

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Hollywood\Education Hill/ 72

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 469

Range of Sale Dates: 1/1/2008 - 1/1/10

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$218,700	\$303,200	\$521,900			
2010 Value	\$218,700	\$303,200	\$521,900	\$565,200	92.3%	7.11%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

*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.

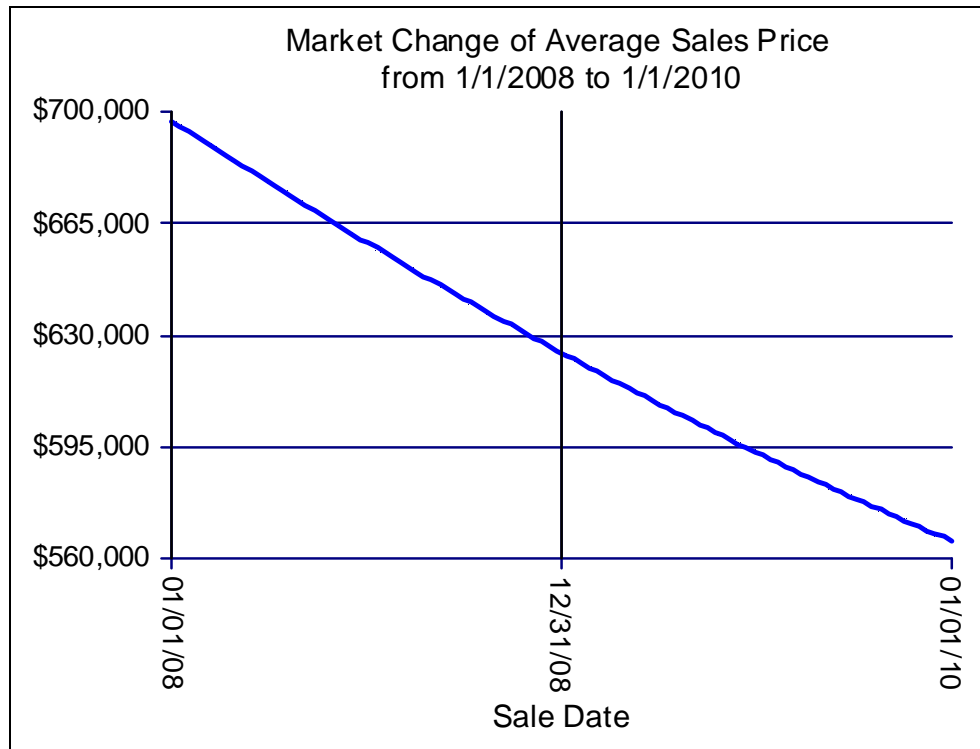
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$232,600	\$243,500	\$476,100
2010 Value	\$232,600	\$243,500	\$476,100
Percent Change	0.0%	0.0%	0.0%

Number of one to three unit residences in the Population: 6011

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 no further adjustment was necessary.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2010 assessment roll.

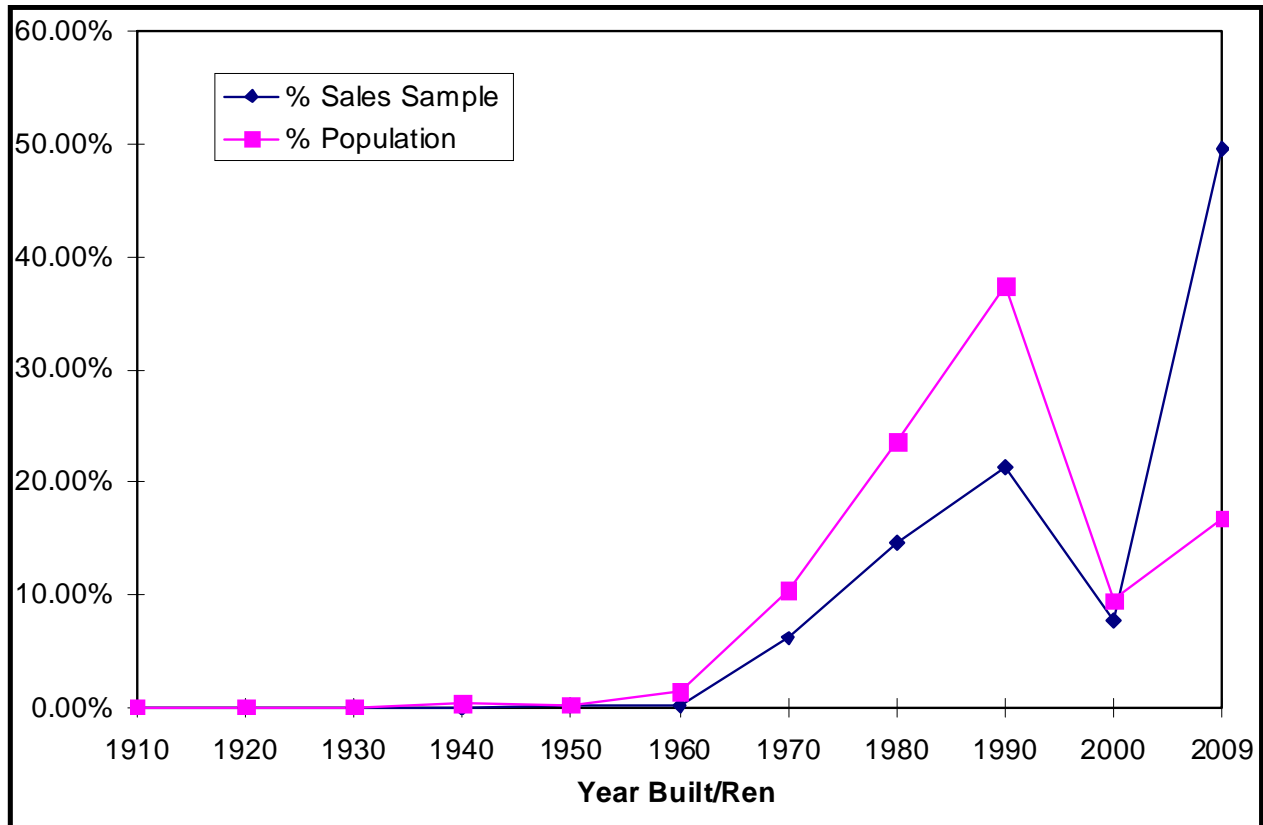
Market Change of Average Sale Price in Area 72
From 1/1/08 to 1/1/10



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	0	0.00%
1950	1	0.21%
1960	1	0.21%
1970	29	6.18%
1980	69	14.71%
1990	100	21.32%
2000	36	7.68%
2009	233	49.68%
	469	

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.02%
1930	4	0.07%
1940	20	0.33%
1950	17	0.28%
1960	89	1.48%
1970	628	10.45%
1980	1421	23.64%
1990	2248	37.40%
2000	573	9.53%
2009	1010	16.80%
	6011	

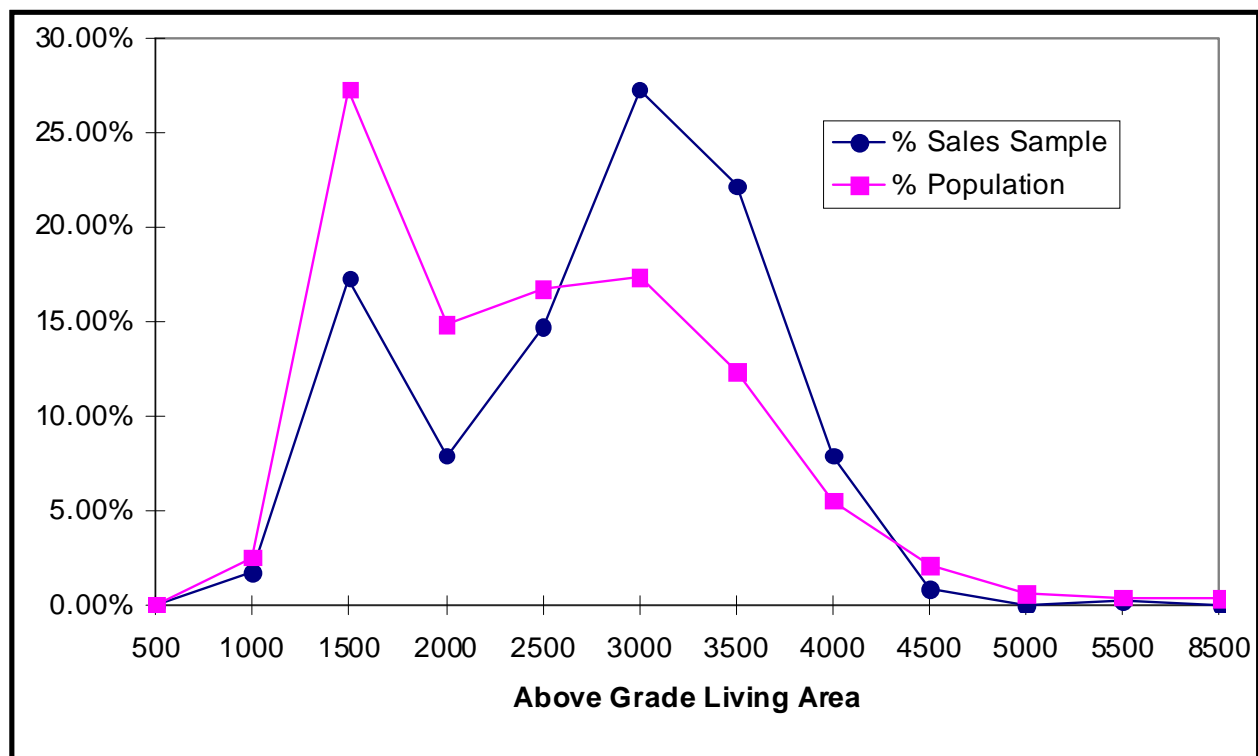


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	1.71%
1500	81	17.27%
2000	37	7.89%
2500	69	14.71%
3000	128	27.29%
3500	104	22.17%
4000	37	7.89%
4500	4	0.85%
5000	0	0.00%
5500	1	0.21%
8500	0	0.00%
	469	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	153	2.55%
1500	1639	27.27%
2000	892	14.84%
2500	1004	16.70%
3000	1043	17.35%
3500	742	12.34%
4000	332	5.52%
4500	126	2.10%
5000	36	0.60%
5500	24	0.40%
8500	20	0.33%
	6011	

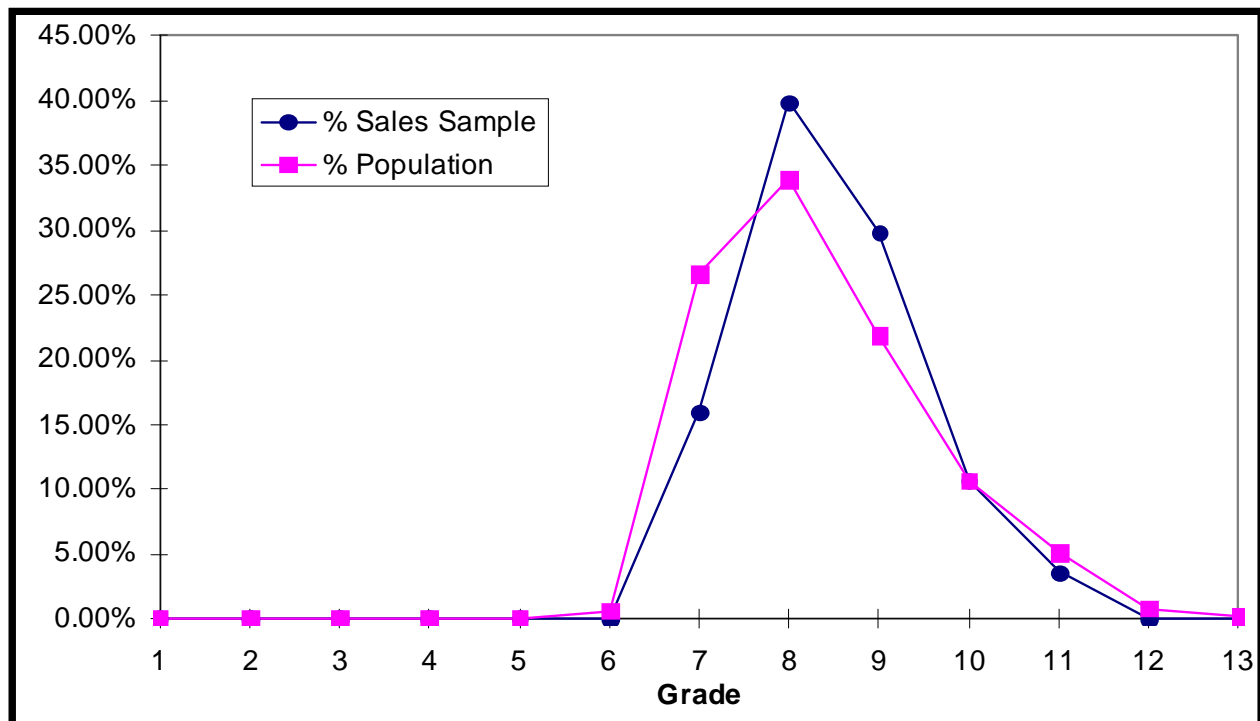


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

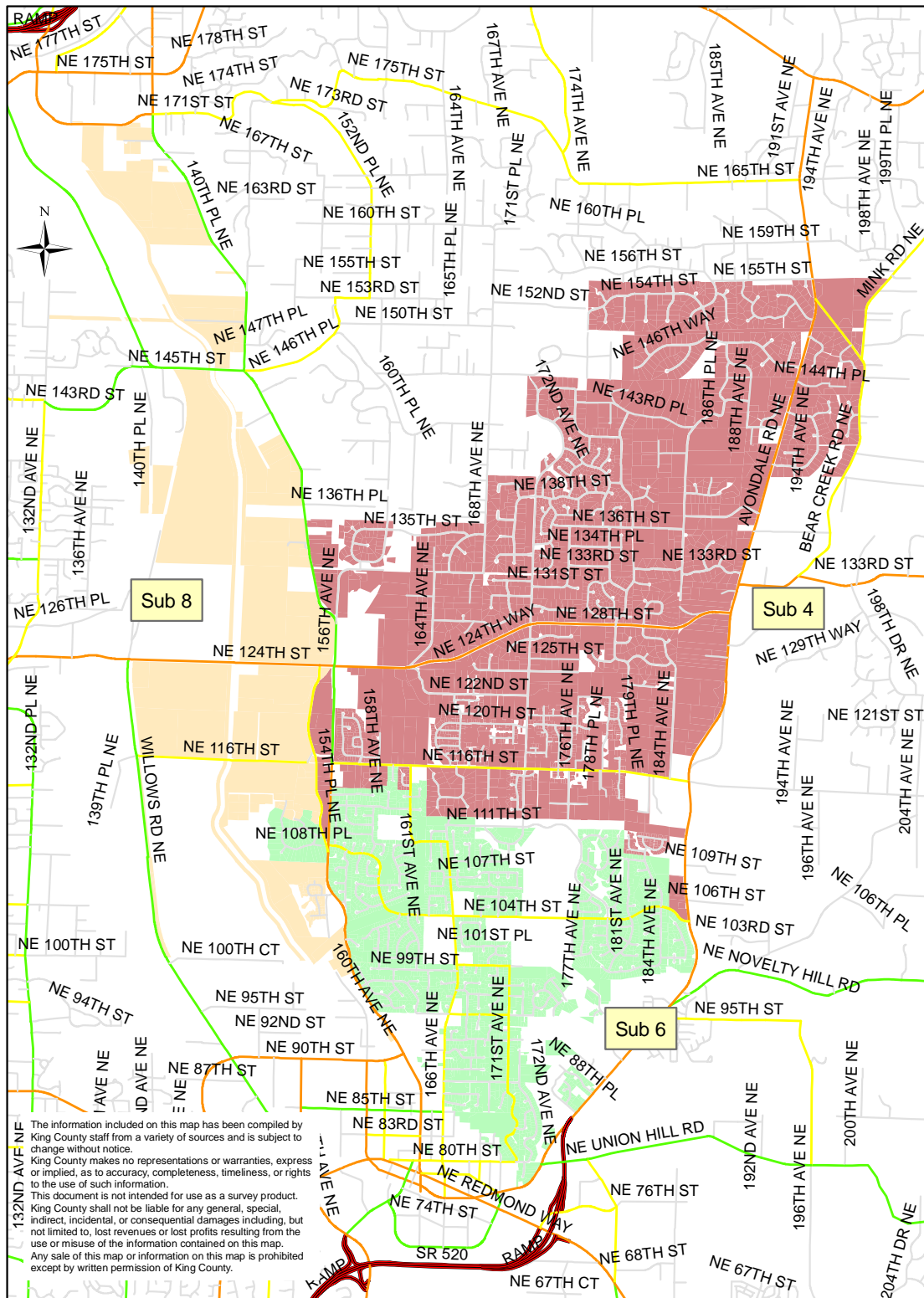
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	75	15.99%
8	187	39.87%
9	140	29.85%
10	50	10.66%
11	17	3.62%
12	0	0.00%
13	0	0.00%
469		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	4	0.07%
6	38	0.63%
7	1602	26.65%
8	2041	33.95%
9	1316	21.89%
10	641	10.66%
11	308	5.12%
12	50	0.83%
13	10	0.17%
6011		



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

Area 72



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report April 13, 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 1/1/10 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 no further adjustment was necessary.

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 469 usable 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 / 1.00

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.

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) * 1.00.
- *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) * 1.00.
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

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

(2009 Land Value + Previous Improvement Value)*1.00

Model Validation

The resulting assessment level is 92.3%. 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) resulted in no change from the 2009 assessments.

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

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

Area 72 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value

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.

Standard Area Adjustment

0.00%

Comments

No adjustment required.

Area 72 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	0.810	-19.0%
2/1/2008	0.818	-18.2%
3/1/2008	0.826	-17.4%
4/1/2008	0.834	-16.6%
5/1/2008	0.842	-15.8%
6/1/2008	0.850	-15.0%
7/1/2008	0.857	-14.3%
8/1/2008	0.865	-13.5%
9/1/2008	0.874	-12.6%
10/1/2008	0.881	-11.9%
11/1/2008	0.889	-11.1%
12/1/2008	0.897	-10.3%
1/1/2009	0.905	-9.5%
2/1/2009	0.913	-8.7%
3/1/2009	0.921	-7.9%
4/1/2009	0.929	-7.1%
5/1/2009	0.936	-6.4%
6/1/2009	0.944	-5.6%
7/1/2009	0.952	-4.8%
8/1/2009	0.960	-4.0%
9/1/2009	0.968	-3.2%
10/1/2009	0.976	-2.4%
11/1/2009	0.984	-1.6%
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	0.834	\$438,000
Sale 2	\$475,000	10/1/2009	0.976	\$464,000
Sale 3	\$515,000	7/1/2009	0.952	\$490,000

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

The time adjustment formula for Area 72 is $(0.9246291 + 0.000240105 * \text{SaleDay}) / 0.9246291$
 $\text{SaleDay} = \text{SaleDate} - 40179$

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NE/Team 2	Appr. Date: 1/1/2009	Date of Report: 4/13/2010	Sales Dates: 1/2008 - 12/2009
Area 72	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	469
Mean Assessed Value	521,900
Mean Adj. Sales Price	565,200
Standard Deviation A V	126,834
Standard Deviation SP	136,106

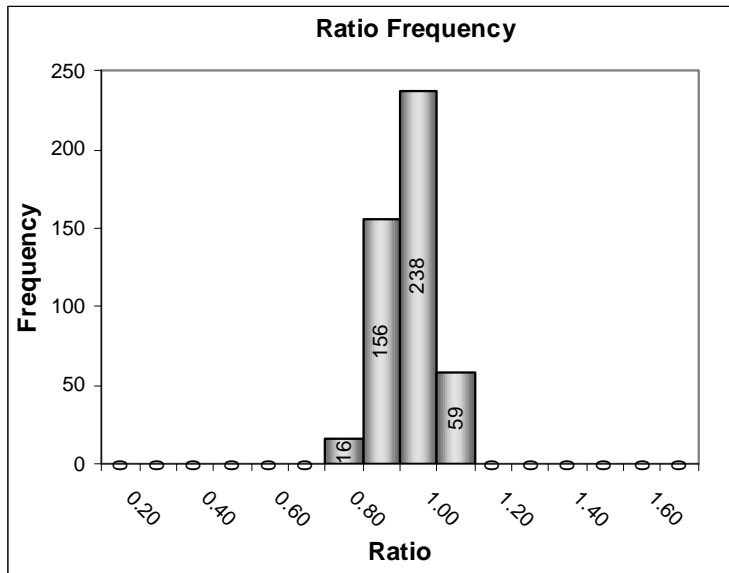
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.924
Weighted Mean Ratio	0.923

UNIFORMITY	
Lowest ratio	0.769
Highest ratio:	1.081
Coefficient of Dispersion	5.74%
Standard Deviation	0.066
Coefficient of Variation	7.11%
Price Related Differential (PRD)	1.001

RELIABILITY	
95% Confidence: Median	
Lower limit	0.916
Upper limit	0.933
95% Confidence: Mean	
Lower limit	0.919
Upper limit	0.931

SAMPLE SIZE EVALUATION	
N (population size)	6011
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.066
Recommended minimum:	7
Actual sample size:	469
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	236
# ratios above mean:	233
z:	0.139
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 72

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

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NE/Team 2	Appr. Date: 1/1/2010	Date of Report: 5/3/2010	Sales Dates: 1/2008 - 12/2009
Area 72	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		<div>Ratio Frequency</div>	
Sample size (n)	469		
Mean Assessed Value	521,900		
Mean Sales Price	565,200		
Standard Deviation A V	126,834		
Standard Deviation SP	136,106		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.925		
Median Ratio	0.924		
Weighted Mean Ratio	0.923		
UNIFORMITY			
Lowest ratio	0.769		
Highest ratio:	1.081		
Coefficient of Dispersion	5.74%		
Standard Deviation	0.066		
Coefficient of Variation	7.11%		
Price Related Differential (PRD)	1.001		
RELIABILITY		COMMENTS:	
95% Confidence: Median		<div>1 to 3 Unit Residences throughout area 72</div> <div>Assessment level and uniformity have not changed from the previous year.</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2010</div>	
Lower limit	0.916		
Upper limit	0.933		
95% Confidence: Mean			
Lower limit	0.919		
Upper limit	0.931		
SAMPLE SIZE EVALUATION			
N (population size)	6011		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.066		
Recommended minimum:	7		
Actual sample size:	469		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	236		
# ratios above mean:	233		
z:	0.139		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 72

Assessment level and uniformity have not changed from the previous year.

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 72
(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	302606	9010	8/12/08	\$1,100,000	\$955,000	1960	7	1948	4	425145	N	N	12653 AVONDALE RD NE
004	812120	0840	12/4/08	\$430,000	\$386,000	1320	8	1983	3	8250	N	N	13511 174TH AVE NE
004	812120	0890	4/15/09	\$400,000	\$373,000	1520	8	1983	3	7622	N	N	13619 174TH AVE NE
004	812120	0200	5/26/09	\$420,000	\$396,000	1600	8	1982	3	7524	N	N	13828 174TH PL NE
004	812120	0060	7/13/09	\$412,500	\$394,000	1630	8	1983	3	12404	N	N	13336 174TH AVE NE
004	252605	9106	2/22/08	\$530,000	\$437,000	1650	8	1968	5	27007	N	N	16529 NE 128TH ST
004	339682	0360	10/16/09	\$452,000	\$443,000	1720	8	1985	3	7328	N	N	12912 177TH PL NE
004	339682	0190	8/12/09	\$460,000	\$443,000	1780	8	1984	3	8449	N	N	17629 NE 129TH PL
004	570170	0320	6/12/08	\$645,000	\$550,000	1780	8	1980	3	35002	N	N	17706 NE 134TH PL
004	280220	0240	7/20/09	\$383,000	\$367,000	1790	8	1984	3	7507	N	N	13702 178TH AVE NE
004	570180	0110	11/19/09	\$456,600	\$452,000	1810	8	1984	4	42660	N	N	13735 180TH LN NE
004	179590	0310	9/30/09	\$437,100	\$427,000	1850	8	1985	3	8333	N	N	14142 174TH PL NE
004	020080	0350	11/19/08	\$470,000	\$420,000	1910	8	1984	4	6570	N	N	17407 NE 137TH ST
004	179590	0030	8/10/09	\$460,000	\$443,000	1930	8	1985	3	7176	N	N	13834 175TH PL NE
004	812371	0280	11/18/08	\$445,000	\$398,000	1960	8	1984	3	9348	N	N	17119 NE 131ST PL
004	736630	0360	6/19/08	\$530,000	\$453,000	2020	8	2001	3	4228	N	N	11570 179TH CT NE
004	736630	0140	6/13/08	\$560,000	\$478,000	2020	8	2002	3	4694	N	N	11331 179TH CT NE
004	187310	0320	5/14/08	\$618,000	\$522,000	2080	8	2006	3	4347	N	N	17366 119TH WAY SE
004	339680	0260	7/17/08	\$530,000	\$457,000	2120	8	1983	3	15000	N	N	12934 179TH AVE NE
004	179590	0280	10/7/09	\$490,000	\$479,000	2120	8	1984	4	9045	N	N	14124 174TH PL NE
004	812371	0190	9/24/08	\$499,950	\$440,000	2140	8	1983	4	9225	N	N	16917 NE 131ST PL
004	812371	0070	1/11/08	\$547,900	\$445,000	2150	8	1984	3	9250	N	N	17016 NE 131ST PL
004	179590	0360	11/18/08	\$525,000	\$469,000	2150	8	1985	3	9070	N	N	14145 174TH PL NE
004	812371	0160	9/23/09	\$450,000	\$438,000	2200	8	1983	3	10331	N	N	16901 NE 131ST PL
004	736630	0350	8/21/08	\$522,000	\$454,000	2200	8	2001	3	4172	N	N	11566 179TH CT NE
004	179590	0390	2/8/08	\$499,850	\$410,000	2220	8	1986	3	8342	N	N	17224 NE 141ST ST
004	339682	0290	8/26/09	\$460,000	\$445,000	2220	8	1984	3	7719	N	N	12945 177TH PL NE
004	252605	9195	3/21/08	\$615,000	\$511,000	2220	8	2004	3	15011	N	N	17890 NE 117TH CT
004	339681	0240	8/5/08	\$515,000	\$446,000	2260	8	1987	3	8541	N	N	13217 174TH AVE NE
004	873290	0180	1/28/09	\$565,000	\$515,000	2280	8	2008	3	3832	N	N	11102 180TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 72
(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	873290	0190	10/24/08	\$580,000	\$515,000	2280	8	2008	3	4812	N	N	11108 180TH PL NE
004	873290	0800	3/6/08	\$639,643	\$529,000	2280	8	2008	3	3939	N	N	18216 NE 110TH ST
004	736630	0130	5/1/08	\$570,000	\$480,000	2300	8	2001	3	5348	N	N	11417 179TH CT NE
004	736630	0110	9/8/08	\$550,000	\$481,000	2300	8	2001	3	4082	N	N	11425 179TH CT NE
004	339680	0140	7/25/08	\$520,000	\$449,000	2360	8	1983	3	12000	N	N	17809 NE 131ST ST
004	192606	9176	8/20/08	\$725,000	\$631,000	2380	8	1997	3	50529	N	N	14415 186TH PL NE
004	020080	0020	2/25/09	\$505,000	\$464,000	2390	8	1984	3	8019	N	N	17413 NE 138TH ST
004	187310	0170	5/12/09	\$520,000	\$488,000	2400	8	2006	3	4321	N	N	17324 NE 118TH CT
004	952660	0550	3/9/09	\$687,300	\$634,000	2430	8	2008	3	4929	N	N	11907 171ST PL NE
004	952660	0290	1/27/09	\$720,000	\$657,000	2430	8	2008	3	4978	N	N	11812 171ST PL NE
004	873290	0490	9/3/09	\$550,000	\$533,000	2440	8	2008	3	3977	N	N	18252 NE 111TH ST
004	873290	0170	4/24/08	\$660,000	\$554,000	2440	8	2008	3	4859	N	N	11019 180TH PL NE
004	873290	0450	7/31/08	\$654,950	\$567,000	2440	8	2008	3	4038	N	N	18236 NE 111TH ST
004	873290	0470	12/16/08	\$644,950	\$581,000	2470	8	2008	3	4189	N	N	18244 NE 111TH ST
004	280220	0270	10/15/09	\$457,000	\$448,000	2500	8	1983	3	7507	N	N	13628 178TH AVE NE
004	873290	0520	4/15/09	\$540,000	\$503,000	2510	8	2008	3	4656	N	N	18264 NE 111TH ST
004	873290	0600	4/14/08	\$645,000	\$540,000	2510	8	2008	3	4125	N	N	11050 183RD PL NE
004	873290	0330	1/16/09	\$608,800	\$553,000	2510	8	2007	3	4425	N	N	11023 182ND AVE NE
004	873290	0780	6/27/08	\$659,950	\$565,000	2510	8	2008	3	5246	N	N	18200 NE 110TH ST
004	873290	0620	7/24/08	\$675,000	\$583,000	2510	8	2008	3	5906	Y	N	11042 183RD PL NE
004	873290	0750	2/6/08	\$654,000	\$536,000	2520	8	2008	3	3828	N	N	18251 NE 111TH ST
004	873290	0280	1/9/08	\$679,950	\$552,000	2520	8	2008	3	3782	N	N	11010 180TH PL NE
004	873290	0810	3/31/08	\$662,450	\$552,000	2520	8	2008	3	3931	N	N	18212 NE 110TH ST
004	873290	0500	8/15/08	\$640,000	\$556,000	2520	8	2008	3	3984	N	N	18256 NE 111TH ST
004	873290	0680	3/11/08	\$814,944	\$675,000	2520	8	2008	3	5230	N	N	18205 NE 110TH ST
004	952660	0020	6/4/09	\$567,000	\$536,000	2540	8	2008	3	4486	N	N	16808 NE 120TH ST
004	873290	0730	1/16/08	\$709,950	\$578,000	2540	8	2008	3	4283	N	N	18243 NE 111TH ST
004	873290	0380	5/16/08	\$670,000	\$566,000	2550	8	2008	3	5029	N	N	18125 NE 111TH ST
004	873290	0350	12/11/09	\$620,000	\$617,000	2550	8	2007	3	4930	N	N	11031 182ND AVE NE
004	873290	0830	3/31/08	\$630,000	\$525,000	2560	8	2008	3	4369	N	N	18259 NE 111TH ST
004	873290	0770	2/5/08	\$694,950	\$569,000	2560	8	2008	3	4416	N	N	18204 110TH 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	873290	0630	5/7/08	\$775,000	\$653,000	2579	8	2008	3	6079	Y	N	18227 NE 110TH ST
004	773250	0300	5/15/08	\$575,000	\$486,000	2580	8	1984	3	8350	N	N	13903 178TH AVE NE
004	873290	0480	8/31/09	\$579,950	\$561,000	2580	8	2008	3	4166	N	N	18248 NE 111TH ST
004	873290	0710	6/30/08	\$700,000	\$600,000	2580	8	2008	3	4058	N	N	18235 NE 111TH ST
004	873290	0850	3/11/08	\$655,452	\$543,000	2590	8	2008	3	4276	N	N	18268 182ND AVE NE
004	873290	0570	5/13/09	\$592,500	\$557,000	2600	8	2008	3	4097	N	N	18321 NE 111TH ST
004	873290	0760	2/14/08	\$677,950	\$557,000	2600	8	2008	3	4597	N	N	18208 NE 110TH ST
004	873290	0560	3/19/08	\$673,644	\$559,000	2600	8	2008	3	3957	N	N	18322 NE 111TH ST
004	873290	0690	6/25/08	\$680,000	\$582,000	2600	8	2008	3	5041	N	N	18201 NE 110TH ST
004	873290	0510	4/20/09	\$555,000	\$518,000	2610	8	2008	3	3960	N	N	18260 NE 111TH ST
004	873290	0610	5/7/08	\$684,950	\$578,000	2610	8	2008	3	4983	Y	N	11046 183RD PL NE
004	873290	0240	1/24/08	\$656,950	\$536,000	2620	8	2007	3	3760	N	N	11014 180TH PL NE
004	339682	0370	3/22/08	\$581,500	\$483,000	2630	8	1985	3	7300	N	N	12904 177TH PL NE
004	873290	0590	8/20/08	\$640,000	\$557,000	2640	8	2008	3	4328	N	N	11054 183RD PL NE
004	873290	0230	4/21/08	\$669,950	\$562,000	2660	8	2007	3	4598	N	N	11018 180TH PL NE
004	236640	0040	9/23/09	\$585,000	\$570,000	2660	8	1980	4	39000	N	N	11416 167TH PL NE
004	952660	0030	2/25/09	\$599,950	\$552,000	2680	8	2008	3	6071	N	N	16514 NE 120TH ST
004	873290	0670	4/8/08	\$749,950	\$627,000	2700	8	2008	3	5401	N	N	18210 NE 110TH ST
004	873290	0650	12/1/08	\$723,500	\$649,000	2700	8	2008	3	5656	Y	N	18219 NE 110TH ST
004	873290	0260	2/28/08	\$641,000	\$529,000	2710	8	2007	3	4341	N	N	11004 180TH PL NE
004	873290	0200	8/13/08	\$670,000	\$582,000	2710	8	2008	3	5708	N	N	11116 180TH PL NE
004	873290	0660	1/12/09	\$668,800	\$607,000	2710	8	2008	3	5840	N	N	18215 NE 110TH ST
004	952660	0060	3/16/09	\$684,500	\$633,000	2710	8	2008	3	4587	N	N	16832 NE 120TH ST
004	113730	0700	11/20/08	\$500,000	\$447,000	2730	8	1980	3	36180	N	N	18131 NE 154TH ST
004	873290	0370	5/1/08	\$659,500	\$555,000	2770	8	2008	3	4818	N	N	18129 NE 111TH ST
004	873290	0340	1/27/09	\$665,000	\$606,000	2790	8	2007	3	5180	N	N	11027 182ND PL NE
004	873290	0210	9/24/08	\$722,000	\$635,000	2790	8	2008	3	4202	N	N	11026 180TH PL NE
004	873290	0700	2/12/08	\$697,000	\$572,000	2810	8	2007	3	4795	N	N	11038 182ND AVE NE
004	280220	0030	7/23/08	\$627,000	\$541,000	2840	8	1982	3	15010	N	N	17626 NE 136TH ST
004	339681	0160	7/30/09	\$582,000	\$559,000	2870	8	1987	3	13727	N	N	17212 NE 133RD PL
004	952660	0720	6/16/09	\$640,000	\$607,000	2980	8	2008	3	5812	N	N	16823 NE 120TH 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
004	952660	0560	2/24/09	\$675,000	\$620,000	2980	8	2008	3	4929	N	N	11915 171ST PL NE
004	873290	0440	5/27/08	\$714,950	\$607,000	3000	8	2008	3	4360	N	N	18232 NE 111TH ST
004	952660	0710	11/2/09	\$670,000	\$660,000	3000	8	2008	3	5639	N	N	16829 NE 120TH ST
004	952660	0710	9/11/08	\$770,000	\$675,000	3000	8	2008	3	5639	N	N	16829 NE 120TH ST
004	873290	0640	3/19/08	\$873,950	\$726,000	3000	8	2008	3	5901	Y	N	18223 NE 110TH ST
004	952660	0570	11/10/09	\$630,000	\$621,000	3010	8	2008	3	5189	N	N	11921 171ST PL NE
004	339682	0150	2/5/09	\$549,900	\$503,000	3040	8	1984	3	8111	N	N	17645 NE 129TH PL
004	952660	0700	9/23/09	\$634,950	\$618,000	3040	8	2008	3	4207	N	N	16835 NE 120TH ST
004	952660	0620	5/1/09	\$710,000	\$665,000	3060	8	2009	3	5999	N	N	16945 NE 120TH ST
004	952660	0010	9/25/08	\$688,000	\$605,000	3080	8	2008	3	4362	N	N	16802 NE 120TH ST
004	952660	0260	10/1/08	\$730,000	\$643,000	3080	8	2008	3	4553	N	N	11908 171ST PL NE
004	952660	0050	5/20/09	\$640,000	\$602,000	3110	8	2008	3	5075	N	N	16826 NE 120TH ST
004	873290	0540	6/4/08	\$689,950	\$587,000	3160	8	2008	3	3774	N	N	18310 NE 111TH ST
004	873290	0530	6/30/09	\$619,750	\$590,000	3180	8	2008	3	4620	N	N	18266 NE 111TH ST
004	873290	0430	10/13/09	\$615,000	\$602,000	3180	8	2008	3	4252	N	N	18226 S 111TH ST
004	873290	0550	6/18/08	\$711,950	\$608,000	3230	8	2008	3	3935	N	N	18316 NE 111TH ST
004	873290	0720	3/11/08	\$739,950	\$613,000	3250	8	2008	3	3985	N	N	18239 NE 111TH ST
004	952660	0690	5/1/09	\$655,000	\$613,000	3610	8	2008	3	5751	N	N	16841 NE 120TH ST
004	952660	0690	10/29/09	\$630,000	\$620,000	3610	8	2008	3	5751	N	N	16841 NE 120TH ST
004	952660	0740	8/26/08	\$840,000	\$732,000	3960	8	2008	3	8044	N	N	16809 NE 120TH ST
004	429830	0140	7/16/08	\$607,000	\$523,000	2240	9	1989	3	37013	N	N	14309 189TH WAY NE
004	382531	0540	6/15/09	\$565,000	\$536,000	2260	9	2004	3	5172	N	N	15832 NE 117TH ST
004	382531	1120	7/1/09	\$585,000	\$557,000	2280	9	2005	3	5576	N	N	11799 159TH AVE NE
004	113730	1770	1/21/08	\$635,000	\$518,000	2350	9	1985	3	39690	N	N	14515 186TH PL NE
004	152260	0050	3/18/09	\$759,000	\$702,000	2350	9	1984	4	51228	N	N	15817 NE 114TH CT
004	382531	0130	10/1/09	\$655,000	\$639,000	2370	9	2004	3	9571	N	N	11719 157TH AVE NE
004	773250	0260	9/10/08	\$574,500	\$503,000	2420	9	1984	4	15000	N	N	13925 180TH AVE NE
004	113730	1690	5/19/09	\$525,000	\$494,000	2460	9	1984	4	43560	N	N	18653 NE 146TH WAY
004	071050	0020	2/27/08	\$630,000	\$520,000	2520	9	1984	3	35002	N	N	13515 184TH AVE NE
004	071031	0220	12/9/09	\$684,950	\$681,000	2550	9	1988	4	40990	N	N	13404 184TH AVE NE
004	113730	1740	10/2/08	\$640,000	\$564,000	2560	9	1984	3	40500	N	N	14551 186TH 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	570170	0380	12/17/09	\$617,000	\$615,000	2590	9	1983	3	35001	N	N	13510 175TH AVE NE
004	113730	1640	12/11/09	\$655,000	\$651,000	2610	9	1984	3	39913	N	N	14535 190TH AVE NE
004	382531	0460	8/27/08	\$675,000	\$589,000	2640	9	2003	3	5162	N	N	11764 158TH AVE NE
004	382531	0370	10/7/08	\$714,000	\$630,000	2640	9	2004	3	5759	N	N	11928 158TH AVE NE
004	152260	0030	9/29/09	\$649,000	\$633,000	2650	9	1985	3	37332	N	N	11504 159TH AVE NE
004	619241	0220	3/20/08	\$780,000	\$648,000	2670	9	2007	3	5654	N	N	16575 NE 120TH WAY
004	619241	0190	10/6/08	\$765,000	\$675,000	2670	9	2008	3	5600	N	N	16641 NE 120TH WAY
004	287100	0440	5/13/08	\$638,000	\$539,000	2730	9	2001	3	6212	N	N	11312 171ST PL NE
004	619240	0450	3/11/08	\$745,000	\$617,000	2740	9	2003	3	5600	N	N	16537 NE 117TH WAY
004	071051	0080	9/16/08	\$730,000	\$641,000	2770	9	1985	3	55525	N	N	18029 NE 133RD ST
004	619241	0750	7/2/09	\$580,000	\$552,000	2780	9	2004	3	4770	N	N	16705 NE 117TH ST
004	619241	0640	8/4/08	\$715,000	\$619,000	2800	9	2004	3	5827	N	N	11739 167TH CT NE
004	619241	0560	9/22/08	\$705,000	\$620,000	2800	9	2004	3	5400	N	N	11936 167TH PL NE
004	131335	0030	11/18/09	\$680,000	\$672,000	2810	9	2008	3	5374	N	N	11509 176TH CT NE
004	619241	0480	9/9/09	\$657,000	\$638,000	2820	9	2008	3	5348	N	N	16652 NE 120TH ST
004	619240	0320	5/28/08	\$707,500	\$600,000	2830	9	2003	3	5600	N	N	16551 NE 118TH WAY
004	570170	0540	5/27/09	\$600,000	\$566,000	2840	9	1981	3	32379	N	N	13125 175TH AVE NE
004	131335	0010	9/1/09	\$620,000	\$600,000	2850	9	2008	3	5355	N	N	11511 176TH CT NE
004	382531	0110	7/21/08	\$850,000	\$733,000	2850	9	2004	3	9571	N	N	11709 157TH AVE NE
004	131335	0040	10/2/09	\$684,950	\$669,000	2860	9	2008	3	5554	N	N	11505 176TH CT NE
004	382531	0230	4/28/09	\$800,000	\$748,000	2860	9	2007	3	7322	Y	N	12035 157TH CT NE
004	382531	0070	6/10/09	\$680,000	\$644,000	2910	9	2004	3	9321	N	N	15707 NE 117TH ST
004	619240	0190	4/22/08	\$763,000	\$640,000	2920	9	2004	3	5600	N	N	16560 NE 118TH WAY
004	957809	0030	9/23/08	\$645,000	\$567,000	2930	9	2007	3	10214	N	N	17284 NE 120TH WAY
004	429830	0050	7/1/09	\$570,000	\$543,000	2970	9	1989	3	33050	N	N	14344 189TH WAY NE
004	957809	0390	9/10/08	\$729,950	\$639,000	2970	9	2007	3	6955	N	N	17385 NE 120TH WAY
004	856080	0010	6/26/08	\$695,000	\$595,000	2980	9	2006	3	5603	N	N	11929 179TH PL NE
004	957809	0450	1/14/09	\$650,000	\$591,000	3000	9	2007	3	6955	N	N	17279 NE 120TH WAY
004	382531	0700	6/18/08	\$850,000	\$726,000	3020	9	2004	3	6234	N	N	15729 NE 119TH CT
004	131335	0050	9/9/09	\$703,250	\$682,000	3030	9	2008	3	6841	N	N	11501 176TH CT NE
004	619241	0470	8/7/08	\$725,000	\$629,000	3050	9	2008	3	5325	N	N	16550 NE 20TH 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
004	957809	0290	6/12/08	\$739,950	\$631,000	3050	9	2007	3	6527	N	N	17527 NE 120TH WAY
004	619241	0400	7/26/09	\$671,000	\$643,000	3050	9	2008	3	5427	N	N	12065 165TH PL SE
004	382531	0250	4/2/08	\$849,950	\$709,000	3060	9	2007	3	6358	Y	N	12052 157TH CT NE
004	957809	0330	5/21/08	\$784,400	\$664,000	3070	9	2007	3	7053	N	N	17451 NE 120TH WAY
004	957809	0180	1/30/08	\$830,000	\$679,000	3070	9	2007	3	7150	N	N	12019 175TH CT NE
004	619241	0080	9/22/09	\$590,000	\$575,000	3080	9	2006	3	7049	N	N	16561 NE 119TH WAY
004	619241	0140	5/5/08	\$710,000	\$598,000	3090	9	2006	3	5760	N	N	16636 NE 119TH WAY
004	619241	0170	5/27/09	\$700,000	\$660,000	3090	9	2008	3	6285	N	N	3172 NE 120TH WAY
004	619240	0510	3/21/08	\$799,950	\$665,000	3090	9	2001	3	9897	N	N	11715 167TH PL NE
004	957809	0370	2/28/08	\$784,950	\$648,000	3100	9	2007	3	6848	N	N	17391 NE 120TH WAY
004	287100	0100	10/22/08	\$680,000	\$603,000	3110	9	2004	3	6355	N	N	17061 NE 115TH WAY
004	619240	0460	12/4/08	\$648,000	\$582,000	3120	9	2003	3	7074	N	N	16531 NE 117TH WAY
004	287100	0060	1/24/08	\$715,000	\$584,000	3130	9	2004	3	6397	N	N	17058 NE 115TH WAY
004	382531	0210	6/4/09	\$810,000	\$766,000	3140	9	2008	3	8344	Y	N	11931 157TH AVE NE
004	256820	0390	8/25/08	\$634,000	\$553,000	3150	9	2006	3	6104	N	N	12112 178TH PL NE
004	619241	0380	2/14/08	\$923,132	\$758,000	3160	9	2008	3	5888	N	N	12057 165TH PL NE
004	382531	0220	5/27/09	\$810,000	\$764,000	3180	9	2008	3	7999	Y	N	12031 157TH CT NE
004	689110	0420	12/17/08	\$719,990	\$649,000	3200	9	2008	3	5249	N	N	12148 167TH PL NE
004	957809	0360	4/22/08	\$775,000	\$650,000	3200	9	2007	3	6955	N	N	17439 NE 120TH WAY
004	689110	0660	8/18/09	\$714,000	\$689,000	3200	9	2009	3	5775	N	N	16785 NE 121ST ST
004	689110	0320	12/22/08	\$774,408	\$699,000	3200	9	2008	3	5671	N	N	16670 NE 121ST WAY
004	689110	0310	9/29/09	\$810,000	\$790,000	3200	9	2008	3	5390	N	N	16675 NE 121ST WAY
004	382531	0650	3/14/08	\$782,000	\$648,000	3210	9	2003	3	7654	N	N	11720 157TH AVE NE
004	256820	0660	11/2/09	\$635,000	\$625,000	3220	9	2005	3	6630	N	N	17683 NE 122ND ST
004	256820	0270	11/2/09	\$650,000	\$640,000	3220	9	2006	3	8096	N	N	12156 179TH PL NE
004	957809	0040	3/9/09	\$715,000	\$660,000	3230	9	2007	3	9987	N	N	17288 NE 120TH WAY
004	689110	0690	12/8/08	\$699,990	\$629,000	3240	9	2008	3	5774	N	N	16767 NE 121ST ST
004	689110	0350	12/11/08	\$702,000	\$632,000	3240	9	2008	3	5660	N	N	16688 NE 121ST WAY
004	619241	0110	9/11/08	\$699,900	\$613,000	3270	9	2006	3	5760	N	N	16566 NE 119TH WAY
004	619240	0150	12/11/09	\$650,000	\$646,000	3270	9	2005	3	5775	N	N	16544 NE 118TH WAY
004	382531	0270	7/1/08	\$932,500	\$800,000	3270	9	2007	3	7559	N	N	12044 157TH CT 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	689110	0700	9/29/08	\$767,990	\$676,000	3300	9	2008	3	5743	N	N	16763 NE 121ST ST
004	689110	0650	12/16/08	\$774,990	\$698,000	3300	9	2008	3	5863	N	N	16789 NE 121ST ST
004	689110	0180	9/28/09	\$716,450	\$699,000	3300	9	2008	3	5839	N	N	16554 NE 121ST ST
004	689110	0290	6/5/09	\$749,990	\$709,000	3300	9	2008	3	5496	N	N	16687 NE 121ST WAY
004	957809	0050	4/29/08	\$836,950	\$704,000	3400	9	2007	3	9692	N	N	12001 173RD PL NE
004	689110	0680	2/16/09	\$800,000	\$734,000	3400	9	2008	3	5774	N	N	16773 NE 121ST ST
004	689110	0670	3/18/09	\$749,950	\$694,000	3430	9	2008	3	5774	N	N	16779 NE 121ST ST
004	382531	0310	10/1/08	\$786,000	\$693,000	3440	9	2006	3	8569	Y	N	15758 NE 120TH WAY
004	382531	0570	2/27/08	\$800,000	\$660,000	3510	9	2001	3	7000	N	N	15724 NE 117TH ST
004	187310	0130	10/22/08	\$710,000	\$630,000	3520	9	2005	3	5887	N	N	11737 174TH PL NE
004	619241	0430	9/21/09	\$712,000	\$693,000	3520	9	2007	3	5280	N	N	16594 NE 120TH ST
004	382531	0750	6/23/08	\$817,000	\$699,000	3520	9	2005	3	7000	N	N	15732 NE 119TH CT
004	619241	0390	6/26/09	\$770,000	\$732,000	3520	9	2008	3	5812	N	N	12061 165TH PL NE
004	382531	0290	4/21/08	\$910,000	\$763,000	3520	9	2007	3	7726	N	N	15750 NE 120TH WAY
004	957809	0120	11/3/08	\$730,000	\$650,000	3560	9	2006	3	8792	N	N	12011 174TH CT NE
004	957809	0150	11/5/08	\$750,000	\$668,000	3560	9	2006	3	8711	N	N	12012 174TH CT NE
004	619241	0450	5/1/08	\$769,950	\$648,000	3590	9	2007	3	5278	N	N	16598 NE 120TH ST
004	187310	0640	1/20/08	\$807,500	\$658,000	3590	9	2006	3	6853	N	N	11739 172ND CT NE
004	187310	0630	11/13/09	\$689,000	\$680,000	3590	9	2006	3	6655	N	N	11744 172ND CT NE
004	382531	0680	6/9/08	\$868,000	\$739,000	3590	9	2004	3	7683	N	N	11812 157TH AVE NE
004	689110	0360	8/25/08	\$782,990	\$683,000	3624	9	2008	3	5651	N	N	16694 NE 121ST WAY
004	382531	0260	7/22/08	\$850,000	\$733,000	3650	9	2007	3	7700	Y	N	12048 157TH CT NE
004	382531	0300	5/15/08	\$880,000	\$744,000	3650	9	2007	3	7296	N	N	15754 NE 120TH WAY
004	957809	0060	1/23/08	\$885,000	\$722,000	3670	9	2007	3	9151	N	N	12005 173RD PL NE
004	382531	0940	8/15/08	\$835,000	\$726,000	3690	9	2003	3	7183	N	N	15805 NE 117TH WAY
004	382531	0900	12/24/08	\$783,000	\$707,000	3780	9	2003	3	7630	N	N	11745 158TH PL NE
004	689110	0200	9/15/09	\$776,000	\$754,000	4230	9	2008	3	5469	N	N	16662 NE 121ST ST
004	812355	0190	9/14/09	\$676,500	\$657,000	2790	10	1983	3	36032	N	N	16922 NE 124TH ST
004	934870	0190	5/19/09	\$680,000	\$640,000	2900	10	2007	3	6300	N	N	17432 NE 119TH WAY
004	773250	0900	11/30/09	\$630,000	\$625,000	2920	10	1985	3	35356	N	N	14330 172ND AVE NE
004	111575	0020	3/31/08	\$950,000	\$792,000	2930	10	1984	4	35298	N	N	16520 NE 134TH 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
004	934870	0270	7/15/08	\$885,972	\$763,000	2950	10	2007	3	6350	N	N	11877 174TH PL NE
004	810981	0120	1/4/08	\$875,000	\$710,000	2960	10	2007	3	6033	N	N	11751 168TH PL NE
004	934870	0230	7/10/08	\$850,000	\$731,000	2990	10	2007	3	6298	N	N	11746 NE 119TH WAY
004	418800	0730	1/6/09	\$820,000	\$743,000	2990	10	1985	3	37638	N	N	13226 171ST AVE NE
004	252605	9115	5/26/09	\$680,000	\$641,000	3000	10	1984	3	49222	N	N	17234 NE 125TH ST
004	934870	0170	5/18/09	\$775,000	\$729,000	3000	10	2008	3	6300	N	N	17514 NE 119TH WAY
004	812355	0260	7/16/08	\$780,000	\$672,000	3050	10	1984	4	35631	N	N	16816 NE 124TH ST
004	810981	0010	6/11/08	\$940,000	\$801,000	3070	10	2007	3	6615	N	N	11667 168TH CT NE
004	362605	9139	8/28/08	\$947,500	\$827,000	3070	10	2007	3	6713	N	N	17207 NE 115TH CT
004	934870	0260	6/3/08	\$950,000	\$808,000	3120	10	2007	3	7900	N	N	11881 174TH PL NE
004	934870	0160	1/22/09	\$920,858	\$839,000	3160	10	2008	3	6877	N	N	17518 NE 119TH WAY
004	810981	0030	10/23/08	\$909,950	\$807,000	3180	10	2007	3	7975	N	N	11659 168TH CT NE
004	810981	0070	9/15/09	\$739,000	\$718,000	3210	10	2007	3	6783	N	N	16809 NE 117TH ST
004	186200	0240	4/8/08	\$795,000	\$664,000	3240	10	1988	4	31500	N	N	16904 NE 128TH ST
004	773250	0770	10/29/08	\$915,000	\$813,000	3260	10	1986	3	35100	N	N	17304 NE 144TH ST
004	810980	0070	12/17/09	\$770,000	\$767,000	3270	10	2008	3	5055	N	N	16761 NE 120TH ST
004	934870	0150	5/15/08	\$900,000	\$761,000	3280	10	2005	3	6739	N	N	11884 175TH PL NE
004	934870	0340	5/2/09	\$875,000	\$820,000	3290	10	2007	3	7630	N	N	11882 174TH PL NE
004	111575	0140	7/14/08	\$810,000	\$697,000	3320	10	1984	4	39820	N	N	16508 NE 135TH PL
004	810981	0040	7/1/08	\$850,000	\$729,000	3370	10	2007	3	8364	N	N	11660 168TH CT NE
004	185300	0320	11/25/09	\$670,000	\$664,000	3390	10	1989	4	34198	N	N	19458 NE 143RD PL
004	810981	0020	9/23/09	\$750,000	\$731,000	3410	10	2008	3	4725	N	N	11663 168TH CT NE
004	810981	0130	1/15/09	\$890,000	\$809,000	3410	10	2008	3	5246	N	N	11755 168TH PL NE
004	934870	0510	4/26/08	\$776,000	\$652,000	3440	10	2003	3	7705	Y	N	17410 NE 116TH WAY
004	934870	0180	6/24/08	\$959,970	\$821,000	3600	10	2007	3	6300	N	N	17508 NE 119TH WAY
004	934870	0220	9/8/08	\$945,000	\$827,000	3600	10	2007	3	6299	N	N	17420 NE 119TH WAY
004	934870	0350	3/24/08	\$999,950	\$832,000	3600	10	2007	3	6184	N	N	11876 174TH PL NE
004	934870	0280	10/19/09	\$855,000	\$839,000	3600	10	2007	3	6313	N	N	11873 174TH PL NE
004	934870	0200	6/28/09	\$775,000	\$737,000	3640	10	2008	3	6299	N	N	17428 NE 119TH WAY
004	362605	9143	1/24/08	\$950,000	\$775,000	3760	10	2007	3	8009	N	N	17208 NE 115TH CT
004	418800	0420	12/18/08	\$825,680	\$744,000	3820	10	1986	3	39220	N	N	17041 NE 136TH 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
004	418800	0360	9/19/08	\$825,000	\$725,000	3920	10	1985	3	48388	N	N	17003 NE 136TH PL
004	294400	0220	5/8/09	\$805,000	\$755,000	2880	11	1987	3	21387	N	N	13405 157TH AVE NE
004	235501	0070	2/12/08	\$777,000	\$638,000	2930	11	1996	3	10349	N	N	12521 177TH AVE NE
004	235501	0130	12/16/08	\$720,000	\$649,000	3140	11	1994	3	11515	N	N	12508 177TH AVE NE
004	957805	0350	7/28/09	\$770,000	\$739,000	3350	11	1990	3	35235	N	N	17320 NE 129TH ST
004	957805	0320	9/11/09	\$760,000	\$738,000	3430	11	1990	3	32035	N	N	17422 NE 129TH ST
004	294400	0250	4/17/08	\$1,130,500	\$947,000	3460	11	1988	3	22484	N	N	13327 157TH AVE NE
004	252605	9199	4/24/09	\$790,000	\$738,000	3520	11	2004	3	7639	N	N	11680 179TH PL NE
004	329320	0150	4/24/09	\$785,000	\$734,000	3610	11	1989	3	36927	N	N	18021 NE 130TH CT
004	186200	0040	11/9/09	\$750,000	\$740,000	3630	11	1989	4	35001	N	N	17124 NE 130TH ST
004	294401	0110	9/4/09	\$750,000	\$727,000	3700	11	1988	3	21335	N	N	13524 157TH CT NE
004	142413	0110	3/12/08	\$890,000	\$737,000	3720	11	1996	3	71002	Y	N	18632 NE 139TH ST
004	329340	0030	6/10/08	\$895,000	\$763,000	3800	11	1995	3	31839	N	N	18043 NE 132ND ST
004	115260	0330	4/15/08	\$975,000	\$817,000	4060	11	1984	3	32001	N	N	18818 NE 153RD ST
004	142413	0180	6/11/08	\$950,000	\$810,000	4430	11	1996	3	23272	N	N	13909 186TH AVE NE
004	185300	0330	3/5/08	\$1,034,500	\$855,000	4450	11	1990	3	35068	N	N	19452 NE 143RD PL
004	185300	0530	4/8/09	\$1,000,000	\$930,000	5300	11	1989	3	37034	N	N	19504 NE 143RD ST
006	720200	0090	3/25/08	\$444,000	\$369,000	820	7	1974	4	8750	N	N	15803 NE 111TH CT
006	719935	0270	3/3/08	\$417,250	\$345,000	880	7	1980	4	7125	N	N	16003 NE 106TH ST
006	362605	9079	7/21/09	\$330,000	\$316,000	910	7	1970	3	7405	N	N	17028 NE 107TH ST
006	549020	0150	9/22/09	\$335,000	\$326,000	980	7	1969	3	7350	N	N	17023 NE 106TH ST
006	549020	0120	10/6/09	\$338,000	\$330,000	980	7	1968	4	7350	N	N	17009 NE 106TH ST
006	687300	0060	7/16/09	\$329,990	\$316,000	1000	7	2008	3	1091	N	N	8073 165TH LN NE
006	719936	0480	2/19/08	\$407,000	\$335,000	1000	7	1980	3	8208	N	N	10905 161ST AVE NE
006	719936	0340	8/18/08	\$422,500	\$368,000	1000	7	1980	4	7412	N	N	16209 NE 109TH ST
006	895020	0085	9/24/08	\$320,000	\$281,000	1040	7	1970	3	9636	N	N	8704 171ST AVE NE
006	719933	0450	9/25/09	\$315,000	\$307,000	1070	7	1977	3	8000	N	N	10907 156TH CT NE
006	886170	0100	12/18/09	\$340,000	\$339,000	1070	7	1977	4	10275	N	N	16213 NE 99TH ST
006	719933	0210	10/20/09	\$360,000	\$353,000	1070	7	1978	3	7500	N	N	10918 158TH CT NE
006	549020	0430	11/24/08	\$349,000	\$312,000	1080	7	1972	3	5980	N	N	16811 NE 107TH ST
006	719930	0180	6/16/08	\$500,000	\$427,000	1080	7	1977	4	7800	N	N	10215 161ST 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
006	720190	0360	12/14/09	\$337,500	\$336,000	1090	7	1975	4	13320	N	N	15604 NE 112TH ST
006	720200	0010	5/14/08	\$415,000	\$351,000	1090	7	1975	3	9240	N	N	11138 159TH AVE NE
006	720190	0110	7/10/08	\$460,000	\$395,000	1090	7	1976	4	7000	N	N	15715 NE 111TH ST
006	719731	0060	1/29/08	\$445,000	\$364,000	1110	7	1976	4	9375	N	N	16830 NE 89TH ST
006	002352	0640	6/12/09	\$402,500	\$381,000	1110	7	1977	3	8000	N	N	10936 167TH AVE NE
006	886150	0030	9/3/09	\$430,000	\$417,000	1110	7	1982	4	10260	N	N	8615 169TH PL NE
006	719935	0120	8/26/08	\$370,800	\$323,000	1140	7	1980	4	10200	N	N	16144 NE 105TH CT
006	719935	0360	9/12/08	\$385,000	\$337,000	1140	7	1980	3	7440	N	N	16033 NE 106TH ST
006	719933	0120	3/17/09	\$395,000	\$365,000	1140	7	1978	3	7500	N	N	10820 157TH AVE NE
006	719933	0090	3/17/08	\$450,000	\$373,000	1140	7	1978	4	8527	N	N	10815 157TH AVE NE
006	019360	0010	1/29/08	\$465,000	\$380,000	1140	7	1967	3	10450	N	N	16603 NE 92ND ST
006	719933	0330	11/17/09	\$410,000	\$405,000	1140	7	1978	4	8025	N	N	10936 157TH CT NE
006	719730	0105	7/7/09	\$471,950	\$450,000	1140	7	1976	4	10500	N	N	9105 170TH AVE NE
006	720160	0020	6/18/09	\$350,000	\$332,000	1180	7	1975	3	8025	N	N	17324 NE 85TH PL
006	549020	0550	5/29/08	\$435,000	\$369,000	1180	7	1968	4	7520	N	N	10618 169TH AVE NE
006	549020	0610	3/30/08	\$380,000	\$317,000	1190	7	1969	4	8400	N	N	10612 170TH CT NE
006	720000	1704	7/27/09	\$325,000	\$312,000	1200	7	1968	2	7200	N	N	9412 171ST AVE NE
006	947520	0220	10/7/08	\$485,000	\$428,000	1200	7	1969	4	8352	N	N	9114 168TH PL NE
006	692824	0130	10/23/09	\$447,000	\$439,000	1210	7	1983	3	12612	N	N	16153 NE 112TH ST
006	933240	0120	7/23/09	\$389,000	\$373,000	1220	7	1973	3	8890	N	N	9322 168TH PL NE
006	052800	0025	5/12/08	\$510,000	\$431,000	1220	7	1961	4	12635	N	N	16713 NE 87TH ST
006	719900	0070	1/18/08	\$430,000	\$350,000	1230	7	1967	3	9840	N	N	16227 NE 100TH ST
006	719934	0500	8/21/08	\$405,000	\$353,000	1230	7	1979	3	7600	N	N	10909 160TH CT NE
006	549020	0630	11/18/08	\$372,000	\$332,000	1240	7	1968	4	5655	N	N	10605 171ST CT NE
006	549020	0470	6/8/09	\$352,500	\$334,000	1240	7	1968	3	6840	N	N	10615 169TH AVE NE
006	549021	0270	4/2/09	\$429,000	\$398,000	1240	7	1977	3	8000	N	N	16604 NE 107TH ST
006	549021	0570	8/14/09	\$463,000	\$446,000	1240	7	1977	4	7200	N	N	16422 NE 106TH PL
006	549020	0790	9/24/09	\$328,000	\$320,000	1260	7	1968	3	6650	N	N	16904 NE 106TH ST
006	337900	0040	12/15/08	\$390,000	\$351,000	1260	7	1966	4	8560	N	N	9503 164TH AVE NE
006	719935	0350	5/8/08	\$527,000	\$444,000	1280	7	1980	4	5600	N	N	10520 160TH CT NE
006	720180	0180	4/4/08	\$419,500	\$350,000	1290	7	1975	4	7200	N	N	10940 156TH 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
006	358522	0080	6/30/09	\$370,000	\$352,000	1290	7	1968	3	10000	N	N	17010 NE 104TH CT
006	613840	0450	9/24/08	\$425,000	\$374,000	1290	7	1967	4	8775	N	N	9508 167TH AVE NE
006	920150	0031	6/5/08	\$479,000	\$407,000	1310	7	1962	5	5475	Y	N	7820 172ND PL NE
006	719931	0070	7/15/09	\$485,000	\$464,000	1310	7	1977	4	6300	N	N	10309 163RD PL NE
006	358522	0570	7/21/09	\$330,000	\$316,000	1320	7	1968	3	7500	N	N	10413 170TH AVE NE
006	358522	0550	7/22/08	\$370,000	\$319,000	1320	7	1968	3	7300	N	N	10425 170TH AVE NE
006	687300	0240	9/8/09	\$400,000	\$388,000	1340	7	2008	3	1337	N	N	8119 165TH AVE NE
006	150820	0050	7/21/09	\$414,000	\$396,000	1340	7	1969	3	11777	N	N	8102 172ND AVE NE
006	719932	0350	3/12/08	\$515,000	\$427,000	1340	7	1978	4	8050	N	N	15906 NE 106TH ST
006	719935	0020	8/24/09	\$349,500	\$338,000	1360	7	1980	3	7350	N	N	16011 NE 105TH CT
006	002352	0230	9/2/08	\$435,000	\$380,000	1360	7	1978	4	8325	N	N	10809 165TH PL NE
006	002352	0890	10/20/09	\$415,000	\$407,000	1360	7	1977	3	9600	N	N	10823 166TH PL NE
006	002352	0250	9/24/08	\$518,000	\$456,000	1370	7	1978	3	11000	N	N	10808 165TH PL NE
006	886150	0085	5/14/08	\$474,851	\$401,000	1380	7	1981	4	10336	N	N	8604 169TH PL NE
006	719932	0590	4/17/08	\$490,000	\$411,000	1390	7	1977	3	7350	N	N	15910 NE 105TH ST
006	720190	0070	6/23/09	\$425,000	\$404,000	1400	7	1976	3	7210	N	N	15819 NE 111TH ST
006	052800	0015	9/26/08	\$545,000	\$480,000	1400	7	1968	4	12635	N	N	16625 NE 87TH ST
006	052800	0030	7/30/08	\$442,500	\$383,000	1450	7	1965	4	12635	N	N	16723 NE 87TH ST
006	549021	0260	5/5/09	\$428,000	\$401,000	1470	7	1977	4	8000	N	N	16610 NE 107TH ST
006	719935	0290	9/8/09	\$407,500	\$395,000	1480	7	1980	4	5312	N	N	16017 NE 106TH ST
006	149430	0140	12/10/09	\$375,000	\$373,000	1550	7	1980	4	8400	N	N	8610 169TH CT NE
006	719920	0160	3/20/08	\$440,000	\$366,000	1570	7	1968	4	6882	N	N	10117 162ND AVE NE
006	719900	0220	10/25/09	\$407,000	\$400,000	1570	7	1968	4	8550	N	N	16110 NE 100TH ST
006	687300	0230	4/23/09	\$500,000	\$467,000	1760	7	2008	3	1763	N	N	8115 165TH AVE NE
006	864500	0190	12/10/09	\$452,600	\$450,000	1810	7	1983	3	14512	N	N	11220 161ST CT NE
006	886170	0110	8/11/09	\$425,000	\$409,000	1960	7	1965	3	10275	N	N	16221 NE 99TH ST
006	692824	0010	7/14/09	\$449,000	\$429,000	1960	7	1983	4	14540	N	N	16150 NE 113TH CT
006	052800	0115	9/8/08	\$550,000	\$481,000	2060	7	1956	5	19440	N	N	16680 NE 88TH ST
006	052800	0055	5/12/08	\$488,399	\$412,000	2260	7	1967	3	12730	N	N	16708 NE 87TH ST
006	219331	0170	6/26/09	\$425,000	\$404,000	1130	8	1984	3	7662	N	N	18323 NE 105TH CT
006	721130	0320	1/5/09	\$376,000	\$341,000	1160	8	1976	3	7600	N	N	10514 164TH 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
006	721130	0310	11/18/09	\$402,500	\$398,000	1160	8	1976	4	7500	N	N	10508 164TH AVE NE
006	721130	0240	2/11/08	\$496,450	\$407,000	1220	8	1976	4	7350	N	N	16414 NE 104TH ST
006	721130	0150	10/14/08	\$470,000	\$416,000	1220	8	1975	4	7875	N	N	10507 164TH AVE NE
006	721130	0300	4/4/08	\$569,950	\$476,000	1220	8	1976	5	8100	N	N	16410 NE 105TH ST
006	150821	0330	7/31/08	\$443,000	\$383,000	1230	8	1974	3	8850	N	N	8303 172ND AVE NE
006	219334	0290	4/16/08	\$537,000	\$450,000	1270	8	1985	4	8468	Y	N	17807 NE 100TH CT
006	219334	0120	4/24/08	\$539,000	\$453,000	1290	8	1986	4	7897	N	N	17709 NE 102ND CT
006	002350	0370	11/20/08	\$407,500	\$364,000	1300	8	1976	3	7980	N	N	10223 167TH PL NE
006	726490	0065	7/9/09	\$470,000	\$449,000	1310	8	1979	4	8470	N	N	17105 NE 96TH PL
006	219331	0290	4/21/08	\$500,000	\$420,000	1320	8	1983	3	11892	N	N	10613 184TH AVE NE
006	549021	0240	11/19/09	\$400,000	\$396,000	1340	8	1977	3	7000	N	N	16624 NE 107TH ST
006	219333	0050	9/23/09	\$475,000	\$463,000	1340	8	1986	4	9540	N	N	17926 NE 101ST CT
006	886030	0100	11/12/09	\$472,000	\$466,000	1340	8	1977	4	13200	N	N	16230 NE 98TH ST
006	219332	0390	8/5/09	\$454,500	\$437,000	1420	8	1986	3	7000	N	N	18111 NE 109TH ST
006	726490	0030	5/19/09	\$486,000	\$457,000	1420	8	1979	4	8846	N	N	9550 172ND AVE NE
006	219332	0370	3/12/08	\$559,000	\$463,000	1420	8	1986	4	7000	N	N	18223 NE 109TH ST
006	219332	0280	7/16/08	\$559,000	\$481,000	1420	8	1985	3	10346	N	N	18221 NE 108TH CT
006	215650	0200	2/2/08	\$518,950	\$425,000	1440	8	1977	4	7650	N	N	17018 NE 101ST PL
006	215650	0200	3/25/08	\$540,000	\$449,000	1440	8	1977	4	7650	N	N	17018 NE 101ST PL
006	886030	0270	9/12/08	\$557,653	\$489,000	1460	8	1977	3	14000	N	N	9703 163RD AVE NE
006	346190	0040	2/6/09	\$417,000	\$381,000	1490	8	1978	3	14288	N	N	16012 NE 95TH CT
006	256136	0190	7/28/09	\$375,000	\$360,000	1510	8	1983	3	12640	N	N	15727 NE 113TH CT
006	726490	0035	3/19/09	\$435,000	\$402,000	1510	8	1979	4	8848	N	N	9604 172ND AVE NE
006	886030	0460	8/24/09	\$485,000	\$469,000	1510	8	1975	4	9760	N	N	9629 162ND AVE NE
006	886030	0530	9/16/09	\$485,000	\$472,000	1510	8	1975	3	13680	N	N	16030 NE 97TH ST
006	215650	0320	11/2/09	\$422,000	\$415,000	1530	8	1977	4	10578	N	N	10011 168TH PL NE
006	726490	0086	6/13/08	\$510,000	\$435,000	1530	8	1978	4	12168	N	N	9539 172ND AVE NE
006	219331	0150	3/5/08	\$467,000	\$386,000	1550	8	1984	4	9346	N	N	18103 NE 105TH CT
006	352605	9120	11/19/09	\$430,900	\$426,000	1590	8	1991	3	7425	N	N	10826 WOODINVILLE-REDMOND RD
006	721130	0020	6/2/09	\$438,000	\$414,000	1640	8	1974	4	8100	N	N	10512 165TH PL NE
006	720000	1351	8/25/08	\$612,000	\$533,000	1650	8	1969	4	10240	N	N	16805 NE 88TH ST

Improved Sales Used in this Annual Update Analysis
Area 72
(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	219331	0030	5/26/09	\$448,000	\$422,000	1660	8	1983	3	8091	N	N	10417 181ST AVE NE
006	886150	0075	8/27/08	\$500,000	\$436,000	1680	8	1988	4	7728	N	N	8620 169TH PL NE
006	886030	0540	7/23/09	\$473,500	\$454,000	1690	8	1975	3	7000	N	N	16102 NE 97TH ST
006	571120	0100	7/8/08	\$480,000	\$412,000	1870	8	1994	3	10315	Y	N	15618 NE 106TH CT
006	219334	0070	9/25/08	\$535,000	\$471,000	1940	8	1986	3	7500	N	N	17808 NE 102ND CT
006	219330	0080	3/4/09	\$493,000	\$454,000	1990	8	1980	3	8700	N	N	10302 177TH AVE NE
006	215650	0300	5/21/09	\$420,000	\$395,000	2050	8	1977	3	8680	N	N	16804 NE 101ST PL
006	219333	0380	7/7/08	\$559,000	\$480,000	2060	8	1987	3	9532	N	N	18121 NE 101ST CT
006	720000	1600	5/19/09	\$550,000	\$518,000	2200	8	2008	3	9511	N	N	9106 172ND AVE NE
006	571120	0170	5/1/08	\$490,000	\$412,000	2210	8	1994	3	7620	N	N	10526 157TH AVE NE
006	885670	0220	12/30/09	\$555,000	\$555,000	2230	8	1980	3	34528	N	N	15215 NE 108TH PL
006	885670	0350	7/23/08	\$659,000	\$569,000	2280	8	1980	4	17280	N	N	15222 NE 108TH PL
006	184275	0020	3/25/09	\$470,000	\$436,000	2390	8	1977	3	8890	N	N	16540 NE 98TH CT
006	885670	0070	8/18/08	\$699,950	\$609,000	2430	8	1981	3	24050	Y	N	11008 151ST AVE NE
006	282800	0010	12/10/09	\$560,000	\$557,000	2440	8	2003	3	6068	N	N	15637 NE 106TH WAY
006	671960	0200	6/12/09	\$640,000	\$606,000	2490	8	2008	3	6261	N	N	17454 NE 98TH WAY
006	337860	0025	8/3/09	\$637,500	\$613,000	2510	8	2007	3	9990	N	N	16546 NE 99TH ST
006	282800	0050	4/6/09	\$535,000	\$497,000	2520	8	2003	3	7593	Y	N	15621 NE 106TH WAY
006	219330	0230	5/21/08	\$640,000	\$542,000	2520	8	1980	4	8625	N	N	10206 179TH AVE NE
006	184239	0200	7/15/09	\$497,500	\$476,000	2580	8	1984	4	15266	N	N	11315 163RD CT NE
006	219330	0460	8/24/09	\$575,000	\$556,000	2610	8	1983	3	9800	Y	N	18216 NE 102ND CT
006	885670	0030	5/12/09	\$605,000	\$568,000	2610	8	1983	4	17112	N	N	15216 NE 110TH PL
006	128380	0010	6/10/09	\$560,000	\$530,000	2650	8	2008	3	7048	N	N	16650 NE 86TH CT
006	671960	0010	6/5/09	\$660,000	\$624,000	2750	8	2008	3	5895	N	N	17445 NE 98TH WAY
006	671960	0050	11/23/09	\$659,000	\$652,000	2750	8	2008	3	5225	N	N	17461 NE 98TH WAY
006	128380	0060	7/14/08	\$763,776	\$657,000	2820	8	2008	3	5626	N	N	16772 NE 86TH CT
006	671960	0210	1/27/09	\$705,000	\$643,000	2870	8	2008	3	7829	N	N	17448 NE 98TH WAY
006	671960	0190	4/24/09	\$689,950	\$645,000	2870	8	2008	3	6261	N	N	17485 NE 98TH WAY
006	128380	0140	3/4/09	\$650,000	\$599,000	3010	8	2008	3	11633	N	N	16767 NE 86TH CT
006	128380	0180	11/10/08	\$682,000	\$608,000	3010	8	2008	3	5674	N	N	16651 NE 86TH CT
006	128380	0150	4/1/09	\$675,000	\$627,000	3010	8	2008	3	7881	N	N	16763 NE 86TH CT

Improved Sales Used in this Annual Update Analysis
Area 72
(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	362605	9066	8/6/09	\$584,000	\$562,000	3040	8	1987	3	13863	N	N	10310 176TH AVE NE
006	128380	0110	6/9/09	\$619,000	\$586,000	3040	8	2008	3	6425	N	N	16779 NE 86TH CT
006	128380	0040	12/10/08	\$640,000	\$576,000	3080	8	2008	3	6243	N	N	16764 NE 86TH CT
006	128380	0120	3/4/09	\$650,000	\$599,000	3080	8	2008	3	6034	N	N	16775 NE 86TH CT
006	128380	0050	7/14/08	\$734,900	\$633,000	3140	8	2008	3	6307	N	N	16768 NE 86TH CT
006	128380	0160	4/17/09	\$663,900	\$619,000	3260	8	2008	3	6087	N	N	16759 NE 86TH CT
006	128380	0080	5/21/09	\$610,000	\$574,000	3340	8	2008	3	6000	N	N	16780 NE 86TH CT
006	128380	0090	5/21/09	\$625,000	\$588,000	3340	8	2008	3	7352	N	N	16784 NE 86TH CT
006	128380	0100	6/10/09	\$634,800	\$601,000	3340	8	2008	3	7677	N	N	16783 NE 86TH CT
006	128380	0070	4/17/09	\$620,000	\$578,000	3480	8	2008	3	5414	N	N	16776 NE 86TH CT
006	128380	0030	5/21/09	\$620,000	\$584,000	3480	8	2008	3	6037	N	N	16760 NE 86TH CT
006	128380	0020	12/10/08	\$665,000	\$598,000	3480	8	2008	3	5767	N	N	16656 NE 86TH CT
006	001152	0090	8/26/08	\$705,000	\$615,000	2030	9	1996	3	9185	N	N	17010 NE 110TH WAY
006	327585	0060	9/4/08	\$572,000	\$500,000	2050	9	1989	3	7691	N	N	10023 177TH AVE NE
006	001151	0480	6/6/08	\$616,000	\$524,000	2140	9	1992	3	9066	Y	N	17711 NE 110TH WAY
006	327585	0150	7/28/09	\$530,000	\$508,000	2210	9	1989	3	8204	N	N	10026 177TH AVE NE
006	001151	0270	2/4/08	\$643,500	\$527,000	2260	9	1993	3	10269	Y	N	10920 178TH CT NE
006	001150	0510	8/25/09	\$520,000	\$503,000	2280	9	1990	3	9093	N	N	17609 NE 104TH WAY
006	327588	0130	10/21/08	\$582,000	\$516,000	2280	9	1998	3	8895	N	N	18509 NE 100TH CT
006	001150	0510	4/21/08	\$635,000	\$533,000	2280	9	1990	3	9093	N	N	17609 NE 104TH WAY
006	001151	0020	9/1/09	\$605,000	\$586,000	2290	9	1993	3	9989	Y	N	10814 178TH PL NE
006	327585	0130	11/2/09	\$563,500	\$555,000	2300	9	1988	3	7613	N	N	10042 177TH AVE NE
006	033920	0170	8/25/08	\$625,000	\$545,000	2320	9	1997	3	12003	N	N	18522 NE 102ND CT
006	001152	0030	1/7/08	\$585,000	\$475,000	2341	9	1997	3	9594	N	N	11036 169TH PL NE
006	033920	0010	2/20/09	\$580,000	\$533,000	2460	9	1996	3	14023	N	N	10015 NE 100TH CT
006	001150	0810	9/14/09	\$500,000	\$486,000	2500	9	1990	3	7536	N	N	17705 NE 105TH ST
006	001150	0570	10/1/09	\$500,000	\$488,000	2500	9	1991	3	7605	N	N	17735 NE 104TH WAY
006	327586	0400	6/26/08	\$610,000	\$522,000	2590	9	1989	3	7598	N	N	9922 181ST AVE NE
006	001152	0590	8/26/09	\$631,500	\$611,000	2590	9	1996	3	9100	N	N	10820 170TH CT NE
006	033920	0090	7/10/09	\$580,000	\$554,000	2640	9	1996	3	12225	N	N	18543 NE 102ND CT
006	001150	0350	8/5/08	\$635,000	\$550,000	2730	9	1990	3	8042	N	N	10528 176TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 72
(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	327586	0390	6/16/08	\$687,500	\$587,000	2770	9	1989	4	7825	N	N	9914 181ST AVE NE
006	001150	0600	7/8/09	\$605,000	\$577,000	2810	9	1992	3	9335	N	N	17821 NE 104TH WAY
006	001152	0550	1/14/08	\$721,500	\$587,000	2810	9	1996	3	9012	N	N	10827 170TH CT NE
006	001151	0610	9/9/09	\$650,000	\$631,000	2810	9	1993	3	9002	N	N	10826 177TH CT NE
006	001152	0250	7/16/09	\$725,000	\$693,000	2891	9	1997	3	13467	N	N	17033 NE 108TH WAY
006	720000	0403	2/5/09	\$635,375	\$581,000	2960	9	2001	3	6413	N	N	16623 NE 90TH CT
006	886170	0301	7/14/08	\$774,900	\$667,000	2990	9	2007	3	6881	N	N	16024 NE 99TH ST
006	001152	0330	7/8/08	\$735,000	\$632,000	3000	9	1996	3	11164	N	N	16811 NE 108TH WAY
006	675251	0020	1/22/09	\$700,000	\$637,000	3050	9	2004	3	7905	N	N	11526 160TH CT NE
006	720593	0020	1/10/08	\$730,000	\$593,000	3060	9	1999	3	8991	Y	N	15911 NE 101ST CT
006	720593	0060	5/13/08	\$750,000	\$634,000	3130	9	2001	3	7319	Y	N	15926 NE 101ST CT
006	886150	0010	6/26/09	\$812,500	\$773,000	3280	9	2008	3	10260	N	N	8721 169TH PL NE
006	886150	0005	9/28/09	\$730,100	\$712,000	3770	9	2008	3	10260	N	N	16853 NE 88TH ST
006	001150	1000	5/15/08	\$639,000	\$540,000	2290	10	1993	3	8243	N	N	10711 177TH CT NE
006	001150	0270	9/2/08	\$630,000	\$550,000	2420	10	1992	3	8186	N	N	10517 180TH CT NE
006	001150	0020	1/5/09	\$620,000	\$562,000	2420	10	1992	3	9209	N	N	10408 180TH CT NE
006	001150	0970	6/24/08	\$698,500	\$598,000	2530	10	1993	3	7501	N	N	10731 177TH CT NE
006	001150	0850	12/30/09	\$551,350	\$551,000	2570	10	1993	3	7115	N	N	17707 NE 107TH CT
006	001150	1320	9/24/08	\$721,500	\$635,000	2660	10	1994	3	9735	N	N	17744 NE 108TH WAY
006	327587	0040	5/28/08	\$702,000	\$596,000	2690	10	1990	3	14707	Y	N	18326 NE 101ST CT
006	327586	0220	9/21/09	\$620,000	\$604,000	2700	10	1990	3	15336	N	N	18346 NE 99TH WAY
006	001150	1020	7/1/08	\$695,000	\$596,000	2810	10	1992	3	9025	N	N	17603 NE 108TH WAY
006	001150	1270	6/13/08	\$829,500	\$707,000	2860	10	1992	3	10400	N	N	10822 179TH CT NE
006	001150	0060	12/18/09	\$620,000	\$618,000	2930	10	1991	3	11582	N	N	10432 180TH CT NE
006	001150	0930	10/2/08	\$858,000	\$756,000	3090	10	1993	3	11006	Y	N	10724 177TH CT NE
006	440121	0090	9/18/09	\$725,000	\$705,000	3100	10	2001	3	8315	N	N	9806 173RD CT NE
006	440120	0440	10/7/08	\$737,500	\$651,000	3350	10	2001	3	8406	N	N	9654 173RD PL NE
008	556962	0460	6/2/08	\$755,000	\$642,000	2430	9	2007	3	6060	N	N	10550 155TH AVE NE
008	556962	0500	8/28/08	\$709,900	\$619,000	2630	9	2007	3	4662	N	N	15525 NE 106TH ST
008	556962	0090	5/29/08	\$846,569	\$719,000	3060	9	2007	3	5901	N	N	15436 NE 106TH WAY
008	556962	0280	6/10/09	\$815,000	\$772,000	3070	9	2007	3	4666	N	N	10443 155TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 72
(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
008	556962	0100	6/16/08	\$972,950	\$830,000	3180	9	2007	3	5585	N	N	15432 NE 106TH WAY
008	556962	0640	4/22/09	\$699,950	\$654,000	3210	9	2007	3	6752	N	N	15533 NE 106TH WAY
008	556962	0590	11/14/08	\$811,250	\$724,000	3500	9	2007	3	6789	N	N	10600 154TH PL NE
008	556962	0040	6/16/09	\$786,550	\$746,000	3530	9	2007	3	6447	N	N	10634 155TH PL NE
008	556962	0130	4/29/09	\$1,202,301	\$1,125,000	3360	11	2008	3	10512	Y	N	10619 154TH PL NE

Improved Sales Removed from this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	020080	0350	9/12/08	\$470,000	RELOCATION - SALE TO SERVICE
004	111575	0050	2/9/09	\$187,958	DOR RATIO;QUIT CLAIM DEED
004	111575	0190	8/10/09	\$537,500	DIAGNOSTIC OULTIER
004	113730	0010	6/27/08	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	113730	0190	8/20/08	\$328,621	QUIT CLAIM DEED; STATEMENT TO DOR
004	113730	1040	9/21/09	\$455,000	DIAGNOSTIC OULTIER
004	113730	1040	2/27/09	\$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	115260	0050	10/20/09	\$450,000	DIAGNOSTIC OULTIER
004	172606	9077	2/5/08	\$1,931	DOR RATIO
004	179590	0030	8/10/09	\$460,000	RELOCATION - SALE TO SERVICE
004	179590	0340	6/17/08	\$657,000	DIAGNOSTIC OUTLIER
004	179590	0360	11/17/08	\$525,000	RELOCATION - SALE TO SERVICE
004	179592	0380	1/7/09	\$580,000	DIAGNOSTIC OUTLIER
004	185300	0210	5/19/08	\$1,299,000	DIAGNOSTIC OUTLIER
004	186200	0040	10/24/09	\$750,000	RELOCATION - SALE TO SERVICE
004	186200	0050	3/30/09	\$601,000	CONDITION CHANGE AFTER SALE
004	192606	9120	10/19/09	\$970,000	DIAGNOSTIC OULTIER
004	192606	9126	5/27/08	\$3,790,000	IMP COUNT
004	192606	9129	6/23/09	\$1,050,000	DIAGNOSTIC OUTLIER
004	192606	9136	9/23/09	\$1,077,500	DIAGNOSTIC OUTLIER
004	192606	9151	9/10/08	\$1,785,000	DIAGNOSTIC OUTLIER
004	232605	9078	8/27/09	\$425,000	DIAGNOSTIC OULTIER
004	236640	0170	9/4/08	\$380,000	DIAGNOSTIC OUTLIER
004	236640	0170	8/14/08	\$161,201	DOR RATIO;NO MARKET EXPOSURE
004	252605	9174	3/13/09	\$529,000	DIAGNOSTIC OULTIER
004	280220	0240	10/14/08	\$383,000	RELOCATION - SALE TO SERVICE
004	312606	9149	9/18/09	\$503,000	DIAGNOSTIC OULTIER
004	329320	0210	7/27/09	\$726,000	DIAGNOSTIC OUTLIER
004	329340	0050	7/15/09	\$740,000	SHORT SALE
004	339682	0210	11/2/09	\$347,000	DIAGNOSTIC OULTIER
004	339682	0210	6/15/09	\$412,500	RELOCATION - SALE TO SERVICE
004	344350	0020	3/17/08	\$722,500	DIAGNOSTIC OULTIER
004	382531	0940	8/15/08	\$835,000	RELOCATION - SALE TO SERVICE
004	382531	1060	5/14/09	\$535,000	DIAGNOSTIC OUTLIER
004	564930	0150	9/16/09	\$424,000	DIAGNOSTIC OULTIER
004	570180	0160	9/25/09	\$517,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	619240	0320	5/5/08	\$707,500	RELOCATION - SALE TO SERVICE
004	619241	0110	9/11/08	\$739,625	RELOCATION - SALE TO SERVICE
004	689110	0020	11/2/09	\$749,990	ACTIVE PERMIT BEFORE SALE>25K
004	812120	0010	9/22/09	\$614,900	DIAGNOSTIC OUTLIER
004	812120	0560	3/17/08	\$41,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	812130	0040	1/31/08	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	934870	0120	5/14/09	\$678,000	DIAGNOSTIC OUTLIER
004	934870	0210	4/28/09	\$640,000	DIAGNOSTIC OUTLIER
004	942850	0075	5/21/08	\$280,606	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	952660	0690	10/26/09	\$677,500	RELOCATION - SALE TO SERVICE
004	957805	0170	3/5/08	\$1,850,000	DIAGNOSTIC OUTLIER
004	957805	0320	7/2/09	\$799,950	RELOCATION - SALE TO SERVICE
004	957809	0350	5/21/09	\$625,000	DIAGNOSTIC OUTLIER
006	033920	0090	7/10/09	\$580,000	RELOCATION - SALE TO SERVICE
006	128380	0130	10/16/08	\$769,900	FULL SALES PRICE NOT REPORTED
006	128380	0170	6/10/09	\$493,000	DIAGNOSTIC OUTLIER
006	219330	0460	8/21/09	\$575,000	RELOCATION - SALE TO SERVICE
006	219331	0350	4/21/09	\$355,000	DIAGNOSTIC OUTLIER
006	219333	0020	11/9/09	\$456,000	EXEMPT FROM EXCISE TAX
006	358522	0030	12/15/08	\$337,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	358522	0620	1/23/09	\$316,485	BANKRUPTCY - RECEIVER OR TRUSTEE
006	358522	0620	2/6/09	\$270,000	NON-REPRESENTATIVE SALE
006	362605	9103	1/22/08	\$98,502	RELATED PARTY, FRIEND, OR NEIGHBOR
006	549020	0390	9/10/08	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	549020	0490	7/28/09	\$257,500	DIAGNOSTIC OUTLIER
006	549021	0110	4/21/08	\$390,000	NO MARKET EXPOSURE
006	549021	0640	7/25/08	\$343,000	DIAGNOSTIC OUTLIER
006	613840	0220	12/30/08	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	687300	0010	5/12/09	\$138,206	DOR RATIO
006	710560	0025	9/8/09	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	710560	0030	7/5/08	\$475,000	DIAGNOSTIC OUTLIER
006	719731	0050	6/2/08	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719931	0070	1/27/09	\$485,000	RELOCATION - SALE TO SERVICE
006	719933	0040	2/24/09	\$263,000	DIAGNOSTIC OUTLIER
006	719934	0450	9/9/08	\$456,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719934	0620	9/18/08	\$306,400	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719935	0100	3/23/09	\$345,000	DIAGNOSTIC OUTLIER
006	719936	0180	10/20/09	\$300,000	DIAGNOSTIC OUTLIER
006	720000	1255	10/6/09	\$292,109	RELATED PARTY, FRIEND, OR NEIGHBOR
006	721130	0450	1/17/08	\$410,000	DIAGNOSTIC OUTLIER
006	726490	0015	6/5/09	\$47,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	885670	0140	9/17/09	\$705,000	DIAGNOSTIC OUTLIER
006	886030	0270	6/10/08	\$320,000	RELOCATION - SALE TO SERVICE
006	886150	0100	11/18/09	\$431,550	DIAGNOSTIC OUTLIER
006	920150	0050	9/4/08	\$89,880	DOR RATIO;QUIT CLAIM DEED
006	920150	0050	9/4/08	\$50,120	DOR RATIO;QUIT CLAIM DEED
006	947520	0020	7/25/08	\$449,975	DIAGNOSTIC OUTLIER
006	947520	0170	6/2/08	\$572,500	DIAGNOSTIC OUTLIER
006	954289	0010	12/16/09	\$399,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	954289	0030	12/18/09	\$359,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	954289	0040	11/11/09	\$344,950	DIAGNOSTIC OUTLIER
006	954289	0050	11/23/09	\$339,950	DIAGNOSTIC OUTLIER
006	954289	0060	10/13/09	\$349,950	DIAGNOSTIC OUTLIER
008	272605	9014	11/4/09	\$530,000	OPEN SPACE/GOVERNMENT AGENCY

***Improved Sales Removed from this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	556962	0170	6/9/08	\$2,080,000	DIAGNOSTIC OULTIER
008	556962	0200	2/20/08	\$1,990,000	DIAGNOSTIC OULTIER

***Vacant Sales Used in this Annual Update Analysis
Area 72***

NO VACANT SALES

**Vacant Sales Removed from this Annual Update Analysis
Area 72**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	192606	9014	6/23/2009	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	252605	9031	12/3/2009	\$1,000,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	619241	0180	11/17/2009	\$675,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	619241	0200	6/19/2008	\$769,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	619241	0210	11/25/2008	\$735,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	689110	0060	12/18/2009	\$750,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	689110	0220	12/21/2009	\$858,800	NEW CONSTRUCTION NO CHARACTERISTICS
4	689110	0280	12/28/2009	\$752,990	NEW CONSTRUCTION NO CHARACTERISTICS
4	873290	0360	11/9/2009	\$634,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	873290	0400	9/24/2009	\$550,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	873290	0420	9/29/2009	\$553,402	NEW CONSTRUCTION NO CHARACTERISTICS
4	873290	0890	12/11/2009	\$585,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	873290	0900	9/9/2009	\$569,999	NEW CONSTRUCTION NO CHARACTERISTICS
4	952660	0180	8/26/2009	\$639,950	NEW CONSTRUCTION NO CHARACTERISTICS
4	952660	0530	11/17/2009	\$595,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	952660	0590	12/18/2009	\$660,000	NEW CONSTRUCTION NO CHARACTERISTICS
4	952660	0680	11/19/2009	\$585,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	128380	0130	9/16/2008	\$20,146	FULL SALES PRICE NOT REPORTED;
6	671960	0020	12/1/2009	\$637,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	671960	0170	12/8/2009	\$699,950	NEW CONSTRUCTION NO CHARACTERISTICS
6	671960	0180	12/16/2009	\$678,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	671960	0240	12/16/2009	\$720,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0080	10/20/2009	\$329,990	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0090	10/19/2009	\$329,990	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0100	12/8/2009	\$329,900	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0110	12/7/2009	\$409,990	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0130	12/10/2009	\$324,990	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0140	12/15/2009	\$330,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0150	11/30/2009	\$434,990	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0160	12/6/2009	\$499,990	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0190	11/10/2009	\$515,272	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0200	11/10/2009	\$489,990	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0210	9/10/2009	\$500,000	NEW CONSTRUCTION NO CHARACTERISTICS
6	687300	0220	9/5/2009	\$491,216	NEW CONSTRUCTION NO CHARACTERISTICS
6	954289	0010	10/3/2008	\$45,000	NO MARKET EXPOSURE
8	556962	0490	12/14/2009	\$709,950	NEW CONSTRUCTION NO CHARACTERISTICS

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

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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