

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Newcastle / 64

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 345

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	\$244,400	\$216,200	\$460,600			
2010 Value	\$253,700	\$224,700	\$478,400	\$521,400	91.8%	9.18%
Change	+\$9,300	+\$8,500	+\$17,800			
% Change	+3.8%	+3.9%	+3.9%			

*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.

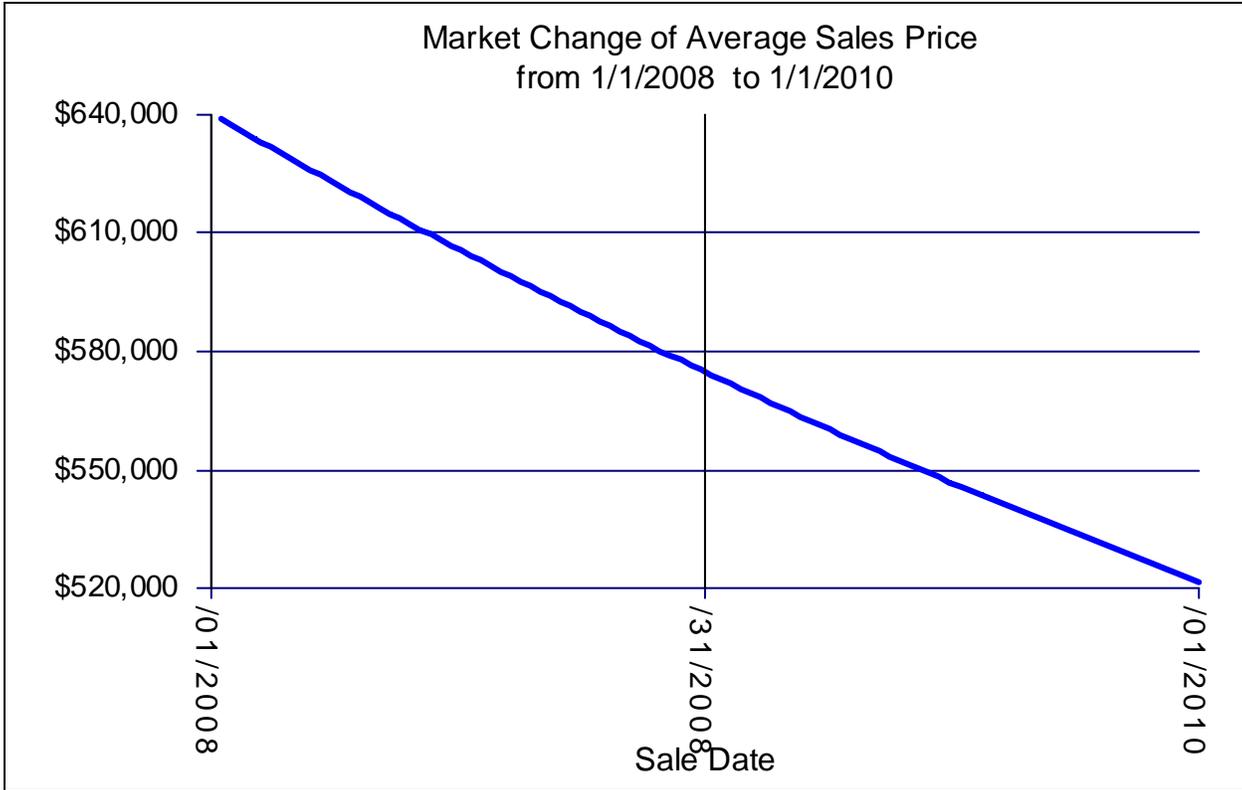
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$243,100	\$184,300	\$427,400
2010 Value	\$252,300	\$191,200	\$443,500
Percent Change	+3.8%	+3.7%	+3.8%

Number of one to three unit residences in the Population: 5570

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 characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Townhouses (Pembroke Meadows) had a lower average ratio in comparison to the rest of the population, which resulted in a larger upward adjustment. The remaining 95.4% of the population will have a slight upward adjustment applied. The formula adjusts for these differences, thus improving equalization.

Exceptions may be found in the Improved Parcel Update section.

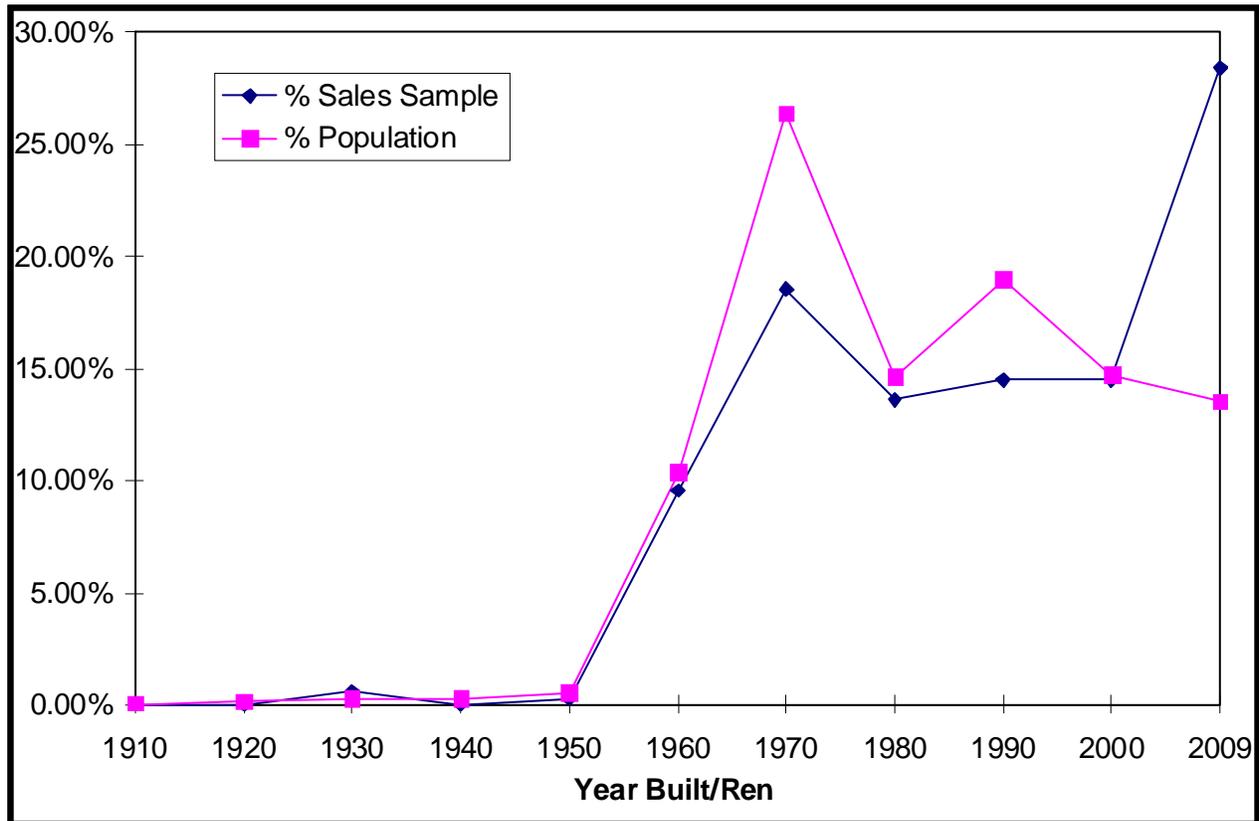
**Market Change of Average Sale Price in Area 64
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.58%
1940	0	0.00%
1950	1	0.29%
1960	33	9.57%
1970	64	18.55%
1980	47	13.62%
1990	50	14.49%
2000	50	14.49%
2009	98	28.41%
	345	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	9	0.16%
1930	16	0.29%
1940	16	0.29%
1950	31	0.56%
1960	579	10.39%
1970	1470	26.39%
1980	815	14.63%
1990	1058	18.99%
2000	821	14.74%
2009	754	13.54%
	5570	

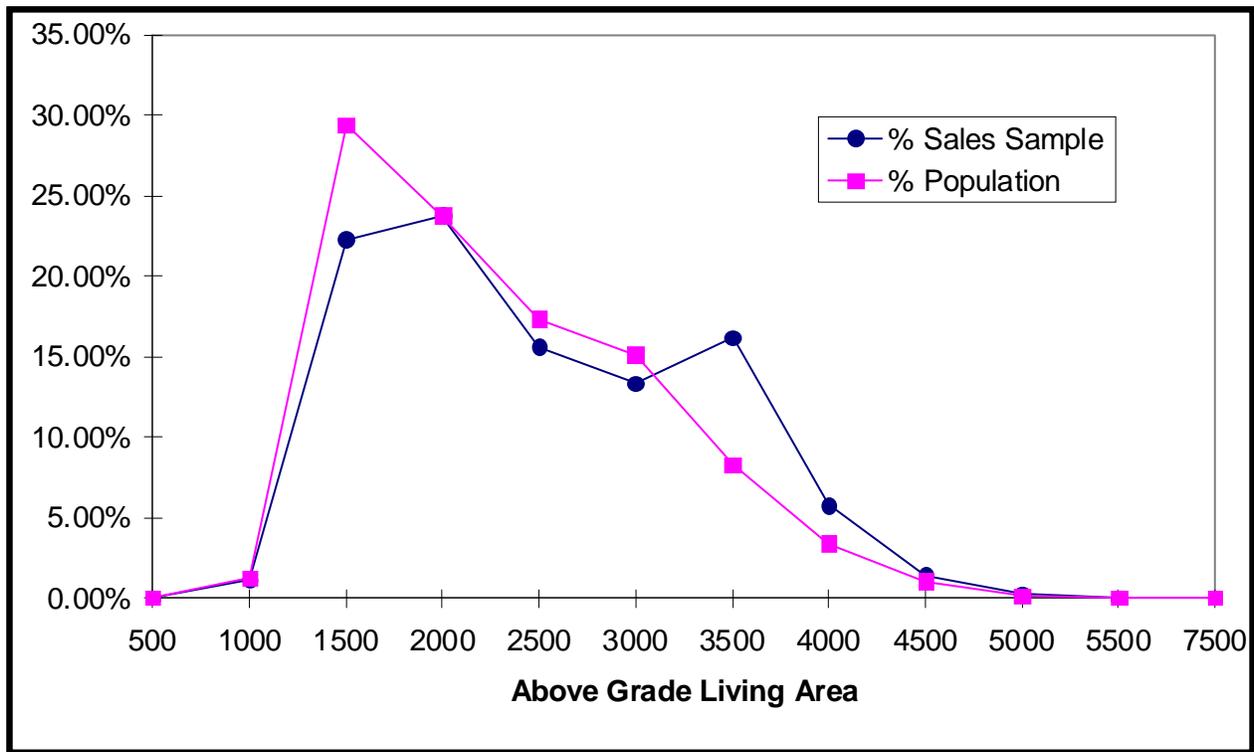


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	1.16%
1500	77	22.32%
2000	82	23.77%
2500	54	15.65%
3000	46	13.33%
3500	56	16.23%
4000	20	5.80%
4500	5	1.45%
5000	1	0.29%
5500	0	0.00%
7500	0	0.00%
	345	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	72	1.29%
1500	1637	29.39%
2000	1323	23.75%
2500	968	17.38%
3000	844	15.15%
3500	462	8.29%
4000	190	3.41%
4500	60	1.08%
5000	8	0.14%
5500	3	0.05%
7500	3	0.05%
	5570	

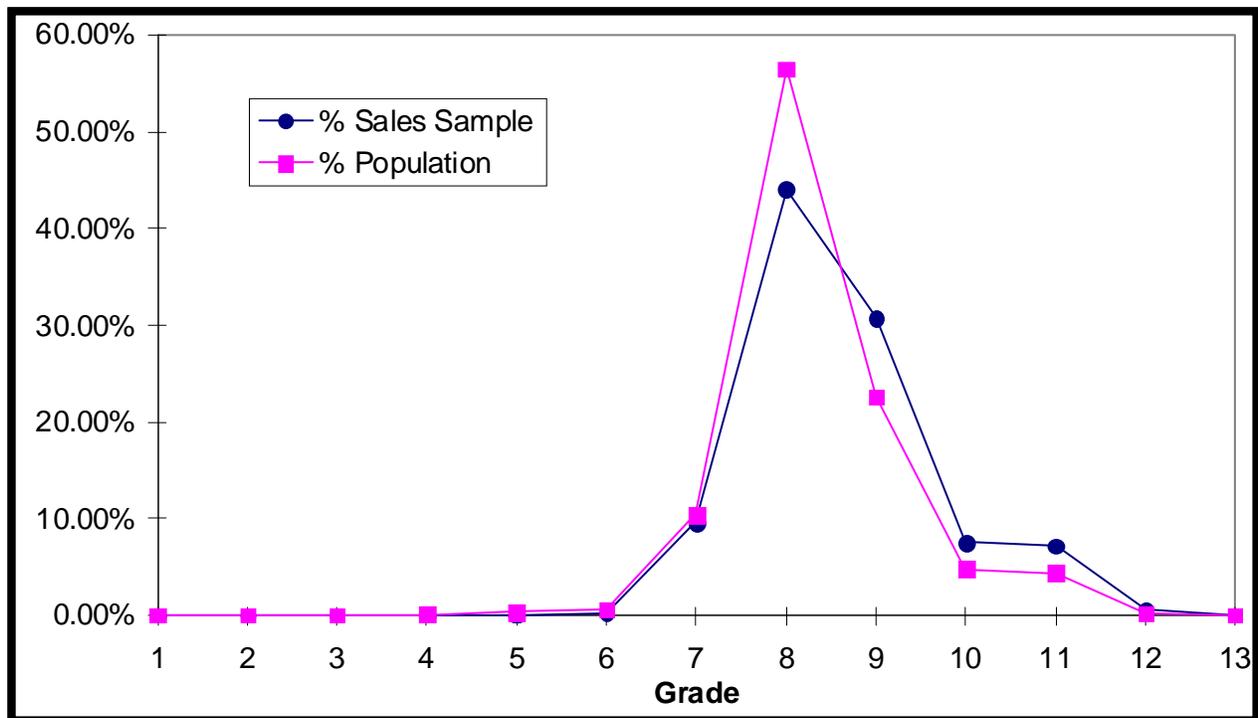


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

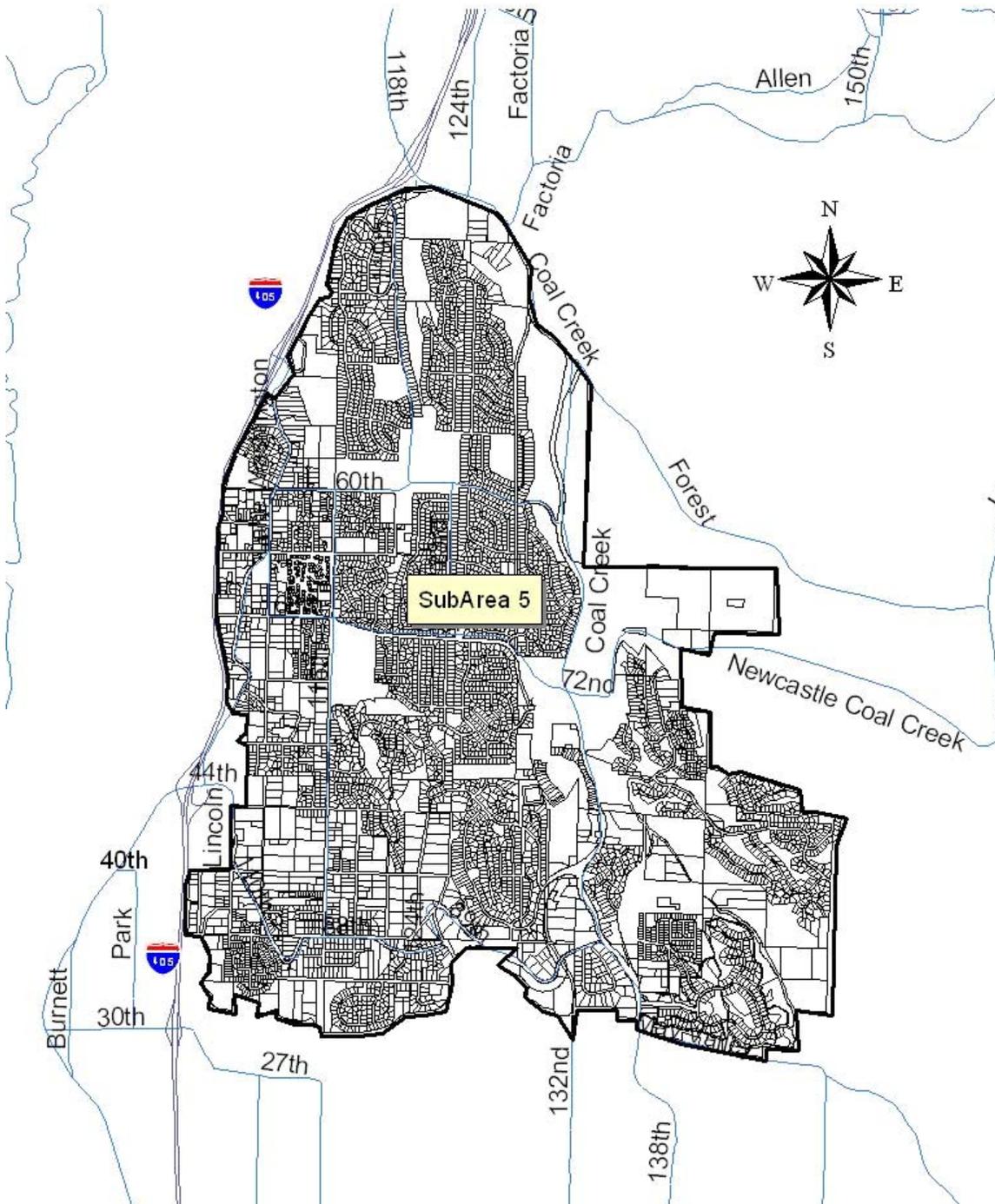
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.29%
7	33	9.57%
8	152	44.06%
9	106	30.72%
10	26	7.54%
11	25	7.25%
12	2	0.58%
13	0	0.00%
	345	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	21	0.38%
6	33	0.59%
7	582	10.45%
8	3146	56.48%
9	1261	22.64%
10	267	4.79%
11	243	4.36%
12	13	0.23%
13	0	0.00%
	5570	



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

Area 64



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: May 18, 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 below current market levels as of 1/1/10. Based on the few usable land sales available in the area, and their 2009 Assessment Year assessed values, and supplemented by the area adjustment increase needed for improved parcels, an overall market adjustment was derived. This resulted in an overall 3.8% increase in land assessments in the area for the 2010 Assessment Year.

2010 Land Value = 2009 Land Value x 1.04, 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 characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Townhouses (Pembroke Meadows) had a lower average ratio in comparison to the rest of the population, which resulted in a larger upward adjustment. The remaining 95.4% of the population will have a slight upward 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 345 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 / .8912938 -5.659996E-02*TownhousePlat 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 34

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) * 1.039.
- *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) * 1.039
- *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), then there is no change from previous land value.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, then there is no change from previous land value.
- *If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value (only the land adjustment applies).
- *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)*1.039

Model Validation

The resulting assessment level is 91.8%. 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 + 3.8%. This increase 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 64 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

3.78%

Townhouses

Pembroke

Yes

Meadows

7.04%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse parcels would *approximately* receive a 7.04% upward adjustment. 150 parcels in the improved population would receive this adjustment. There were 14 sales.

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

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

95.4% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 64 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	0.814	-18.6%
2/1/2008	0.822	-17.8%
3/1/2008	0.830	-17.0%
4/1/2008	0.838	-16.2%
5/1/2008	0.845	-15.5%
6/1/2008	0.853	-14.7%
7/1/2008	0.861	-13.9%
8/1/2008	0.869	-13.1%
9/1/2008	0.876	-12.4%
10/1/2008	0.884	-11.6%
11/1/2008	0.892	-10.8%
12/1/2008	0.899	-10.1%
1/1/2009	0.907	-9.3%
2/1/2009	0.915	-8.5%
3/1/2009	0.922	-7.8%
4/1/2009	0.930	-7.0%
5/1/2009	0.938	-6.2%
6/1/2009	0.946	-5.4%
7/1/2009	0.953	-4.7%
8/1/2009	0.961	-3.9%
9/1/2009	0.969	-3.1%
10/1/2009	0.977	-2.3%
11/1/2009	0.985	-1.5%
12/1/2009	0.992	-0.8%
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	0.838	\$440,000
Sale 2	\$475,000	10/1/2009	0.977	\$464,000
Sale 3	\$515,000	7/1/2009	0.953	\$491,000

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

The time adjustment formula for Area 64 is $(0.8912938+0.0002256183*\text{SaleDay}-0.05659996*0.04057971)/(0.8912938-0.05659996*0.04057971)$

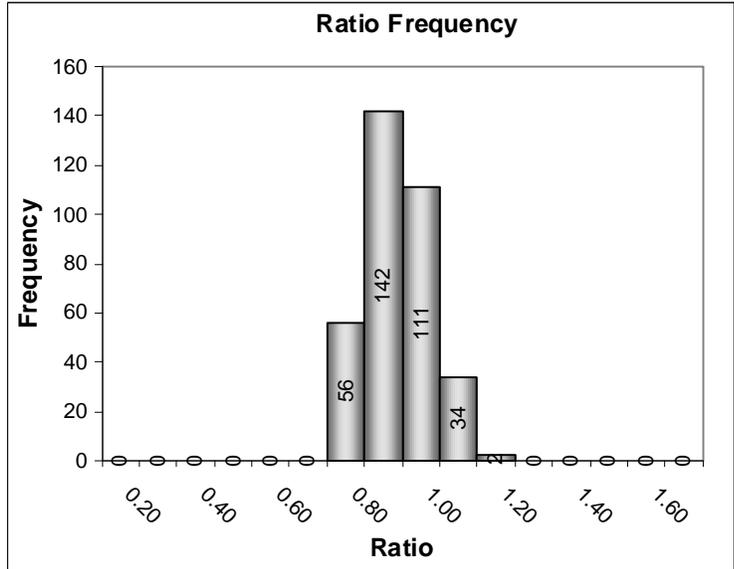
SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: S.E./Team 1	Appr. Date: 01/01/2009	Date of Report: 05/18/2010	Sales Dates: 1/2008 - 12/2009
Area 64 - NEWCASTLE	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	345
Mean Assessed Value	460,600
Mean Adj. Sales Price	521,400
Standard Deviation AV	150,289
Standard Deviation SP	173,049
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.889
Median Ratio	0.883
Weighted Mean Ratio	0.883
UNIFORMITY	
Lowest ratio	0.703
Highest ratio:	1.116
Coefficient of Dispersion	7.50%
Standard Deviation	0.083
Coefficient of Variation	9.30%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.875
Upper limit	0.895
95% Confidence: Mean	
Lower limit	0.880
Upper limit	0.898
SAMPLE SIZE EVALUATION	
N (population size)	5570
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.083
Recommended minimum:	11
Actual sample size:	345
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	181
# ratios above mean:	164
z:	0.915
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 64

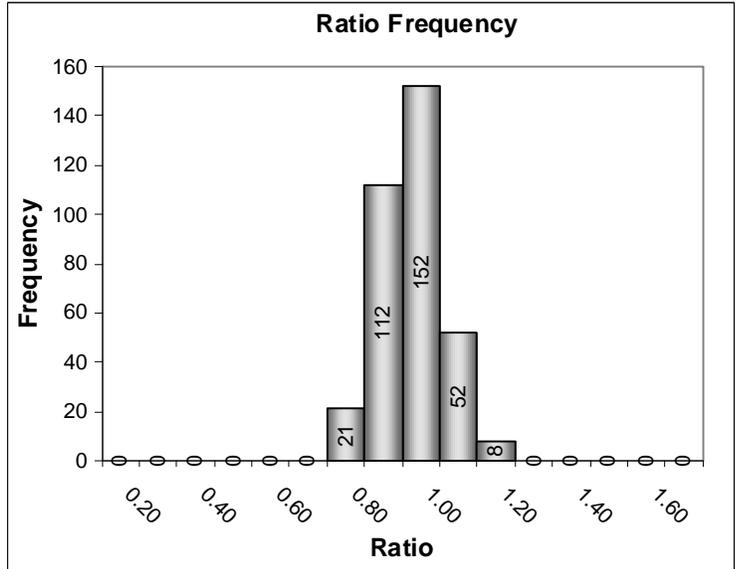
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: S.E./Team 1	Appr. Date: 01/01/2010	Date of Report: 05/18/2010	Sales Dates: 1/2008 - 12/2009
Area 64 - NEWCASTLE	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	345
Mean Assessed Value	478,400
Mean Sales Price	521,400
Standard Deviation AV	155,145
Standard Deviation SP	173,049
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.918
Weighted Mean Ratio	0.918
UNIFORMITY	
Lowest ratio	0.729
Highest ratio:	1.158
Coefficient of Dispersion	7.40%
Standard Deviation	0.085
Coefficient of Variation	9.18%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.909
Upper limit	0.931
95% Confidence: Mean	
Lower limit	0.915
Upper limit	0.933
SAMPLE SIZE EVALUATION	
N (population size)	5570
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.085
Recommended minimum:	12
Actual sample size:	345
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	181
# ratios above mean:	164
z:	0.915
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 64

Both assessment level and uniformity have been improved by application of the recommended values.

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

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 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	334630	0350	9/10/08	\$346,000	\$304,000	1370	6	1941	4	10650	N	N	8636 116TH AVE SE
005	334330	0663	1/2/08	\$528,000	\$430,000	830	7	1930	5	9026	Y	N	6639 112TH AVE SE
005	334510	0148	10/6/08	\$418,200	\$370,000	960	7	1956	5	21600	N	N	11611 SE 90TH ST
005	334510	0378	7/27/09	\$285,000	\$274,000	1000	7	1972	4	24910	N	N	12250 SE 91ST ST
005	607250	0080	11/24/09	\$326,000	\$323,000	1080	7	1963	3	7393	N	N	6335 121ST PL SE
005	320510	0240	10/3/08	\$385,000	\$341,000	1080	7	1961	5	10965	N	N	12103 SE 70TH ST
005	638540	0005	6/4/08	\$342,000	\$292,000	1100	7	1959	5	14463	N	N	8671 118TH AVE SE
005	221611	0090	11/20/09	\$265,000	\$262,000	1180	7	1970	4	10999	N	N	8824 123RD AVE SE
005	162405	9083	9/15/09	\$325,000	\$316,000	1200	7	1959	3	37026	N	N	4627 125TH AVE SE
005	607130	0020	2/4/08	\$467,000	\$384,000	1240	7	1959	4	9600	N	N	12237 SE 55TH PL
005	607130	0110	4/16/08	\$498,950	\$420,000	1240	7	1960	5	15150	N	N	12219 SE 54TH ST
005	320480	0330	6/11/09	\$343,000	\$325,000	1250	7	1968	4	7700	N	N	7202 121ST PL SE
005	789500	0030	5/15/09	\$343,950	\$324,000	1270	7	1966	3	9454	N	N	11452 SE 86TH ST
005	206480	0620	12/5/08	\$399,600	\$360,000	1270	7	1969	5	9491	N	N	12549 SE 74TH PL
005	607100	0335	4/24/08	\$475,000	\$401,000	1270	7	1958	4	21941	N	N	5009 119TH AVE SE
005	334330	0520	5/18/09	\$430,000	\$405,000	1270	7	1928	4	59386	N	N	11209 SE 74TH ST
005	334330	0122	3/20/08	\$370,000	\$309,000	1290	7	1957	4	9750	N	N	7655 116TH AVE SE
005	334330	0180	4/28/09	\$370,000	\$347,000	1300	7	1998	3	22605	Y	N	7628 114TH PL SE
005	607120	0055	7/27/09	\$450,000	\$432,000	1310	7	1963	3	12965	N	N	11719 SE 58TH ST
005	334630	0303	8/22/08	\$324,950	\$284,000	1330	7	1968	5	9828	N	N	8249 118TH AVE SE
005	320500	0310	2/25/09	\$285,000	\$263,000	1340	7	1960	4	9339	N	N	12166 SE 70TH ST
005	320510	0010	6/17/08	\$410,000	\$351,000	1370	7	1962	4	7853	N	N	6905 121ST AVE SE
005	320480	0520	1/13/09	\$370,000	\$337,000	1410	7	1967	4	7700	N	N	7229 123RD AVE SE
005	320520	0390	6/2/08	\$343,900	\$293,000	1450	7	1964	4	9544	N	N	7304 125TH AVE SE
005	221611	0100	10/2/08	\$372,500	\$329,000	1520	7	1970	4	11772	N	N	8816 123RD AVE SE
005	790250	0040	9/29/09	\$352,500	\$344,000	1520	7	1963	4	15241	N	N	8932 121ST AVE SE
005	323900	0170	12/16/09	\$440,000	\$438,000	1550	7	1963	3	10859	Y	N	11225 SE 76TH ST
005	320510	0140	10/8/09	\$352,000	\$344,000	1560	7	1962	4	7762	N	N	12110 SE 71ST PL
005	320480	0310	10/21/09	\$369,000	\$362,000	1590	7	1968	4	8250	N	N	7207 121ST PL SE
005	206480	0630	7/14/08	\$437,000	\$378,000	1590	7	1969	4	10851	N	N	12553 SE 74TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	320520	0220	10/1/09	\$395,000	\$386,000	1680	7	1963	5	9364	N	N	12504 SE 73RD ST
005	078800	0120	6/3/08	\$535,000	\$457,000	1700	7	1989	3	8564	N	N	6109 115TH PL SE
005	078800	0060	6/5/08	\$520,000	\$444,000	1780	7	1988	3	3600	N	N	6122 115TH PL SE
005	320510	0220	7/7/09	\$373,000	\$356,000	1870	7	1961	4	11007	N	N	7022 121ST AVE SE
005	403490	0105	4/29/09	\$315,000	\$295,000	860	8	1955	3	17300	N	N	4465 LAKE HEIGHTS ST
005	607200	0380	12/1/09	\$390,000	\$387,000	1100	8	1962	3	9650	N	N	12241 SE 62ND ST
005	505650	0110	5/7/09	\$385,000	\$362,000	1160	8	1967	3	12640	N	N	6320 123RD AVE SE
005	607180	0520	8/19/08	\$500,000	\$437,000	1160	8	1962	4	8924	N	N	6111 127TH PL SE
005	607240	0250	7/30/09	\$493,444	\$474,000	1210	8	2008	3	9450	N	N	4866 123RD PL SE
005	606790	0190	7/27/09	\$380,000	\$365,000	1220	8	1977	3	8603	N	N	6636 118TH AVE SE
005	206480	0490	5/20/08	\$471,500	\$401,000	1230	8	1976	4	9404	N	N	12715 SE 74TH ST
005	607130	0430	5/14/08	\$365,000	\$310,000	1260	8	1959	3	9184	N	N	12025 SE 52ND ST
005	607130	0280	6/27/08	\$480,000	\$413,000	1260	8	1959	4	9447	N	N	5248 122ND PL SE
005	206480	0910	9/12/08	\$424,950	\$374,000	1270	8	1970	4	9728	N	N	12609 SE 75TH PL
005	607276	0410	10/2/09	\$406,000	\$397,000	1270	8	1975	4	6100	N	N	12206 SE 47TH PL
005	403550	0120	3/18/08	\$560,000	\$467,000	1270	8	1954	4	19646	N	N	4645 119TH AVE SE
005	607160	0240	7/24/08	\$430,000	\$373,000	1290	8	1961	4	8820	N	N	12643 SE 59TH ST
005	607330	0340	8/11/08	\$450,000	\$392,000	1290	8	1969	5	8116	N	N	7018 127TH PL SE
005	606791	0250	11/5/09	\$490,950	\$484,000	1290	8	1978	4	8884	N	N	11808 SE 65TH ST
005	607200	0050	7/20/08	\$410,000	\$355,000	1300	8	1966	3	12400	N	N	6224 123RD AVE SE
005	195180	0040	6/8/09	\$398,000	\$377,000	1300	8	1976	4	9665	N	N	6438 131ST AVE SE
005	607210	0530	11/7/08	\$377,000	\$337,000	1310	8	1973	4	8976	N	N	6507 126TH AVE SE
005	670512	0080	3/28/08	\$394,500	\$330,000	1320	8	1986	3	3062	N	N	6706 113TH PL SE
005	670512	0350	4/24/09	\$385,000	\$360,000	1320	8	1986	3	2960	N	N	6730 114TH AVE SE
005	670510	0180	9/3/08	\$412,500	\$362,000	1320	8	1986	3	2935	N	N	6523 113TH PL SE
005	670512	0260	9/10/09	\$385,000	\$374,000	1320	8	1986	3	2511	N	N	6713 113TH PL SE
005	607180	0260	5/20/09	\$400,000	\$377,000	1320	8	1962	3	9550	N	N	12534 SE 62ND PL
005	607140	0410	1/23/09	\$435,000	\$397,000	1320	8	1960	3	9100	N	N	12554 SE 53RD ST
005	607180	0910	11/17/09	\$430,000	\$425,000	1320	8	1962	3	9831	N	N	6314 126TH AVE SE
005	670511	0370	2/13/09	\$476,000	\$437,000	1320	8	1986	3	2089	N	N	6514 115TH PL SE
005	607140	0830	8/19/09	\$460,000	\$444,000	1320	8	1960	3	8725	N	N	5412 126TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607330	0790	8/5/09	\$325,000	\$313,000	1340	8	1967	4	7725	N	N	12536 SE 72ND ST
005	606790	0320	8/18/08	\$452,500	\$395,000	1340	8	1977	3	7700	N	N	6624 117TH AVE SE
005	403610	0215	5/25/09	\$425,000	\$401,000	1350	8	1959	4	11772	Y	N	4705 116TH AVE SE
005	607260	0030	3/11/08	\$485,000	\$404,000	1350	8	1967	4	8803	N	N	6346 121ST AVE SE
005	731220	0070	8/15/08	\$476,000	\$415,000	1350	8	1983	5	9893	N	N	11320 SE 76TH PL
005	607330	0120	4/24/08	\$407,000	\$343,000	1360	8	1966	4	16434	N	N	7033 125TH AVE SE
005	505650	0420	7/21/09	\$375,000	\$359,000	1370	8	1967	3	9300	N	N	12218 SE 64TH PL
005	607100	0520	11/12/09	\$410,000	\$405,000	1370	8	1958	4	13500	N	N	11651 SE 50TH PL
005	607160	0110	9/1/09	\$429,900	\$417,000	1370	8	1963	3	9010	N	N	12604 SE 59TH ST
005	947772	0080	9/4/08	\$388,000	\$340,000	1390	8	1979	4	10038	N	N	9239 118TH PL SE
005	607330	0690	8/1/08	\$400,000	\$347,000	1390	8	1967	4	7210	N	N	12551 SE 71ST ST
005	947773	0140	5/13/09	\$392,000	\$369,000	1390	8	1979	5	9605	N	N	9212 118TH CT SE
005	206480	1170	3/22/08	\$485,000	\$405,000	1390	8	1976	3	13969	N	N	12755 SE 73RD PL
005	607230	0680	6/30/08	\$539,000	\$464,000	1400	8	1964	4	8125	N	N	4939 127TH PL SE
005	947773	0020	4/21/09	\$373,000	\$349,000	1410	8	1979	4	10117	N	N	11726 SE 92ND ST
005	670512	0300	3/25/08	\$398,500	\$333,000	1414	8	1986	3	2175	N	N	6725 113TH PL SE
005	195180	0210	11/23/09	\$360,000	\$356,000	1420	8	1974	3	8350	N	N	6625 131ST AVE SE
005	670510	0170	10/4/09	\$370,000	\$362,000	1420	8	1986	3	2175	N	N	6519 113TH PL SE
005	206480	0860	4/22/08	\$446,000	\$376,000	1420	8	1977	4	7419	N	N	12519 SE 75TH PL
005	606790	0630	3/18/09	\$475,000	\$440,000	1430	8	1977	3	9000	N	N	11629 SE 64TH ST
005	607140	0590	1/16/08	\$410,000	\$335,000	1440	8	1961	3	8775	N	N	12553 SE 53RD ST
005	607290	0220	8/11/08	\$435,000	\$379,000	1440	8	1985	3	7000	N	N	6247 113TH PL SE
005	403490	0011	9/15/08	\$400,100	\$352,000	1450	8	1956	4	11211	N	N	4436 119TH AVE SE
005	670510	0380	3/31/08	\$490,000	\$410,000	1450	8	1986	4	2114	N	N	11311 SE 65TH ST
005	334630	0404	6/3/08	\$515,000	\$440,000	1450	8	1978	4	14706	N	N	11831 SE 87TH ST
005	607140	0060	5/13/08	\$598,000	\$507,000	1450	8	1960	4	14400	N	N	5407 125TH AVE SE
005	195180	0420	4/29/09	\$443,500	\$416,000	1460	8	1970	4	7732	N	N	12931 SE 68TH ST
005	607120	0700	7/16/09	\$409,500	\$392,000	1480	8	1958	5	9660	N	N	5259 117TH AVE SE
005	195180	0640	12/9/09	\$435,000	\$432,000	1480	8	1973	4	8450	N	N	12933 SE 69TH PL
005	606790	0640	11/5/09	\$399,950	\$394,000	1490	8	1977	3	9000	N	N	11707 SE 64TH ST
005	607210	0540	9/23/09	\$428,000	\$417,000	1510	8	1973	4	8400	N	N	6519 126TH 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	607276	0770	4/17/08	\$525,000	\$442,000	1510	8	1974	4	8203	N	N	12103 SE 47TH ST
005	195180	0730	7/15/08	\$529,000	\$457,000	1510	8	1973	4	13213	N	N	6648 131ST AVE SE
005	607240	0160	8/25/09	\$530,000	\$513,000	1510	8	1973	4	8950	N	N	4921 123RD PL SE
005	195180	0790	6/25/09	\$399,000	\$380,000	1520	8	1976	4	11650	N	N	13117 SE 66TH ST
005	320520	0360	7/25/08	\$453,000	\$393,000	1520	8	1967	4	8400	N	N	12531 SE 73RD ST
005	607140	0440	8/27/09	\$445,000	\$431,000	1520	8	1961	3	9100	N	N	12536 SE 53RD ST
005	607100	0010	8/25/08	\$500,000	\$437,000	1520	8	1960	3	10613	N	N	5083 116TH AVE SE
005	607230	0700	6/10/09	\$411,500	\$390,000	1530	8	1964	3	8125	N	N	4919 127TH PL SE
005	403590	0020	4/28/08	\$560,000	\$473,000	1530	8	1955	5	14600	N	N	11628 SE 46TH ST
005	607200	0840	6/3/08	\$500,000	\$427,000	1550	8	1963	5	10650	N	N	12110 SE 60TH PL
005	607200	0240	2/22/08	\$545,000	\$451,000	1550	8	1967	4	9950	N	N	6236 122ND AVE SE
005	607100	0085	7/24/08	\$690,000	\$598,000	1550	8	1960	5	12540	Y	N	4944 116TH PL SE
005	221225	0230	9/17/09	\$387,000	\$377,000	1560	8	1988	3	7343	N	N	6357 114TH AVE SE
005	607210	0390	6/24/09	\$400,000	\$381,000	1560	8	1973	4	8750	N	N	6533 127TH AVE SE
005	607250	0140	3/18/09	\$464,000	\$430,000	1560	8	1965	4	9463	N	N	6517 121ST PL SE
005	607140	0140	7/9/09	\$450,000	\$430,000	1580	8	1960	3	15750	N	N	5205 125TH AVE SE
005	607140	0080	7/22/09	\$483,000	\$463,000	1580	8	1960	3	14400	N	N	5325 125TH AVE SE
005	607265	0010	9/3/09	\$400,000	\$388,000	1590	8	1971	3	11005	N	N	6572 123RD AVE SE
005	607260	0140	9/8/09	\$440,000	\$427,000	1590	8	1967	3	8800	N	N	12143 SE 68TH PL
005	206480	0350	5/27/09	\$405,000	\$382,000	1600	8	1976	4	7806	N	N	7350 127TH AVE SE
005	206480	0460	8/28/08	\$487,000	\$426,000	1600	8	1976	4	10107	N	N	7399 126TH PL SE
005	607120	0020	4/25/08	\$410,000	\$346,000	1610	8	1959	3	9200	N	N	11627 SE 58TH ST
005	607120	0490	4/30/09	\$399,950	\$375,000	1610	8	1958	3	8400	N	N	5412 116TH AVE SE
005	607276	0210	11/24/08	\$420,000	\$377,000	1610	8	1975	3	13850	N	N	12315 SE 46TH CT
005	607210	0060	2/6/08	\$470,000	\$387,000	1610	8	1972	4	9318	N	N	6322 126TH AVE SE
005	403610	0165	1/18/08	\$598,300	\$490,000	1610	8	1971	4	9100	N	N	11611 SE 48TH ST
005	607210	0230	1/8/08	\$600,000	\$490,000	1610	8	1973	4	9514	N	N	6544 127TH AVE SE
005	607210	0600	10/24/09	\$549,950	\$540,000	1610	8	1973	4	9889	N	N	6553 126TH AVE SE
005	607120	0865	4/24/08	\$485,000	\$409,000	1620	8	1959	4	10062	N	N	11820 SE 56TH ST
005	607275	0060	7/16/08	\$510,000	\$441,000	1620	8	1966	3	11050	N	N	12531 SE 47TH PL
005	607120	0010	11/20/09	\$436,760	\$432,000	1630	8	1959	3	9200	N	N	11611 SE 58TH ST

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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	607210	0240	8/26/09	\$425,000	\$411,000	1640	8	1973	3	9251	N	N	6550 127TH AVE SE
005	403610	0020	7/8/08	\$540,000	\$466,000	1650	8	1957	3	9850	Y	N	11606 SE 47TH ST
005	607210	0340	6/4/08	\$453,500	\$387,000	1660	8	1972	4	8854	N	N	6505 127TH AVE SE
005	334510	0542	12/16/09	\$372,500	\$371,000	1680	8	1968	4	13000	N	N	13028 SE 89TH PL
005	607100	0145	7/8/09	\$462,000	\$441,000	1680	8	1960	3	9600	N	N	11738 SE 52ND ST
005	670510	0210	6/11/08	\$430,000	\$368,000	1700	8	1986	3	2304	N	N	6603 113TH PL SE
005	607100	0095	7/12/09	\$642,500	\$614,000	1710	8	1959	3	13039	Y	N	4924 116TH PL SE
005	195181	0080	7/23/09	\$515,000	\$494,000	1730	8	1976	3	16468	N	N	6703 128TH AVE SE
005	607240	0230	9/16/08	\$420,000	\$370,000	1740	8	1974	4	12560	N	N	4880 123RD PL SE
005	670511	0310	10/6/09	\$325,000	\$318,000	1750	8	1986	3	2489	N	N	11425 SE 66TH ST
005	670510	0080	3/17/08	\$405,000	\$338,000	1750	8	1986	3	2471	N	N	11302 SE 65TH ST
005	638891	0200	8/20/09	\$400,000	\$386,000	1770	8	1992	3	6810	N	N	12630 SE 80TH WAY
005	638890	1060	8/6/08	\$525,000	\$457,000	1770	8	1988	3	11160	Y	N	8206 128TH AVE SE
005	221225	0060	8/6/09	\$475,000	\$457,000	1790	8	1988	3	7359	N	N	6322 114TH AVE SE
005	221225	0080	7/15/09	\$481,000	\$460,000	1790	8	1989	3	7851	N	N	6310 114TH AVE SE
005	607140	0690	11/13/09	\$439,500	\$434,000	1800	8	1961	4	9425	N	N	12516 SE 54TH ST
005	713550	0450	9/10/09	\$455,500	\$442,000	1800	8	1986	3	13458	N	N	7525 135TH AVE SE
005	607220	0320	1/17/08	\$530,000	\$434,000	1810	8	1965	4	8850	N	N	12925 SE 63RD PL
005	607330	0540	9/25/09	\$450,000	\$439,000	1810	8	1967	4	7686	N	N	12533 SE 70TH ST
005	029100	0160	7/27/08	\$520,000	\$451,000	1810	8	1993	3	6200	N	N	11509 SE 70TH ST
005	607210	0090	10/22/08	\$350,000	\$311,000	1820	8	1972	3	10350	N	N	6327 127TH AVE SE
005	947772	0010	8/5/08	\$458,500	\$399,000	1850	8	1979	4	10963	N	N	9244 118TH PL SE
005	607250	0380	1/30/08	\$435,000	\$358,000	1860	8	1964	4	8527	N	N	12210 SE 67TH PL
005	670512	0500	9/23/08	\$440,000	\$388,000	1860	8	1986	3	2734	N	N	6638 114TH AVE SE
005	670512	0490	3/6/08	\$540,000	\$449,000	1860	8	1986	4	2526	N	N	6640 114TH AVE SE
005	670511	0120	11/10/08	\$472,000	\$422,000	1870	8	1986	4	2194	N	N	11414 SE 66TH ST
005	195180	0380	7/1/09	\$385,000	\$367,000	1900	8	1972	3	7940	N	N	6812 129TH PL SE
005	386400	0100	6/23/08	\$750,000	\$644,000	1900	8	1965	4	10900	Y	N	5815 111TH PL SE
005	607210	0130	10/9/09	\$435,000	\$426,000	1920	8	1971	3	9226	N	N	12704 SE 65TH ST
005	505650	0200	3/11/08	\$431,500	\$359,000	1930	8	1966	4	9000	N	N	12218 SE 65TH PL
005	947771	0200	7/23/09	\$360,000	\$345,000	1940	8	1974	4	10185	N	N	9226 120TH 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	607260	0450	3/4/08	\$450,000	\$374,000	1950	8	1966	4	10673	N	N	12142 SE 68TH PL
005	638890	0930	10/27/09	\$405,000	\$398,000	1970	8	1989	3	12397	N	N	8448 129TH PL SE
005	607265	0270	11/4/09	\$425,000	\$419,000	1980	8	1966	3	12729	N	N	6501 122ND PL SE
005	607220	0185	3/24/08	\$510,000	\$426,000	2010	8	1965	4	9257	N	N	6310 129TH AVE SE
005	607324	0080	6/4/09	\$432,250	\$409,000	2050	8	1986	3	11004	N	N	7011 119TH PL SE
005	207850	0090	10/5/09	\$455,000	\$445,000	2090	8	1996	3	8528	N	N	8227 121ST AVE SE
005	607220	0020	11/12/09	\$525,000	\$518,000	2090	8	1977	4	10478	N	N	6316 129TH PL SE
005	770800	0070	9/10/08	\$497,650	\$437,000	2120	8	1990	3	11550	N	N	11409 SE 80TH ST
005	638890	0270	4/23/09	\$500,000	\$468,000	2130	8	1989	3	7771	Y	N	7917 129TH PL SE
005	607140	0850	8/12/08	\$550,000	\$479,000	2160	8	1960	4	10299	N	N	12613 SE 54TH ST
005	221225	0150	10/7/08	\$455,000	\$403,000	2190	8	1988	3	5905	N	N	6317 114TH AVE SE
005	607100	0525	12/30/08	\$499,950	\$453,000	2190	8	1959	4	10198	N	N	11655 SE 50TH PL
005	505650	0140	1/16/08	\$530,000	\$434,000	2210	8	1966	4	9450	N	N	12219 SE 65TH PL
005	607200	0890	9/22/09	\$505,000	\$492,000	2210	8	1963	4	8440	N	N	6023 121ST AVE SE
005	195180	0110	2/23/09	\$479,000	\$441,000	2240	8	1973	3	15255	N	N	6429 131ST AVE SE
005	029100	0130	6/19/08	\$540,000	\$463,000	2250	8	1992	3	7480	N	N	6931 115TH PL SE
005	607230	0830	9/16/09	\$520,000	\$506,000	2260	8	1964	4	8400	N	N	12517 SE 51ST ST
005	411381	0410	11/19/08	\$530,000	\$475,000	2270	8	1994	4	29668	N	N	12128 SE 75TH PL
005	607180	0230	7/21/09	\$445,000	\$426,000	2280	8	1962	3	10650	N	N	12515 SE 62ND PL
005	029100	0040	8/19/09	\$472,500	\$456,000	2280	8	1993	3	7344	N	N	6918 115TH PL SE
005	029100	0060	10/25/08	\$525,000	\$467,000	2280	8	1993	3	7756	N	N	6906 115TH PL SE
005	638890	0410	4/6/09	\$460,000	\$428,000	2340	8	1989	3	7764	N	N	8011 128TH AVE SE
005	334630	0416	9/11/09	\$415,000	\$403,000	2360	8	1977	4	13083	N	N	11825 SE 87TH ST
005	638893	0420	2/6/09	\$500,500	\$459,000	2380	8	1995	3	19860	Y	N	8525 126TH PL SE
005	607220	0130	1/8/08	\$576,000	\$470,000	2400	8	1965	4	9694	N	N	6036 129TH AVE SE
005	713550	0390	5/22/08	\$620,000	\$527,000	2440	8	1985	3	9104	N	N	13504 SE 75TH ST
005	638893	0670	2/9/09	\$492,500	\$452,000	2450	8	1996	3	15542	N	N	8237 126TH PL SE
005	334330	1463	8/5/09	\$435,000	\$419,000	2620	8	2006	3	10000	Y	N	6320 108TH AVE SE
005	607276	0720	4/21/08	\$585,000	\$493,000	2650	8	1974	4	10800	N	N	4641 121ST AVE SE
005	607230	0370	10/8/09	\$570,000	\$558,000	2660	8	1966	4	19400	N	N	12610 SE 49TH ST
005	607324	0180	7/18/08	\$525,000	\$454,000	2810	8	1990	3	6599	N	N	7002 119TH PL SE

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005	638893	0150	10/6/08	\$590,000	\$522,000	3090	8	1996	3	7952	N	N	8244 126TH PL SE
005	386400	0240	5/29/09	\$630,000	\$595,000	1660	9	1963	3	11620	N	N	11121 SE 59TH ST
005	386400	0260	5/14/08	\$610,000	\$518,000	1680	9	1964	4	11634	N	N	11163 SE 59TH ST
005	936090	0220	7/27/09	\$515,000	\$494,000	1770	9	1998	3	7428	N	N	8621 113TH AVE SE
005	323900	0060	7/24/08	\$630,000	\$546,000	1890	9	1992	3	12917	Y	N	7711 111TH PL SE
005	607270	0030	9/9/09	\$609,000	\$591,000	1960	9	1965	4	13688	N	N	4819 125TH AVE SE
005	386410	0080	12/14/09	\$520,000	\$518,000	1970	9	1979	3	13019	N	N	5703 110TH AVE SE
005	334570	0163	11/16/09	\$447,175	\$442,000	2010	9	2004	3	11400	N	N	2005 NE 40TH ST
005	630800	0330	1/15/08	\$540,000	\$442,000	2089	9	2000	3	5082	N	N	6628 127TH PL SE
005	630800	0330	5/29/09	\$470,000	\$444,000	2089	9	2000	3	5082	N	N	6628 127TH PL SE
005	323900	0120	10/9/09	\$530,000	\$519,000	2110	9	1989	3	14062	Y	N	7626 111TH PL SE
005	630800	0050	6/2/09	\$431,000	\$408,000	2120	9	1999	3	4192	N	N	6601 127TH PL SE
005	162405	9081	6/24/08	\$635,640	\$546,000	2200	9	1973	3	58806	N	N	4549 125TH AVE SE
005	411380	0750	1/28/08	\$518,268	\$426,000	2230	9	1988	3	8395	N	N	7630 116TH CT SE
005	334330	0017	3/13/08	\$515,000	\$429,000	2230	9	1990	3	7760	N	N	6641 116TH AVE SE
005	199960	0220	3/26/08	\$646,000	\$540,000	2270	9	1989	3	7615	N	N	6003 118TH AVE SE
005	638892	0130	5/27/08	\$730,000	\$622,000	2270	9	1990	3	13052	Y	N	8453 127TH AVE SE
005	713552	1980	6/3/09	\$572,000	\$541,000	2280	9	1993	3	11564	N	N	7967 144TH AVE SE
005	630800	0310	7/23/08	\$536,500	\$465,000	2290	9	1999	3	4134	N	N	6688 127TH PL SE
005	630800	0210	6/27/08	\$544,000	\$468,000	2290	9	1999	3	3776	N	N	6672 127TH PL SE
005	607080	0050	2/24/09	\$525,000	\$484,000	2330	9	1997	3	9160	N	N	6278 119TH PL SE
005	713552	1690	5/28/08	\$621,000	\$529,000	2340	9	1996	3	14652	N	N	14625 SE 82ND CT
005	638892	0230	6/4/09	\$549,950	\$521,000	2350	9	1990	4	6842	N	N	8406 127TH PL SE
005	638892	0230	1/21/09	\$615,000	\$561,000	2350	9	1990	4	6842	N	N	8406 127TH PL SE
005	552540	0220	8/18/08	\$550,000	\$480,000	2360	9	1989	3	6933	N	N	13419 SE 85TH ST
005	410491	0080	3/1/08	\$650,000	\$539,000	2360	9	1996	3	20779	N	N	8025 122ND AVE SE
005	638892	0210	4/21/08	\$594,950	\$501,000	2380	9	1991	3	6970	Y	N	8418 127TH PL SE
005	795430	0690	6/3/08	\$587,000	\$501,000	2380	9	2000	3	6158	N	N	3320 ABERDEEN AVE NE
005	607081	0220	2/8/08	\$630,000	\$519,000	2400	9	1999	3	7132	N	N	11833 SE 62ND ST
005	713552	1700	10/7/08	\$679,950	\$602,000	2400	9	1998	3	10421	N	N	14633 SE 82ND ST
005	606771	0070	3/27/08	\$587,500	\$491,000	2410	9	2003	3	4611	N	N	7109 119TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	411380	0550	11/18/08	\$512,000	\$459,000	2440	9	1991	3	7322	N	N	7437 121ST AVE SE
005	552540	0640	5/20/09	\$447,000	\$421,000	2460	9	1990	3	14235	N	N	8402 135TH AVE SE
005	638892	0450	4/25/08	\$599,000	\$505,000	2490	9	1990	3	7599	Y	N	8411 127TH PL SE
005	713552	1240	5/13/09	\$525,000	\$494,000	2550	9	1992	3	7661	N	N	14430 SE 79TH DR
005	929300	0080	6/23/09	\$665,000	\$633,000	2565	9	2008	3	4888	N	N	6306 117TH AVE SE
005	795430	0710	9/1/09	\$477,500	\$463,000	2670	9	2000	3	6612	N	N	3406 ABERDEEN AVE NE
005	795430	0380	9/16/08	\$525,000	\$462,000	2690	9	2000	3	5150	N	N	3427 MONTEREY CT NE
005	681802	0070	9/29/09	\$510,000	\$498,000	2710	9	1998	4	5830	N	N	8121 118TH PL SE
005	664596	0640	11/2/09	\$525,000	\$517,000	2720	9	2006	3	5290	N	N	8620 137TH AVE SE
005	713552	1440	6/1/09	\$560,000	\$530,000	2720	9	1989	3	9705	N	N	7989 145TH AVE SE
005	664596	0910	3/24/08	\$759,950	\$635,000	2720	9	2007	3	8991	N	N	8829 138TH CT SE
005	957807	0120	6/18/09	\$575,000	\$546,000	2730	9	2004	3	14180	N	N	8445 114TH AVE SE
005	638891	0640	5/12/08	\$605,000	\$513,000	2740	9	1989	3	12439	Y	N	8205 127TH AVE SE
005	795431	0410	9/18/09	\$472,000	\$459,000	2750	9	2001	3	5000	N	N	1913 NE 35TH PL
005	320495	0050	10/1/09	\$550,000	\$537,000	2770	9	1998	3	14464	N	N	11622 SE 76TH CT
005	638892	0520	9/24/08	\$635,000	\$560,000	2790	9	1990	3	8441	N	N	8320 127TH AVE SE
005	929300	0030	2/14/08	\$752,954	\$622,000	2810	9	2007	3	5150	N	N	11606 SE 63RD ST
005	929300	0140	7/7/09	\$635,000	\$606,000	2813	9	2008	3	4560	N	N	11609 SE 63RD ST
005	334330	0123	5/30/08	\$599,000	\$511,000	2820	9	2004	3	30000	N	N	11515 SE 76TH ST
005	541535	0270	2/28/08	\$760,000	\$630,000	2820	9	1991	3	11318	N	N	14305 SE 77TH PL
005	664596	0900	2/12/08	\$783,950	\$647,000	2860	9	2007	3	5189	N	N	8826 138TH CT SE
005	664596	0920	5/28/08	\$844,552	\$720,000	2860	9	2007	3	8553	N	N	8823 138TH CT SE
005	501460	0320	10/15/09	\$569,000	\$558,000	2870	9	2005	3	5030	N	N	7131 115TH CT SE
005	410980	0070	12/23/09	\$700,000	\$698,000	2880	9	2007	3	5810	N	N	11302 SE 79TH PL
005	713552	1230	11/24/09	\$570,000	\$565,000	2900	9	1989	3	8091	N	N	14448 SE 79TH DR
005	334330	0621	3/18/08	\$670,000	\$559,000	2910	9	2004	3	6506	N	N	11215 SE 64TH PL
005	929300	0160	9/25/08	\$659,950	\$582,000	2910	9	2008	3	5024	N	N	11615 SE 63RD ST
005	326035	0090	9/10/09	\$640,000	\$622,000	2910	9	2003	3	8540	N	N	8903 139TH AVE SE
005	326035	0030	6/28/09	\$675,000	\$643,000	2910	9	2002	3	7005	N	N	8930 139TH AVE SE
005	957807	0100	10/31/08	\$592,000	\$528,000	2930	9	2004	3	6666	N	N	11506 SE 85TH ST
005	929300	0050	8/13/08	\$685,000	\$597,000	2940	9	2007	3	5150	N	N	11610 SE 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	638891	0202	12/1/08	\$690,000	\$621,000	2970	9	2008	3	11349	N	N	12540 SE 80TH WAY
005	156400	0200	3/13/08	\$850,000	\$708,000	2970	9	2002	3	7451	N	N	7508 138TH PL SE
005	334330	1375	7/27/09	\$600,000	\$576,000	2980	9	2001	3	6554	N	N	11218 SE 64TH ST
005	326035	0140	10/9/09	\$624,000	\$611,000	2980	9	2003	3	7401	N	N	8933 139TH AVE SE
005	929300	0010	3/21/08	\$709,950	\$593,000	2990	9	2007	3	5156	N	N	11602 SE 63RD ST
005	541535	0200	10/30/09	\$624,800	\$615,000	2990	9	1992	3	14945	N	N	14432 SE 78TH WAY
005	638893	0780	3/30/09	\$595,000	\$553,000	3000	9	1998	3	19971	N	N	12606 SE 81ST CT
005	795431	0480	9/17/08	\$660,000	\$581,000	3010	9	2001	3	6494	N	N	1906 NE 35TH PL
005	541535	0260	3/26/09	\$630,000	\$585,000	3020	9	1991	4	10191	N	N	14304 SE 78TH WAY
005	541535	0560	6/15/09	\$630,000	\$598,000	3020	9	1991	3	9231	N	N	7731 143RD AVE SE
005	410980	0010	12/23/09	\$717,600	\$716,000	3020	9	2009	3	8470	N	N	11325 SE 79TH PL
005	410490	0650	8/7/08	\$630,000	\$548,000	3030	9	1990	3	9870	N	N	7920 119TH CT SE
005	664596	0960	3/11/08	\$744,950	\$620,000	3040	9	2007	3	10022	N	N	8809 138TH CT SE
005	111530	0120	9/24/08	\$765,000	\$675,000	3040	9	2008	3	5500	N	N	13718 SE 90TH PL
005	936090	0030	7/2/08	\$550,000	\$474,000	3060	9	2004	3	8995	N	N	11302 SE 86TH PL
005	936090	0030	3/27/09	\$535,000	\$497,000	3060	9	2004	3	8995	N	N	11302 SE 86TH PL
005	156400	0100	11/17/09	\$544,500	\$538,000	3060	9	2001	3	8298	N	N	7412 137TH PL SE
005	501460	0210	10/26/09	\$580,000	\$570,000	3060	9	2006	3	5000	N	N	7118 114TH AVE SE
005	111530	0080	12/12/08	\$685,000	\$618,000	3060	9	2008	3	4589	N	N	8914 138TH AVE SE
005	334330	1540	7/10/08	\$820,000	\$708,000	3070	9	1991	3	44431	N	N	11003 SE 60TH ST
005	541535	0170	6/22/09	\$630,250	\$599,000	3080	9	1992	4	11006	N	N	7741 145TH CT SE
005	664596	0970	8/14/08	\$719,950	\$628,000	3090	9	2007	3	4848	N	N	8805 138TH CT SE
005	111530	0110	6/5/09	\$699,000	\$662,000	3090	9	2008	3	7153	N	N	13724 SE 90TH PL
005	111530	0060	12/22/08	\$767,400	\$694,000	3090	9	2008	3	7563	N	N	8926 138TH AVE SE
005	410980	0060	11/22/09	\$559,400	\$554,000	3110	9	2007	3	5410	N	N	11310 SE 79TH PL
005	111530	0190	3/10/09	\$820,000	\$758,000	3140	9	2009	3	6906	N	N	8929 137TH PL SE
005	929300	0040	5/29/08	\$715,000	\$609,000	3160	9	2007	3	5150	N	N	11608 SE 63RD ST
005	156400	0290	6/23/08	\$735,000	\$631,000	3170	9	2001	3	7177	N	N	13717 SE 75TH ST
005	326035	0050	7/16/09	\$655,000	\$627,000	3190	9	2003	3	6029	N	N	8918 139TH AVE SE
005	713552	1120	10/7/08	\$695,000	\$615,000	3210	9	1989	3	9222	N	N	14706 SE 80TH CT
005	156400	0480	10/8/08	\$725,000	\$642,000	3220	9	2003	3	8149	Y	N	13835 SE 77TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
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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	111530	0250	9/30/08	\$825,000	\$729,000	3280	9	2008	3	6660	N	N	13709 SE 90TH PL
005	111530	0270	5/22/08	\$859,950	\$731,000	3280	9	2008	3	6105	N	N	13721 SE 90TH PL
005	156400	0700	10/27/08	\$675,000	\$601,000	3310	9	2003	3	7055	N	N	7609 138TH AVE SE
005	410980	0080	6/22/09	\$650,000	\$618,000	3400	9	2007	3	7189	N	N	11313 SE 79TH PL
005	664596	0570	3/18/09	\$675,000	\$625,000	3400	9	2006	3	8000	N	N	8613 138TH PL SE
005	929300	0060	3/20/09	\$701,000	\$650,000	3410	9	2008	3	6079	N	N	11612 SE 64TH ST
005	929300	0020	1/17/08	\$801,789	\$656,000	3410	9	2007	3	5150	N	N	11604 SE 63RD ST
005	111530	0100	12/10/08	\$700,000	\$631,000	3470	9	2008	3	11086	N	N	8923 138TH AVE SE
005	664596	0980	6/17/08	\$725,000	\$621,000	3510	9	2007	3	5962	N	N	8801 138TH CT SE
005	111530	0230	5/6/09	\$691,718	\$650,000	3600	9	2008	3	7770	N	N	13631 SE 90TH PL
005	111530	0260	7/15/08	\$865,000	\$748,000	3600	9	2008	3	6660	N	N	13715 SE 90TH PL
005	334330	0622	5/19/08	\$730,000	\$620,000	3620	9	2007	3	12438	N	N	11209 SE 64TH ST
005	334330	0624	8/14/08	\$833,000	\$726,000	3860	9	2007	3	8857	N	N	11213 SE 64TH ST
005	410980	0040	12/23/09	\$716,000	\$714,000	3890	9	2007	3	8978	N	N	11324 SE 79TH PL
005	334330	0903	6/5/09	\$569,175	\$539,000	2380	10	2004	3	12963	Y	N	6945 LAKE WASHINGTON BLVD SE
005	713552	0020	11/25/09	\$684,950	\$679,000	2390	10	1992	3	15043	Y	N	8009 141ST AVE SE
005	664596	0820	4/11/08	\$790,000	\$664,000	2710	10	2007	3	6645	N	N	8904 137TH AVE SE
005	664596	0810	6/15/09	\$699,800	\$664,000	2710	10	2007	3	6649	N	N	8910 137TH AVE SE
005	541535	0710	7/17/08	\$732,500	\$633,000	2770	10	1991	3	14086	N	N	7757 142ND WAY SE
005	713551	0210	3/6/08	\$760,000	\$632,000	2830	10	1989	3	11264	Y	N	7939 139TH AVE SE
005	664596	0870	4/17/08	\$747,800	\$629,000	2870	10	2007	3	7189	N	N	8804 138TH CT SE
005	334330	1346	4/30/08	\$1,000,000	\$845,000	3000	10	2007	3	7920	N	N	6014 LAKE WASHINGTON BLVD SE
005	664596	0890	7/24/09	\$625,000	\$599,000	3080	10	2007	3	5698	N	N	8818 138TH CT SE
005	664596	0710	4/28/09	\$650,000	\$609,000	3080	10	2007	3	5000	N	N	8609 137TH AVE SE
005	664596	0790	12/2/08	\$685,000	\$616,000	3080	10	2007	3	5376	N	N	8817 137TH AVE SE
005	664596	0480	9/10/08	\$798,442	\$702,000	3080	10	2008	3	5500	N	N	8633 138TH AVE SE
005	664596	0800	3/28/08	\$775,000	\$648,000	3200	10	2007	3	5989	N	N	8825 137TH AVE SE
005	664596	0880	7/1/08	\$752,800	\$648,000	3200	10	2007	3	6107	N	N	8812 138TH CT SE
005	867220	0090	2/22/08	\$1,295,000	\$1,072,000	3230	10	2006	3	5055	Y	N	7501 119TH PL SE
005	664596	0510	9/24/09	\$650,000	\$634,000	3270	10	2006	3	7282	N	N	8704 138TH PL SE
005	334510	0030	6/3/09	\$825,000	\$781,000	3270	10	1982	4	168000	N	N	2100 NE 31ST ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	411380	0650	11/19/09	\$647,000	\$640,000	3290	10	1997	3	10861	N	N	11830 SE 75TH PL
005	156400	0010	5/8/08	\$712,000	\$603,000	3350	10	2003	3	6289	N	N	7419 137TH PL SE
005	892100	0020	8/7/08	\$795,000	\$692,000	3350	10	2003	3	7200	N	N	7006 135TH PL SE
005	713552	0420	2/4/08	\$1,100,000	\$905,000	3390	10	1997	3	14384	N	N	14333 SE 84TH CT
005	156400	0410	11/18/09	\$625,000	\$618,000	3440	10	2001	3	6332	N	N	13807 SE 76TH CT
005	713552	0100	6/9/08	\$945,000	\$808,000	3480	10	1994	3	11494	Y	N	14125 SE 83RD ST
005	320496	0040	6/11/09	\$1,030,000	\$977,000	3860	10	2004	3	10422	Y	N	7420 117TH PL SE
005	867220	0060	4/25/08	\$1,075,000	\$907,000	3970	10	2006	3	7077	Y	N	7515 119TH PL SE
005	334330	0630	7/8/09	\$800,000	\$764,000	4517	10	2009	3	8399	N	N	11241 SE 64TH ST
005	320496	0110	5/20/09	\$925,000	\$872,000	2400	11	2006	3	8216	Y	N	7303 117TH PL SE
005	713551	0220	2/26/08	\$1,165,000	\$965,000	2720	11	1990	3	23886	Y	N	7947 139TH AVE SE
005	320496	0150	7/22/09	\$950,000	\$911,000	3060	11	2007	3	16229	Y	N	7417 117TH PL SE
005	330399	0060	3/17/09	\$1,058,600	\$981,000	3080	11	2003	3	14437	N	N	14432 SE 89TH PL
005	330398	0450	3/24/08	\$1,235,000	\$1,032,000	3150	11	2002	3	12474	N	N	14015 SE 90TH ST
005	414552	0100	4/14/09	\$815,500	\$761,000	3240	11	2007	3	7128	N	N	11107 SE 61ST PL
005	414552	0110	10/7/09	\$827,000	\$809,000	3290	11	2007	3	6600	N	N	11139 SE 61ST PL
005	320496	0100	12/28/09	\$1,200,000	\$1,199,000	3340	11	2007	3	9445	N	N	7306 117TH PL SE
005	713552	0710	4/3/09	\$825,000	\$768,000	3360	11	2000	3	12142	Y	N	14620 SE 85TH ST
005	330396	0070	10/15/09	\$845,000	\$828,000	3440	11	2001	3	9601	N	N	13816 SE 92ND ST
005	330396	0090	6/25/09	\$755,000	\$719,000	3520	11	2001	3	11734	N	N	13742 SE 92ND ST
005	330399	0130	7/16/09	\$1,149,500	\$1,100,000	3600	11	2003	3	11348	N	N	8714 144TH AVE SE
005	414552	0020	3/27/08	\$1,117,300	\$934,000	3610	11	2006	3	9430	N	N	11172 SE 61ST PL
005	414552	0030	8/18/08	\$1,000,000	\$873,000	3620	11	2006	3	10630	N	N	11150 SE 61ST PL
005	414552	0070	3/13/08	\$1,164,963	\$970,000	3680	11	2007	3	18061	Y	N	11058 SE 61ST PL
005	330398	0150	3/27/08	\$1,050,000	\$878,000	3690	11	2001	3	13177	N	N	14349 SE 92ND ST
005	713552	0490	4/27/09	\$800,000	\$749,000	3800	11	2000	3	9434	N	N	14530 SE 85TH ST
005	330399	0290	8/10/09	\$925,000	\$891,000	3870	11	2003	3	12120	N	N	14317 SE 87TH PL
005	713552	0520	10/7/08	\$1,025,000	\$908,000	3940	11	1999	3	17405	N	N	14518 SE 85TH ST
005	330399	0170	8/21/08	\$967,500	\$845,000	3960	11	2003	3	11502	N	N	14340 SE 87TH PL
005	330398	0580	12/10/09	\$946,500	\$941,000	3970	11	2001	3	11200	N	N	9123 143RD AVE SE
005	330398	0280	4/20/09	\$1,180,000	\$1,103,000	4050	11	2002	3	11200	N	N	9060 143RD AVE SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330398	0070	2/23/09	\$1,012,500	\$932,000	4090	11	2001	3	12124	N	N	14209 SE 92ND ST
005	330399	0370	10/9/09	\$1,000,000	\$979,000	4340	11	2003	3	14678	N	N	14304 SE 88TH PL
005	713552	0660	1/8/08	\$1,200,000	\$980,000	4470	11	1999	3	9989	N	N	8504 146TH PL SE
005	713552	0540	4/16/09	\$1,150,000	\$1,074,000	3830	12	2000	3	14104	Y	N	14504 SE 85TH ST
005	330396	0340	2/25/09	\$1,000,000	\$921,000	4020	12	2000	3	12392	N	N	9208 140TH AVE SE

**Improved Sales Removed from this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	078800	0010	9/8/08	\$165,284	DOR RATIO;QUIT CLAIM DEED
005	106660	0045	1/24/08	\$275,100	EXEMPT FROM EXCISE TAX; NON-REP SALE
005	111530	0130	9/8/09	\$715,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	111530	0240	7/29/09	\$699,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	114700	0080	2/5/08	\$552,000	DIAGNOSTIC OUTLIER
005	156400	0100	5/15/09	\$607,500	RELOCATION - SALE TO SERVICE
005	156400	0480	8/14/08	\$757,500	RELOCATION - SALE TO SERVICE
005	162405	9205	1/22/08	\$175,000	PREVIMP<=25K
005	206480	0070	9/10/09	\$315,000	DIAGNOSTIC OUTLIER
005	206480	0340	3/27/08	\$399,950	DIAGNOSTIC OUTLIER
005	206480	0340	3/28/08	\$340,000	RELOCATION - SALE TO SERVICE
005	242400	0230	4/17/08	\$363,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	242400	0300	12/3/09	\$360,000	OBSOLESCENCE
005	282405	9080	6/3/09	\$387,418	%NETCOND;PREVIMP<=25K
005	320496	0130	7/29/08	\$1,155,000	EXEMPT FROM EXCISE TAX
005	320520	0610	6/9/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	326035	0030	4/23/09	\$675,000	RELOCATION - SALE TO SERVICE
005	330396	0090	4/28/08	\$995,000	RELOCATION - SALE TO SERVICE
005	330396	0100	1/7/08	\$400,000	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
005	330396	0100	1/7/08	\$294,925	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
005	330399	0060	3/14/09	\$1,058,600	RELOCATION - SALE TO SERVICE
005	334330	0626	5/19/08	\$1,139,984	DIAGNOSTIC OUTLIER
005	334330	0627	12/30/09	\$768,756	DIAGNOSTIC OUTLIER
005	334330	0661	5/19/08	\$1,343,400	IMP COUNT
005	334330	1217	8/10/09	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	334510	0046	10/17/08	\$420,000	FORCED SALE; RELOCATION - SALE TO SERVICE
005	334510	0046	10/17/08	\$474,950	QUESTIONABLE PER APPRAISAL;RELO-SALE BY SERV
005	334570	0163	11/16/09	\$447,175	RELOCATION - SALE TO SERVICE
005	334630	0295	10/24/08	\$29,392	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
005	342405	9012	12/16/09	\$200,000	DOR RATIO;OBSOL
005	342405	9012	2/12/08	\$800,000	OBSOLESCENCE
005	403490	0060	3/17/09	\$1,200	DOR RATIO
005	403550	0115	7/15/08	\$437,946	BANKRUPTCY; EXEMPT FROM EXCISE TAX
005	403550	0115	7/8/09	\$350,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	410490	0350	4/23/09	\$719,000	DIAGNOSTIC OUTLIER
005	410490	0350	1/13/09	\$1,000,000	RELOCATION - SALE TO SERVICE
005	410490	0490	11/2/09	\$430,491	FINANCIAL INSTITUTIONS
005	410490	0490	12/1/09	\$362,500	NON-REPRESENTATIVE SALE
005	411380	0320	4/17/09	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	414552	0060	10/9/09	\$810,000	DIAGNOSTIC OUTLIER
005	552540	0640	10/16/08	\$447,000	RELOCATION - SALE TO SERVICE
005	606771	0040	11/24/09	\$140,438	DOR RATIO
005	607080	0050	2/24/09	\$525,000	RELOCATION - SALE TO SERVICE
005	607100	0145	3/25/08	\$383,000	NO MARKET EXPOSURE
005	607100	0195	3/25/08	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	607100	0205	12/21/09	\$551,155	DIAGNOSTIC OUTLIER
005	607120	0430	6/4/08	\$430,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
005	607120	0655	11/19/09	\$280,000	DIAGNOSTIC OUTLIER
005	607120	0815	7/31/08	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	607130	0210	10/6/08	\$380,000	BANKRUPTCY/RECEIVER/TRUSTEE;FORCED SALE
005	607130	0440	5/12/09	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607200	0150	9/16/08	\$450,000	BANKRUPTCY/RECEIVER/TRUSTEE;FORCED SALE
005	607200	0770	10/5/09	\$290,000	DIAGNOSTIC OUTLIER
005	607230	0190	10/9/08	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607250	0360	4/30/08	\$340,000	FORCED SALE;RELATED PARTY/FRIEND/NEIGHBOR
005	607275	0160	11/5/09	\$300,000	NON-REPRESENTATIVE SALE;NO MARKET EXPOSURE
005	607290	0030	4/30/09	\$220,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	607323	0160	12/8/09	\$319,770	DIAGNOSTIC OUTLIER
005	607330	0210	7/22/08	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	607330	0360	6/16/09	\$350,000	DIAGNOSTIC OUTLIER
005	630800	0090	4/30/09	\$399,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	630800	0090	2/13/09	\$477,000	EXEMPT FROM EXCISE TAX
005	638891	0170	5/20/09	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	638891	0300	3/7/08	\$33,466	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
005	638893	0780	3/20/09	\$595,000	RELOCATION - SALE TO SERVICE
005	664596	0650	4/22/09	\$455,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	670510	0030	3/13/08	\$134,650	PART INTEREST;RELATED PARTY/FRIEND/NEIGHBOR
005	713550	0350	7/18/08	\$432,000	NO MARKET EXPOSURE
005	713552	0020	11/19/09	\$699,950	RELOCATION - SALE TO SERVICE
005	713552	0100	5/31/08	\$945,000	RELOCATION - SALE TO SERVICE
005	713552	0490	7/30/08	\$1,087,500	RELOCATION - SALE TO SERVICE
005	713552	2080	5/27/09	\$1,298,706	FINANCIAL INSTITUTIONS
005	713552	2080	12/24/09	\$712,500	NON-REPRESENTATIVE SALE
005	713552	2160	12/10/08	\$1,005,000	DIAGNOSTIC OUTLIER
005	713552	2160	12/10/08	\$1,005,000	RELOCATION - SALE TO SERVICE
005	713552	2220	3/25/08	\$1,068,000	OBSOLESCENCE
005	731220	0070	8/15/08	\$476,000	RELOCATION - SALE TO SERVICE
005	795431	0410	9/3/09	\$472,000	RELOCATION - SALE TO SERVICE
005	795431	0430	7/20/09	\$450,000	DIAGNOSTIC OUTLIER
005	795431	0480	9/17/08	\$660,000	RELOCATION - SALE TO SERVICE
005	867220	0120	5/8/09	\$620,000	BANKRUPTCY; NON-REPRESENTATIVE SALE
005	936090	0030	3/23/09	\$549,950	RELOCATION - SALE TO SERVICE
005	936090	0150	11/19/08	\$425,000	BANKRUPTCY/RECEIVER/TRUSTEE;FORCED SALE
005	947772	0010	8/1/08	\$458,500	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 64**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	156400	0450	05/21/2008	\$290,000	7389	Y	N
5	202405	9057	03/26/2008	\$690,000	60984	N	N
5	334570	0120	05/20/2009	\$275,000	75943	N	N
5	398770	0145	04/30/2009	\$1,800,000	228690	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 64**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	111530	0050	12/17/2009	\$676,000	IMPROVED SALE - DATA NOT PICKED UP
5	111530	0090	08/03/2009	\$677,500	IMPROVED SALE - DATA NOT PICKED UP
5	111530	0200	12/29/2009	\$600,000	IMPROVED SALE - DATA NOT PICKED UP
5	332405	9006	12/29/2008	\$180,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	334630	0180	01/07/2008	\$60,000	NO MARKET EXPOSURE
5	334630	0195	01/07/2008	\$60,000	NO MARKET EXPOSURE
5	638891	0202	12/01/2008	\$130,000	NO MARKET EXPOSURE

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