

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: East Renton & Suburbs / 32

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 602

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$125,400	\$237,800	\$363,200			
2010 Value	\$125,400	\$226,700	\$352,100	\$383,100	91.9%	8.69%
Change	\$0	-\$11,100	-\$11,100			
% Change	0.0%	-4.7%	-3.1%			

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

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. 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 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 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 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

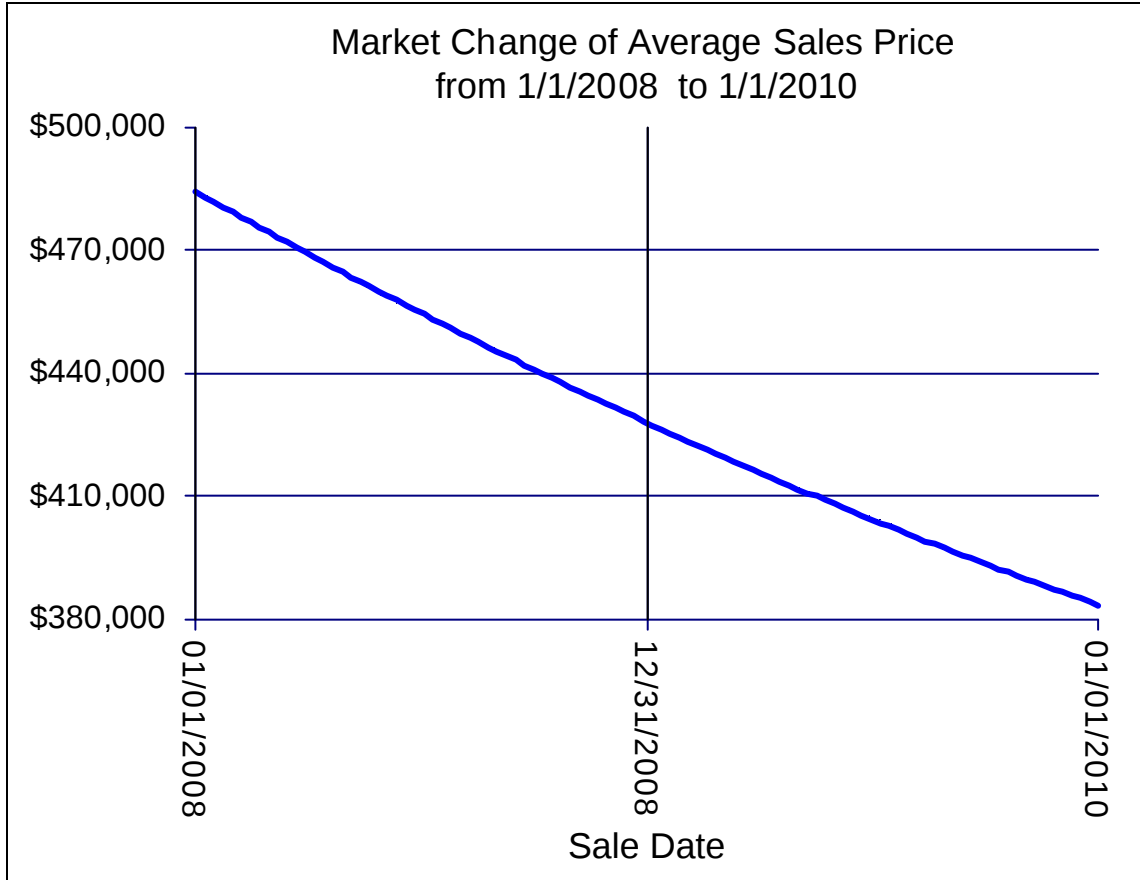
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$121,600	\$209,700	\$331,300
2010 Value	\$121,600	\$196,600	\$318,200
Percent Change	0.0%	-6.2%	-4.0%

Number of one to three unit residences in the Population: 6917

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 921101 (Wedgewood Lane, Div. 1, 2, & 3) had a lower average ratio in comparison to the rest of the population, which resulted in a slight upward adjustment. The remaining 98.5% of the population will have a slight downward adjustment applied. The formula adjusts for these differences, thus improving equalization.

Exceptions may be found in the Improved Parcel Update section.

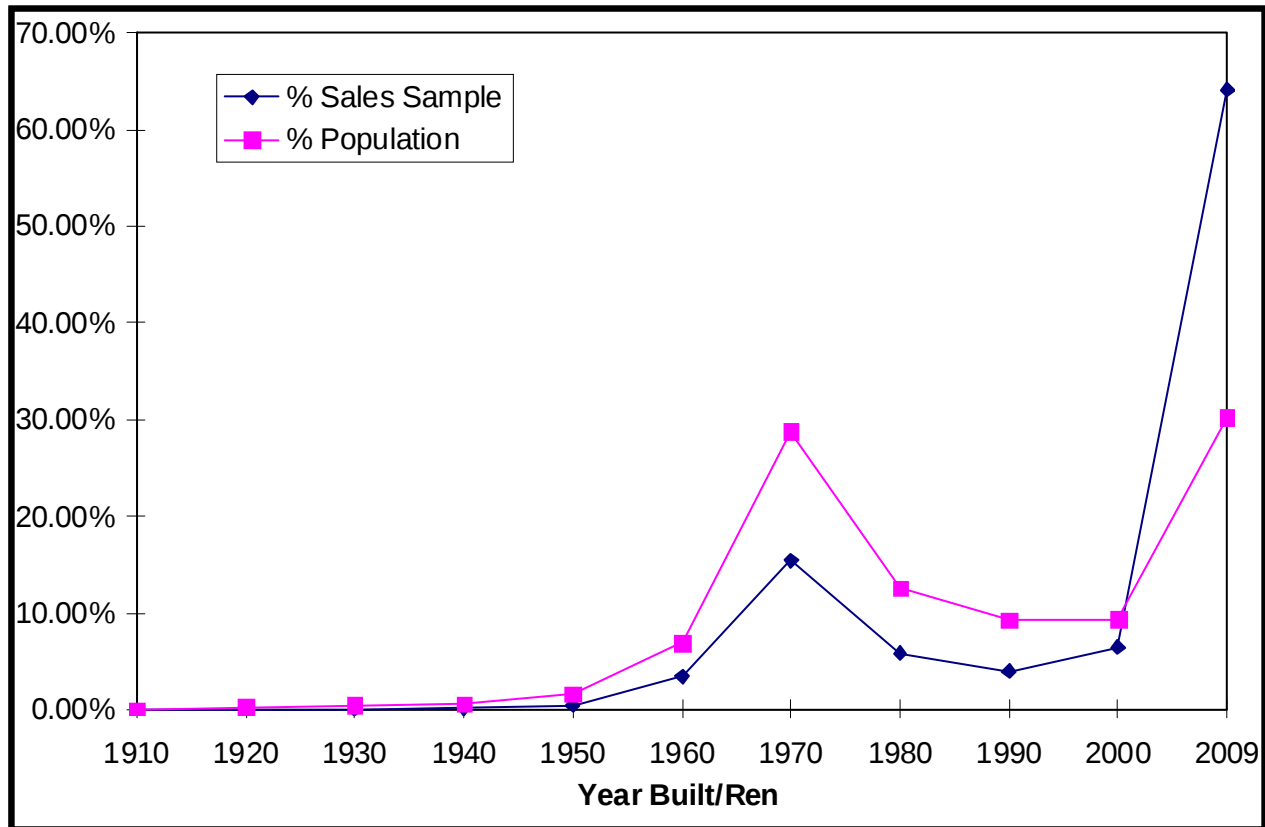
**Market Change of Average Sale Price in Area 32
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.17%
1950	3	0.50%
1960	21	3.49%
1970	93	15.45%
1980	35	5.81%
1990	24	3.99%
2000	39	6.48%
2009	386	64.12%
	602	

Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	19	0.27%
1930	31	0.45%
1940	39	0.56%
1950	109	1.58%
1960	478	6.91%
1970	1992	28.80%
1980	867	12.53%
1990	644	9.31%
2000	647	9.35%
2009	2090	30.22%
	6917	

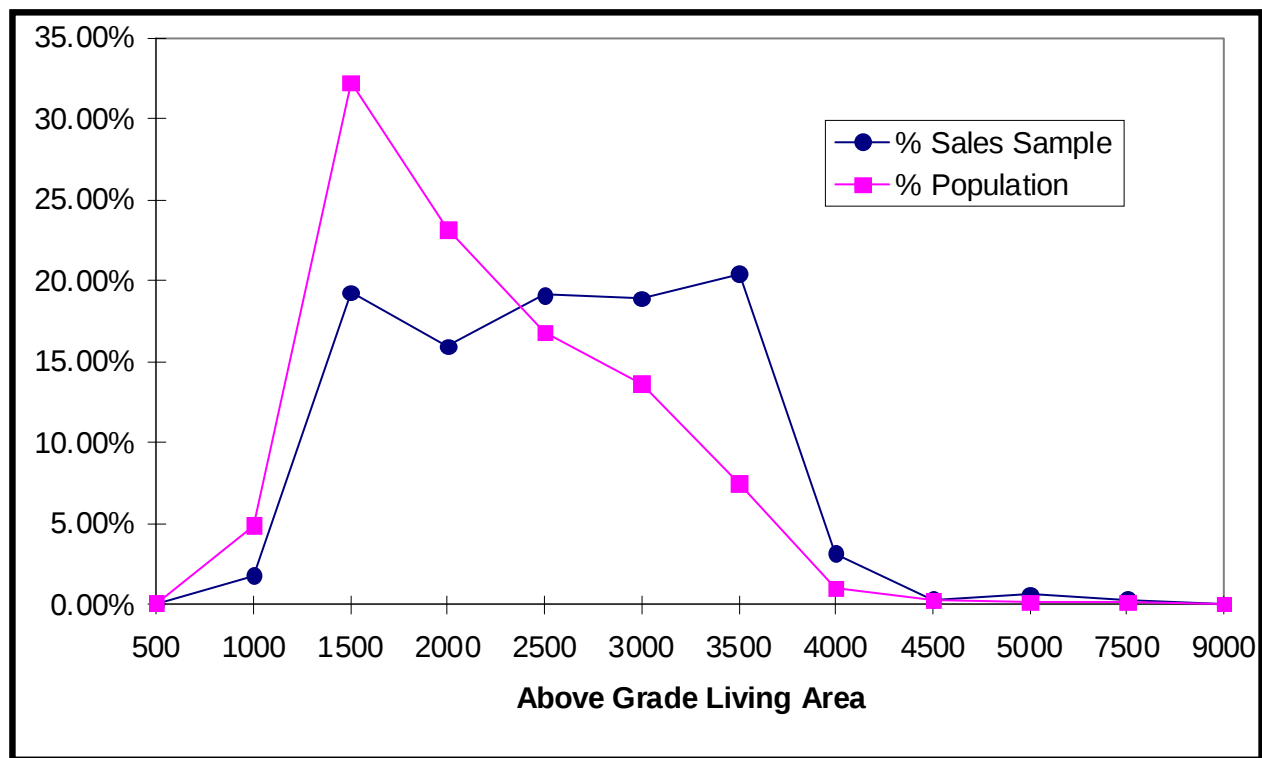


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	1.83%
1500	116	19.27%
2000	96	15.95%
2500	115	19.10%
3000	114	18.94%
3500	123	20.43%
4000	19	3.16%
4500	2	0.33%
5000	4	0.66%
7500	2	0.33%
9000	0	0.00%
	602	

Population		
AGLA	Frequency	% Population
500	5	0.07%
1000	341	4.93%
1500	2231	32.25%
2000	1603	23.17%
2500	1162	16.80%
3000	944	13.65%
3500	519	7.50%
4000	70	1.01%
4500	21	0.30%
5000	10	0.14%
7500	10	0.14%
9000	1	0.01%
	6917	

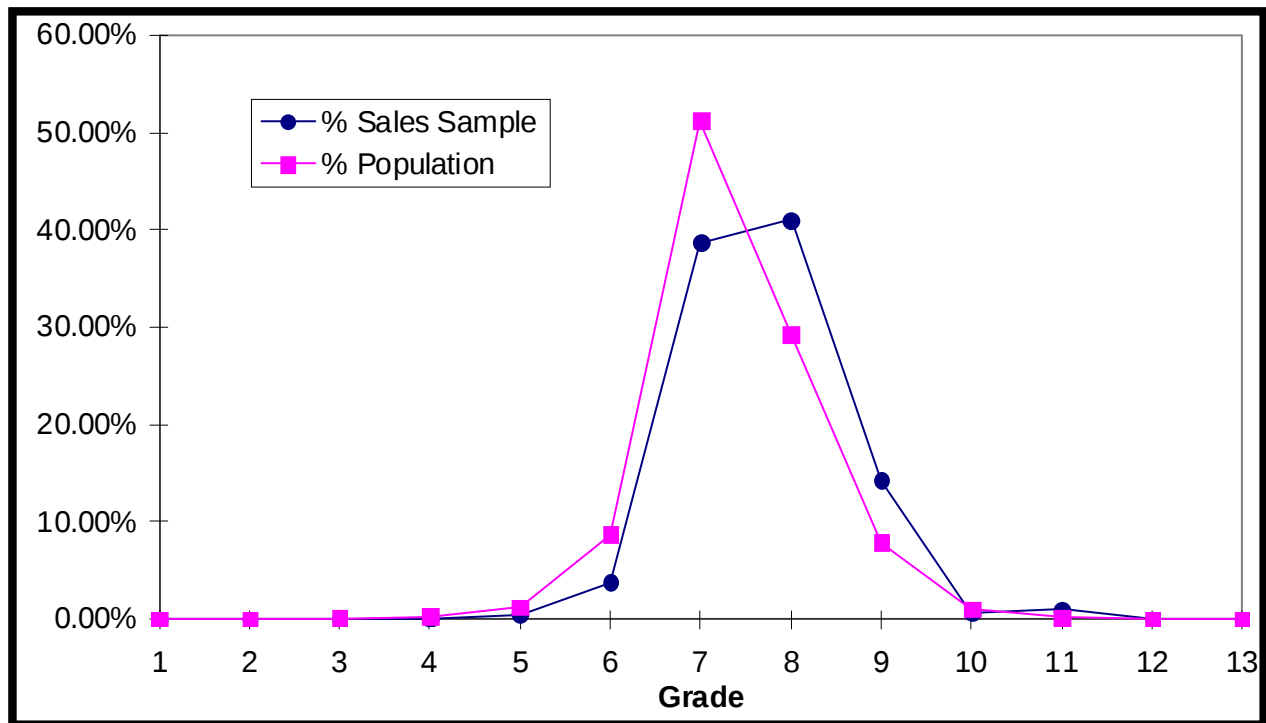


Sales of larger above grade living area homes are over represented in this sample. This is a common occurrence due to the fact that new homes are also over represented, and most new homes have larger above grade living areas. This over representation was found to lack statistical significance during the modeling process.

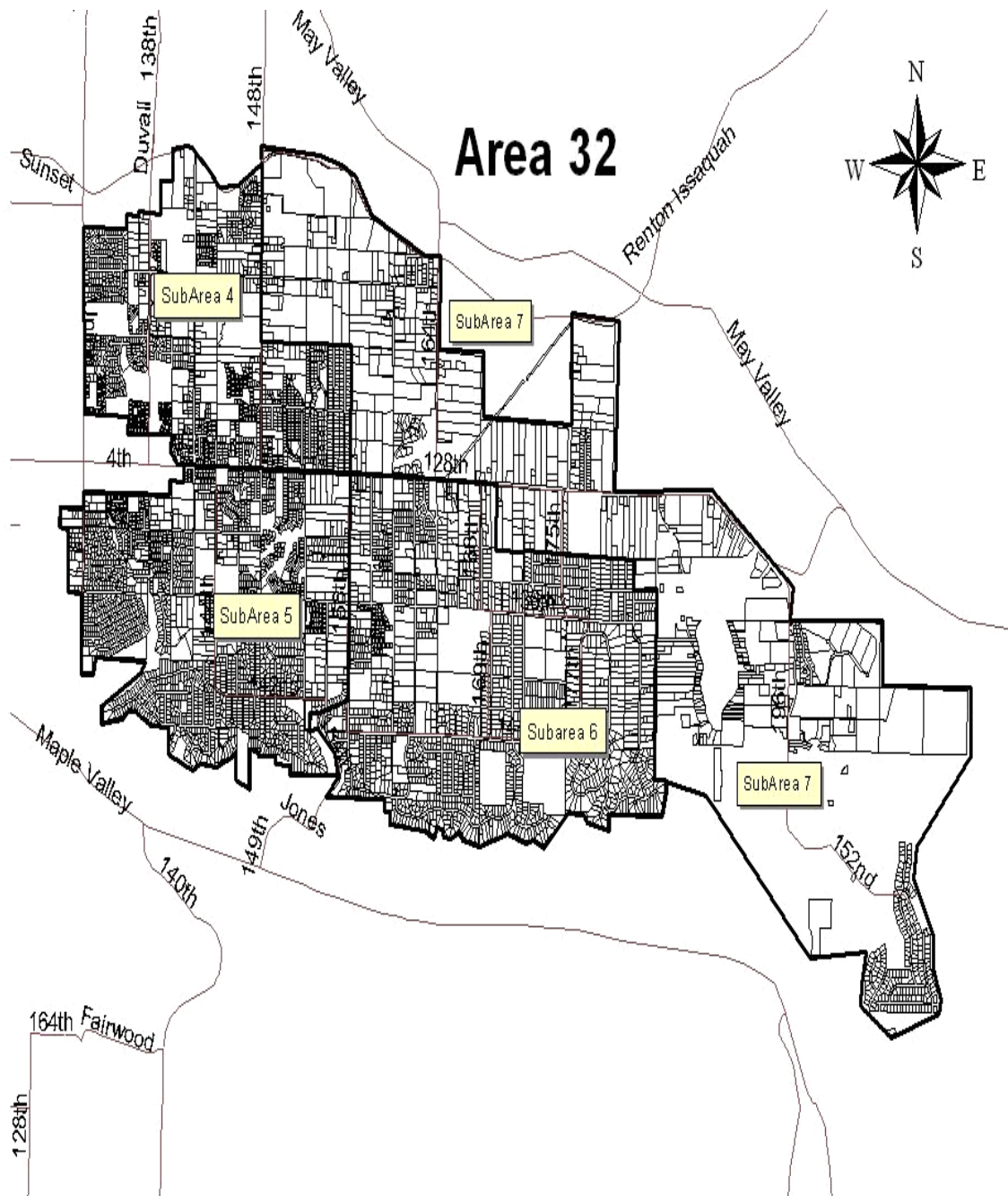
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.50%
6	23	3.82%
7	233	38.70%
8	247	41.03%
9	86	14.29%
10	4	0.66%
11	6	1.00%
12	0	0.00%
13	0	0.00%
602		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.01%
3	7	0.10%
4	23	0.33%
5	87	1.26%
6	604	8.73%
7	3542	51.21%
8	2025	29.28%
9	544	7.86%
10	72	1.04%
11	12	0.17%
12	0	0.00%
13	0	0.00%
6917		



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



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: July 20, 2010

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 1/1/2008 through 1/1/2010 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 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. 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

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, 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 such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 921101 (Wedgewood Lane, Div. 1, 2, & 3) had a lower average ratio in comparison to the rest of the population, which resulted in a slight upward adjustment. The remaining 98.5% of the population will have a slight downward adjustment applied. The formula adjusts for these differences, thus improving equalization.

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 602 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .9626538-6.441693E-02*Plat921101 x .925*

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 43

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 (2009 Land Value + Previous Improvement Value) * .969.
- *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. (2009 Land Value + Previous Improvement Value) * .969
- *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

Mobile Homes received the Total % Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)*.969

Model Validation

The resulting assessment level is 91.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -4.0%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

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

Area 32 Annual Update Model Adjustments

2010 Total Value = 2009 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 0.925.

Standard Area Adjustment

-3.91%

**Plat 921101
Wedgewood
Lane
Div. 1,2,&3**

Yes

% Adjustment

2.98%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Plat 921101 (Wedgewood Lane, Div. 1, 2, & 3) would *approximately* receive a +2.98% upward adjustment. 103 parcels in the improved population would receive this adjustment. There were 80 sales.

Generally parcels in Plat 921101 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

98.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 32 Sale Price changes (Relative to 1/1/2010 valuation date.)

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

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.791	-20.9%
2/1/2008	0.800	-20.0%
3/1/2008	0.808	-19.2%
4/1/2008	0.817	-18.3%
5/1/2008	0.826	-17.4%
6/1/2008	0.834	-16.6%
7/1/2008	0.843	-15.7%
8/1/2008	0.852	-14.8%
9/1/2008	0.861	-13.9%
10/1/2008	0.869	-13.1%
11/1/2008	0.878	-12.2%
12/1/2008	0.887	-11.3%
1/1/2009	0.896	-10.4%
2/1/2009	0.904	-9.6%
3/1/2009	0.912	-8.8%
4/1/2009	0.921	-7.9%
5/1/2009	0.930	-7.0%
6/1/2009	0.939	-6.1%
7/1/2009	0.947	-5.3%
8/1/2009	0.956	-4.4%
9/1/2009	0.965	-3.5%
10/1/2009	0.974	-2.6%
11/1/2009	0.983	-1.7%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.817	\$429,000
Sale 2	\$475,000	10/1/2009	0.974	\$463,000
Sale 3	\$515,000	7/1/2009	0.947	\$488,000

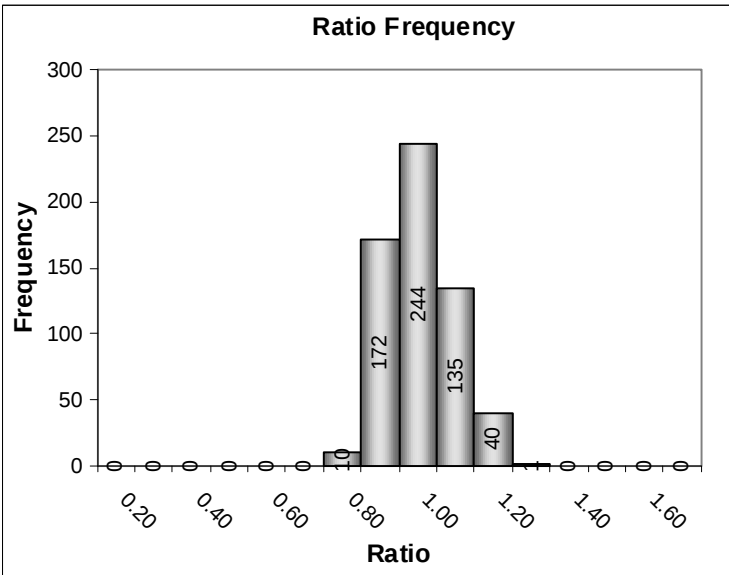
* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 32 is $(0.9626538 + 0.0002728654 * \text{SaleDay} - 0.06441693 * 0.1328904) / (0.9626538 - 0.06441693 * 0.1328904)$

SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: S.E./TEAM 2	Appr. Date: 01/01/2009	Date of Report: 07/20/2010	Sales Dates: 1/2008 - 12/2009
Area 32-EAST RENTON & SUBURBS	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences. 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 300 in increments of 50. The histogram has several bars, with the most prominent ones labeled with their frequencies: 172, 244, 135, and 40. The distribution is unimodal and slightly right-skewed, peaking around a ratio of 0.95.	
Sample size (n)	602		
Mean Assessed Value	363,200		
Mean Adj. Sales Price	383,100		
Standard Deviation AV	96,916		
Standard Deviation SP	106,706		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.954		
Median Ratio	0.949		
Weighted Mean Ratio	0.948		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 32 Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
Lowest ratio	0.713		
Highest ratio:	1.220		
Coefficient of Dispersion	7.45%		
Standard Deviation	0.087		
Coefficient of Variation	9.12%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.937		
Upper limit	0.956		
95% Confidence: Mean			
Lower limit	0.947		
Upper limit	0.961		
SAMPLE SIZE EVALUATION			
N (population size)	6917		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.087		
Recommended minimum:	12		
Actual sample size:	602		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	320		
# ratios above mean:	282		
z:	1.549		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

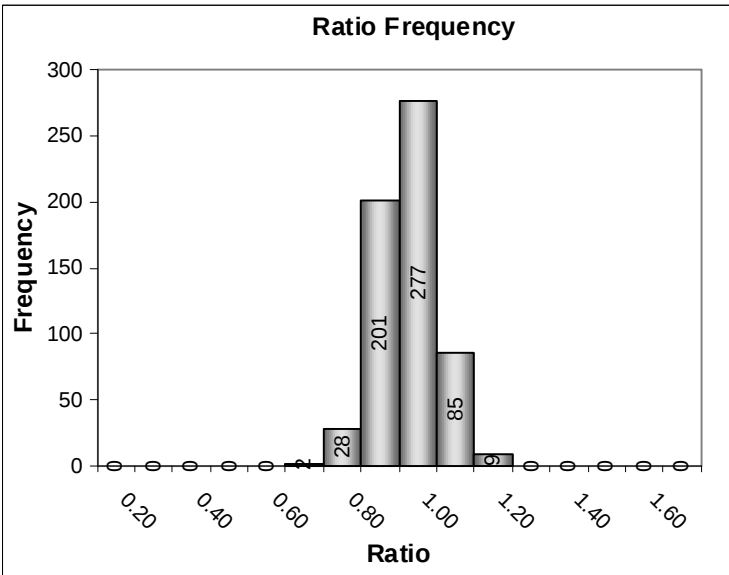
COMMENTS:

1 to 3 Unit Residences throughout area 32

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: S.E./TEAM 2	Appr. Date: 01/01/2010	Date of Report: 07/20/2010	Sales Dates: 1/2008 - 12/2009												
Area 32-EAST RENTON & SUBURBS	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES												
SAMPLE STATISTICS		 A histogram titled "Ratio Frequency" showing the distribution of ratios for 1 to 3 unit residences. 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 300 in increments of 50. The histogram has several bars, with the most prominent ones at ratios 0.80, 0.90, and 1.00. The frequencies for these bars are 201, 277, and 85 respectively. There are also smaller bars at ratios 0.70 (frequency 28) and 1.10 (frequency 9). The bars are shaded gray with black outlines. <table border="1"><caption>Histogram Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70</td><td>28</td></tr><tr><td>0.80</td><td>201</td></tr><tr><td>0.90</td><td>277</td></tr><tr><td>1.00</td><td>85</td></tr><tr><td>1.10</td><td>9</td></tr></tbody></table>		Ratio	Frequency	0.70	28	0.80	201	0.90	277	1.00	85	1.10	9
Ratio	Frequency														
0.70	28														
0.80	201														
0.90	277														
1.00	85														
1.10	9														
Sample size (n)	602														
Mean Assessed Value	352,100														
Mean Sales Price	383,100														
Standard Deviation AV	94,722														
Standard Deviation SP	106,706														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.923														
Median Ratio	0.920														
Weighted Mean Ratio	0.919														
UNIFORMITY															
Lowest ratio	0.685														
Highest ratio:	1.172														
Coefficient of Dispersion	6.96%														
Standard Deviation	0.080														
Coefficient of Variation	8.69%														
Price Related Differential (PRD)	1.005														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.913														
Upper limit	0.930														
95% Confidence: Mean															
Lower limit	0.917														
Upper limit	0.930														
SAMPLE SIZE EVALUATION															
N (population size)	6917														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.080														
Recommended minimum:	10														
Actual sample size:	602														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	308														
# ratios above mean:	294														
z:	0.571														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout area 32

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

COMMENTS:

1 to 3 Unit Residences throughout area 32

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

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 32
(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	112305	9075	3/13/08	\$243,000	\$197,000	1050	6	1963	4	9600	N	N	610 NILE AVE NE
004	102305	9234	10/20/09	\$253,500	\$248,000	1120	6	1959	4	10800	N	N	867 HOQUIAM AVE NE
004	345030	0210	9/25/08	\$255,000	\$221,000	960	7	1963	4	7700	N	N	4209 NE 11TH ST
004	112305	9078	8/26/08	\$225,000	\$193,000	990	7	1963	4	9600	N	N	616 NILE AVE NE
004	935330	1160	8/20/08	\$255,000	\$219,000	1010	7	1962	4	10726	N	N	12211 155TH AVE SE
004	102305	9247	3/12/09	\$415,000	\$380,000	1110	7	1962	4	93218	N	N	1055 LYONS AVE NE
004	344900	0010	5/22/08	\$315,000	\$262,000	1140	7	1960	4	8400	N	N	11226 147TH AVE SE
004	344900	0200	4/28/08	\$355,000	\$293,000	1150	7	1960	4	12188	N	N	14503 SE 114TH PL
004	102305	9293	10/9/08	\$330,000	\$288,000	1170	7	1965	4	13500	N	N	853 HOQUIAM AVE NE
004	143765	0080	7/16/09	\$320,000	\$305,000	1190	7	1986	4	15099	N	N	852 DUVALL PL NE
004	935330	0720	5/1/09	\$292,000	\$272,000	1210	7	1961	4	10723	N	N	12626 155TH AVE SE
004	344874	0490	7/23/09	\$264,950	\$253,000	1250	7	2009	3	4526	N	N	5019 NE 6TH ST
004	344874	0380	6/1/09	\$279,950	\$263,000	1250	7	2009	3	4869	N	N	5003 NE 5TH PL
004	344874	0420	9/1/09	\$289,950	\$280,000	1250	7	2009	3	5068	N	N	5027 NE 5TH PL
004	527470	0040	10/7/08	\$259,000	\$226,000	1300	7	1960	4	10081	N	N	4915 NE 7TH PL
004	345030	0310	8/28/09	\$248,000	\$239,000	1320	7	1965	4	7260	N	N	4124 NE 10TH PL
004	102305	9243	9/15/09	\$286,500	\$278,000	1440	7	1998	4	13947	N	N	902 UNION AVE NE
004	344874	0230	6/25/09	\$304,950	\$288,000	1480	7	2009	3	4526	N	N	551 GRAHAM AVE NE
004	344874	0400	8/24/09	\$304,950	\$294,000	1480	7	2009	3	4530	N	N	5015 NE 5TH PL
004	935330	1150	2/13/09	\$279,250	\$254,000	1550	7	1963	4	10726	N	N	12217 155TH AVE SE
004	102305	9192	7/20/09	\$230,000	\$219,000	1570	7	1959	4	10890	N	N	431 NILE AVE NE
004	344874	0060	4/7/09	\$309,108	\$285,000	1590	7	2009	3	4500	N	N	523 FIELD PL NE
004	344874	0460	8/13/09	\$301,000	\$289,000	1590	7	2009	3	4971	N	N	5001 NE 6TH ST
004	344874	0170	4/21/09	\$325,000	\$301,000	1590	7	2009	3	4500	N	N	570 FIELD PL NE
004	344874	0220	12/17/09	\$309,243	\$308,000	1590	7	2009	3	4538	N	N	557 GRAHAM AVE NE
004	344874	0350	6/1/09	\$329,950	\$310,000	1590	7	2009	3	8786	N	N	501 HOQUIAM AVE NE
004	344874	0340	6/29/09	\$329,423	\$312,000	1590	7	2009	3	5716	N	N	5017 NE 5TH ST
004	344874	0300	8/11/09	\$299,950	\$288,000	1670	7	2009	3	4502	N	N	4921 NE 5TH ST
004	344874	0470	6/25/09	\$307,896	\$291,000	1670	7	2009	3	4846	N	N	5007 NE 6TH ST
004	951094	0080	7/21/09	\$350,000	\$334,000	1800	7	2000	3	4689	N	N	868 BREMERTON AVE NE

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Area 32
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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
004	947793	0070	2/26/08	\$415,000	\$335,000	1800	7	2001	3	5340	N	N	558 QUINCY AVE NE
004	344874	0290	6/10/09	\$315,222	\$297,000	1830	7	2009	3	4500	N	N	4915 NE 5TH ST
004	344874	0280	7/21/09	\$313,610	\$299,000	1840	7	2009	3	4587	N	N	4909 NE 5TH ST
004	102305	9416	9/8/09	\$343,000	\$332,000	1920	7	1998	3	6040	N	N	965 ANACORTES AVE NE
004	113740	0440	10/23/09	\$340,000	\$333,000	1930	7	2005	3	4502	N	N	5118 NE 10TH PL
004	421550	0060	2/7/08	\$415,000	\$333,000	1960	7	2001	3	5754	N	N	953 GRAHAM AVE NE
004	947570	0010	3/5/08	\$394,250	\$319,000	2050	7	2001	3	4029	N	N	505 NE 4TH PL
004	113740	0390	3/20/09	\$380,000	\$349,000	2050	7	2005	3	5510	N	N	1051 ILWACO PL NE
004	935330	1190	11/13/08	\$275,000	\$242,000	2070	7	1963	3	10726	N	N	12041 155TH AVE SE
004	344874	0040	2/26/09	\$323,049	\$295,000	2190	7	2009	3	4500	N	N	561 FIELD PL NE
004	344874	0120	6/1/09	\$314,000	\$295,000	2190	7	2009	3	5400	N	N	514 FIELD PL NE
004	344874	0020	4/14/09	\$321,794	\$298,000	2190	7	2009	3	4500	N	N	573 FIELD PL NE
004	344874	0320	6/12/09	\$316,361	\$298,000	2190	7	2009	3	6031	N	N	5005 NE 5TH ST
004	344874	0100	6/5/09	\$320,190	\$301,000	2190	7	2009	3	5401	N	N	502 FIELD PL NE
004	344874	0360	7/10/09	\$317,500	\$302,000	2190	7	2009	3	4866	N	N	5012 NE 5TH ST
004	344874	0200	4/20/09	\$328,000	\$304,000	2190	7	2009	3	4500	N	N	569 GRAHAM AVE NE
004	344874	0310	5/21/09	\$330,255	\$309,000	2190	7	2009	3	4828	N	N	4927 NE 5TH ST
004	344874	0130	9/18/09	\$328,532	\$319,000	2190	7	2009	3	5008	N	N	520 FIELD PL NE
004	344874	0370	5/21/09	\$344,089	\$322,000	2190	7	2009	3	5649	N	N	5006 NE 5TH ST
004	113740	0310	9/17/09	\$320,000	\$310,000	2210	7	2005	3	4954	N	N	5129 NE 11TH ST
004	947571	0200	6/19/09	\$356,500	\$337,000	2220	7	2002	3	3898	N	N	493 HOQUIAM PL NE
004	344874	0070	4/10/09	\$325,556	\$301,000	2340	7	2009	3	4500	N	N	517 FIELD PL NE
004	344874	0430	6/23/09	\$320,050	\$302,000	2340	7	2009	3	5670	N	N	5008 NE 5TH PL
004	344874	0110	5/11/09	\$326,068	\$304,000	2340	7	2009	3	4500	N	N	508 FIELD PL NE
004	344874	0090	4/1/09	\$333,710	\$307,000	2340	7	2009	3	4500	N	N	505 FIELD PL NE
004	947794	0250	3/20/09	\$359,555	\$330,000	2340	7	2002	3	5636	N	N	653 PASCO PL NE
004	344874	0050	5/6/09	\$355,000	\$331,000	2340	7	2009	3	4500	N	N	555 FIELD PL NE
004	344874	0140	9/28/09	\$345,000	\$336,000	2340	7	2009	3	4500	N	N	552 FIELD PL NE
004	344874	0390	7/2/09	\$368,950	\$350,000	2340	7	2009	3	4530	N	N	5009 NE 5TH ST
004	947794	0290	4/9/09	\$380,000	\$351,000	2340	7	2002	3	5643	N	N	609 PASCO PL NE
004	947792	0220	8/7/09	\$372,500	\$357,000	2340	7	2001	3	5340	N	N	565 ROSARIO AVE NE

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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
004	344874	0080	3/27/09	\$330,528	\$304,000	2380	7	2009	3	4500	N	N	511 FIELD PL NE
004	344874	0270	5/27/09	\$340,082	\$319,000	2380	7	2009	3	4931	N	N	503 GRAHAM AVE NE
004	344874	0260	6/11/09	\$366,453	\$345,000	2380	7	2009	3	4572	N	N	509 GRAHAM AVE NE
004	344900	0240	9/25/08	\$325,000	\$282,000	2420	7	1960	5	11340	N	N	11406 146TH AVE SE
004	947570	0150	3/9/09	\$382,500	\$350,000	2420	7	2001	3	5352	N	N	480 FIELD PL NE
004	344873	0020	6/17/09	\$406,000	\$383,000	2480	7	2004	3	7306	N	N	5317 NE 4TH CT
004	344874	0010	3/3/09	\$337,200	\$308,000	2550	7	2009	3	5183	N	N	579 FIELD PL NE
004	344874	0030	3/5/09	\$339,957	\$311,000	2550	7	2009	3	4500	N	N	567 FIELD PL NE
004	344874	0210	4/9/09	\$337,177	\$311,000	2550	7	2009	3	4738	N	N	563 GRAHAM AVE NE
004	344874	0180	4/15/09	\$354,942	\$328,000	2550	7	2009	3	5391	N	N	576 FIELD PL NE
004	344874	0480	7/15/09	\$352,908	\$336,000	2550	7	2009	3	4526	N	N	5013 NE 6TH ST
004	344874	0160	5/19/09	\$364,000	\$340,000	2550	7	2009	3	4500	N	N	564 FIELD PL NE
004	344874	0440	6/22/09	\$361,921	\$342,000	2550	7	2009	3	6243	N	N	5002 NE 5TH PL
004	344874	0410	7/24/09	\$359,510	\$343,000	2550	7	2009	3	4530	N	N	5021 NE 5TH PL
004	344874	0450	8/10/09	\$357,860	\$343,000	2550	7	2009	3	5200	N	N	562 GRAHAM AVE NE
004	344874	0150	6/10/09	\$364,950	\$344,000	2550	7	2009	3	4500	N	N	558 FIELD PL NE
004	344874	0190	5/11/09	\$368,500	\$344,000	2550	7	2009	3	5200	N	N	575 GRAHAM AVE NE
004	344874	0240	7/6/09	\$372,000	\$353,000	2550	7	2009	3	4526	N	N	521 GRAHAM AVE NE
004	344871	0030	3/5/09	\$410,000	\$375,000	2580	7	2004	3	8059	N	N	5312 NE 4TH PL
004	344874	0250	5/27/09	\$388,300	\$364,000	2730	7	2009	3	4526	N	N	515 GRAHAM AVE NE
004	113740	0060	1/4/08	\$443,500	\$351,000	2950	7	2005	3	4504	N	N	5131 NE 10TH PL
004	102305	9456	6/20/08	\$450,000	\$378,000	2950	7	2006	3	5342	N	N	5122 NE 5TH ST
004	344872	0080	11/23/09	\$394,500	\$390,000	2950	7	2006	3	5338	N	N	508 ILWACO AVE NE
004	086970	0180	4/24/08	\$320,000	\$264,000	1260	8	1999	3	3135	N	N	4818 NE 5TH ST
004	086970	0250	7/31/08	\$330,000	\$281,000	1260	8	1999	3	3000	N	N	4827 NE 5TH ST
004	086970	0570	8/21/08	\$340,000	\$292,000	1260	8	1999	3	2515	N	N	559 ELMA PL NE
004	086970	0460	5/1/09	\$290,000	\$270,000	1310	8	1999	3	2287	N	N	4818 NE 5TH CT
004	086970	0380	5/13/08	\$329,900	\$273,000	1310	8	1999	3	2661	N	N	556 ELMA PL NE
004	086970	0110	7/18/08	\$335,000	\$284,000	1310	8	1999	3	2148	N	N	529 ELMA AVE NE
004	086970	0480	8/11/08	\$340,000	\$291,000	1420	8	1999	3	2671	N	N	4810 NE 5TH CT
004	086970	0240	4/6/09	\$298,999	\$276,000	1440	8	1999	3	3265	N	N	4821 NE 5TH ST

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Area 32
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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
004	156087	0380	9/8/08	\$379,000	\$327,000	1630	8	1999	3	3944	N	N	501 BREMERTON PL NE
004	156087	0320	10/22/08	\$375,000	\$328,000	1630	8	1998	3	3950	N	N	563 BREMERTON PL NE
004	156087	0610	5/29/08	\$397,800	\$332,000	1690	8	1998	3	2999	N	N	561 CHELAN PL NE
004	156087	0570	4/4/08	\$350,000	\$286,000	1750	8	1998	3	2999	N	N	4610 NE 5TH PL
004	640350	0590	9/9/09	\$331,000	\$320,000	1870	8	1996	3	7904	N	N	4205 NE 7TH ST
004	156087	0310	7/23/09	\$322,000	\$307,000	1890	8	1998	3	3950	N	N	569 BREMERTON PL NE
004	156087	0290	11/20/09	\$335,000	\$331,000	1890	8	1998	3	5084	N	N	581 BREMERTON PL NE
004	640350	0290	6/18/09	\$380,000	\$359,000	1930	8	1996	3	10460	N	N	4308 NE 6TH PL
004	770820	0890	5/7/08	\$464,950	\$385,000	1930	8	2008	3	4693	N	N	662 LYONS AVE NE
004	156087	0020	3/17/09	\$365,000	\$335,000	1960	8	1999	3	3953	N	N	4507 NW 5TH ST
004	521450	0350	5/20/08	\$400,000	\$332,000	1980	8	2005	3	7326	N	N	503 SHADOW AVE NE
004	521450	0740	10/22/08	\$385,000	\$337,000	1980	8	2005	3	9034	N	N	401 SHADOW AVE NE
004	761250	0040	5/8/08	\$424,980	\$352,000	2020	8	1999	3	6417	N	N	5001 9TH PL NE
004	029381	0360	7/9/08	\$426,353	\$360,000	2020	8	2008	3	4752	N	N	5108 NE 8TH PL
004	029381	0100	7/7/08	\$437,593	\$370,000	2020	8	2008	3	6328	N	N	874 ILWACO PL NE
004	156087	0430	1/30/08	\$383,000	\$306,000	2080	8	1998	3	3148	N	N	4612 NE 5TH ST
004	177623	0100	11/2/09	\$360,000	\$354,000	2080	8	2008	3	4016	N	N	4819 NE 13TH PL
004	177623	0270	11/22/08	\$419,000	\$370,000	2080	8	2008	3	3047	N	N	1415 ELMA PL NE
004	640350	0190	10/20/09	\$364,000	\$356,000	2090	8	1996	3	9368	N	N	4420 NE 6TH CT
004	640351	0290	3/6/08	\$426,000	\$345,000	2100	8	1997	3	7248	N	N	4621 NE 7TH PL
004	177623	0160	7/24/09	\$337,000	\$321,000	2180	8	2008	3	3251	N	N	4721 NE 13TH PL
004	770820	0900	5/23/08	\$499,950	\$416,000	2260	8	2007	3	4028	N	N	656 LYONS AVE NE
004	770820	0870	1/29/08	\$582,950	\$466,000	2260	8	2008	3	5026	N	N	672 LYONS AVE NE
004	921101	0120	9/3/09	\$404,250	\$390,000	2280	8	2009	3	5014	N	N	906 ILWACO PL NE
004	770820	0010	5/28/08	\$519,950	\$433,000	2310	8	2007	3	8360	N	N	632 MOUNT BAKER AVE NE
004	770820	1050	2/23/09	\$510,000	\$464,000	2310	8	2008	3	8295	N	N	716 MOUNT BAKER AVE NE
004	770820	1070	12/18/08	\$543,000	\$484,000	2310	8	2008	3	5302	N	N	704 MOUNT BAKER AVE NE
004	640351	0510	9/3/09	\$380,000	\$367,000	2350	8	1997	3	7747	N	N	741 BREMERTON PL NE
004	770820	0030	9/8/08	\$530,000	\$457,000	2350	8	2008	3	5075	N	N	620 MOUNT BAKER AVE NE
004	177623	0120	10/27/09	\$365,000	\$358,000	2360	8	2008	3	3122	N	N	4807 NE 13TH PL
004	177623	0250	10/28/08	\$410,000	\$360,000	2360	8	2007	3	2995	N	N	1403 ELMA PL NE

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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
004	770820	0180	3/4/08	\$529,950	\$429,000	2370	8	2006	3	4551	N	N	5610 NE 5TH CT
004	344990	0020	3/16/09	\$420,000	\$385,000	2380	8	2003	3	4500	N	N	4224 NE 9TH PL
004	029381	0350	5/12/08	\$440,000	\$365,000	2400	8	2008	3	4752	N	N	5114 NE 8TH PL
004	029381	0210	2/27/08	\$514,950	\$416,000	2400	8	2007	3	5308	N	N	5109 NE 8TH PL
004	521450	0340	9/25/08	\$465,000	\$403,000	2410	8	2005	3	7220	N	N	509 SHADOW AVE NE
004	640350	0210	9/28/09	\$383,000	\$373,000	2420	8	1996	3	7931	N	N	4413 NE 6TH PL
004	029381	0090	10/19/09	\$382,500	\$374,000	2420	8	2007	3	6960	N	N	5256 NE 8TH CT
004	770820	1130	10/15/08	\$489,950	\$428,000	2460	8	2008	3	6196	N	N	5608 NE 6TH PL
004	770820	0780	11/30/09	\$517,000	\$512,000	2460	8	2008	3	4249	N	N	715 KITSAP AVE NE
004	770820	0520	2/24/09	\$489,950	\$446,000	2480	8	2006	3	4290	N	N	621 LYONS AVE NE
004	770820	0820	9/12/08	\$519,000	\$448,000	2480	8	2008	3	5515	N	N	5400 NE 6TH CT
004	770820	0510	11/4/09	\$434,000	\$427,000	2510	8	2006	3	4317	N	N	615 LYONS AVE NE
004	770820	1150	12/14/08	\$489,950	\$436,000	2510	8	2008	3	6545	N	N	5620 NE 6TH PL
004	177623	0110	10/5/09	\$372,500	\$363,000	2530	8	2008	3	3766	N	N	4813 NE 13TH PL
004	177623	0190	6/10/09	\$405,000	\$381,000	2530	8	2008	3	3858	N	N	1357 ELMA PL NE
004	177623	0240	10/3/08	\$459,950	\$400,000	2530	8	2007	3	4325	N	N	ELMA PL NE
004	921101	0980	4/11/08	\$522,474	\$428,000	2540	8	2008	3	5006	N	N	902 JERICHO PL NE
004	921101	0990	6/4/08	\$515,045	\$430,000	2540	8	2008	3	5503	N	N	884 JERICHO PL NE
004	921101	0780	6/30/08	\$522,129	\$440,000	2540	8	2008	3	5531	N	N	975 JERICHO PL NE
004	521450	0440	10/20/08	\$415,000	\$363,000	2580	8	2004	3	7474	N	N	504 ROSARIO PL NE
004	029381	0330	6/9/08	\$456,000	\$382,000	2580	8	2008	3	5345	N	N	5126 NE 8TH PL
004	029381	0200	2/4/08	\$480,876	\$385,000	2580	8	2008	3	6516	N	N	5103 NE 8TH PL
004	521450	0490	7/18/08	\$460,000	\$390,000	2580	8	2005	3	7575	N	N	552 ROSARIO PL NE
004	521450	0710	12/17/08	\$417,000	\$372,000	2590	8	2004	3	7560	N	N	6107 NE 4TH PL
004	521450	0200	5/22/08	\$470,000	\$391,000	2590	8	2005	3	10438	N	N	6200 NE 5TH CIR
004	029381	0250	5/5/08	\$479,030	\$396,000	2590	8	2008	3	5309	N	N	5133 NE 8TH PL
004	521450	0640	11/21/09	\$410,000	\$405,000	2590	8	2004	3	7200	N	N	511 ROSARIO PL NE
004	521450	0570	2/26/09	\$455,000	\$415,000	2590	8	2005	3	8544	N	N	569 ROSARIO PL NE
004	770820	0800	11/21/08	\$550,000	\$486,000	2660	8	2008	3	6490	N	N	710 KITSAP AVE NE
004	770820	1030	3/11/08	\$679,950	\$551,000	2670	8	2008	3	4849	N	N	707 MOUNT BAKER AVE NE
004	921101	0530	10/12/09	\$419,049	\$409,000	2680	8	2009	3	5127	N	N	5212 NE 7TH PL

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004	921101	0400	10/13/09	\$411,500	\$402,000	2690	8	2009	3	4500	N	N	5170 NE 7TH CT
004	921101	0560	4/30/09	\$428,000	\$398,000	2700	8	2009	3	5266	N	N	5217 NE 7TH CT
004	921101	0460	6/10/09	\$434,950	\$409,000	2700	8	2009	3	5383	N	N	775 HOQUIAM PL NE
004	921101	0650	2/28/08	\$510,000	\$412,000	2700	8	2008	3	5752	N	N	5231 NE 8TH PL
004	921101	0450	9/9/09	\$435,000	\$421,000	2700	8	2009	3	4501	N	N	781 HOQUIAM PL NE
004	921101	0630	8/4/09	\$454,000	\$435,000	2700	8	2007	3	5833	N	N	754 HOQUIAM PL NE
004	921101	0920	6/4/08	\$566,638	\$473,000	2700	8	2008	3	5000	N	N	964 JERICO PL NE
004	921101	0690	2/7/08	\$505,244	\$405,000	2710	8	2008	3	5003	N	N	871 JERICO PL NE
004	921101	0770	2/10/09	\$477,700	\$433,000	2710	8	2008	3	4708	N	N	5236 NE 9TH PL
004	770820	0790	1/21/09	\$592,000	\$534,000	2720	8	2008	3	6547	N	N	721 KITSAP AVE NE
004	177623	0200	3/25/09	\$400,000	\$368,000	2770	8	2008	3	4296	N	N	1365 NE 14TH PL
004	177623	0090	6/17/08	\$470,000	\$394,000	2770	8	2008	3	3779	N	N	4825 NE 13TH PL
004	770820	1080	2/26/09	\$493,000	\$449,000	2770	8	2008	3	5058	N	N	676 MOUNT BAKER AVE NE
004	921101	0010	7/23/09	\$442,950	\$422,000	2790	8	2009	3	4536	N	N	5222 NE 9TH PL
004	770820	0620	11/3/09	\$450,000	\$442,000	2800	8	2008	3	3954	N	N	630 KITSAP AVE NE
004	770820	0360	3/9/09	\$440,000	\$403,000	2840	8	2006	3	5640	N	N	508 KITSAP AVE NE
004	770820	0500	6/29/09	\$504,000	\$477,000	2880	8	2008	3	5401	N	N	5411 NE 6TH ST
004	770820	1020	4/11/08	\$650,000	\$533,000	2880	8	2008	3	5108	N	N	701 MOUNT BAKER AVE NE
004	664950	0090	7/9/08	\$518,000	\$438,000	2910	8	2007	3	7637	N	N	753 DUVALL PL NE
004	770820	0110	12/16/09	\$465,000	\$463,000	2920	8	2006	3	5667	N	N	5509 NE 6TH ST
004	770820	0650	3/11/08	\$599,950	\$487,000	2920	8	2008	3	4990	N	N	613 KITSAP AVE NE
004	770820	0770	10/27/08	\$625,000	\$548,000	2920	8	2008	3	5297	N	N	709 KITSAP AVE NE
004	102305	9215	6/8/09	\$465,000	\$437,000	2940	8	2008	3	6755	N	N	5025 NE 8TH PL
004	102305	9459	9/30/08	\$530,000	\$461,000	2940	8	2008	3	6755	N	N	5024 NE 8TH PL
004	770820	0590	7/10/08	\$619,950	\$524,000	2990	8	2008	3	3997	N	N	660 KITSAP AVE NE
004	921101	0840	10/13/08	\$483,000	\$422,000	3010	8	2008	3	9000	N	N	974 JERICO PL NE
004	921101	0350	4/15/09	\$465,000	\$430,000	3010	8	2009	3	6744	N	N	774 ILWACO PL NE
004	921101	0610	9/9/09	\$445,000	\$430,000	3010	8	2007	3	4598	N	N	766 HOQUIAM PL NE
004	921101	0680	2/7/08	\$538,278	\$431,000	3010	8	2008	3	5668	N	N	865 JERICO PL NE
004	921101	0700	2/27/08	\$537,900	\$434,000	3010	8	2008	3	5879	N	N	877 JERICO PL NE
004	921101	0190	12/10/08	\$490,000	\$436,000	3010	8	2008	3	5793	N	N	5105 NE 7TH PL

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	921101	0590	7/15/09	\$462,470	\$440,000	3010	8	2009	3	5400	N	N	5167 NE 7TH CT
004	921101	0320	2/10/09	\$505,719	\$459,000	3010	8	2009	3	7014	N	N	756 ILWACO PL NE
004	921101	1030	1/9/08	\$512,040	\$406,000	3030	8	2008	3	4876	N	N	860 JERICO PL NE
004	921101	0430	11/23/09	\$416,000	\$411,000	3030	8	2009	3	4794	N	N	5152 NE 7TH CT
004	921101	0250	6/2/09	\$448,000	\$421,000	3030	8	2009	3	4500	N	N	5203 NE 7TH PL
004	921101	0230	6/10/09	\$449,000	\$423,000	3030	8	2009	3	4500	N	N	5157 NE 7TH PL
004	921101	0500	4/30/09	\$456,750	\$425,000	3030	8	2009	3	4569	N	N	5162 NE 7TH PL
004	921101	0660	1/9/08	\$540,803	\$429,000	3030	8	2008	3	5548	N	N	853 JERICO PL NE
004	921101	0570	9/9/09	\$445,000	\$430,000	3030	8	2009	3	5200	N	N	5211 NE 7TH CT
004	921101	0490	8/4/09	\$450,000	\$431,000	3030	8	2009	3	6116	N	N	757 HOQUIAM PL NE
004	921101	0470	8/27/09	\$449,000	\$433,000	3030	8	2009	3	5001	N	N	769 HOQUIAM PL NE
004	921101	0520	9/10/09	\$449,900	\$435,000	3030	8	2009	3	4524	N	N	5206 NE 7TH PL
004	921101	0390	4/15/09	\$472,060	\$437,000	3030	8	2009	3	4500	N	N	5204 NE 7TH CT
004	921101	0550	11/10/08	\$495,900	\$437,000	3030	8	2008	3	7867	N	N	5156 NE 7TH PL
004	921101	0720	3/3/08	\$539,900	\$437,000	3030	8	2008	3	5804	N	N	901 JERICO PL NE
004	921101	0640	5/21/08	\$529,900	\$440,000	3030	8	2008	3	8342	N	N	5225 NE 8TH PL
004	921101	1020	5/21/08	\$529,900	\$440,000	3030	8	2008	3	5003	N	N	866 JERICO PL NE
004	921101	0480	9/10/09	\$455,725	\$441,000	3030	8	2009	3	4927	N	N	763 HOQUIAM PL NE
004	921101	0210	7/25/08	\$520,000	\$442,000	3030	8	2008	3	4831	N	N	5117 NE 7TH PL
004	921101	0370	9/16/08	\$513,247	\$444,000	3030	8	2008	3	5262	N	N	5216 NE 7TH CT
004	921101	0740	2/27/08	\$551,289	\$445,000	3030	8	2008	3	6332	N	N	913 JERICO PL NE
004	921101	0300	10/12/08	\$517,474	\$451,000	3030	8	2009	3	9053	N	N	5271 NE 7TH PL
004	921101	0270	8/29/08	\$526,657	\$453,000	3030	8	2008	3	4518	N	N	5215 NE 7TH CT
004	921101	0750	6/4/08	\$543,446	\$454,000	3030	8	2008	3	5266	N	N	5239 NE 9TH PL
004	921101	0310	9/16/08	\$531,568	\$460,000	3030	8	2008	3	6584	N	N	750 ILWACO PL NE
004	921101	0790	6/4/08	\$559,231	\$467,000	3030	8	2008	3	5507	N	N	981 JERICO PL NE
004	921101	1000	2/28/08	\$584,111	\$472,000	3030	8	2008	3	5003	N	N	878 JERICO PL NE
004	921101	0910	6/27/08	\$568,807	\$479,000	3030	8	2008	3	5000	N	N	970 JERICO PL NE
004	921101	0970	6/27/08	\$590,706	\$497,000	3030	8	2008	3	5006	N	N	906 JERICO PL NE
004	921101	0890	10/31/08	\$578,000	\$507,000	3030	8	2008	3	5000	N	N	982 JERICO PL NE
004	921101	0960	10/12/08	\$583,275	\$509,000	3030	8	2008	3	5002	N	N	912 JERICO PL NE

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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
004	921101	0880	10/7/08	\$601,194	\$524,000	3030	8	2008	3	6077	N	N	988 JERICO PL NE
004	921101	0940	6/27/08	\$632,383	\$532,000	3030	8	2008	3	5000	N	N	924 JERICO PL NE
004	921101	0930	2/28/08	\$660,308	\$533,000	3030	8	2008	3	5000	N	N	952 JERICO PL NE
004	921101	0950	8/6/08	\$631,304	\$539,000	3030	8	2008	3	5000	N	N	918 JERICO PL NE
004	921101	0940	10/8/09	\$557,500	\$544,000	3030	8	2008	3	5000	N	N	924 JERICO PL NE
004	770820	0810	6/16/09	\$530,000	\$500,000	3050	8	2009	3	5221	N	N	704 KITSAP AVE NE
004	521452	0130	5/21/08	\$500,000	\$416,000	3070	8	2006	3	8783	N	N	6215 NE 7TH PL
004	521450	0540	5/21/09	\$454,950	\$426,000	3070	8	2005	3	8263	N	N	612 ROSARIO PL NE
004	521451	0160	7/16/09	\$490,000	\$466,000	3070	8	2005	3	9393	N	N	653 SHADOW AVE NE
004	029381	0230	8/19/08	\$549,933	\$471,000	3070	8	2008	3	5282	N	N	5121 NE 8TH PL
004	770820	0490	12/2/08	\$560,000	\$497,000	3080	8	2008	3	5239	N	N	5417 NE 6TH ST
004	102305	9306	5/29/09	\$440,000	\$413,000	3180	8	2008	3	5616	N	N	5216 NE 5TH PL
004	921101	0360	9/16/08	\$536,690	\$464,000	3190	8	2008	3	7209	N	N	780 ILWACO PL NE
004	921101	0380	11/3/09	\$430,000	\$423,000	3230	8	2009	3	4500	N	N	5210 NE 7TH CT
004	921101	0510	10/13/09	\$433,000	\$423,000	3230	8	2009	3	4524	N	N	5200 NE 7TH PL
004	921101	0220	3/4/09	\$456,000	\$416,000	3250	8	2008	3	4500	N	N	5151 NE 7TH PL
004	921101	0260	3/4/09	\$457,000	\$417,000	3250	8	2009	3	4500	N	N	5209 NE 7TH PL
004	921101	0280	3/4/09	\$459,000	\$419,000	3250	8	2009	3	5385	N	N	5221 NE 7TH PL
004	921101	0240	2/10/09	\$463,100	\$420,000	3250	8	2009	3	4500	N	N	5163 NE 7TH PL
004	921101	0580	6/23/09	\$445,000	\$421,000	3250	8	2009	3	4880	N	N	5205 NE 7TH CT
004	921101	0200	3/4/09	\$465,000	\$425,000	3250	8	2008	3	7558	N	N	5111 NE 7TH PL
004	921101	0440	10/12/09	\$435,000	\$425,000	3250	8	2009	3	6933	N	N	787 HOQUIAM PL NE
004	921101	0540	4/17/09	\$459,000	\$425,000	3250	8	2009	3	5525	N	N	759 ILWACO PL NE
004	921101	0900	10/3/08	\$502,000	\$437,000	3250	8	2008	3	5000	N	N	976 JERICO PL NE
004	921101	0420	7/15/09	\$461,850	\$439,000	3250	8	2009	3	4517	N	N	5158 NE 7TH CT
004	921101	0670	2/7/08	\$559,512	\$448,000	3250	8	2008	3	4958	N	N	859 JERICO PL NE
004	921101	0800	9/16/08	\$519,888	\$450,000	3250	8	2008	3	6574	N	N	987 JERICO PL NE
004	921101	0730	6/27/08	\$539,900	\$455,000	3250	8	2008	3	5581	N	N	907 JERICO PL NE
004	921101	0710	4/7/08	\$565,388	\$463,000	3250	8	2008	3	5424	N	N	883 JERICO PL NE
004	921101	0340	10/31/08	\$529,005	\$464,000	3250	8	2009	3	6833	N	N	768 ILWACO PL NE
004	921101	0620	7/15/09	\$490,000	\$466,000	3250	8	2007	3	4598	N	N	760 HOQUIAM PL NE

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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
004	921101	1010	3/21/08	\$586,852	\$478,000	3250	8	2008	3	5003	N	N	872 JERICHO PL NE
004	921101	0030	8/21/09	\$480,000	\$462,000	3280	8	2009	3	4719	N	N	5210 NE 9TH PL
004	664950	0100	3/30/09	\$417,000	\$384,000	3300	8	2007	3	5349	N	N	749 DUVALL PL NE
004	664950	0100	3/25/08	\$500,000	\$407,000	3300	8	2007	3	5349	N	N	749 DUVALL PL NE
004	921101	0330	3/4/09	\$500,345	\$457,000	3340	8	2009	3	6924	N	N	762 ILWACO PL NE
004	921101	0290	4/2/09	\$439,000	\$405,000	3400	8	2009	3	6026	N	N	5255 NE 7TH PL
004	102305	9458	5/27/09	\$515,888	\$484,000	3520	8	2008	3	5400	N	N	5018 NE 8TH PL
004	102305	9457	9/10/09	\$508,888	\$492,000	3520	8	2008	3	5400	N	N	5019 NE 8TH PL
004	102305	9467	7/7/09	\$453,900	\$431,000	2360	9	2009	3	5214	N	N	904 UNION AVE NE
004	238520	0040	12/3/09	\$374,000	\$371,000	2540	9	1999	3	5638	N	N	818 CHELAN PL NE
004	029385	0200	10/22/09	\$390,000	\$382,000	2560	9	2006	3	6200	N	N	1206 LYONS AVE NE
004	029385	0290	2/25/09	\$420,000	\$383,000	2560	9	2006	3	7006	N	N	5521 NE 13TH ST
004	029385	0150	11/12/09	\$400,000	\$394,000	2800	9	2006	3	7974	N	N	1221 LYONS AVE NE
004	102305	9056	8/12/08	\$420,000	\$359,000	2900	9	2005	3	6835	N	N	602 UNION AVE NE
004	921100	0110	8/27/08	\$499,950	\$430,000	3130	9	2008	3	5795	N	N	1010 HOQUIAM AVE NE
004	921100	0120	4/25/08	\$566,960	\$467,000	3130	9	2008	3	6095	N	N	5102 NE 10TH ST
004	029385	0060	8/26/09	\$440,000	\$424,000	3190	9	2006	3	7587	N	N	5504 NE 13TH PL
004	029385	0280	5/28/08	\$519,000	\$432,000	3190	9	2006	3	6826	N	N	5515 NE 13TH ST
004	921100	0130	8/29/08	\$549,950	\$473,000	3190	9	2008	3	4729	N	N	5108 NE 10TH ST
004	921100	0170	4/28/09	\$535,000	\$497,000	3230	9	2008	3	7187	N	N	5132 NE 10TH ST
004	921100	0150	8/26/08	\$590,000	\$507,000	3230	9	2008	3	7187	N	N	5120 NE 10TH ST
004	921100	0140	6/4/08	\$609,950	\$509,000	3320	9	2008	3	7188	N	N	5114 NE 10TH ST
004	921100	0160	3/31/08	\$634,950	\$519,000	3320	9	2008	3	7187	N	N	5126 NE 10TH ST
004	921100	0180	6/17/08	\$620,000	\$520,000	3510	9	2008	3	7905	N	N	5204 NE 10TH ST
004	102305	9461	5/4/09	\$470,000	\$437,000	3670	9	2008	3	5056	N	N	545 JERICHO AVE NE
004	102305	9460	4/1/09	\$500,000	\$461,000	3860	9	2008	3	6155	N	N	541 JERICHO AVE NE
004	102305	9421	4/29/09	\$500,000	\$465,000	3560	10	1998	3	11408	N	N	748 VASHON PL NE
005	084710	0070	10/22/08	\$232,000	\$203,000	720	5	1941	5	7100	N	N	167 LYONS AVE NE
005	518210	0074	1/11/08	\$249,900	\$198,000	820	6	1952	4	7700	N	N	218 UNION AVE NE
005	510422	0160	11/10/09	\$277,000	\$273,000	1170	6	1969	3	9870	N	N	14216 147TH PL SE
005	510420	0650	12/4/08	\$320,000	\$284,000	1200	6	1968	4	9600	N	N	13942 145TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	510420	0510	10/8/09	\$273,000	\$266,000	1390	6	1969	4	9600	N	N	14011 146TH AVE SE
005	221610	0220	4/24/08	\$361,000	\$297,000	1820	6	1969	4	11730	N	N	14305 141ST CT SE
005	533670	0030	7/11/08	\$283,000	\$239,000	890	7	1959	4	10500	N	N	15436 SE 142ND PL
005	321100	0060	4/17/08	\$290,000	\$238,000	950	7	1959	4	7800	N	N	252 VASHON AVE SE
005	321110	0950	5/19/08	\$330,000	\$274,000	950	7	1962	5	8450	N	N	414 CHELAN AVE SE
005	252500	0170	3/28/08	\$340,000	\$277,000	1000	7	1981	3	7725	N	N	4304 SE 1ST PL
005	162305	9096	4/21/09	\$244,200	\$226,000	1010	7	1969	3	9583	N	N	103 UNION AVE SE
005	321110	0810	10/2/09	\$239,900	\$234,000	1010	7	1962	5	8450	N	N	4413 SE 4TH PL
005	321110	0840	9/2/08	\$369,000	\$318,000	1010	7	1962	4	8450	N	N	4503 SE 4TH PL
005	533670	0035	7/24/08	\$279,000	\$237,000	1030	7	1961	4	10500	N	N	15428 SE 142ND PL
005	252500	0580	7/14/08	\$336,800	\$285,000	1040	7	1983	4	9200	N	N	102 VASHON AVE SE
005	108030	0050	8/1/08	\$310,000	\$264,000	1100	7	1978	4	9800	N	N	14708 SE 138TH PL
005	512700	0360	3/10/09	\$404,446	\$370,000	1100	7	1970	4	16821	N	N	13732 SE 141ST ST
005	321110	0200	5/8/08	\$334,000	\$276,000	1120	7	1981	3	8040	N	N	4500 SE 4TH ST
005	321110	0240	8/7/09	\$315,000	\$302,000	1120	7	1981	3	7800	N	N	4524 SE 4TH ST
005	152305	9135	9/12/08	\$274,950	\$238,000	1130	7	1964	4	9360	N	N	4512 SE 2ND PL
005	692800	0070	3/27/09	\$286,000	\$263,000	1150	7	1968	4	9620	N	N	5015 NE 2ND ST
005	152305	9109	4/28/08	\$318,500	\$263,000	1180	7	1958	3	9583	N	N	5112 NE 3RD ST
005	321110	0750	9/1/09	\$328,000	\$317,000	1180	7	1982	4	8515	N	N	4313 SE 4TH PL
005	252500	0620	7/25/08	\$345,000	\$293,000	1220	7	1981	3	8190	N	N	229 BREMERTON AVE SE
005	252500	0240	6/10/08	\$372,000	\$311,000	1220	7	1981	3	8625	N	N	4126 SE 1ST PL
005	108030	0250	8/14/09	\$270,000	\$259,000	1260	7	1978	4	11620	N	N	13831 147TH PL SE
005	010030	0210	8/6/09	\$272,894	\$261,000	1290	7	2009	3	6075	N	N	5020 NE 2ND CT
005	252550	0030	3/22/09	\$317,000	\$291,000	1300	7	1985	3	8028	N	N	115 UNION CT NE
005	108030	0260	5/30/08	\$399,000	\$333,000	1300	7	1978	3	10765	N	N	13909 147TH PL SE
005	512700	1210	10/9/08	\$315,000	\$275,000	1360	7	1966	3	11861	N	N	14408 141ST PL SE
005	059350	0020	3/30/09	\$270,000	\$249,000	1380	7	1961	3	11200	N	N	14014 143RD AVE SE
005	859820	0070	9/22/08	\$321,500	\$279,000	1420	7	2004	3	2229	N	N	4014 NE 3RD LN
005	084710	0048	8/5/08	\$298,888	\$255,000	1430	7	1964	4	10650	N	N	216 JERICHO AVE NE
005	386350	0050	11/2/09	\$235,000	\$231,000	1440	7	1970	3	9234	N	N	202 ELMA PL SE
005	512700	0320	7/16/08	\$350,000	\$297,000	1450	7	1968	4	12640	N	N	13708 SE 141ST ST

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005	321100	0461	11/3/09	\$240,000	\$236,000	1500	7	1959	4	7800	N	N	4422 SE 3RD PL
005	934790	0030	5/20/09	\$288,660	\$270,000	1500	7	1969	3	19853	N	N	14116 142ND AVE SE
005	010030	0530	8/7/09	\$284,236	\$272,000	1520	7	2009	3	3003	N	N	326 FIELD PL NE
005	010030	0500	8/6/09	\$291,697	\$279,000	1520	7	2009	3	3041	N	N	317 GRAHAM AVE NE
005	512700	1050	9/29/08	\$315,000	\$274,000	1530	7	1966	4	12116	Y	N	14415 141ST PL SE
005	512710	0170	9/22/09	\$305,000	\$296,000	1540	7	1968	4	9870	N	N	14212 145TH PL SE
005	321110	0610	4/14/09	\$287,000	\$265,000	1580	7	1983	3	8073	N	N	4302 SE 4TH PL
005	252500	0420	7/2/08	\$375,000	\$316,000	1590	7	1983	4	8775	N	N	207 VASHON AVE SE
005	010030	0240	9/1/09	\$305,000	\$294,000	1600	7	2009	3	4852	N	N	256 GRAHAM AVE NE
005	512700	0760	6/2/08	\$295,000	\$246,000	1610	7	1967	4	10440	N	N	14204 140TH AVE SE
005	859820	0190	7/9/09	\$291,500	\$277,000	1630	7	2004	3	2293	N	N	4016 NE 3RD CT
005	731210	0130	1/16/08	\$400,000	\$318,000	1630	7	2007	3	4065	N	N	342 ANACORTES AVE NE
005	327615	0250	5/14/08	\$390,000	\$323,000	1680	7	1968	5	11623	N	N	13706 139TH AVE SE
005	327615	0020	4/24/09	\$325,000	\$302,000	1710	7	1967	5	13680	N	N	13613 139TH AVE SE
005	010030	0170	10/22/09	\$312,810	\$306,000	1720	7	2009	3	4885	N	N	5029 NE 2ND CT
005	512700	1370	9/13/08	\$310,000	\$268,000	1730	7	1967	4	10902	N	N	14221 143RD AVE SE
005	512700	1530	7/15/09	\$300,000	\$285,000	1730	7	1967	3	11040	N	N	14244 143RD AVE SE
005	010030	0230	9/21/09	\$308,000	\$299,000	1730	7	2009	3	5289	N	N	250 GRAHAM AVE NE
005	512700	0130	10/8/09	\$317,450	\$310,000	1730	7	1975	4	10512	Y	N	13601 SE 141ST ST
005	010030	0220	8/18/09	\$314,164	\$302,000	1760	7	2009	3	4780	N	N	5004 NE 2ND CT
005	512700	1180	8/21/09	\$345,000	\$332,000	1780	7	1966	4	9600	N	N	14209 SE 144TH ST
005	233629	0090	5/28/08	\$419,999	\$350,000	1790	7	2005	3	7842	N	N	5508 SE 1ST PL
005	010030	0550	8/13/09	\$279,738	\$268,000	1820	7	2009	3	3008	N	N	338 FIELD PL NE
005	010030	0360	8/25/09	\$287,500	\$277,000	1820	7	2009	3	3108	N	N	2018 NE 3RD ST
005	010030	0450	8/13/09	\$289,950	\$278,000	1820	7	2009	3	3118	N	N	361 GRAHAM AVE NE
005	010030	0570	8/25/09	\$289,950	\$279,000	1820	7	2009	3	3001	N	N	358 FIELD PL NE
005	010030	0510	8/19/09	\$298,113	\$287,000	1820	7	2009	3	3773	N	N	311 GRAHAM AVE NE
005	010030	0540	9/16/09	\$307,347	\$298,000	1820	7	2009	3	3004	N	N	332 FIELD PL NE
005	219590	0030	12/4/09	\$305,000	\$303,000	1820	7	1972	4	17710	N	N	14019 SE 141ST ST
005	563720	0030	5/13/08	\$389,800	\$323,000	1830	7	2002	3	7891	N	N	312 MOUNT BAKER PL NE
005	232540	0200	3/26/08	\$417,000	\$340,000	1900	7	2006	3	3980	N	N	227 WHITMAN PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	232540	0440	3/3/08	\$421,500	\$341,000	1950	7	2006	3	4830	N	N	255 BREMERTON AVE NE
005	233629	0080	4/2/08	\$439,900	\$360,000	1960	7	2005	3	7842	N	N	5514 SE 1ST PL
005	233629	0050	9/23/08	\$420,000	\$364,000	1960	7	2005	3	7825	N	N	5605 SE 1ST PL
005	731210	0160	7/3/09	\$319,950	\$303,000	2050	7	2007	3	2779	N	N	4416 NE 3RD LN
005	731210	0150	5/2/08	\$395,000	\$326,000	2050	7	2007	3	2726	N	N	4412 NE 3RD LN
005	731210	0120	2/23/09	\$339,000	\$309,000	2090	7	2007	3	4340	N	N	336 ANACORTES AVE NE
005	731210	0200	11/4/08	\$382,800	\$336,000	2100	7	2007	3	4105	N	N	337 BREMERTON AVE NE
005	731210	0140	2/20/08	\$425,000	\$342,000	2100	7	2007	3	3117	N	N	4408 NE 3RD LN
005	232540	0140	8/25/09	\$320,000	\$308,000	2190	7	2006	3	5420	N	N	4300 NE 2ND CT
005	731210	0110	9/22/09	\$319,950	\$311,000	2250	7	2007	3	4342	N	N	330 ANACORTES AVE NE
005	731210	0190	2/9/09	\$349,950	\$317,000	2250	7	2007	3	3601	N	N	331 BREMERTON AVE NE
005	010030	0200	9/14/09	\$319,272	\$309,000	2380	7	2009	3	5602	N	N	5028 NE 2ND CT
005	010030	0180	10/29/09	\$360,877	\$354,000	2380	7	2009	3	4965	N	N	5035 NE 2ND CT
005	563720	0130	3/13/08	\$445,000	\$361,000	2380	7	2002	3	8983	N	N	351 MOUNT BAKER PL NE
005	563720	0200	2/19/09	\$424,800	\$386,000	2380	7	2002	3	12067	N	N	5500 NE 3RD ST
005	232540	0260	11/18/08	\$390,000	\$344,000	2470	7	2006	3	4750	N	N	4415 NE 2ND LN
005	233629	0020	6/27/08	\$475,000	\$400,000	2480	7	2005	3	8402	N	N	5509 SE 1ST PL
005	512700	0990	7/1/09	\$350,000	\$332,000	1290	8	1977	4	24981	Y	N	14619 142ND AVE SE
005	107201	0070	3/7/08	\$415,000	\$336,000	1470	8	1978	3	12060	N	N	15123 SE 140TH PL
005	512700	0630	4/21/08	\$363,000	\$299,000	1660	8	1967	4	11125	N	N	13837 SE 142ND ST
005	142305	9035	5/26/09	\$299,000	\$280,000	1930	8	1978	4	19166	N	N	13325 156TH AVE SE
005	512700	1290	3/3/08	\$464,000	\$375,000	2040	8	1966	3	11499	N	N	14204 SE 146TH ST
005	504570	0310	2/10/09	\$445,000	\$404,000	2110	8	2008	3	5450	N	N	4713 NE 2ND PL
005	421960	0380	11/11/08	\$415,000	\$366,000	2140	8	2006	3	4751	N	N	4619 NE 2ND ST
005	421961	0070	7/9/08	\$486,000	\$411,000	2140	8	2008	3	5905	N	N	185 ELMA PL NE
005	512630	1020	2/20/08	\$480,000	\$387,000	2170	8	2002	3	6245	N	N	5933 NE 1ST PL
005	152305	9237	4/29/08	\$400,000	\$330,000	2180	8	2005	3	3850	N	N	372 GRAHAM AVE NE
005	214150	0160	9/15/09	\$415,000	\$402,000	2260	8	2002	3	7378	N	N	5709 NE 3RD PL
005	504570	0300	2/19/09	\$457,950	\$417,000	2310	8	2008	3	5450	N	N	4719 NE 2ND PL
005	107203	0090	3/28/08	\$467,000	\$381,000	2320	8	1981	4	12384	N	N	15129 SE 139TH PL
005	107203	0420	9/29/08	\$460,000	\$400,000	2390	8	1983	3	12354	N	N	14830 SE 138TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	329590	0300	7/9/09	\$366,000	\$348,000	2400	8	2003	3	4502	N	N	6261 SE 3RD PL
005	214150	0050	6/19/08	\$435,000	\$365,000	2400	8	2002	3	7350	N	N	375 NILE PL NE
005	666903	0180	10/25/09	\$395,000	\$387,000	2420	8	2003	3	8100	N	N	5519 SE 2ND CT
005	504570	0320	3/3/09	\$485,000	\$443,000	2450	8	2008	3	5450	N	N	4707 NE 2ND PL
005	152305	9242	1/30/08	\$550,981	\$440,000	2460	8	2007	3	4688	N	N	4621 NE 1ST ST
005	152305	9245	2/23/09	\$470,000	\$428,000	2470	8	2007	3	5870	N	N	4708 NE 2ND CT
005	152305	9248	2/17/09	\$480,000	\$436,000	2470	8	2007	3	5870	N	N	4709 NE 2ND CT
005	421961	0030	3/18/09	\$432,000	\$396,000	2580	8	2008	3	4776	N	N	4713 NE 2ND ST
005	152305	9247	3/25/09	\$470,000	\$432,000	2580	8	2007	3	7260	N	N	4715 NE 2ND CT
005	421961	0170	5/15/08	\$530,000	\$440,000	2580	8	2008	3	5701	N	N	4711 NE 1ST CT
005	421960	0210	1/15/09	\$495,000	\$445,000	2580	8	2008	3	5938	N	N	251 CHELAN CT NE
005	421960	0370	10/14/08	\$544,647	\$475,000	2580	8	2008	3	5701	N	N	4653 NE 2ND ST
005	421961	0090	3/3/08	\$594,502	\$481,000	2580	8	2008	3	5661	N	N	173 ELMA PL NE
005	421961	0040	8/1/08	\$585,000	\$498,000	2580	8	2008	3	5731	N	N	4719 NE 2ND ST
005	512631	0990	6/30/08	\$485,000	\$409,000	2600	8	2006	3	4958	N	N	5813 NE 1ST ST
005	504570	0010	11/19/08	\$477,500	\$422,000	2600	8	2008	3	7200	N	N	4700 NE 2ND PL
005	152305	9075	12/16/08	\$499,000	\$445,000	2600	8	2008	3	5870	N	N	4702 NE 2ND CT
005	504570	0290	9/17/09	\$465,424	\$451,000	2600	8	2008	3	5450	N	N	4725 NE 2ND PL
005	152305	9249	6/18/09	\$455,000	\$429,000	2610	8	2008	3	5870	N	N	4703 NE 2ND CT
005	421960	0220	10/6/08	\$530,000	\$461,000	2650	8	2008	3	5935	N	N	219 CHELAN CT NE
005	152305	9244	9/12/08	\$531,700	\$459,000	2660	8	2008	3	6876	N	N	121 DUVAL AVE SE
005	421960	0600	4/14/08	\$686,000	\$563,000	2700	8	2008	3	6096	N	N	105 BREMERTON AVE NE
005	421960	0360	12/3/08	\$510,000	\$453,000	2720	8	2008	3	5699	N	N	4659 NE 2ND ST
005	107945	0020	2/8/08	\$412,000	\$330,000	2730	8	1984	3	10900	N	N	14732 SE 145TH PL
005	421960	0610	2/15/08	\$673,000	\$541,000	2770	8	2008	3	4687	N	N	111 BREMERTON AVE NE
005	152305	9243	5/7/08	\$515,000	\$426,000	2830	8	2007	3	5495	N	N	4627 NE 1ST ST
005	421961	0640	4/3/08	\$534,000	\$437,000	2860	8	2008	3	6323	N	N	172 ELMA PL NE
005	421961	0220	6/2/08	\$539,000	\$450,000	2860	8	2008	3	5701	N	N	4720 NE 1ST PL
005	421961	0160	9/14/08	\$536,500	\$464,000	2860	8	2008	3	5675	N	N	4705 NE 1ST CT
005	778789	0120	12/21/09	\$492,500	\$491,000	2910	8	2003	3	7200	N	N	5409 NE 2ND CT
005	421961	0140	12/9/08	\$549,000	\$488,000	2960	8	2008	3	5731	N	N	4706 NE 1ST CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	512630	1010	5/13/08	\$525,000	\$435,000	2970	8	2002	3	6000	N	N	5927 NE 1ST PL
005	421961	0050	9/19/08	\$573,850	\$497,000	3020	8	2008	3	5731	N	N	4727 NE 2ND ST
005	512631	0490	5/22/09	\$475,000	\$445,000	3070	8	2004	3	7200	N	N	6000 NE 2ND CT
005	421961	0190	2/19/08	\$600,000	\$483,000	3100	8	2007	3	6651	N	N	4723 NE 1ST CT
005	421960	0390	4/14/08	\$599,000	\$492,000	3110	8	2006	3	5701	N	N	4613 NE 2ND ST
005	421961	0230	2/4/08	\$624,000	\$500,000	3130	8	2008	3	5701	N	N	4714 NE 1ST PL
005	778789	0110	10/14/08	\$535,000	\$467,000	3140	8	2003	3	7284	N	N	5403 NE 2ND CT
005	421961	0150	11/12/08	\$539,000	\$475,000	3180	8	2008	3	5729	N	N	4700 NE 1ST CT
005	421961	0130	3/3/08	\$626,000	\$506,000	3180	8	2008	3	5731	N	N	4712 NE 1ST CT
005	421961	0060	1/30/08	\$629,000	\$503,000	3200	8	2008	3	5976	N	N	4803 NE 2ND ST
005	370295	0120	4/23/09	\$440,000	\$408,000	3240	8	2009	3	5352	N	N	5124 NE 3RD PL
005	421961	0320	9/4/08	\$589,900	\$508,000	3260	8	2008	3	6902	N	N	4707 NE 1ST ST
005	107201	0050	11/16/09	\$390,000	\$385,000	1530	9	1978	3	14261	N	N	15109 SE 140TH PL
005	107203	0410	4/6/09	\$430,000	\$397,000	1850	9	1983	3	12354	N	N	14906 SE 138TH PL
005	730290	0150	9/9/09	\$485,000	\$469,000	1930	9	1994	3	21844	N	N	14423 152ND PL SE
005	107203	0470	3/3/08	\$437,000	\$353,000	2150	9	1983	3	12160	N	N	13825 148TH PL SE
005	370295	0100	1/17/08	\$450,000	\$358,000	2400	9	2007	3	5241	N	N	5100 NE 3RD PL
005	370295	0210	5/12/08	\$400,000	\$331,000	2430	9	2007	3	5172	N	N	5250 NE 3RD PL
005	107203	0170	8/17/09	\$389,950	\$375,000	2430	9	1981	3	13050	N	N	14928 SE 139TH PL
005	370295	0340	6/16/09	\$399,950	\$377,000	2430	9	2008	3	4326	N	N	5009 NE 3RD PL
005	943275	0010	10/23/09	\$435,000	\$426,000	2430	9	1996	3	15001	N	N	15519 SE 133RD ST
005	330430	0700	9/8/09	\$499,950	\$484,000	2620	9	2009	3	7355	N	N	6127 SE 2ND ST
005	370295	0040	1/15/08	\$440,000	\$350,000	2680	9	2007	3	4600	N	N	5227 NE 3RD PL
005	370295	0110	3/28/08	\$455,000	\$371,000	2680	9	2007	3	4474	N	N	5106 NE 3RD PL
005	330430	0710	12/1/09	\$520,000	\$515,000	2880	9	2009	3	7362	N	N	6121 SE 2ND ST
005	370295	0230	1/14/08	\$440,000	\$350,000	2900	9	2007	3	5797	N	N	5214 NE 3RD PL
005	370295	0220	3/3/08	\$440,000	\$356,000	2900	9	2007	3	5968	N	N	5244 NE 3RD PL
005	370295	0290	4/27/09	\$400,000	\$372,000	2950	9	2008	3	4641	N	N	5002 NE 3RD CIR
005	370295	0350	10/8/08	\$470,000	\$410,000	2950	9	2008	3	4852	N	N	5003 NE 3RD PL
005	370295	0150	5/14/08	\$492,000	\$408,000	2970	9	2007	3	4574	N	N	5202 NE 3RD PL
005	370295	0010	4/30/08	\$499,950	\$413,000	2970	9	2006	3	5478	N	N	5255 NE 3RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330430	0070	12/9/08	\$559,950	\$498,000	3040	9	2009	3	7862	N	N	109 SHADOW AVE NE
005	778705	0020	4/3/08	\$637,000	\$521,000	3050	9	2008	3	7255	N	N	116 ILWACO PL SE
005	778705	0530	9/17/08	\$750,000	\$649,000	3050	9	2007	3	7638	N	N	104 HOQUIAM AVE SE
005	330430	0190	3/19/09	\$569,950	\$523,000	3060	9	2009	3	9716	N	N	116 SHADOW AVE NE
005	330430	0080	8/18/09	\$550,000	\$529,000	3060	9	2009	3	7710	N	N	115 SHADOW AVE NE
005	778705	0050	3/30/09	\$502,750	\$463,000	3080	9	2009	3	7274	N	N	134 ILWACO PL SE
005	778705	0340	6/30/08	\$600,000	\$506,000	3080	9	2008	3	8354	N	N	5220 NE 1ST CT
005	778705	0180	7/22/08	\$629,000	\$534,000	3080	9	2008	3	7282	N	N	117 ILWACO PL SE
005	778705	0290	9/10/08	\$689,232	\$595,000	3080	9	2008	3	7215	N	N	5157 NE 1ST CT
005	370295	0160	1/25/08	\$495,000	\$395,000	3190	9	2007	3	5574	N	N	5220 NE 3RD PL
005	020091	0080	2/20/08	\$668,000	\$538,000	3210	9	2007	3	7279	N	N	334 ROSARIO PL NE
005	020091	0120	4/4/08	\$665,000	\$544,000	3220	9	2007	3	7709	N	N	310 ROSARIO PL NE
005	778705	0360	11/16/09	\$530,000	\$523,000	3260	9	2009	3	7337	N	N	5153 NE 1ST CT
005	778705	0230	5/13/08	\$683,000	\$566,000	3260	9	2008	3	7200	N	N	124 HOQUIAM PL SE
005	084710	0088	7/16/09	\$460,000	\$438,000	3350	9	2003	3	7884	N	N	5633 NE 1ST CT
005	778705	0350	9/10/09	\$545,000	\$527,000	3400	9	2009	3	8851	N	N	5214 NE 1ST CT
005	778705	0240	5/15/08	\$724,999	\$601,000	3400	9	2008	3	7200	N	N	118 HOQUIAM PL SE
005	778705	0170	7/10/09	\$649,000	\$617,000	3400	9	2009	3	7272	N	N	123 ILWACO PL SE
005	020090	0090	12/31/08	\$518,000	\$464,000	3440	9	2003	3	7537	N	N	315 QUINCY AVE NE
005	330430	0060	6/22/09	\$579,950	\$548,000	3440	9	2008	3	7325	N	N	101 SHADOW AVE SE
005	020091	0030	5/29/08	\$648,000	\$540,000	3480	9	2007	3	7620	N	N	6112 NE 3RD CT
005	020091	0020	7/8/08	\$645,000	\$545,000	3480	9	2007	3	7200	N	N	6106 NE 3RD CT
005	020091	0160	8/20/08	\$650,000	\$557,000	3480	9	2007	3	7881	N	N	337 ROSARIO PL NE
005	778705	0080	10/28/09	\$519,999	\$510,000	3510	9	2009	3	8797	N	N	220 ILWACO PL SE
005	778705	0610	8/1/08	\$718,000	\$612,000	3510	9	2008	3	8051	N	N	172 HOQUIAM AVE NE
005	778705	0250	9/3/08	\$740,000	\$637,000	3510	9	2008	3	7200	N	N	112 HOQUIAM PL SE
005	778705	0420	3/2/09	\$710,000	\$648,000	3510	9	2007	3	7691	N	N	173 HOQUIAM PL NE
005	778705	0100	5/29/08	\$849,000	\$708,000	3510	9	2008	3	9432	N	N	215 ILWACO PL SE
005	330430	0050	8/21/09	\$587,951	\$566,000	3560	9	2008	3	7841	N	N	107 SHADOW AVE SE
005	020091	0070	2/20/08	\$658,000	\$530,000	3640	9	2007	3	7282	N	N	340 ROSARIO PL NE
005	020091	0090	2/20/08	\$660,000	\$531,000	3640	9	2007	3	7288	N	N	328 ROSARIO PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	020091	0170	5/21/09	\$550,000	\$515,000	3659	9	2007	3	9254	N	N	343 ROSARIO PL NE
005	020091	0150	11/14/08	\$648,000	\$571,000	3659	9	2007	3	7879	N	N	331 ROSARIO PL NE
005	020091	0110	2/20/08	\$660,000	\$531,000	3690	9	2007	3	7790	N	N	318 ROSARIO PL NE
005	020091	0130	4/9/08	\$686,000	\$562,000	3690	9	2007	3	7625	N	N	304 ROSARIO PL NE
005	666450	0040	10/1/08	\$929,000	\$808,000	4290	10	2008	3	8112	N	N	5518 NE 1ST PL
005	666450	0020	1/17/08	\$899,800	\$716,000	4350	11	2007	3	8110	N	N	5506 NE 1ST PL
005	666450	0030	2/26/08	\$899,800	\$726,000	4680	11	2007	3	8110	N	N	5512 NE 1ST PL
005	666450	0100	4/15/08	\$1,075,000	\$883,000	4680	11	2007	3	7996	N	N	5513 NE 1ST PL
005	666450	0060	7/24/08	\$915,000	\$777,000	4710	11	2007	3	8861	N	N	5610 NE 1ST PL
005	666450	0010	2/5/08	\$1,040,000	\$833,000	4730	11	2007	3	9579	N	N	5500 NE 1ST PL
005	666450	0080	3/10/08	\$1,050,000	\$851,000	5140	11	2007	3	9567	N	N	5501 NE 1ST PL
006	366450	0280	9/10/08	\$275,000	\$237,000	1430	5	1943	3	28749	N	N	13436 156TH AVE SE
006	722980	0482	10/23/08	\$268,500	\$235,000	910	6	1968	4	16830	N	N	17122 SE 142ND ST
006	324300	0100	9/8/08	\$325,000	\$280,000	1040	6	1960	4	9648	N	N	16048 SE 131ST ST
006	142305	9084	4/7/08	\$339,000	\$278,000	1220	6	1968	5	10865	N	N	15802 SE 144TH ST
006	722980	0400	11/14/09	\$299,990	\$296,000	1250	6	1963	4	25216	N	N	17117 SE 136TH ST
006	324300	0150	4/25/08	\$310,000	\$255,000	1350	6	1959	3	9648	N	N	16012 SE 131ST ST
006	722990	0115	5/10/08	\$349,950	\$290,000	1770	6	1961	3	16896	N	N	13515 175TH AVE SE
006	723010	0400	5/13/08	\$385,000	\$319,000	2140	6	1965	2	52359	N	N	13845 177TH AVE SE
006	142305	9030	8/14/08	\$375,000	\$321,000	2180	6	1963	5	21668	N	N	6704 SE 8TH ST
006	366450	0071	7/29/08	\$345,000	\$294,000	2280	6	1964	4	13920	N	N	13112 158TH AVE SE
006	324310	0130	7/15/08	\$366,000	\$310,000	1060	7	1967	3	8250	N	N	13108 162ND AVE SE
006	324320	0190	1/28/09	\$347,500	\$314,000	1060	7	1967	4	8330	N	N	16212 SE 132ND ST
006	722980	0235	10/1/08	\$348,000	\$303,000	1070	7	1958	4	28611	N	N	14034 169TH AVE SE
006	723010	0190	10/20/08	\$375,000	\$328,000	1070	7	1962	3	51169	N	N	14056 180TH AVE SE
006	723030	0060	9/11/09	\$285,000	\$276,000	1110	7	1966	4	17600	N	N	14526 171ST AVE SE
006	723010	0460	7/16/08	\$420,000	\$356,000	1150	7	1966	4	56628	N	N	13705 177TH AVE SE
006	722990	0560	9/10/09	\$355,000	\$344,000	1210	7	1961	3	16020	N	N	17526 SE 135TH ST
006	725370	0060	7/27/09	\$305,977	\$292,000	1230	7	1977	3	13466	N	N	16027 SE 142ND PL
006	324310	0160	2/22/08	\$307,400	\$248,000	1250	7	1961	3	8250	N	N	13016 162ND AVE SE
006	366450	0066	4/21/08	\$300,000	\$247,000	1260	7	1960	3	7475	N	N	13119 160TH AVE SE

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006	324310	0220	9/18/09	\$260,000	\$252,000	1270	7	1963	3	8560	N	N	12818 162ND AVE SE
006	519540	0160	9/5/08	\$318,000	\$274,000	1270	7	1969	3	11040	N	N	14402 158TH PL SE
006	723010	0111	3/21/08	\$315,000	\$256,000	1340	7	1969	4	12400	N	N	13812 180TH AVE SE
006	722990	0710	9/25/09	\$372,000	\$362,000	1340	7	1995	3	29106	N	N	13319 180TH AVE SE
006	723020	0330	6/4/08	\$260,000	\$217,000	1350	7	1965	4	23680	N	N	17221 SE 142ND ST
006	722990	0210	7/2/08	\$305,000	\$257,000	1380	7	1962	4	16376	N	N	17333 SE 133RD ST
006	722990	0075	10/29/09	\$265,000	\$260,000	1400	7	1967	3	18180	N	N	13429 173RD AVE SE
006	741800	0020	12/28/09	\$280,000	\$280,000	1400	7	1976	4	10350	N	N	6514 SE 4TH PL
006	723030	0140	8/12/09	\$324,000	\$311,000	1400	7	1977	3	12948	N	N	17100 SE 149TH ST
006	741800	0050	9/24/09	\$345,000	\$335,000	1410	7	1977	4	10350	N	N	6606 SE 4TH PL
006	722990	0135	8/28/08	\$315,000	\$271,000	1420	7	1960	3	16020	N	N	17341 SE 134TH ST
006	723030	0620	2/5/09	\$363,000	\$329,000	1430	7	1967	3	20761	N	N	14725 169TH AVE SE
006	139751	0010	4/21/09	\$385,000	\$357,000	1430	7	1963	4	19762	N	N	14302 156TH AVE SE
006	723020	1150	9/18/09	\$265,000	\$257,000	1457	7	1962	3	22515	N	N	14434 178TH AVE SE
006	722990	0630	10/9/08	\$450,000	\$392,000	1460	7	1961	4	15840	N	N	13434 178TH AVE SE
006	723020	0770	7/13/09	\$259,900	\$247,000	1470	7	1967	4	21112	N	N	14535 178TH AVE SE
006	324320	0220	2/8/08	\$325,000	\$261,000	1510	7	1967	3	8960	N	N	12821 163RD AVE SE
006	722990	0485	6/13/08	\$318,000	\$266,000	1520	7	1959	3	16732	N	N	17532 SE 134TH ST
006	132305	9130	6/12/08	\$452,500	\$379,000	1580	7	1983	4	35325	N	N	17331 SE 136TH ST
006	722990	0035	9/2/08	\$395,000	\$340,000	1600	7	1961	3	20970	N	N	17205 SE 134TH ST
006	139751	0070	5/1/08	\$400,000	\$330,000	1620	7	1983	3	12000	N	N	15811 SE 143RD ST
006	722980	0155	8/24/09	\$264,500	\$255,000	1680	7	1962	3	26877	N	N	14225 171ST AVE SE
006	723030	0700	2/27/08	\$382,000	\$308,000	1730	7	1967	4	21170	N	N	16954 SE 149TH ST
006	722990	0480	12/10/09	\$359,950	\$358,000	1790	7	1966	4	16732	N	N	17542 SE 134TH ST
006	232305	9184	9/10/09	\$315,000	\$305,000	1800	7	1974	4	13551	N	N	14519 160TH AVE SE
006	240790	0540	7/29/08	\$398,450	\$339,000	1860	7	2006	3	4436	N	N	6731 SE 3RD ST
006	725370	0150	3/17/09	\$348,950	\$320,000	2130	7	1977	3	9127	N	N	16024 SE 142ND PL
006	723040	0720	2/10/09	\$310,000	\$281,000	2160	7	1979	4	16875	N	N	18304 SE 147TH PL
006	723040	0170	8/25/09	\$350,000	\$337,000	1380	8	1964	4	28350	N	N	14435 183RD AVE SE
006	108180	0500	4/14/08	\$415,000	\$341,000	1590	8	1972	4	11060	N	N	14404 157TH PL SE
006	723030	0780	3/13/08	\$370,000	\$300,000	1620	8	1972	3	17600	N	N	14519 171ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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	723020	0720	3/21/08	\$363,000	\$295,000	1700	8	1977	3	17100	N	N	14441 178TH AVE SE
006	108110	0050	8/13/09	\$265,000	\$254,000	1710	8	1968	3	17195	N	N	16911 SE 144TH ST
006	108130	0575	4/16/09	\$370,000	\$342,000	1710	8	1972	3	11340	Y	N	16509 SE 144TH ST
006	108120	0570	11/9/09	\$300,700	\$296,000	1750	8	1968	4	11180	N	N	14420 167TH PL SE
006	108130	0130	11/25/08	\$392,000	\$347,000	2080	8	1971	3	11310	N	N	14634 164TH PL SE
006	108130	0450	12/17/09	\$365,000	\$363,000	2080	8	1969	4	11050	N	N	14522 165TH AVE SE
006	108131	0230	2/20/09	\$379,950	\$346,000	2190	8	1971	3	11600	N	N	16138 SE 145TH PL
006	132305	9027	8/6/08	\$528,500	\$451,000	2220	8	2000	3	28431	N	N	13200 164TH AVE SE
006	723010	0380	6/18/09	\$494,900	\$467,000	2350	8	1996	4	50266	N	N	14003 177TH AVE SE
006	108133	0410	4/17/08	\$482,500	\$396,000	2570	8	1978	4	27200	N	N	16725 SE 149TH ST
006	240790	0500	4/15/08	\$500,000	\$410,000	2660	8	2007	3	5489	N	N	6709 SE 2ND PL
006	240790	0510	9/15/08	\$460,000	\$398,000	2940	8	2007	3	5244	N	N	6715 SE 2ND PL
006	723000	0250	10/28/09	\$773,000	\$759,000	5220	8	1985	3	51193	N	N	14245 183RD AVE SE
006	780650	0080	1/23/09	\$453,000	\$409,000	2430	9	1989	3	12536	N	N	14819 162ND CT SE
006	240790	0520	7/23/09	\$450,000	\$429,000	2480	9	1995	3	9866	N	N	6721 SE 2ND PL
006	430560	0060	8/6/09	\$439,950	\$421,000	2550	9	2007	3	5667	N	N	16038 SE 137TH TER
006	430560	0050	3/18/09	\$437,000	\$401,000	2670	9	2007	3	5532	N	N	16032 SE 137TH TER
006	430560	0070	7/17/08	\$550,000	\$466,000	2730	9	2007	3	5667	N	N	16044 SE 137TH TER
006	430560	0270	10/1/09	\$448,000	\$436,000	2810	9	2007	3	5681	N	N	16049 SE 137TH TER
006	430560	0030	11/19/09	\$450,000	\$444,000	2850	9	2008	3	6260	N	N	16020 SE 137TH TER
006	430560	0040	6/10/09	\$450,000	\$424,000	2910	9	2008	3	6338	N	N	16026 SE 137TH TER
006	723000	0265	11/10/08	\$415,000	\$366,000	2970	9	1998	3	21907	N	N	14239 183RD AVE SE
006	430550	0210	9/10/08	\$685,000	\$591,000	3400	9	2008	3	6000	N	N	6771 SE 2ND ST
006	430550	0190	10/24/09	\$607,000	\$595,000	3400	9	2008	3	6000	N	N	6759 SE 2ND ST
006	430550	0150	5/8/08	\$725,000	\$600,000	3410	9	2008	3	6995	N	N	6739 SE 2ND ST
007	063810	0136	3/20/09	\$267,200	\$245,000	1170	5	1956	4	12099	N	N	11655 160TH AVE SE
007	182306	9219	9/23/09	\$244,000	\$237,000	920	6	1970	4	11780	N	N	18520 SE 136TH ST
007	122305	9016	10/28/09	\$239,000	\$235,000	940	6	1954	4	17697	N	N	17604 SE 128TH ST
007	108850	0180	11/25/08	\$340,000	\$301,000	1120	6	1963	3	10000	N	N	13816 197TH AVE SE
007	404840	0204	3/27/08	\$290,000	\$237,000	1140	6	1970	4	7500	N	N	14630 200TH AVE SE
007	182306	9089	8/18/09	\$261,000	\$251,000	1250	6	1945	3	43560	Y	Y	13602 W LAKE KATHLEEN DR SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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	379380	0180	10/13/09	\$294,500	\$288,000	1330	6	1966	3	12000	N	N	19110 SE 133RD PL
007	182306	9069	11/5/08	\$455,000	\$400,000	1720	6	1934	5	12899	Y	Y	13900 W LAKE KATHLEEN DR SE
007	743660	0130	12/3/09	\$238,000	\$236,000	1010	7	1963	4	10125	N	N	12416 169TH AVE SE
007	025140	0280	6/19/09	\$270,000	\$255,000	1020	7	1968	5	9792	N	N	12611 177TH PL SE
007	063810	0176	2/9/09	\$240,000	\$218,000	1050	7	1968	5	10800	N	N	15265 SE 116TH ST
007	025140	0170	12/1/09	\$266,500	\$264,000	1050	7	1977	3	9520	N	N	12404 177TH PL SE
007	182306	9168	9/27/08	\$262,500	\$228,000	1060	7	1961	4	17625	N	N	12848 LAKE KATHLEEN RD SE
007	379380	0580	11/7/08	\$258,000	\$227,000	1100	7	1966	4	24929	N	N	18931 SE 133RD PL
007	147170	0500	8/6/09	\$355,000	\$340,000	1170	7	2009	3	14490	N	N	15539 206TH AVE SE
007	025140	0100	10/27/08	\$310,000	\$272,000	1190	7	1968	4	9520	N	N	12462 177TH PL SE
007	379380	0420	5/15/09	\$412,000	\$385,000	1220	7	1977	4	12000	N	N	13445 191ST AVE SE
007	025140	0010	9/28/09	\$301,880	\$294,000	1240	7	1968	3	10336	N	N	12656 177TH PL SE
007	660020	0100	10/29/09	\$240,000	\$236,000	1260	7	1968	4	11261	N	N	14800 SE 111TH PL
007	720690	0055	11/19/08	\$270,000	\$238,000	1270	7	1958	5	13365	N	N	15044 SE 113TH ST
007	404840	0389	3/24/08	\$320,000	\$261,000	1270	7	1957	3	8059	N	N	19820 SE 150TH ST
007	509540	1050	5/29/08	\$440,000	\$367,000	1320	7	1976	4	26254	N	N	20136 SE 146TH ST
007	509540	1360	7/8/09	\$265,000	\$252,000	1360	7	1978	3	16050	N	N	14826 204TH AVE SE
007	509540	0680	2/26/09	\$347,000	\$316,000	1360	7	1998	3	14387	N	N	15017 204TH AVE SE
007	147170	1130	4/27/09	\$315,000	\$293,000	1370	7	1971	3	16050	N	N	20639 SE 159TH ST
007	523030	0320	6/13/08	\$330,500	\$277,000	1400	7	1969	4	9514	Y	N	17606 SE 121ST PL
007	509540	1770	5/22/09	\$303,000	\$284,000	1410	7	1977	4	14136	N	N	15046 205TH AVE SE
007	660020	0150	8/18/08	\$273,980	\$235,000	1480	7	1967	4	9548	N	N	11032 148TH AVE SE
007	202306	9055	12/14/09	\$500,000	\$497,000	1480	7	1983	4	353707	N	N	15409 203RD AVE SE
007	379380	0280	5/13/09	\$299,950	\$280,000	1500	7	1966	4	12000	N	N	13344 191ST PL SE
007	182306	9101	3/21/08	\$623,000	\$507,000	1550	7	1980	3	19602	Y	Y	14101 E LAKE KATHLEEN DR SE
007	182306	9166	11/12/08	\$535,000	\$472,000	1560	7	1961	4	22651	Y	Y	13620 W LAKE KATHLEEN DR SE
007	509540	1710	5/29/09	\$305,000	\$286,000	1610	7	1977	4	13860	N	N	15037 205TH AVE SE
007	063810	0048	3/24/08	\$490,000	\$399,000	1620	7	1969	5	29185	N	N	11324 152ND AVE SE
007	660020	0110	12/15/08	\$346,000	\$308,000	1630	7	1968	5	11075	N	N	11101 148TH PL SE
007	122305	9035	9/30/09	\$330,000	\$321,000	1750	7	1978	3	41817	N	N	12722 174TH AVE SE
007	736260	0090	4/16/08	\$373,000	\$306,000	1760	7	1979	3	11745	N	N	15126 SE 114TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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	063810	0118	2/26/09	\$349,950	\$319,000	1770	7	1982	3	104292	N	N	16303 SE 116TH ST
007	379360	0160	11/25/08	\$290,000	\$257,000	1870	7	1962	4	10445	N	N	18817 SE 134TH ST
007	660020	0050	4/2/08	\$342,000	\$279,000	1890	7	1968	4	10080	N	N	14819 SE 111TH PL
007	509540	0820	2/19/09	\$350,000	\$318,000	1940	7	1977	3	16200	N	N	14629 204TH AVE SE
007	509540	0450	10/21/09	\$439,000	\$430,000	2230	7	1991	3	15040	N	N	14855 203RD AVE SE
007	063810	0175	12/10/09	\$467,750	\$465,000	2230	7	1972	5	45302	N	N	15405 SE 116TH ST
007	379380	0720	5/14/08	\$360,000	\$299,000	2340	7	1966	4	15899	N	N	13410 191ST AVE SE
007	165650	0350	3/25/09	\$453,000	\$416,000	2360	8	2007	3	19200	N	N	16117 SE 114TH ST
007	182306	9280	10/1/09	\$575,000	\$560,000	2540	8	2005	3	43560	N	N	18460 SE 143RD ST
007	202306	9021	11/6/09	\$585,000	\$576,000	3770	8	1991	4	223200	N	N	14826 200TH AVE SE
007	165660	0210	5/7/08	\$645,000	\$534,000	2630	9	1996	3	22234	N	N	12418 160TH AVE SE
007	172306	9095	3/21/08	\$1,100,000	\$895,000	3280	9	1989	3	219978	N	N	20025 SE 138TH ST
007	510330	0190	10/1/09	\$612,950	\$597,000	3140	10	2003	3	31348	N	N	20628 SE 162ND WAY
007	510330	0090	8/27/09	\$630,200	\$607,000	3340	10	2002	3	24755	N	N	16254 205TH PL SE

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	086970	0110	7/18/08	\$335,000	RELOCATION - SALE TO SERVICE
004	102305	9056	6/20/08	\$429,239	EXEMPT FROM EXCISE TAX
004	102305	9112	5/11/08	\$365,000	UNFINISHED AREA
004	102305	9218	8/26/08	\$180,000	DIAGNOSTIC OUTLIER
004	102305	9246	11/30/09	\$429,888	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	102305	9338	2/14/08	\$225,000	DIAGNOSTIC OUTLIER
004	102305	9338	4/21/09	\$329,000	CURRENT IMP CHAR DO NOT MATCH SALE CHAR
004	102305	9442	3/31/08	\$408,000	EXEMPT FROM EXCISE TAX
004	112305	9087	10/21/09	\$295,000	EXEMPT FROM EXCISE TAX
004	143765	0280	4/29/09	\$349,950	ACTIVE PERMIT BEFORE SALE>25K
004	143765	0282	10/20/09	\$403,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	177623	0040	9/25/09	\$205,000	ACTIVE PERMIT PRE SALE;%COMPL;BANKRUPTCY
004	177623	0070	10/5/09	\$205,000	ACTIVE PERMIT PRE SALE;%COMPL;BANKRUPTCY
004	177623	0170	11/16/09	\$365,086	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	177623	0260	5/2/08	\$450,000	DIAGNOSTIC OUTLIER
004	238520	0010	12/3/09	\$340,000	EXEMPT FROM EXCISE TAX; FINANCIAL INST RESALE
004	238520	0080	4/13/09	\$353,000	DIAGNOSTIC OUTLIER
004	344870	0040	11/20/09	\$28,958	DOR RATIO;QCD; RELATED PARTY;PART INTEREST
004	344872	0070	11/13/09	\$320,000	EXEMPT FROM EXCISE TAX
004	344874	0330	9/8/09	\$395,191	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	345041	0020	2/5/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	521450	0310	12/3/08	\$335,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	640351	0190	8/26/09	\$167,600	DOR RATIO; ESTATE ADMIN; RELATED PARTY
004	664950	0040	6/16/09	\$218,000	DIAGNOSTIC OUTLIER
004	770820	0110	9/24/09	\$487,500	RELOCATION - SALE TO SERVICE
004	770820	0350	3/10/08	\$480,000	DIAGNOSTIC OUTLIER
004	770820	0360	10/24/08	\$405,920	EXEMPT FROM EXCISE TAX
004	770820	0580	9/28/09	\$452,041	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770821	0050	3/31/08	\$519,888	DIAGNOSTIC OUTLIER
004	770821	0060	12/11/09	\$647,986	EXEMPT FROM EXCISE TAX
004	894641	0110	3/27/09	\$82,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
004	921101	0080	8/24/09	\$479,229	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0100	11/19/09	\$459,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0110	9/29/09	\$399,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0160	11/18/09	\$446,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0170	9/16/09	\$432,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0410	8/4/09	\$476,390	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0600	8/4/09	\$449,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0940	10/8/09	\$557,500	RELOCATION - SALE TO SERVICE
004	935330	0280	9/4/08	\$205,000	DIAGNOSTIC OUTLIER
004	935330	0650	6/17/09	\$619,950	DIAGNOSTIC OUTLIER
004	947570	0410	12/22/09	\$276,700	EXEMPT FROM EXCISE TAX
004	947571	0060	12/1/08	\$224,595	QCD; EXEMPT FROM EXCISE TAX; RELATED PARTY
005	010030	0130	8/20/09	\$342,264	ACTIVE PERMIT BEFORE SALE>25K
005	010030	0160	9/10/09	\$370,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed from this Annual Update Analysis
Area 32
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	010030	0290	10/22/09	\$356,578	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	010030	0320	9/1/09	\$354,720	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	010030	0340	10/1/09	\$296,751	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	010030	0390	9/8/09	\$289,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	152305	9138	6/19/09	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	152305	9246	6/10/09	\$440,000	DIAGNOSTIC OUTLIER
005	162305	9092	1/6/09	\$189,162	DIAGNOSTIC OUTLIER
005	162305	9102	6/11/08	\$440,000	DIAGNOSTIC OUTLIER
005	221610	0050	12/23/08	\$189,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	232540	0140	4/15/09	\$265,600	EXEMPT FROM EXCISE TAX
005	232540	0560	7/1/09	\$290,000	DIAGNOSTIC OUTLIER
005	252500	0610	9/28/09	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	252550	0540	3/18/08	\$81,170	DOR RATIO;QUIT CLAIM DEED
005	252550	0540	3/18/08	\$81,170	DOR RATIO;QUIT CLAIM DEED
005	321100	0700	3/6/09	\$92,787	DOR RATIO;QUIT CLAIM DEED
005	321110	0310	2/18/08	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	321110	0870	12/8/09	\$312,000	DIAGNOSTIC OUTLIER
005	330430	0040	10/7/09	\$549,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	370295	0310	8/20/09	\$315,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	370295	0320	9/14/09	\$309,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	370295	0330	7/14/09	\$339,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	421961	0360	10/31/08	\$400,000	DIAGNOSTIC OUTLIER
005	421961	0360	6/20/08	\$533,118	EXEMPT FROM EXCISE TAX
005	504570	0280	8/10/09	\$460,000	DIAGNOSTIC OUTLIER
005	512631	0890	2/18/08	\$499,950	DIAGNOSTIC OUTLIER
005	512631	0890	10/18/09	\$122,733	DOR RATIO; QCD; RELATED PARTY OR FRIEND
005	512631	0900	2/25/08	\$559,950	DIAGNOSTIC OUTLIER
005	512631	1030	7/28/08	\$291,505	QCD; PART INTEREST; DIVORCE
005	512631	1110	6/12/08	\$550,000	DIAGNOSTIC OUTLIER
005	512631	1130	3/28/08	\$580,000	DIAGNOSTIC OUTLIER
005	512700	0010	9/24/08	\$256,250	DIAGNOSTIC OUTLIER
005	512700	0170	12/1/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	512700	0760	1/22/08	\$297,000	EXEMPT FROM EXCISE TAX
005	512700	1040	11/5/08	\$165,711	QCD; EXEMPT FROM EXCISE TAX; ASSUMPTION
005	518210	0012	8/12/09	\$50,000	DOR RATIO;NO MARKET EXPOSURE
006	101600	0020	10/19/09	\$165,000	DIAGNOSTIC OUTLIER
006	108120	0060	3/3/09	\$279,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	108130	0130	10/6/08	\$392,000	RELOCATION - SALE TO SERVICE
006	108180	0190	2/26/08	\$367,000	DIAGNOSTIC OUTLIER
006	132305	9050	6/22/09	\$305,000	DIAGNOSTIC OUTLIER
006	132305	9094	3/25/08	\$217,000	DIAGNOSTIC OUTLIER
006	200600	0120	7/17/08	\$168,000	FULL SALES PRICE NOT REPORTED
006	232305	9046	2/24/09	\$4,195	DOR RATIO
006	232305	9186	12/4/09	\$375,000	DIAGNOSTIC OUTLIER
006	324320	0070	8/3/09	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	366450	0127	9/8/08	\$410,000	OBSOL;NON-REP SALE; RELATED PARTY/FRIEND
006	722970	0285	1/2/09	\$293,000	GOVERNMENT AGENCY; MOBILE HOME
006	722970	0310	7/23/09	\$235,400	%COMPL; BANKRUPTCY; GOV AGENCY
006	722980	0110	4/8/08	\$321,500	DIAGNOSTIC OUTLIER
006	722980	0195	5/1/09	\$91,389	DOR RATIO; QCD; RELATED PARTY
006	723000	0250	10/28/09	\$445,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	723000	0250	5/19/08	\$931,053	EXEMPT FROM EXCISE TAX
006	723000	0270	7/23/09	\$147,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
006	723010	0210	5/6/09	\$92,875	DOR RATIO;QUIT CLAIM DEED
006	723020	0540	6/3/09	\$159,950	DOR RATIO;DIVORCE; SHORT SALE
006	723030	0640	4/10/08	\$210,000	DIAGNOSTIC OUTLIER
006	723030	0640	8/27/09	\$304,000	CURRENT CHAR DO NOT MATCH SALE CHAR
007	063810	0279	4/9/08	\$530,000	DIAGNOSTIC OUTLIER
007	122305	9040	11/5/09	\$300,000	DIAGNOSTIC OUTLIER
007	122305	9040	11/5/09	\$300,000	CORP AFFILIATES;QCD;EXEMPT FROM EXCISE TAX
007	132305	9020	11/22/09	\$448,239	EXEMPT FROM EXCISE TAX
007	147170	0040	12/4/09	\$146,380	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
007	165650	0265	5/11/09	\$75,000	DOR RATIO;RELATED PARTY/FRIEND/NEIGHBOR
007	165650	0570	11/10/09	\$45,000	DOR RATIO;EXEMPT FROM EXCISE TAX
007	165650	0570	12/7/08	\$23,200	DOR RATIO;QUIT CLAIM DEED
007	165650	0585	3/21/08	\$357,000	DIAGNOSTIC OUTLIER
007	182306	9035	12/19/08	\$130,000	DIAGNOSTIC OUTLIER
007	182306	9100	2/14/08	\$439,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
007	182306	9108	3/9/09	\$209,047	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
007	182306	9170	5/19/09	\$313,000	DIAGNOSTIC OUTLIER
007	192306	9023	10/15/08	\$5,327	DOR RATIO
007	404840	0125	8/8/08	\$662,500	IMP COUNT
007	509540	0180	11/2/09	\$245,000	DIAGNOSTIC OUTLIER
007	510330	0190	10/1/09	\$612,950	RELOCATION - SALE TO SERVICE;
007	522930	0260	7/3/08	\$500,000	DIAGNOSTIC OUTLIER
007	720690	0085	8/25/08	\$138,924	DOR RATIO; QCD; RELATED PARTY

***Vacant Sales Used in this Annual Update Analysis
Area 32***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	102305	9474	08/11/2009	\$140,000	5501	N	N
4	143765	0282	10/15/2009	\$160,000	5100	N	N
4	177623	0010	10/23/2009	\$80,000	3618	N	N
4	177623	0020	12/28/2009	\$80,000	3200	N	N
4	177623	0020	10/23/2009	\$80,000	3200	N	N
4	177623	0030	09/28/2009	\$75,000	3200	N	N
4	177623	0050	09/28/2009	\$75,000	3040	N	N
4	177623	0060	09/28/2009	\$75,000	3143	N	N
4	177623	0130	09/23/2009	\$75,000	3844	N	N
4	921100	0030	12/28/2009	\$171,000	8000	N	N
5	146340	0023	10/27/2008	\$255,000	49658	N	N
6	722990	0590	11/16/2009	\$90,000	15930	N	N
7	182306	9002	05/19/2009	\$120,000	92782	N	N
7	182306	9015	11/06/2008	\$380,000	359370	N	N
7	182306	9260	02/26/2009	\$140,000	83300	N	N
7	522930	0326	05/09/2008	\$215,000	39000	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 32**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	102305	9005	06/19/2009	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	102305	9129	07/30/2009	\$757,000	SHORT PLAT OF 7 LOTS; BANKRUPTCY
4	102305	9129	12/14/2009	\$319,676	IMPROVED PROPERTY SALE
4	102305	9468	12/29/2009	\$323,934	IMPROVED PROPERTY SALE
4	102305	9472	12/22/2009	\$294,950	IMPROVED PROPERTY SALE
4	102305	9474	12/23/2009	\$359,980	IMPROVED PROPERTY SALE
4	177623	0020	11/25/2009	\$80,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	177623	0080	10/12/2009	\$55,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	177623	0150	11/22/2009	\$325,000	IMPROVED PROPERTY SALE
4	921100	0210	12/11/2009	\$426,000	IMPROVED PROPERTY SALE
4	921101	0020	11/05/2009	\$470,370	IMPROVED PROPERTY SALE
4	921101	0040	10/22/2009	\$440,950	IMPROVED PROPERTY SALE
4	935330	0530	10/26/2009	\$42,000	NON-PERC LOT
5	010030	0190	12/30/2009	\$335,000	IMPROVED PROPERTY SALE
5	010030	0280	11/05/2009	\$309,950	IMPROVED PROPERTY SALE
5	010030	0310	11/02/2009	\$306,496	IMPROVED PROPERTY SALE
5	010030	0330	10/30/2009	\$281,200	IMPROVED PROPERTY SALE
5	010030	0350	10/27/2009	\$291,789	IMPROVED PROPERTY SALE
5	010030	0370	10/19/2009	\$290,000	IMPROVED PROPERTY SALE
5	010030	0380	11/13/2009	\$289,600	IMPROVED PROPERTY SALE
5	010030	0400	10/09/2009	\$292,646	IMPROVED PROPERTY SALE
5	010030	0560	10/27/2009	\$304,650	IMPROVED PROPERTY SALE
5	370295	0300	11/12/2009	\$341,000	IMPROVED PROPERTY SALE
5	778705	0280	06/15/2009	\$530,000	IMPROVED PROPERTY SALE
5	778705	0300	07/09/2009	\$540,000	IMPROVED PROPERTY SALE
5	778705	0320	10/14/2009	\$535,000	IMPROVED PROPERTY SALE
5	778705	0330	04/22/2009	\$584,000	IMPROVED PROPERTY SALE
6	101600	0060	05/19/2009	\$110,000	MOBILE HOME; ESTATE ADMINISTRATOR
6	722970	0155	04/02/2009	\$30,250	NON-PERC LOT
6	722980	0255	08/07/2008	\$100,000	CURRENT CHAR DO NOT MATCH SALE CHAR
6	723020	0280	06/24/2009	\$60,000	NON-REPRESENTATIVE SALE
6	723020	0390	06/03/2009	\$10,000	NON-PERC LOT
6	723020	0500	11/06/2009	\$60,000	RELATED PARTY, FRIEND OR NEIGHBOR
6	723020	0510	06/03/2009	\$40,000	NON-PERC LOT
6	723020	0510	06/03/2009	\$40,000	NON-PERC LOT
6	723020	0530	06/03/2009	\$40,000	NON-REPRESENTATIVE SALE
7	122305	9022	12/01/2009	\$3,480	EASEMENT
7	379380	0050	04/07/2009	\$27,000	NON-PERC LOT
7	509550	0370	08/26/2008	\$70,400	CURRENT CHAR DO NOT MATCH SALE CHAR
7	509560	0150	07/02/2008	\$15,000	NON-PERC LOT
7	522930	0285	12/30/2009	\$171,738	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

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

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

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

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

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

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

Scope of Work Performed:

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



King County

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

Lloyd Hara Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- 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 in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor