	70	19.07%
1960	42	11.44%
1970	19	5.18%
1980	12	3.27%
1990	11	3.00%
2000	24	6.54%
2008	105	28.61%
	367	

Year Built/Ren	Frequency	% Population
1910	280	4.26%
1920	457	6.96%
1930	661	10.07%
1940	316	4.81%
1950	1252	19.07%
1960	1164	17.73%
1970	531	8.09%
1980	324	4.93%
1990	314	4.78%
2000	531	8.09%
2008	736	11.21%
	6566	

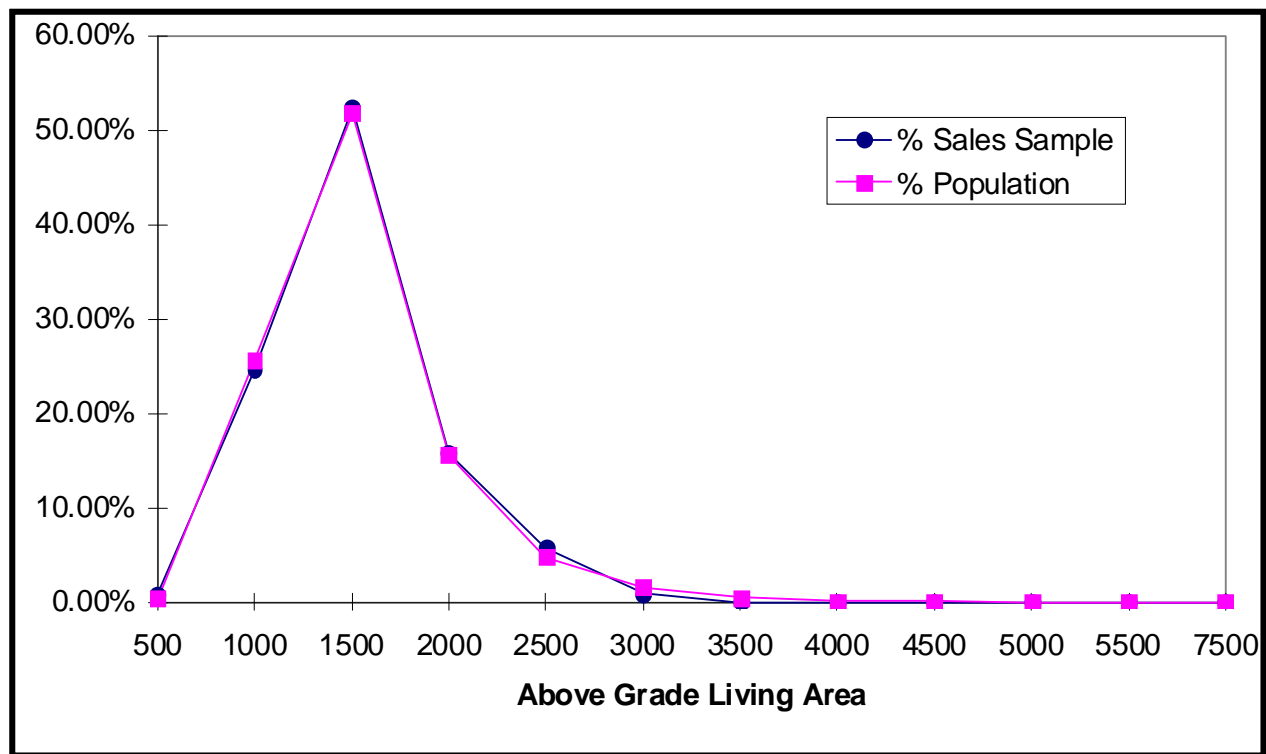


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	3	0.82%
1000	90	24.52%
1500	192	52.32%
2000	58	15.80%
2500	21	5.72%
3000	3	0.82%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	367	

<b>Population</b>		
AGLA	Frequency	% Population
500	20	0.30%
1000	1675	25.51%
1500	3402	51.81%
2000	1019	15.52%
2500	314	4.78%
3000	99	1.51%
3500	30	0.46%
4000	4	0.06%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6566	

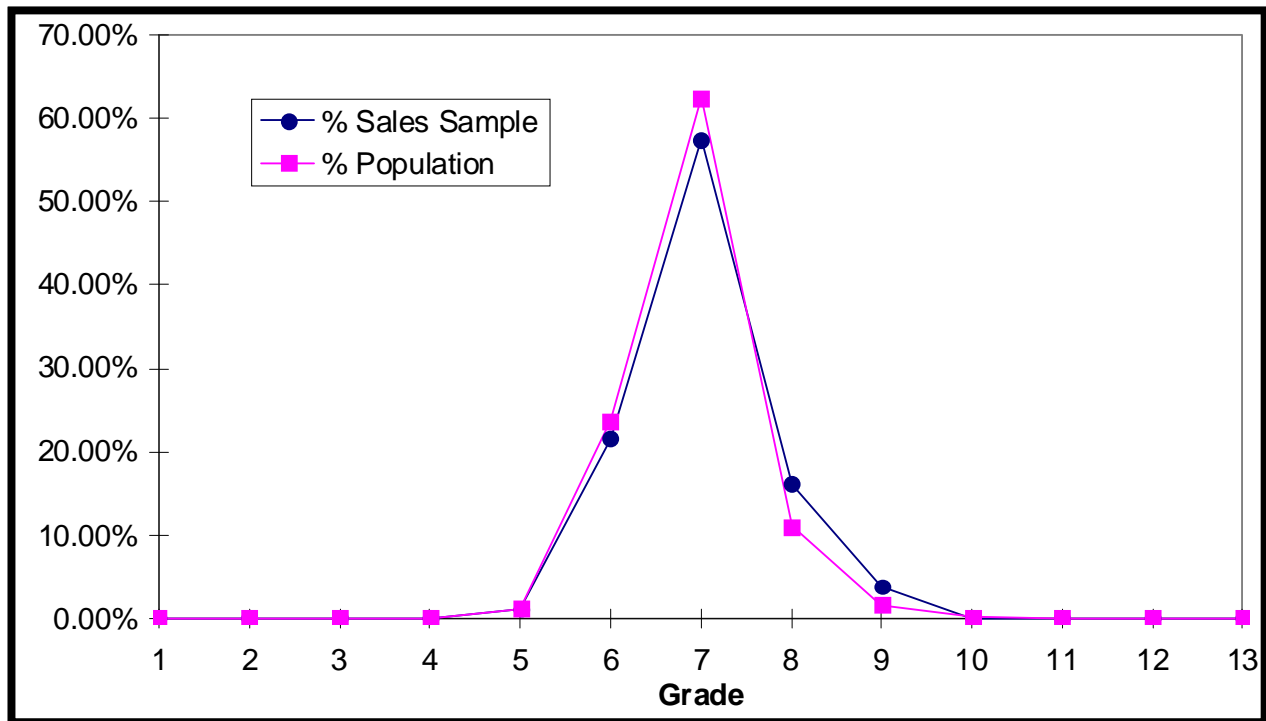


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

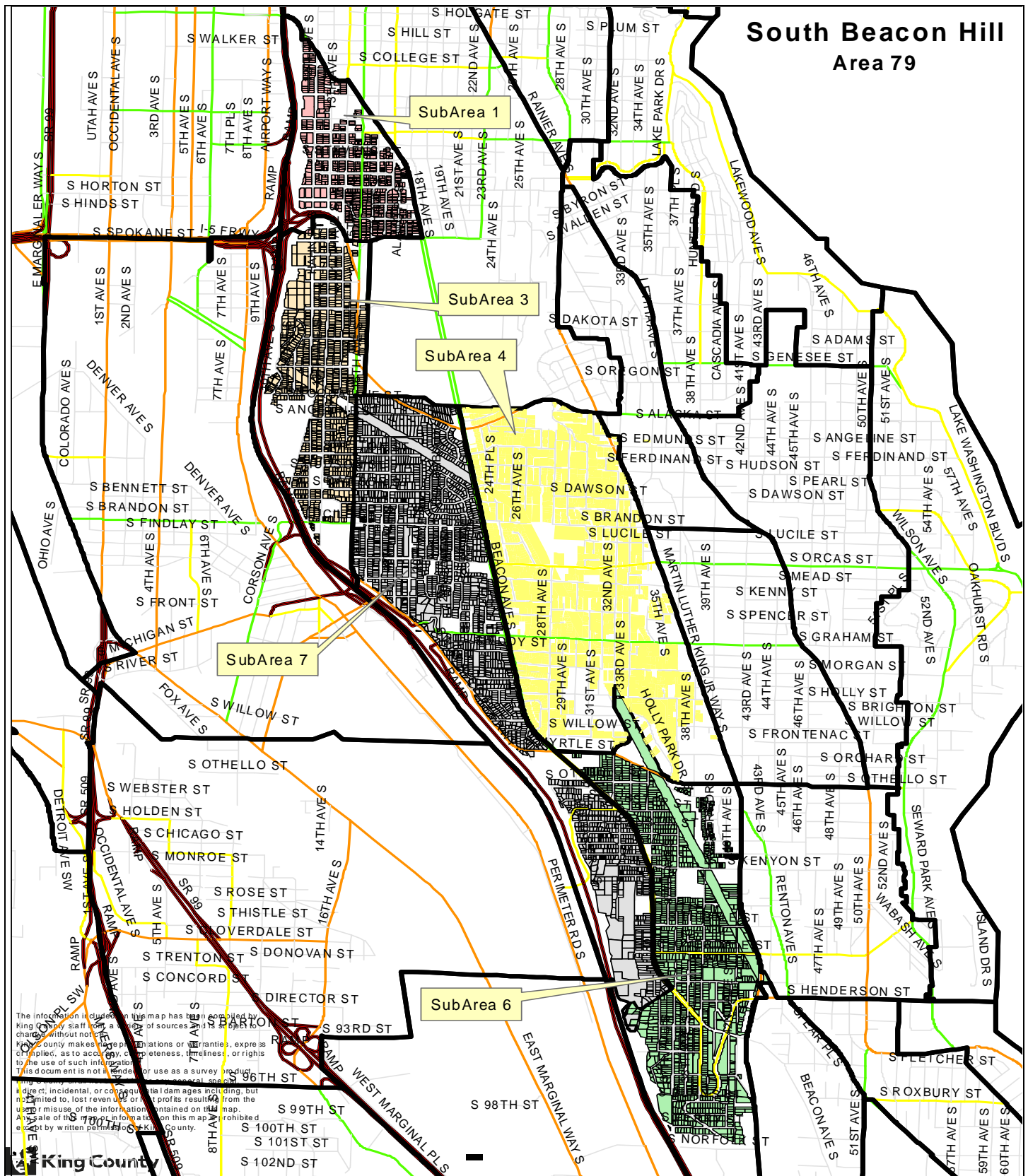
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.09%
6	79	21.53%
7	211	57.49%
8	59	16.08%
9	14	3.81%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	367	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	74	1.13%
6	1559	23.74%
7	4100	62.44%
8	724	11.03%
9	105	1.60%
10	4	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	6566	



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



# Annual Update Process

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

***Date of Appraisal Report: May 20, 2009***

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

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

## ***Data Utilized***

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

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

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

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

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

## ***Land Update***

Based on the 6 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 2.55% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.9745, 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 367 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 / 1.095911 -2.226296E-02\*Newhouse

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 negative 22 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) \* 0.78.
- \*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 negative 22 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) \*0.78.
- \*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.

## ***Model Validation***

The resulting assessment level is 84%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

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

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

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

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

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

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

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -22.4%. 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 79 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

-22.44%

New House	Yes
% Adjustment	-20.83%

#### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House (Year built or year renovation, whichever is greater) parcel would *approximately* receive a 20.83% downward adjustment. 737 parcels in the improved population would receive this adjustment. There were 123 sales.

88.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 79 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	0.836	-16.4%
2/1/2007	0.831	-16.9%
3/1/2007	0.828	-17.2%
4/1/2007	0.825	-17.5%
5/1/2007	0.823	-17.7%
6/1/2007	0.822	-17.8%
7/1/2007	0.822	-17.8%
8/1/2007	0.824	-17.6%
9/1/2007	0.826	-17.4%
10/1/2007	0.829	-17.1%
11/1/2007	0.833	-16.7%
12/1/2007	0.838	-16.2%
1/1/2008	0.845	-15.5%
2/1/2008	0.852	-14.8%
3/1/2008	0.860	-14.0%
4/1/2008	0.870	-13.0%
5/1/2008	0.880	-12.0%
6/1/2008	0.891	-10.9%
7/1/2008	0.904	-9.6%
8/1/2008	0.917	-8.3%
9/1/2008	0.932	-6.8%
10/1/2008	0.947	-5.3%
11/1/2008	0.964	-3.6%
12/1/2008	0.981	-1.9%
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	0.825	\$433,000
Sale 2	\$475,000	10/1/2008	0.947	\$449,000
Sale 3	\$515,000	7/1/2008	0.904	\$465,000

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

The time adjustment formula for Area 79 is  $(1.095911 + 6.803224E-04 * \text{SaleDay} + 5.971327E-07 * \text{SaleDaySq} - 2.226296E-02 * 0.2861035) / (1.095911 - 2.226296E-02 * 0.2861035)$

SaleDay = SaleDate - 39814

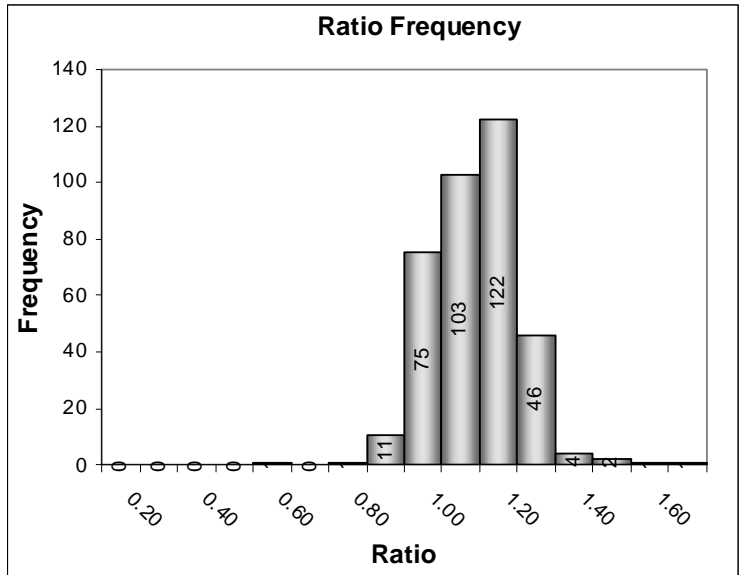
SaleDaySq = (SaleDate - 39814)^2

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

District/Team: WC/ Team II	Appr. Date: 01/01/2008	Date of Report: 05/20/2009	Sales Dates: 1/2007 - 12/2008																		
Area 79 - South Beacon Hill	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																		
SAMPLE STATISTICS		<table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80-0.90</td><td>11</td></tr><tr><td>0.90-1.00</td><td>75</td></tr><tr><td>1.00-1.10</td><td>103</td></tr><tr><td>1.10-1.20</td><td>122</td></tr><tr><td>1.20-1.30</td><td>46</td></tr><tr><td>1.30-1.40</td><td>4</td></tr><tr><td>1.40-1.50</td><td>2</td></tr><tr><td>1.50-1.60</td><td>1</td></tr></tbody></table>		Ratio Bin	Frequency	0.80-0.90	11	0.90-1.00	75	1.00-1.10	103	1.10-1.20	122	1.20-1.30	46	1.30-1.40	4	1.40-1.50	2	1.50-1.60	1
Ratio Bin	Frequency																				
0.80-0.90	11																				
0.90-1.00	75																				
1.00-1.10	103																				
1.10-1.20	122																				
1.20-1.30	46																				
1.30-1.40	4																				
1.40-1.50	2																				
1.50-1.60	1																				
Sample size (n)	367																				
Mean Assessed Value	358,400																				
Mean Adj. Sales Price	332,600																				
Standard Deviation AV	66,933																				
Standard Deviation SP	70,781																				
ASSESSMENT LEVEL																					
Arithmetic Mean Ratio	1.090																				
Median Ratio	1.093																				
Weighted Mean Ratio	1.078																				
UNIFORMITY																					
Lowest ratio	0.537																				
Highest ratio:	1.745																				
Coefficient of Dispersion	8.26%																				
Standard Deviation	0.120																				
Coefficient of Variation	11.02%																				
Price Related Differential (PRD)	1.011																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	1.079																				
Upper limit	1.106																				
95% Confidence: Mean																					
Lower limit	1.077																				
Upper limit	1.102																				
SAMPLE SIZE EVALUATION																					
N (population size)	6566																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.120																				
Recommended minimum:	23																				
Actual sample size:	367																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	181																				
# ratios above mean:	186																				
z:	0.261																				
Conclusion:	Normal*																				
*i.e. no evidence of non-normality																					

**COMMENTS:**  
  
1 to 3 Unit Residences throughout area 79.  
  
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009



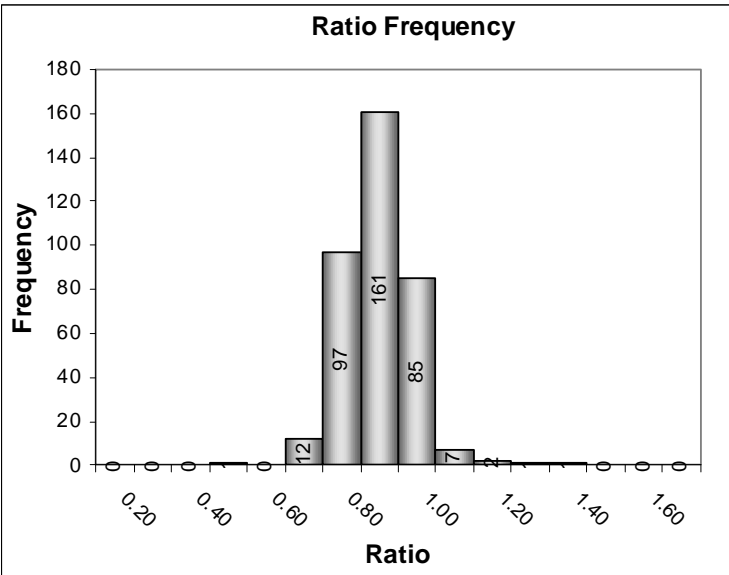
### COMMENTS:

1 to 3 Unit Residences throughout area 79.

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

# Annual Update Ratio Study Report (After)

## 2009 Assessments

District/Team: WC/ Team II	Appr. Date: 01/01/2009	Date of Report: 05/20/2009	Sales Dates: 1/2007 - 12/2008
Area 79 - South Beacon Hill	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 79. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 180 in increments of 20. The histogram has several bars, with the most prominent ones at ratios 0.70 (frequency 97), 0.80 (frequency 161), and 0.90 (frequency 85). Other bars are visible at ratios 0.60 (frequency 12), 1.00 (frequency 7), and 1.10 (frequency 4). The distribution is roughly bell-shaped, centered around 0.80.</p>	
Sample size (n)	367		
Mean Assessed Value	279,400		
Mean Sales Price	332,600		
Standard Deviation AV	53,404		
Standard Deviation SP	70,781		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.854		
Weighted Mean Ratio	0.840		
UNIFORMITY			
Lowest ratio	0.416		
Highest ratio:	1.353		
Coefficient of Dispersion	8.17%		
Standard Deviation	0.093		
Coefficient of Variation	10.94%		
Price Related Differential (PRD)	1.010		
RELIABILITY		COMMENTS:	
95% Confidence: Median		<p>1 to 3 Unit Residences throughout area 79.</p> <p>Assessment level reflects the downward trend of the market.</p> <p>Sales Prices are adjusted for time to the Assessment Date of 1/1/2009</p>	
Lower limit	0.841		
Upper limit	0.862		
95% Confidence: Mean			
Lower limit	0.839		
Upper limit	0.858		
SAMPLE SIZE EVALUATION			
N (population size)	6566		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.093		
Recommended minimum:	14		
Actual sample size:	367		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	176		
# ratios above mean:	191		
z:	0.783		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

### COMMENTS:

1 to 3 Unit Residences throughout area 79.

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 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	539360	0320	4/23/08	\$280,000	\$246,000	430	5	1948	3	6000	N	N	2317 12TH AVE S
001	372680	0195	12/24/07	\$350,000	\$295,000	740	6	1918	4	3600	N	N	3426 ALAMO PL S
001	372680	0190	7/29/08	\$307,500	\$282,000	830	6	1918	3	3600	N	N	3422 ALAMO PL S
001	396440	0320	4/2/07	\$353,000	\$291,000	870	6	1928	3	2400	N	N	3311 ALAMO PL S
001	568000	1155	3/27/07	\$384,950	\$318,000	1080	6	1928	3	4800	N	N	3215 14TH AVE S
001	425340	0102	12/29/08	\$290,000	\$289,000	820	7	2007	3	914	N	N	1320 S MCCLELLAN ST
001	425340	0100	11/4/08	\$319,950	\$309,000	880	7	2007	3	1073	N	N	2723 14TH AVE S
001	307650	0791	5/14/07	\$391,000	\$322,000	880	7	1931	3	4400	N	N	3015 13TH AVE S
001	367890	0340	9/26/07	\$368,910	\$306,000	1030	7	1926	3	4800	N	N	3433 15TH AVE S
001	308600	2475	9/26/07	\$410,000	\$340,000	1030	7	1924	3	4800	N	N	2706 14TH AVE S
001	308600	2939	5/7/08	\$399,600	\$352,000	1050	7	1952	3	4800	N	N	3020 15TH AVE S
001	568000	1170	11/13/08	\$415,000	\$403,000	1210	7	1930	5	3200	N	N	1315 S HANFORD ST
001	912200	0245	7/10/07	\$600,000	\$494,000	1240	7	1926	3	6000	Y	N	2421 14TH AVE S
001	308600	2965	2/7/07	\$381,500	\$317,000	1270	7	1929	3	3200	N	N	3008 15TH AVE S
001	367890	0395	4/17/07	\$450,000	\$371,000	1330	7	1927	3	5800	N	N	3225 15TH AVE S
001	367890	0470	7/16/07	\$570,000	\$469,000	1360	7	1926	4	5714	N	N	3212 14TH AVE S
001	367890	0446	5/23/07	\$460,000	\$378,000	1410	7	1927	3	5638	Y	N	1412 HINDS PL S
001	310150	0105	9/17/07	\$410,000	\$339,000	1570	7	1914	3	4000	N	N	3408 17TH AVE S
001	425340	0060	4/5/07	\$515,000	\$425,000	1570	7	1909	3	4000	N	N	1311 S MCCLELLAN ST
001	367890	0445	7/24/08	\$510,000	\$466,000	1610	7	1927	4	4000	N	N	3234 14TH AVE S
001	307650	0900	7/3/07	\$595,000	\$489,000	1680	7	1924	5	4800	N	N	3009 14TH AVE S
001	372680	0250	4/5/07	\$495,000	\$408,000	1730	7	1912	4	3123	N	N	3405 BEACON AVE S
001	396440	0420	11/19/08	\$400,000	\$390,000	1740	7	1920	3	4000	N	N	3311 LAFAYETTE AVE S
001	367940	0015	2/26/07	\$390,000	\$323,000	2020	7	1930	3	2963	N	N	3428 14TH AVE S
001	310150	0045	7/17/08	\$509,000	\$463,000	2060	7	1921	3	4258	N	N	3434 16TH AVE S
001	059700	0673	5/10/07	\$345,000	\$284,000	990	8	2006	3	898	N	N	3041 A BEACON AVE S
001	059700	0677	9/4/07	\$359,950	\$297,000	1020	8	2006	3	1263	N	N	3039 B BEACON AVE S
001	059700	0679	9/12/07	\$359,000	\$297,000	1020	8	2006	3	1250	N	N	3039 A BEACON AVE S
001	059700	0675	5/23/07	\$365,000	\$300,000	1030	8	2006	3	946	N	N	3041 B BEACON AVE S
001	307650	0876	12/22/08	\$507,000	\$504,000	1230	8	1929	5	3600	N	N	1308 S WINTHROP ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	307650	0876	12/31/08	\$507,000	\$507,000	1230	8	1929	5	3600	N	N	1308 S WINTHROP ST
003	514100	0670	1/30/07	\$335,000	\$279,000	710	6	1918	4	4340	Y	N	1321 S ANGELINE ST
003	002800	0005	4/9/08	\$245,000	\$214,000	780	6	1947	3	4148	N	N	1341 S FERDINAND ST
003	514100	0610	6/18/07	\$392,000	\$322,000	780	6	1920	5	6200	N	N	4850 13TH AVE S
003	568000	0845	4/17/08	\$259,950	\$227,000	800	6	1947	3	5760	N	N	3721 14TH AVE S
003	568000	0850	8/21/08	\$319,000	\$296,000	850	6	1947	3	5760	N	N	3717 14TH AVE S
003	060000	0020	11/5/07	\$374,950	\$313,000	870	6	1941	3	5500	N	N	1325 S ANGELINE ST
003	514100	0570	9/9/08	\$355,000	\$332,000	970	6	1950	4	3720	N	N	4918 13TH AVE S
003	514100	0140	6/28/07	\$420,000	\$345,000	1110	6	1919	5	4000	N	N	4863 13TH AVE S
003	274060	0165	10/22/08	\$310,000	\$297,000	1220	6	1904	3	4401	N	N	1100 S BENNETT ST
003	792510	0375	5/15/07	\$350,000	\$288,000	1340	6	1912	3	6000	N	N	5211 13TH AVE S
003	514100	0830	11/21/08	\$394,950	\$385,000	1360	6	1907	4	3472	N	N	4610 13TH AVE S
003	792510	0430	8/1/08	\$325,000	\$298,000	1990	6	1912	3	4500	N	N	5315 13TH AVE S
003	367940	0464	7/11/07	\$254,950	\$210,000	680	7	2006	3	815	N	N	3906 B 14TH AVE S
003	367940	0466	3/14/07	\$255,000	\$211,000	680	7	1948	3	1255	N	N	3908 B 14TH AVE S
003	395940	1194	8/18/08	\$340,000	\$315,000	760	7	1942	3	4531	N	N	4310 POWELL PL S
003	395940	0385	9/6/07	\$360,000	\$297,000	830	7	1941	3	4800	N	N	4129 14TH AVE S
003	367940	0920	8/17/07	\$385,000	\$317,000	920	7	1942	3	4366	N	N	4322 14TH AVE S
003	367940	0900	8/11/08	\$350,000	\$323,000	920	7	1942	3	4300	N	N	4306 14TH AVE S
003	373280	0070	5/29/08	\$326,555	\$291,000	940	7	1940	3	6512	N	N	1346 S HUDSON ST
003	395940	0350	2/12/07	\$380,000	\$315,000	970	7	1942	4	4800	N	N	4155 14TH AVE S
003	060000	0385	8/11/08	\$375,000	\$346,000	980	7	1940	3	11154	N	N	4829 15TH AVE S
003	568000	0530	11/2/07	\$355,000	\$296,000	990	7	1947	3	6003	Y	N	4002 12TH AVE S
003	274110	0050	12/26/08	\$330,000	\$329,000	1060	7	1953	3	4720	N	N	4626 CORSON AVE S
003	567950	1300	3/21/07	\$430,000	\$355,000	1060	7	1909	4	4800	N	N	4113 12TH AVE S
003	568000	0889	1/3/07	\$375,000	\$314,000	1070	7	1946	3	7800	N	N	3718 13TH AVE S
003	514100	0791	2/19/07	\$379,950	\$315,000	1110	7	1952	3	5968	N	N	1312 S ANGELINE ST
003	568000	0840	3/20/07	\$427,000	\$353,000	1120	7	1970	3	4800	N	N	3820 13TH AVE S
003	395940	1492	7/14/08	\$400,000	\$364,000	1150	7	1983	4	5811	N	N	4233 11TH AVE S
003	792510	0271	1/8/07	\$469,000	\$392,000	1200	7	1906	5	4500	N	N	5206 13TH AVE S
003	514100	0695	7/23/08	\$446,000	\$407,000	1200	7	1921	3	6200	N	N	4808 13TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	373280	0080	4/16/07	\$333,000	\$274,000	1210	7	1945	3	6512	N	N	1336 S HUDSON ST
003	367940	0895	3/18/08	\$400,000	\$346,000	1240	7	1942	4	4707	N	N	1403 S NEVADA ST
003	367940	0675	3/26/07	\$397,649	\$328,000	1280	7	1940	3	4886	N	N	1420 S NEVADA ST
003	367940	0725	10/28/08	\$327,000	\$314,000	1300	7	1928	3	4800	N	N	4129 15TH AVE S
003	568000	0705	1/28/08	\$447,500	\$381,000	1380	7	1908	3	7200	N	N	4016 13TH AVE S
003	060000	0065	8/7/07	\$450,000	\$371,000	1450	7	1905	5	6042	N	N	1401 S FERDINAND ST
003	395940	0585	7/13/07	\$451,250	\$371,000	1720	7	1941	3	7333	N	N	4357 13TH AVE S
003	367940	0765	5/6/08	\$515,000	\$454,000	1760	7	1941	3	13703	N	N	4104 15TH AVE S
003	514100	0343	1/8/07	\$429,950	\$359,000	2010	7	2006	3	3797	N	N	1314 S DAWSON ST
003	395940	0080	3/6/07	\$399,950	\$331,000	980	8	1943	3	4933	N	N	4501 14TH AVE S
003	395940	1410	2/8/08	\$420,000	\$359,000	1230	8	1993	3	5817	N	N	4403 POWELL PL S
003	514100	0725	6/20/07	\$467,500	\$384,000	1260	8	1954	3	8137	N	N	1316 S EDMUNDS ST
003	367940	1075	8/15/08	\$395,000	\$365,000	1470	8	1930	3	4660	N	N	4526 14TH AVE S
004	529520	0055	10/11/07	\$241,000	\$200,000	1200	5	1990	3	6120	N	N	2827 S ALASKA PL
004	785700	3635	11/20/08	\$214,000	\$209,000	590	6	1945	2	9072	N	N	6107 28TH AVE S
004	234130	0560	11/3/08	\$184,900	\$178,000	620	6	1927	3	2850	N	N	5310 33RD AVE S
004	785700	1716	2/1/07	\$275,000	\$229,000	770	6	1995	3	5160	N	N	3004 S MORGAN ST
004	367740	0140	6/25/07	\$335,000	\$275,000	780	6	1942	4	4830	N	N	2328 S COLUMBIAN WAY
004	333300	2050	11/6/07	\$366,000	\$305,000	800	6	1920	3	6060	N	N	3556 S MORGAN ST
004	785700	0940	4/4/07	\$305,000	\$252,000	830	6	1953	3	5480	N	N	2840 S JUNEAU ST
004	786650	0005	2/19/08	\$265,000	\$227,000	840	6	1941	3	5387	N	N	5503 32ND AVE S
004	785700	3350	4/3/07	\$290,000	\$239,000	890	6	1946	4	6028	N	N	5911 28TH AVE S
004	329570	0060	2/14/08	\$490,000	\$419,000	960	6	1941	4	5525	N	N	4820 27TH AVE S
004	785700	4235	5/14/08	\$336,000	\$297,000	970	6	1930	4	6650	N	N	2619 S WARSAW ST
004	268560	0090	1/16/07	\$379,950	\$317,000	1030	6	1921	3	6969	N	N	5929 25TH AVE S
004	739440	0100	1/3/07	\$302,000	\$252,000	1040	6	1986	3	4867	Y	N	5401 31ST AVE S
004	933180	0350	7/3/07	\$369,950	\$304,000	1050	6	1916	4	5100	N	N	3217 S ORCAS ST
004	785700	1455	5/29/08	\$257,000	\$229,000	1060	6	1916	4	7625	N	N	2970 S GRAHAM ST
004	941840	0270	5/22/07	\$325,000	\$267,000	1060	6	1912	4	6720	N	N	6047 33RD AVE S
004	417460	0261	3/7/07	\$354,950	\$294,000	1180	6	1920	3	6003	N	N	2704 S DAWSON ST
004	933180	0055	10/12/07	\$350,000	\$291,000	1320	6	1950	3	5000	N	N	5418 32ND AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(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	333300	2164	6/28/07	\$306,000	\$252,000	1350	6	1979	3	6800	N	N	3555 B S MORGAN ST
004	941840	0285	5/4/07	\$300,500	\$247,000	1440	6	1941	3	6720	N	N	6048 32ND AVE S
004	274210	0070	7/25/07	\$335,000	\$276,000	1570	6	1908	3	7386	N	N	3022 S DAWSON ST
004	087700	0030	2/20/08	\$272,500	\$234,000	2020	6	1924	3	5000	N	N	6318 28TH AVE S
004	087700	0030	9/3/08	\$415,000	\$387,000	2020	6	1924	3	5000	N	N	6318 28TH AVE S
004	417460	0389	9/23/08	\$349,950	\$330,000	860	7	1966	3	6150	N	N	5324 25TH AVE S
004	739440	0070	8/13/07	\$425,000	\$350,000	900	7	1958	3	8000	N	N	5421 31ST AVE S
004	266050	0282	5/6/08	\$360,000	\$317,000	990	7	1975	3	5200	Y	N	5040 32ND AVE S
004	087700	0135	1/22/08	\$330,000	\$280,000	1010	7	1972	3	4704	N	N	2919 S GRAHAM ST
004	233630	0060	10/4/07	\$371,000	\$308,000	1040	7	1953	3	5565	N	N	6009 31ST AVE S
004	233630	0065	7/17/07	\$395,000	\$325,000	1040	7	1953	3	5565	N	N	6015 31ST AVE S
004	344540	0460	8/6/08	\$255,000	\$234,000	1050	7	2002	3	2085	N	N	3407 S JUNEAU ST
004	344540	0390	12/17/08	\$242,500	\$240,000	1050	7	2002	3	2221	N	N	3307 S JUNEAU ST
004	274210	0117	3/12/08	\$337,000	\$291,000	1080	7	1965	3	6427	N	N	2918 S BENNETT ST
004	612650	0070	8/21/07	\$432,000	\$356,000	1080	7	1971	3	5183	N	N	2824 S BATEMAN ST
004	785700	1245	10/8/08	\$330,000	\$314,000	1090	7	1956	3	6804	N	N	5927 SHAFFER AVE S
004	344540	0450	9/9/08	\$255,000	\$239,000	1100	7	2002	3	1350	N	N	3405 S JUNEAU ST
004	234130	0615	6/29/07	\$399,000	\$328,000	1120	7	1994	3	3515	N	N	5324 32ND AVE S
004	367740	0419	3/6/07	\$400,000	\$331,000	1120	7	1962	3	4800	N	N	4947 24TH AVE S
004	941840	0205	10/2/08	\$350,000	\$332,000	1120	7	1912	3	8040	N	N	6026 33RD AVE S
004	785700	0130	9/19/07	\$405,000	\$335,000	1160	7	1945	3	5712	N	N	5436 BEACON AVE S
004	274210	0090	5/13/08	\$310,000	\$274,000	1170	7	1923	3	5275	N	N	3002 S DAWSON ST
004	274210	0090	2/27/07	\$400,000	\$331,000	1170	7	1923	3	5275	N	N	3002 S DAWSON ST
004	266050	0240	9/16/07	\$319,999	\$265,000	1180	7	1975	3	4603	Y	N	5012 32ND AVE S
004	785700	1914	11/8/07	\$450,000	\$375,000	1220	7	1990	3	6802	N	N	6754 28TH AVE S
004	785700	1702	12/19/07	\$382,500	\$322,000	1240	7	1959	3	5665	N	N	6425 32ND AVE S
004	785700	3949	3/7/08	\$435,000	\$375,000	1240	7	2000	3	5303	N	N	6315 C 28TH AVE S
004	945920	0060	4/18/07	\$380,000	\$313,000	1250	7	1989	3	3796	N	N	5233 33RD AVE S
004	274210	0118	7/9/07	\$371,000	\$305,000	1260	7	1963	3	6003	N	N	5219 30TH AVE S
004	439470	0106	4/9/07	\$395,000	\$326,000	1280	7	1955	3	4345	N	N	4925 24TH PL S
004	785700	4205	7/31/07	\$390,000	\$321,000	1290	7	1929	3	4913	N	N	6608 BEACON AVE S

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**Area 79**  
**(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	274210	0133	5/29/08	\$375,000	\$334,000	1300	7	1967	3	6038	Y	N	2912 S BENNETT ST
004	367740	0398	10/10/07	\$437,500	\$363,000	1310	7	1998	3	4600	N	N	5039 24TH AVE S
004	339504	1132	7/1/07	\$324,950	\$267,000	1320	7	2000	3	2381	N	N	2936 S FRONTENAC ST
004	785700	3532	12/26/08	\$330,000	\$329,000	1320	7	1960	3	8316	N	N	2551 S RAYMOND ST
004	417460	0048	6/11/07	\$439,950	\$362,000	1320	7	1961	3	9605	N	N	2526 S AMERICUS ST
004	785700	1732	1/24/08	\$460,000	\$391,000	1320	7	1998	3	5416	N	N	6413 30TH AVE S
004	785700	1730	8/5/08	\$425,000	\$391,000	1320	7	1998	3	5301	N	N	6417 30TH AVE S
004	023500	0050	3/9/07	\$415,000	\$343,000	1330	7	1959	3	5060	N	N	2462 S EDMUNDS ST
004	333300	2543	7/7/08	\$430,000	\$390,000	1330	7	2008	3	7224	N	N	6605 38TH AVE S
004	785700	1600	3/25/08	\$395,000	\$343,000	1340	7	1941	3	4896	N	N	6418 28TH AVE S
004	333300	2142	2/21/08	\$440,000	\$377,000	1340	7	2007	3	5000	N	N	3587 S MORGAN ST
004	333300	2140	1/16/08	\$475,940	\$404,000	1340	7	2007	3	7403	N	N	3581 S MORGAN ST
004	785700	3330	5/15/08	\$453,000	\$401,000	1350	7	2004	3	4627	N	N	5931 28TH AVE S
004	339504	1182	11/15/07	\$336,500	\$281,000	1360	7	2000	3	2565	N	N	2956 S FRONTENAC ST
004	785700	2016	1/28/08	\$435,000	\$370,000	1370	7	1962	3	7649	N	N	2822 S FRONTENAC ST
004	606480	0290	11/15/07	\$300,000	\$251,000	1380	7	2004	3	2170	N	N	3324 S HOLLY PL
004	344540	0110	4/28/08	\$293,000	\$258,000	1390	7	2001	3	2611	N	N	3306 S MEAD ST
004	344540	0490	12/4/08	\$282,000	\$277,000	1390	7	2002	3	2220	N	N	5917 34TH CT S
004	339504	1152	6/21/07	\$325,000	\$267,000	1440	7	2000	3	2375	N	N	2944 S FRONTENAC ST
004	417460	0319	5/16/07	\$340,000	\$280,000	1440	7	1951	3	6978	N	N	5206 25TH AVE S
004	785700	2007	10/3/07	\$520,000	\$431,000	1450	7	2007	3	5520	N	N	6764c 28TH AVE S
004	785700	2009	8/6/07	\$547,000	\$451,000	1450	7	2007	3	6059	N	N	6764 E 28TH AVE S
004	785700	2008	3/19/07	\$559,950	\$463,000	1450	7	2007	3	6059	N	N	6764D 28TH AVE S
004	785700	2011	2/28/07	\$559,950	\$464,000	1450	7	2007	3	6617	N	N	6764 F 28TH AVE S
004	339504	0020	12/3/07	\$360,000	\$302,000	1460	7	2000	3	3077	N	N	6505 29TH AVE S
004	333300	2525	7/31/08	\$420,000	\$385,000	1460	7	2008	3	5000	N	N	6567 38TH AVE S
004	333300	2527	8/1/08	\$430,000	\$394,000	1460	7	2008	3	5000	N	N	6563 38TH AVE S
004	333300	2529	8/6/08	\$430,000	\$395,000	1460	7	2008	3	5000	N	N	6559 38TH AVE S
004	333300	2537	7/31/08	\$435,000	\$399,000	1460	7	2008	3	5000	N	N	6555 38TH AVE S
004	333300	2541	9/25/08	\$430,000	\$406,000	1460	7	2008	3	5983	N	N	6601 38TH AVE S
004	333300	2539	4/1/08	\$480,000	\$417,000	1460	7	2008	3	5000	N	N	6551 38TH AVE S

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**Area 79**  
**(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	333300	2535	4/11/08	\$485,000	\$423,000	1460	7	2008	3	5391	N	N	6571 38TH AVE S
004	339504	1110	7/26/07	\$370,000	\$305,000	1470	7	2000	3	3052	N	N	2928 S FRONTENAC ST
004	786650	0070	3/8/07	\$429,000	\$355,000	1480	7	2007	3	3392	N	N	5508 31ST AVE S
004	333300	1912	3/19/08	\$325,000	\$281,000	1510	7	1912	3	5998	N	N	6423 33RD AVE S
004	785700	4140	5/21/07	\$425,000	\$350,000	1520	7	1924	3	8508	N	N	2648 S MORGAN ST
004	612650	0030	6/28/07	\$439,000	\$361,000	1540	7	1968	3	8800	N	N	2815 S BATEMAN ST
004	606480	0580	2/28/08	\$359,950	\$309,000	1570	7	2003	3	2170	N	N	6720 34TH PL S
004	333300	2146	11/14/07	\$460,000	\$384,000	1580	7	2007	3	5000	N	N	3585 S MORGAN ST
004	333300	2144	1/7/08	\$460,000	\$389,000	1580	7	2007	3	5000	N	N	3583 S MORGAN ST
004	339504	0460	8/27/07	\$368,000	\$304,000	1590	7	2001	3	3056	N	N	6538 30TH AVE S
004	212404	9258	12/27/07	\$340,000	\$287,000	1610	7	1982	3	5950	N	N	2916 S HUDSON ST
004	606480	0080	5/17/07	\$390,000	\$321,000	1750	7	2003	3	1985	N	N	6713 34TH PL S
004	339504	1214	5/23/08	\$349,950	\$311,000	1800	7	2001	3	3081	N	N	6922 30TH AVE S
004	339504	1190	4/24/07	\$360,000	\$296,000	1810	7	2001	3	3116	N	N	6908 30TH AVE S
004	339504	1055	5/18/07	\$369,000	\$303,000	1810	7	2002	3	2012	N	N	6812 30TH AVE S
004	339504	1192	4/12/07	\$370,000	\$305,000	1810	7	2001	3	1793	N	N	6904 30TH AVE S
004	785700	2006	3/11/08	\$413,000	\$356,000	1950	7	2007	3	5255	N	N	6764 B 28TH AVE S
004	785700	2005	5/22/07	\$495,000	\$407,000	1950	7	2007	3	5257	N	N	6764 A 28TH AVE S
004	339504	1345	5/11/07	\$420,000	\$346,000	1960	7	2001	3	2486	N	N	3115 S FRONTENAC ST
004	785700	4135	2/7/07	\$505,000	\$419,000	2653	7	1922	4	9372	N	N	6417 28TH AVE S
004	333300	1995	10/14/08	\$375,000	\$358,000	590	8	2006	3	5101	N	N	3504 MORGAN ST
004	333300	1993	8/14/07	\$435,000	\$359,000	590	8	2006	3	3272	N	N	3502 S MORGAN ST
004	333300	1999	10/14/08	\$410,000	\$391,000	590	8	2006	3	5101	N	N	3508 MORGAN ST
004	333300	1997	2/29/08	\$475,000	\$408,000	590	8	2006	3	5101	N	N	3506 S MORGAN ST
004	333300	2001	6/18/08	\$375,000	\$337,000	650	8	2006	3	8005	N	N	3510 MORGAN ST
004	333300	1885	8/27/07	\$463,000	\$382,000	1120	8	1997	3	5063	N	N	6326 32ND AVE S
004	333300	2342	1/18/08	\$464,500	\$394,000	1250	8	2007	3	6844	N	N	6546 32ND AVE S
004	333300	2344	1/17/08	\$468,000	\$397,000	1250	8	2007	3	6643	N	N	6544 32ND AVE S
004	785700	1712	1/22/07	\$552,000	\$460,000	1290	8	2006	3	5716	N	N	6410 31ST AVE S
004	785700	1714	4/17/07	\$520,000	\$428,000	1300	8	2006	3	5739	N	N	6412 31ST AVE S
004	743900	0010	6/11/07	\$650,000	\$534,000	1330	8	2006	3	4551	Y	N	5401 25TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(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	743900	0012	3/3/08	\$570,000	\$491,000	1340	8	2007	3	3860	N	N	2365 S BRANDON ST
004	274210	0175	5/21/07	\$483,000	\$397,000	1350	8	1940	3	7200	Y	N	5038 28TH AVE S
004	785700	1710	1/22/07	\$539,950	\$450,000	1440	8	2006	3	5717	N	N	6408 31ST AVE S
004	606480	0170	1/3/08	\$340,000	\$287,000	1490	8	2003	3	1826	N	N	3305 S HOLLY PL
004	606480	0690	7/28/08	\$349,950	\$320,000	1490	8	2003	3	2146	N	N	6738 35TH PL S
004	606480	0780	2/22/07	\$397,000	\$329,000	1490	8	2003	3	2144	N	N	6716 35TH PL S
004	439520	0015	6/19/07	\$615,000	\$506,000	1680	8	1956	3	6750	N	N	5015 28TH AVE S
004	333300	1991	6/18/08	\$395,000	\$355,000	1710	8	2006	3	3666	N	N	3500 S MORGAN ST
004	171190	0020	8/6/07	\$469,000	\$386,000	1760	8	1932	3	7500	N	N	5307 32ND AVE S
004	739440	0120	6/20/08	\$485,000	\$436,000	2400	8	2007	3	4000	N	N	5416 31ST AVE S
004	739440	0115	6/19/08	\$490,000	\$440,000	2400	8	2007	3	4000	N	N	5410 31ST AVE S
004	739440	0110	6/17/08	\$498,500	\$448,000	2400	8	2007	3	4000	N	N	5406 31ST AVE S
004	333300	2346	12/20/07	\$487,000	\$410,000	2720	8	2007	3	6112	N	N	6542 32ND AVE S
004	441060	0085	5/8/07	\$639,000	\$526,000	1800	9	2007	3	5045	N	N	6915 28TH AVE S
006	060300	0555	7/27/07	\$180,000	\$148,000	430	5	1930	3	4000	N	N	9434 37TH AVE S
006	400600	0158	4/9/07	\$347,000	\$286,000	1020	5	1947	3	7500	N	N	4204 S TRENTON ST
006	400600	0544	11/19/07	\$325,000	\$272,000	660	6	1941	4	5076	N	N	3721 S THISTLE ST
006	713980	0146	12/10/07	\$283,500	\$238,000	710	6	1944	3	6682	N	N	8335 39TH AVE S
006	060300	1380	3/17/08	\$264,900	\$229,000	720	6	1947	4	4000	N	N	9232 39TH AVE S
006	060300	1376	11/9/07	\$302,000	\$252,000	720	6	1947	3	7150	N	N	9228 39TH AVE S
006	713980	0110	7/31/08	\$280,000	\$257,000	780	6	1985	3	6683	N	N	8348 38TH AVE S
006	810190	0165	9/11/08	\$362,000	\$339,000	820	6	1949	3	6250	N	N	3919 S BURNS ST
006	724350	0015	4/9/07	\$375,000	\$309,000	860	6	1923	3	5472	Y	N	8034 BEACON AVE S
006	733840	0306	8/8/07	\$292,950	\$241,000	920	6	1945	3	4350	N	N	7812 BEACON AVE S
006	303120	0150	10/26/07	\$299,000	\$249,000	970	6	1931	3	8906	N	N	7306 33RD AVE S
006	724350	0005	8/13/07	\$350,000	\$289,000	990	6	1923	3	6140	Y	N	8026 BEACON AVE S
006	060300	2000	7/22/08	\$299,950	\$274,000	1010	6	1912	3	4400	N	N	8835 41ST AVE S
006	060300	0810	2/27/07	\$314,000	\$260,000	1060	6	1930	4	4000	N	N	9237 39TH AVE S
006	060300	0350	5/11/07	\$260,000	\$214,000	1100	6	1941	3	4000	N	N	9225 38TH AVE S
006	400600	0252	4/15/08	\$340,000	\$297,000	1150	6	1976	3	4553	N	N	8343 MARTIN LUTHER KING JR WAY S
006	060300	1954	3/5/07	\$318,000	\$263,000	1250	6	1919	3	6933	Y	N	9065 CARKEEK DR S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(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
006	804860	0115	3/6/07	\$309,000	\$256,000	1630	6	1942	3	4468	N	N	8649 39TH AVE S
006	810190	0430	10/18/08	\$266,000	\$254,000	720	7	1952	3	7200	N	N	9710 41ST AVE S
006	303120	0310	11/26/07	\$249,500	\$209,000	780	7	1951	3	8906	N	N	7313 33RD AVE S
006	789630	0052	5/23/07	\$325,000	\$267,000	850	7	1952	3	6250	N	N	9018 36TH AVE S
006	342404	9118	6/10/08	\$352,800	\$316,000	900	7	1964	3	8930	N	N	3619 S CLOVERDALE ST
006	060300	0720	8/10/07	\$322,500	\$266,000	960	7	1941	4	5000	N	N	9401 39TH AVE S
006	060300	1975	12/7/07	\$325,000	\$273,000	970	7	1974	3	6485	Y	N	9015 CARKEEK DR S
006	060300	1385	4/25/07	\$285,000	\$235,000	990	7	1955	3	4000	N	N	9234 39TH AVE S
006	000740	0053	3/3/08	\$305,000	\$263,000	1010	7	1953	3	6137	Y	N	8324 BEACON AVE S
006	060300	0545	6/27/08	\$312,000	\$281,000	1020	7	1958	4	5000	N	N	9420 37TH AVE S
006	733840	1475	5/12/08	\$280,000	\$247,000	1030	7	1958	3	5000	N	N	3308 S HOLDEN ST
006	400600	0369	8/13/08	\$350,000	\$323,000	1030	7	1960	3	6368	Y	N	7944 39TH AVE S
006	400600	0472	5/8/07	\$339,950	\$280,000	1060	7	1963	3	8050	N	N	8607 42ND AVE S
006	716570	0110	11/14/07	\$330,000	\$276,000	1140	7	2006	3	1080	N	N	4003 S CHICAGO ST
006	060300	1440	10/22/07	\$370,000	\$308,000	1150	7	1977	3	6000	N	N	9316 39TH AVE S
006	810190	0575	1/2/08	\$323,000	\$273,000	1160	7	1997	3	7500	N	N	3765 S PERRY ST
006	400600	0448	3/30/07	\$380,000	\$314,000	1160	7	1960	4	5500	N	N	3932 S CLOVERDALE ST
006	785700	3036	5/21/07	\$445,000	\$366,000	1180	7	1958	4	8760	N	N	7133 32ND AVE S
006	716570	0180	2/21/07	\$343,500	\$285,000	1200	7	2006	3	1724	N	N	4010 S BOZEMAN ST
006	810190	0445	4/26/07	\$379,950	\$313,000	1210	7	1941	3	7500	N	N	3932 S PERRY ST
006	400600	0479	5/20/08	\$380,000	\$337,000	1250	7	1999	3	5675	N	N	3935 S CLOVERDALE ST
006	383960	0033	8/27/07	\$440,000	\$363,000	1260	7	1960	3	5563	Y	N	3520 S THISTLE ST
006	060300	1103	3/28/07	\$342,000	\$282,000	1280	7	1962	4	9600	Y	N	8810 39TH AVE S
006	868550	0125	8/21/07	\$350,000	\$289,000	1280	7	1959	3	6710	N	N	3518 S AUSTIN ST
006	400600	0550	4/29/08	\$333,000	\$293,000	1280	7	1960	3	5000	N	N	8406 37TH AVE S
006	400600	0427	2/28/08	\$383,000	\$329,000	1300	7	1967	3	5840	N	N	3922 S SULLIVAN ST
006	339507	1540	2/27/07	\$323,000	\$267,000	1320	7	2005	3	3444	N	N	4001 S HOLDEN ST
006	339507	1140	1/5/07	\$353,000	\$295,000	1320	7	2005	3	2481	N	N	7636 39TH AVE S
006	868550	0270	10/3/08	\$315,000	\$299,000	1320	7	1959	3	6300	N	N	3545 S PORTLAND ST
006	785700	3136	3/1/07	\$380,000	\$315,000	1340	7	1962	3	5353	N	N	3023 S OTHELLO ST
006	868550	0260	10/15/07	\$395,000	\$328,000	1340	7	1960	3	5880	N	N	3533 S PORTLAND ST

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**Area 79**  
**(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
006	383960	0046	9/19/07	\$500,000	\$414,000	1380	7	1959	4	9815	Y	N	3511 S THISTLE ST
006	400600	0416	9/16/08	\$390,000	\$366,000	1420	7	2004	3	5031	N	N	8332 39TH AVE S
006	400600	0412	3/14/07	\$472,500	\$391,000	1420	7	2004	3	5031	N	N	3902 S THISTLE ST
006	060300	0685	8/11/08	\$333,950	\$308,000	1460	7	2000	3	4000	N	N	9431 39TH AVE S
006	272404	9131	1/10/08	\$430,000	\$364,000	1460	7	1957	4	7432	N	N	3524 S WEBSTER ST
006	339507	1420	4/19/07	\$357,000	\$294,000	1550	7	2005	3	2836	N	N	3961 S CHICAGO ST
006	339507	0040	4/9/07	\$380,000	\$313,000	1550	7	2005	3	3367	N	N	3736 S HOLLY PARK DR
006	339507	0540	8/12/08	\$357,500	\$330,000	1550	7	2006	3	2756	N	N	3815 S LYONS CT
006	400600	0466	6/13/07	\$460,000	\$378,000	1732	7	2003	3	6906	N	N	3925 D S CLOVERDALE ST
006	400600	0434	1/16/08	\$285,000	\$242,000	1840	7	1968	3	11480	N	N	3934 S SULLIVAN ST
006	785700	3005	8/27/08	\$365,000	\$339,000	1890	7	1926	4	5554	N	N	3016 S OTHELLO ST
006	785700	3003	9/23/08	\$438,000	\$413,000	1254	8	2000	3	5003	N	N	3012 S OTHELLO ST
006	810190	0518	3/30/07	\$374,950	\$309,000	1340	8	1998	3	7500	N	N	3707 S PERRY ST
006	884240	0014	11/21/08	\$395,000	\$385,000	1350	8	2007	3	5748	Y	N	7718 B 37TH AVE S
006	884240	0010	6/5/08	\$432,000	\$386,000	1350	8	2007	3	5467	N	N	7718 C 37TH AVE S
006	810190	0390	4/19/07	\$460,000	\$379,000	1370	8	1959	3	7500	N	N	9703 41ST AVE S
006	884240	0022	10/30/07	\$547,000	\$456,000	1430	8	2006	3	5563	N	N	7756 37TH AVE S
006	272404	9225	8/7/07	\$533,000	\$439,000	1510	8	2007	3	5034	N	N	3521 S CHICAGO ST
006	272404	9061	8/1/07	\$500,000	\$412,000	1610	8	2007	3	5001	N	N	3523 S CHICAGO ST
006	383960	0076	8/1/08	\$433,000	\$397,000	1730	8	2001	3	6325	Y	N	8434 36TH AVE S
006	339507	1280	1/12/07	\$488,800	\$408,000	2080	8	2006	3	3148	N	N	7731 39TH AVE S
006	339507	0550	2/7/07	\$524,950	\$436,000	2080	8	2005	3	3623	N	N	7433 39TH AVE S
006	339507	1290	1/29/07	\$465,800	\$387,000	2090	8	2006	3	3448	N	N	7737 39TH AVE S
006	339507	1270	2/14/07	\$479,860	\$398,000	2230	8	2006	3	3190	N	N	7727 39TH AVE S
006	884240	0018	6/4/08	\$430,000	\$384,000	2480	8	2007	3	5720	N	N	7718 A 37TH AVE S
007	754980	1541	9/24/07	\$279,950	\$232,000	470	6	1945	3	4980	N	N	1717 S LUCILE ST
007	167340	0064	4/12/07	\$265,000	\$218,000	620	6	1939	3	4767	N	N	3411 S CLOVERDALE ST
007	785700	4055	8/5/08	\$215,000	\$198,000	680	6	1949	3	4950	N	N	2409 S EDDY ST
007	088600	0125	10/7/08	\$265,000	\$252,000	720	6	1943	3	7024	N	N	2951 S WEBSTER ST
007	524880	0425	6/18/08	\$335,000	\$301,000	730	6	1942	3	4000	N	N	5519 21ST AVE S
007	373280	0315	4/16/07	\$221,000	\$182,000	750	6	1949	3	4005	N	N	4970 15TH AVE S



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**Area 79**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	286110	0030	7/23/08	\$236,500	\$216,000	760	6	1950	3	4000	N	N	2314 S GRAHAM ST
007	754980	0140	5/20/08	\$275,000	\$244,000	760	6	1918	3	3060	N	N	1612 S BENNETT ST
007	754980	1690	8/26/08	\$350,000	\$325,000	780	6	1942	3	5600	N	N	5551 17TH AVE S
007	000740	0062	6/26/08	\$292,000	\$263,000	790	6	1925	3	5240	N	N	8023 BEACON AVE S
007	171490	0100	1/23/07	\$328,000	\$273,000	810	6	1943	3	5880	N	N	5814 17TH AVE S
007	944830	0147	6/19/08	\$320,000	\$288,000	830	6	1916	5	2460	N	N	1505 S DAWSON ST
007	733840	1759	5/16/07	\$303,000	\$249,000	870	6	1943	3	5000	N	N	3010 S HOLDEN ST
007	171490	0080	8/31/07	\$299,000	\$247,000	880	6	1908	3	3245	N	N	5800 17TH AVE S
007	033900	0090	12/18/07	\$322,500	\$272,000	890	6	1941	3	5568	N	N	6925 MILITARY RD S
007	175370	0135	9/19/08	\$163,000	\$153,000	900	6	1907	3	6300	N	N	2425 S WARSAW ST
007	754980	1416	12/12/08	\$250,000	\$247,000	1040	6	1918	3	4080	N	N	5566 17TH AVE S
007	524880	0435	3/22/07	\$332,000	\$274,000	1100	6	1942	3	4000	N	N	5511 21ST AVE S
007	088600	0140	6/22/07	\$319,950	\$263,000	1130	6	1943	3	6946	N	N	2969 S WEBSTER ST
007	055500	0010	3/10/08	\$335,000	\$289,000	1190	6	1929	3	6045	N	N	6309 24TH AVE S
007	212404	9113	7/6/07	\$412,000	\$339,000	1250	6	1928	4	7400	N	N	2359 S RAYMOND ST
007	305860	0005	8/31/07	\$305,000	\$252,000	1290	6	1942	3	5600	N	N	6435 23RD AVE S
007	944830	0060	8/16/07	\$330,000	\$272,000	1400	6	1919	3	9400	N	N	5120 17TH AVE S
007	171490	0225	3/26/07	\$325,000	\$268,000	1560	6	1909	3	5600	N	N	5804 18TH AVE S
007	171490	0275	5/6/08	\$350,000	\$309,000	1560	6	1909	3	6720	N	N	5834 18TH AVE S
007	872060	0010	5/23/07	\$296,000	\$243,000	720	7	1937	3	5800	N	N	5329 BEACON AVE S
007	088600	0100	4/27/07	\$320,000	\$263,000	750	7	1943	3	7967	N	N	2921 S WEBSTER ST
007	170840	0675	3/13/08	\$263,900	\$228,000	780	7	1941	3	5600	N	N	2113 S PEARL ST
007	524880	0071	6/11/07	\$340,000	\$280,000	800	7	1948	3	6700	N	N	2118 S LUCILE ST
007	733840	0635	8/21/07	\$330,000	\$272,000	820	7	1993	3	2500	N	N	3406 S MONROE ST
007	785700	3995	10/22/07	\$340,000	\$283,000	820	7	1979	3	6294	N	N	6418 24TH AVE S
007	170840	0760	4/17/07	\$372,000	\$306,000	890	7	1941	3	6195	N	N	5213 COLUMBIA DR S
007	170840	0150	5/29/07	\$385,000	\$317,000	890	7	1941	3	6720	N	N	4841 COLUMBIA DR S
007	170840	1020	11/7/08	\$258,000	\$250,000	900	7	1941	3	6325	N	N	5130 20TH AVE S
007	373280	0440	5/8/08	\$395,100	\$349,000	930	7	1949	4	5525	N	N	4964 17TH AVE S
007	170840	0370	6/25/07	\$360,000	\$296,000	950	7	1941	3	7954	N	N	2006 S PEARL ST
007	170840	0010	8/30/07	\$359,000	\$296,000	1000	7	1941	3	5775	N	N	2022 S EDMUNDS ST

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**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	869280	0035	3/19/07	\$365,000	\$302,000	1000	7	1956	3	7020	N	N	5937 23RD AVE S
007	060000	0350	5/3/07	\$378,000	\$311,000	1000	7	1958	4	6000	N	N	4832 15TH AVE S
007	733840	2060	5/27/08	\$390,000	\$347,000	1030	7	1971	3	5500	N	N	3040 S PORTLAND ST
007	170840	0620	1/22/07	\$391,000	\$326,000	1040	7	1941	5	5379	N	N	2003 S BRANDON ST
007	754980	0168	10/23/08	\$425,000	\$408,000	1050	7	1925	5	4030	N	N	5223 17TH AVE S
007	170840	0740	6/11/07	\$341,950	\$281,000	1080	7	1941	3	5170	N	N	5210 COLUMBIA DR S
007	170840	0870	4/14/08	\$332,000	\$290,000	1090	7	1941	4	7614	N	N	5239 21ST AVE S
007	785700	3263	3/23/07	\$395,000	\$326,000	1090	7	1954	3	9481	N	N	2950 S WEBSTER ST
007	754980	1030	5/15/08	\$409,000	\$362,000	1090	7	1995	3	5803	N	N	1912 B S ORCAS ST
007	175370	0590	7/13/07	\$379,950	\$313,000	1100	7	1965	3	3550	N	N	6501 BEACON AVE S
007	524880	0294	7/3/07	\$344,000	\$283,000	1110	7	1968	3	4000	N	N	5538 20TH AVE S
007	869280	0055	1/22/07	\$431,500	\$359,000	1110	7	1958	3	7176	Y	N	5906 23RD AVE S
007	212404	9128	4/23/07	\$495,000	\$408,000	1120	7	1936	5	6150	N	N	5413 BEACON AVE S
007	754980	1060	8/7/07	\$385,000	\$317,000	1140	7	1919	3	6720	N	N	5502 18TH AVE S
007	785700	3722	2/4/08	\$400,000	\$341,000	1150	7	1990	3	5246	N	N	6026 24TH AVE S
007	524880	0773	4/21/08	\$399,998	\$351,000	1170	7	1984	3	5500	N	N	5541 23RD AVE S
007	733840	1220	8/27/07	\$425,000	\$351,000	1190	7	1981	3	5000	Y	N	3212 S PORTLAND ST
007	785700	3715	8/10/07	\$482,000	\$397,000	1200	7	1951	3	9821	N	N	6029 BEACON AVE S
007	373280	0220	2/14/07	\$470,000	\$390,000	1260	7	1950	3	7221	N	N	1553 S PEARL ST
007	524880	0380	2/13/08	\$297,000	\$254,000	1270	7	1953	3	6000	N	N	5555 21ST AVE S
007	060000	0145	7/31/07	\$535,000	\$441,000	1310	7	1978	5	17155	N	N	1547 S FERDINAND ST
007	286110	0056	12/13/07	\$313,500	\$264,000	1330	7	1955	3	5100	N	N	6108 23RD AVE S
007	170840	0985	12/1/08	\$280,000	\$275,000	1330	7	1941	3	5280	N	N	5216 20TH AVE S
007	170840	0480	12/30/08	\$255,000	\$255,000	1360	7	1941	3	4750	N	N	2140 S PEARL ST
007	733840	1955	7/30/08	\$340,000	\$312,000	1400	7	1966	3	7500	N	N	3005 S HOLDEN ST
007	170840	0890	6/29/07	\$400,000	\$329,000	1410	7	1941	4	5280	N	N	2113 S BENNETT ST
007	754980	1924	1/2/07	\$385,000	\$322,000	1450	7	2006	3	1820	N	N	5552 15TH AVE S
007	000180	0142	9/9/08	\$400,000	\$374,000	1450	7	1955	3	6500	N	N	1741 S SNOQUALMIE ST
007	944830	0140	7/16/07	\$407,950	\$336,000	1460	7	1990	4	7250	N	N	1509 S DAWSON ST
007	179570	0050	4/7/08	\$436,000	\$380,000	1460	7	1975	4	5092	Y	N	7021 COVELLO DR S
007	212404	9323	9/11/08	\$465,000	\$436,000	1570	7	2008	3	5027	N	N	5923 24TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	785700	3283	3/27/07	\$440,000	\$363,000	1690	7	1997	3	5008	N	N	7359 BEACON AVE S
007	282210	0110	8/9/07	\$435,000	\$358,000	1830	7	1942	3	9700	N	N	6005 24TH AVE S
007	733840	2635	5/14/07	\$425,000	\$350,000	2430	7	2000	3	5379	N	N	7765 30TH AVE S
007	785700	3366	11/6/08	\$330,000	\$319,000	970	8	1964	3	5339	N	N	5941 BEACON AVE S
007	212404	9040	7/25/07	\$465,000	\$383,000	1280	8	1952	3	10375	N	N	1761 S SHELTON ST
007	055500	0074	3/20/07	\$476,000	\$393,000	1400	8	2006	3	5000	N	N	2307 S GRAHAM ST
007	171490	0085	2/19/08	\$406,000	\$348,000	1580	8	2007	3	3360	N	N	5804 17TH AVE S
007	060000	0132	1/31/08	\$470,000	\$400,000	1590	8	2000	3	7519	N	N	1523 S FERDINAND ST
007	060000	0295	7/30/07	\$435,000	\$358,000	1830	8	1950	3	8176	N	N	1530 S FERDINAND ST
007	060000	0524	2/23/07	\$431,000	\$357,000	2270	8	1998	3	7914	N	N	1561 S ANGELINE ST
007	896190	0170	1/11/08	\$531,000	\$450,000	2470	8	2007	3	5000	N	N	5908 20TH AVE S
007	896190	0160	5/21/07	\$579,950	\$477,000	2470	8	2007	3	5000	N	N	5912 20TH AVE S
007	896190	0180	4/16/07	\$590,000	\$486,000	2470	8	2007	3	5400	N	N	5902 20TH AVE S
007	754980	0635	10/27/07	\$510,000	\$425,000	2560	8	2007	3	3360	N	N	5316 16TH AVE S
007	932035	0140	3/14/07	\$530,000	\$438,000	1920	9	2003	3	4744	Y	N	1858 S BENNETT ST
007	932035	0130	3/2/07	\$530,000	\$439,000	1920	9	2004	3	4284	Y	N	1854 S BENNETT ST
007	932035	0050	3/14/07	\$535,000	\$442,000	1920	9	2003	3	5242	Y	N	1850 S BRANDON ST
007	932035	0110	3/15/07	\$535,000	\$442,000	1920	9	2003	3	9664	Y	N	1851 S BENNETT ST
007	932035	0020	7/18/07	\$540,000	\$444,000	1920	9	2003	3	3497	Y	N	1859 S BRANDON ST
007	932035	0010	4/17/07	\$545,000	\$449,000	1920	9	2003	3	7578	N	N	1863 S BRANDON ST
007	754980	0060	12/22/08	\$425,000	\$422,000	1940	9	2006	3	3476	Y	N	1738 S BENNETT ST
007	754980	0050	7/5/07	\$540,000	\$444,000	1940	9	2006	3	3051	Y	N	1728 S BENNETT ST
007	754980	0045	3/21/07	\$549,000	\$453,000	1940	9	2006	3	3052	Y	N	1726 S BENNETT ST
007	754980	0040	10/9/07	\$550,000	\$456,000	1940	9	2007	3	3052	Y	N	1722 S BENNETT ST
007	932035	0160	7/17/07	\$549,950	\$453,000	2421	9	2001	3	3686	Y	N	5214 19TH PL S
007	932035	0150	9/26/07	\$550,000	\$456,000	2421	9	2001	3	5515	Y	N	5210 19TH PL S
007	932035	0240	4/30/07	\$569,950	\$469,000	2421	9	2001	3	3989	Y	N	1906 S BENNETT ST

**Improved Sales Removed from this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	059700	0750	12/12/08	\$97,125	RELATED PARTY, FRIEND, OR NEIGHBOR
001	138980	0110	10/3/08	\$48,000	QUIT CLAIM DEED
001	307650	0740	3/1/08	\$67,014	QUIT CLAIM DEED
001	308600	2765	3/28/07	\$323,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	308600	2800	12/11/08	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	308600	3351	12/11/07	\$250,000	NO MARKET EXPOSURE
001	367890	0040	11/9/07	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	367890	0210	7/11/07	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	396440	0425	7/28/08	\$169,200	QUIT CLAIM DEED
001	425340	0100	4/11/07	\$530,000	SEGREGATION AND/OR MERGER
001	568000	1170	5/21/07	\$188,811	FORCED SALE
003	274110	0180	5/5/07	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	274110	0485	7/12/07	\$374,000	IMP COUNT >1
003	367940	0515	6/5/07	\$459,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	367940	0515	1/25/08	\$481,500	TEAR DOWN
003	367940	0530	2/26/08	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	367940	0780	12/5/08	\$200,000	DIAGNOSTIC OUTLIERS
003	386940	0025	4/16/07	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	386940	0060	9/22/08	\$257,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	386940	0060	5/27/08	\$235,000	EXEMPT FROM EXCISE TAX
003	395940	0805	9/4/07	\$323,000	IMP COUNT >1
003	395940	0875	8/24/07	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	395940	1670	1/22/07	\$348,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	514100	0140	1/26/07	\$315,000	BUILDER OR DEVELOPER SALES
003	514100	0570	7/31/07	\$256,000	BUILDER OR DEVELOPER SALES
003	514100	0695	5/24/07	\$131,253	QUIT CLAIM DEED
003	568000	0910	2/16/07	\$511,390	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	792510	0445	3/13/07	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	082900	0155	3/27/08	\$270,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	082900	0160	2/22/07	\$407,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	105900	0015	9/28/07	\$142,021	QUIT CLAIM DEED
004	166250	0087	4/10/07	\$76,713	QUIT CLAIM DEED
004	166250	0087	4/11/07	\$115,069	QUIT CLAIM DEED
004	212404	9028	9/7/07	\$310,000	NON-REPRESENTATIVE SALE
004	212404	9141	3/26/08	\$50,703	QUIT CLAIM DEED
004	212404	9233	7/9/08	\$90,925	DOR RATIO
004	212404	9239	3/16/07	\$240,000	DOR RATIO
004	212404	9239	4/20/07	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	222404	9074	1/24/08	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	222404	9084	3/22/07	\$262,834	AFFORDABLE HOUSING SALES
004	222404	9084	5/14/07	\$320,000	AFFORDABLE HOUSING SALES
004	233630	0115	7/21/08	\$153,532	QUIT CLAIM DEED
004	274210	0005	6/27/07	\$73,875	RELATED PARTY, FRIEND, OR NEIGHBOR
004	274210	0090	2/29/08	\$320,850	EXEMPT FROM EXCISE TAX
004	274210	0258	7/28/08	\$338,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	333300	1861	11/13/08	\$243,000	PERCENT COMPLETE CODED
004	333300	1880	12/14/07	\$365,000	NON-REPRESENTATIVE SALE
004	333300	1910	10/30/08	\$325,000	IMP COUNT >1
004	333300	2162	5/29/07	\$50,000	QUIT CLAIM DEED
004	333300	2270	9/22/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	333300	2270	3/28/08	\$387,630	BANKRUPTCY - RECEIVER OR TRUSTEE
004	333300	2379	10/9/07	\$61,295	QUIT CLAIM DEED
004	333300	2420	2/21/07	\$442,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	339504	0660	8/20/07	\$63,625	QUIT CLAIM DEED
004	344540	0110	10/24/07	\$223,944	NON-REPRESENTATIVE SALE
004	344540	0120	6/25/07	\$325,000	AFFORDABLE HOUSING SALES
004	344540	0120	5/22/07	\$243,745	AFFORDABLE HOUSING SALES
004	344540	0480	11/4/08	\$66,308	QUIT CLAIM DEED
004	344540	0490	9/10/07	\$228,159	AFFORDABLE HOUSING SALES
004	367740	0085	4/22/08	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	367740	0396	8/15/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	417460	0386	9/12/07	\$312,500	NON-REPRESENTATIVE SALE
004	428740	0010	3/27/08	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	429970	0225	5/1/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	439520	0070	5/28/08	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	441060	0110	4/21/08	\$295,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	549120	0020	5/27/08	\$141,464	QUIT CLAIM DEED
004	612650	0050	11/20/08	\$195,500	QUIT CLAIM DEED
004	718680	0090	7/14/08	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	785700	0608	12/3/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	785700	0740	2/6/07	\$230,000	NO MARKET EXPOSURE
004	785700	0855	5/16/07	\$323,000	NON-REPRESENTATIVE SALE
004	785700	0985	6/7/07	\$278,000	CORPORATE AFFILIATES
004	785700	0985	4/12/07	\$222,750	NO MARKET EXPOSURE
004	785700	1312	4/7/08	\$348,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	785700	1318	3/24/08	\$116,302	QUIT CLAIM DEED
004	785700	1702	4/13/07	\$242,130	BANKRUPTCY - RECEIVER OR TRUSTEE
004	785700	1734	6/19/07	\$441,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	785700	3345	8/10/07	\$164,478	QUIT CLAIM DEED
004	785700	4200	6/1/07	\$132,825	QUIT CLAIM DEED
004	786650	0025	4/11/07	\$248,000	NO MARKET EXPOSURE
004	789060	0150	2/28/08	\$106,691	QUIT CLAIM DEED
004	894455	0030	12/16/08	\$454,800	PERCENT COMPLETE CODED
004	894455	0040	8/22/08	\$484,900	PERCENT COMPLETE CODED
004	894455	0130	8/28/08	\$467,800	PERCENT COMPLETE CODED
004	941840	0200	9/23/08	\$65,000	QUIT CLAIM DEED
006	000740	0112	2/6/07	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	032304	9191	5/16/07	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	060300	0150	4/13/08	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	060300	0231	11/8/07	\$237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	060300	0295	12/11/08	\$125,000	DOR RATIO
006	060300	0560	7/12/07	\$314,000	SEGREGATION AND/OR MERGER
006	060300	0605	9/30/08	\$84,057	QUIT CLAIM DEED
006	060300	1075	4/15/08	\$301,500	QUIT CLAIM DEED
006	060300	1103	12/21/07	\$360,000	NO MARKET EXPOSURE
006	060300	1215	3/22/07	\$390,000	NO MARKET EXPOSURE
006	060300	1215	3/22/07	\$390,000	QUIT CLAIM DEED
006	212470	0165	10/30/08	\$375,000	ACTIVE PERMIT BEFORE SALE>25K
006	303120	0195	8/8/07	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	339507	0430	1/23/07	\$377,040	IMP COUNT >1
006	339507	0450	4/7/08	\$32,599	QUIT CLAIM DEED
006	339507	1320	9/30/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	339507	1370	9/15/08	\$354,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	383960	0046	1/10/07	\$353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	400600	0412	3/14/07	\$401,130	NO MARKET EXPOSURE
006	400600	0465	1/29/07	\$320,000	QUIT CLAIM DEED
006	400600	0563	8/7/07	\$183,000	QUIT CLAIM DEED
006	400600	0570	4/23/08	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	733840	0215	6/19/08	\$126,501	QUIT CLAIM DEED
006	733840	1460	6/15/07	\$280,000	NO MARKET EXPOSURE
006	785700	3012	6/1/07	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	789630	0520	7/10/07	\$428,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	789630	0520	7/10/07	\$428,000	QUIT CLAIM DEED
006	789630	0520	6/19/07	\$428,000	QUIT CLAIM DEED
006	789630	0710	11/10/08	\$121,800	QUIT CLAIM DEED
006	789630	0710	11/10/08	\$53,321	QUIT CLAIM DEED
006	804860	0045	6/12/07	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	804860	0080	7/24/07	\$40,998	QUIT CLAIM DEED
006	804860	0080	3/21/07	\$42,018	QUIT CLAIM DEED
006	810190	0285	9/19/07	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	810190	0495	9/7/07	\$121,800	QUIT CLAIM DEED
006	868550	0230	11/1/07	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	884240	0101	1/12/07	\$380,000	PREVIMP<=25K
007	000520	0074	3/2/07	\$92,296	QUIT CLAIM DEED
007	000520	0100	8/12/08	\$163,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	060000	0230	9/4/07	\$570,000	BUILDER OR DEVELOPER SALES
007	170840	0305	6/4/08	\$298,760	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	186740	0075	7/11/08	\$55,533	QUIT CLAIM DEED
007	212404	9323	4/17/07	\$125,000	DOR RATIO
007	282210	0245	9/2/08	\$300,000	QUIT CLAIM DEED
007	286110	0030	10/10/07	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	286110	0045	12/20/07	\$260,000	NON-REPRESENTATIVE SALE
007	373280	0220	12/30/08	\$300,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	373280	0220	6/13/08	\$360,000	EXEMPT FROM EXCISE TAX
007	373280	0421	4/15/08	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 79**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	373280	0430	7/23/07	\$281,421	BANKRUPTCY - RECEIVER OR TRUSTEE
007	373280	0470	6/8/07	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	394290	0115	3/20/07	\$425,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	524880	0270	10/20/08	\$24,041	QUIT CLAIM DEED
007	524880	0640	6/26/08	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	524880	0825	4/17/08	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	733840	0645	3/16/07	\$32,000	QUIT CLAIM DEED
007	733840	2235	2/1/07	\$125,000	DOR RATIO
007	754980	0075	10/7/08	\$178,386	QUIT CLAIM DEED
007	754980	1140	10/27/08	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	754980	1425	4/10/07	\$71,000	QUIT CLAIM DEED
007	754980	1565	2/27/07	\$255,000	NON-REPRESENTATIVE SALE
007	754980	1690	4/4/07	\$255,155	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	754980	2050	9/16/08	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	754980	2470	8/12/08	\$293,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	770760	0050	5/3/07	\$536,000	TRADE
007	770760	0064	2/22/07	\$537,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	785700	3277	9/10/07	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	785700	3366	7/4/08	\$73,228	QUIT CLAIM DEED
007	789630	0750	5/10/07	\$469,000	BUILDER OR DEVELOPER SALES
007	810090	0140	12/29/08	\$162,500	DOR RATIO
007	932035	0090	5/20/08	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	932035	0090	8/14/07	\$472,424	BANKRUPTCY - RECEIVER OR TRUSTEE
007	944830	0091	1/3/07	\$41,500	DOR RATIO

***Vacant Sales Used in this Annual Update Analysis  
Area 79***

<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>
003	792510	0370	10/16/2007	\$ 185,000	4000	N	N
004	207010	0097	12/31/2008	\$ 135,000	5000	N	N
004	933180	0085	08/28/2008	\$ 124,900	3481	N	N
007	060000	0563	05/22/2007	\$ 170,000	7801	N	N
007	171490	0550	06/20/2008	\$ 310,000	10080	N	N
007	373280	0397	04/27/2007	\$ 225,000	5404	N	N



***Vacant Sales Removed from this Annual Update Analysis  
Area 79***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	307650	0945	07/17/2007	\$ 138,871	QUIT CLAIM DEED
003	274060	0035	09/04/2007	\$ 73,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	505330	0010	09/17/2007	\$ 345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	060300	1062	01/09/2008	\$ 120,085	QUIT CLAIM DEED;
006	060300	2060	02/26/2008	\$ 53,000	DOR RATIO
006	724350	0007	08/19/2007	\$ 42,000	QUIT CLAIM DEED;
006	789630	0535	07/24/2007	\$ 25,000	DOR RATIO

## **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.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



## King County

### Department of Assessments

King County Administration Bldg.

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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**