

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Preston/Snoqualmie Ridge/Issaquah Highlands / 75

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 665

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	\$195,900	\$275,500	\$471,400			
2010 Value	\$195,900	\$273,100	\$469,000	\$509,300	92.1%	6.96%
Change	\$0	-\$2,400	-\$2,400			
% Change	0.0%	-0.9%	-0.5%			

*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.

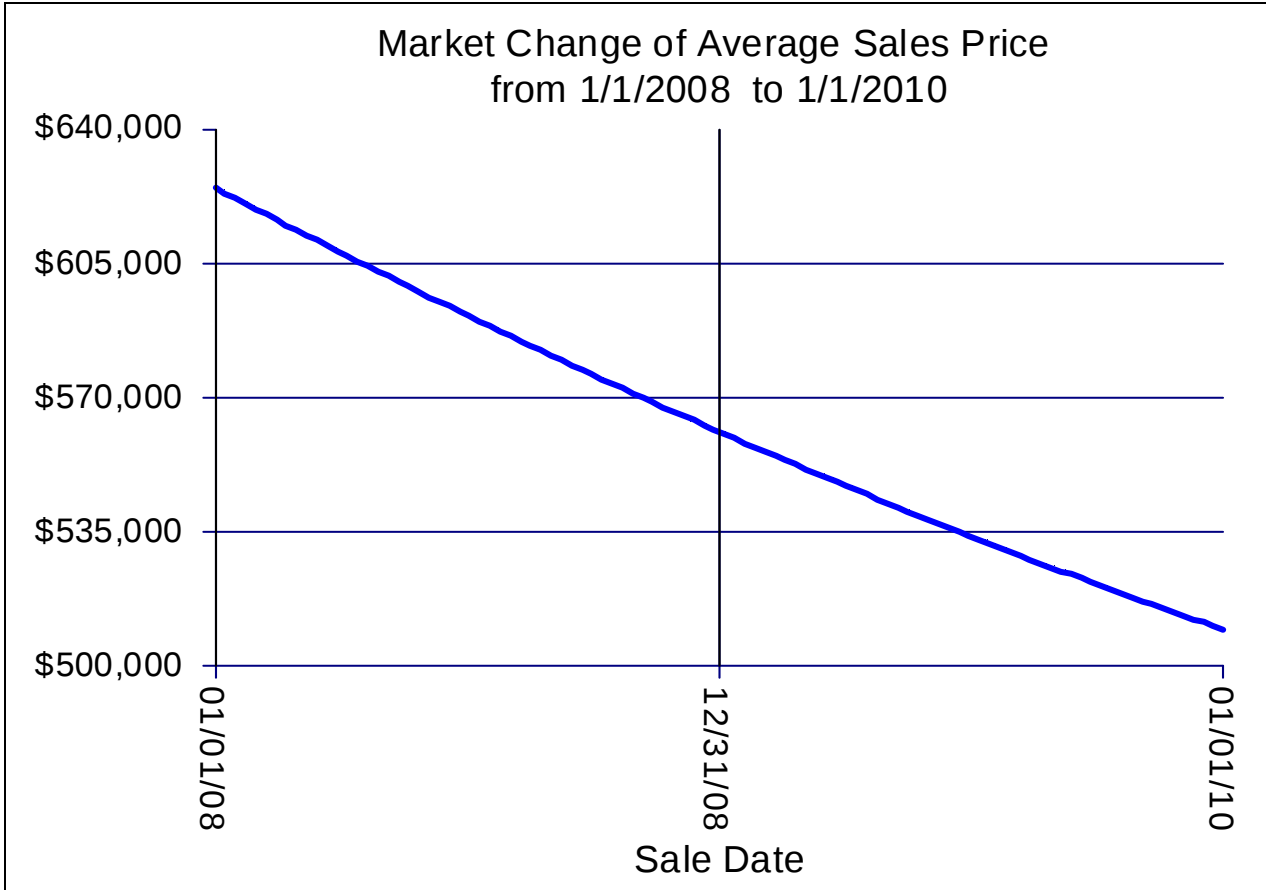
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$200,900	\$270,000	\$470,900
2010 Value	\$200,900	\$268,600	\$469,500
Percent Change	0.0%	-0.5%	-0.3%

Number of one to three unit residences in the Population: 5192

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, improved parcels equal to, or higher than, a grade 9 had a higher average ratio in comparison to the rest of the population, which resulted in a downward adjustment. The remaining 59.9% 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.

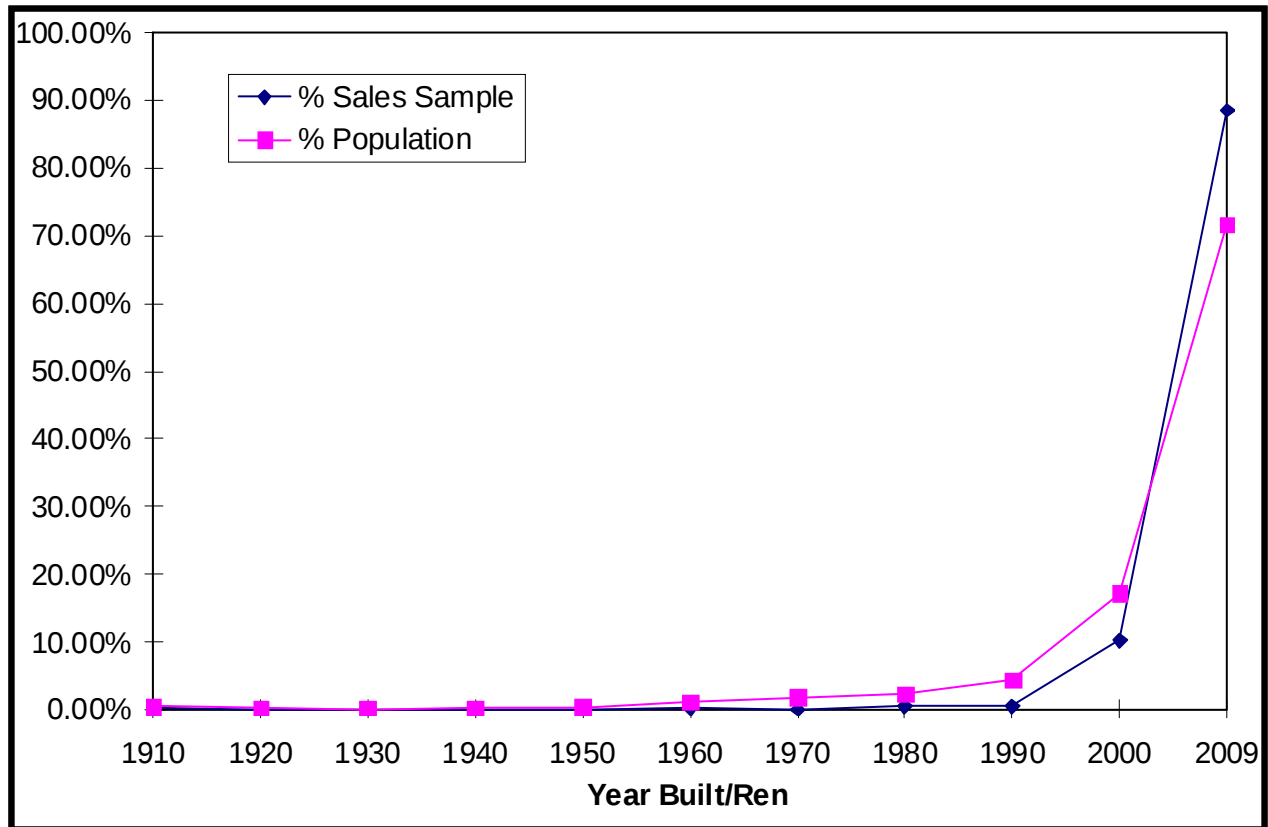
**Market Change of Average Sale Price in Area 75
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.15%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	1	0.15%
1970	0	0.00%
1980	3	0.45%
1990	3	0.45%
2000	68	10.23%
2009	589	88.57%
	665	

Population		
Year Built/Ren	Frequency	% Population
1910	24	0.46%
1920	11	0.21%
1930	6	0.12%
1940	10	0.19%
1950	21	0.40%
1960	57	1.10%
1970	98	1.89%
1980	117	2.25%
1990	230	4.43%
2000	892	17.18%
2009	3726	71.76%
	5192	

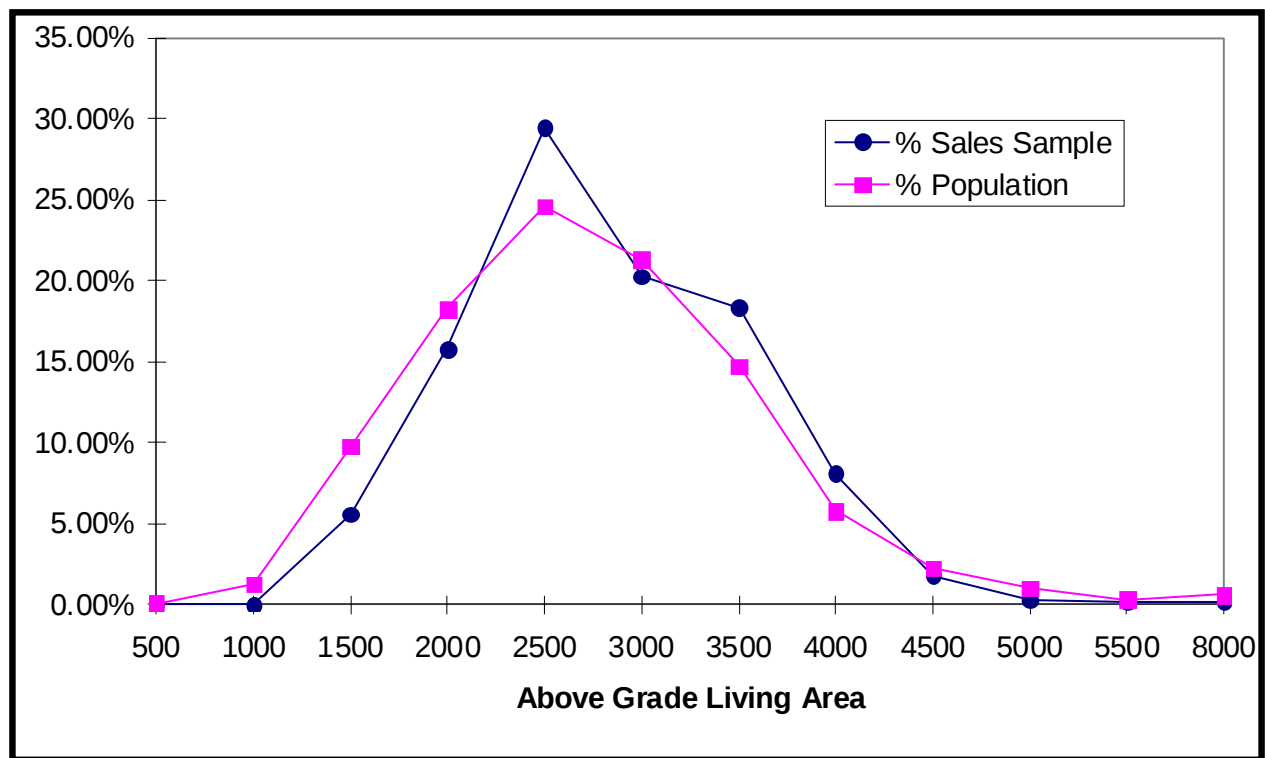


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	0	0.00%
1500	37	5.56%
2000	105	15.79%
2500	196	29.47%
3000	135	20.30%
3500	122	18.35%
4000	54	8.12%
4500	12	1.80%
5000	2	0.30%
5500	1	0.15%
8000	1	0.15%
	665	

Population		
AGLA	Frequency	% Population
500	5	0.10%
1000	66	1.27%
1500	509	9.80%
2000	948	18.26%
2500	1275	24.56%
3000	1107	21.32%
3500	763	14.70%
4000	301	5.80%
4500	116	2.23%
5000	52	1.00%
5500	18	0.35%
8000	32	0.62%
	5192	

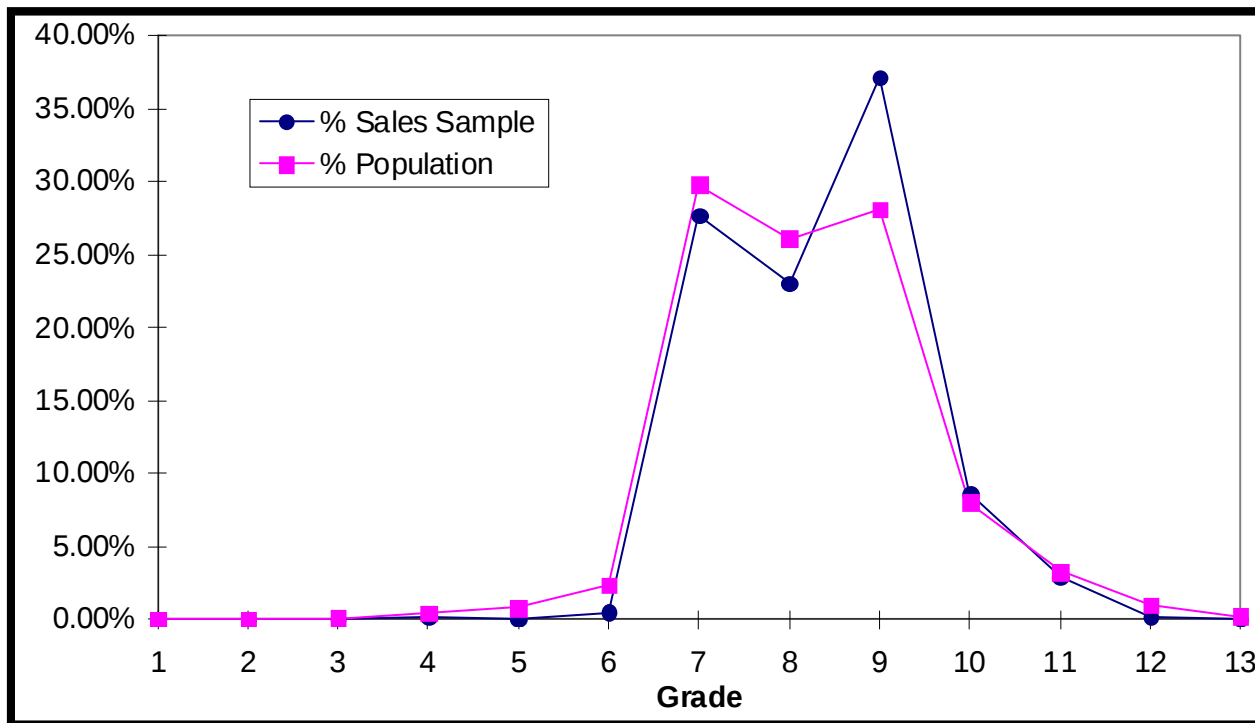


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

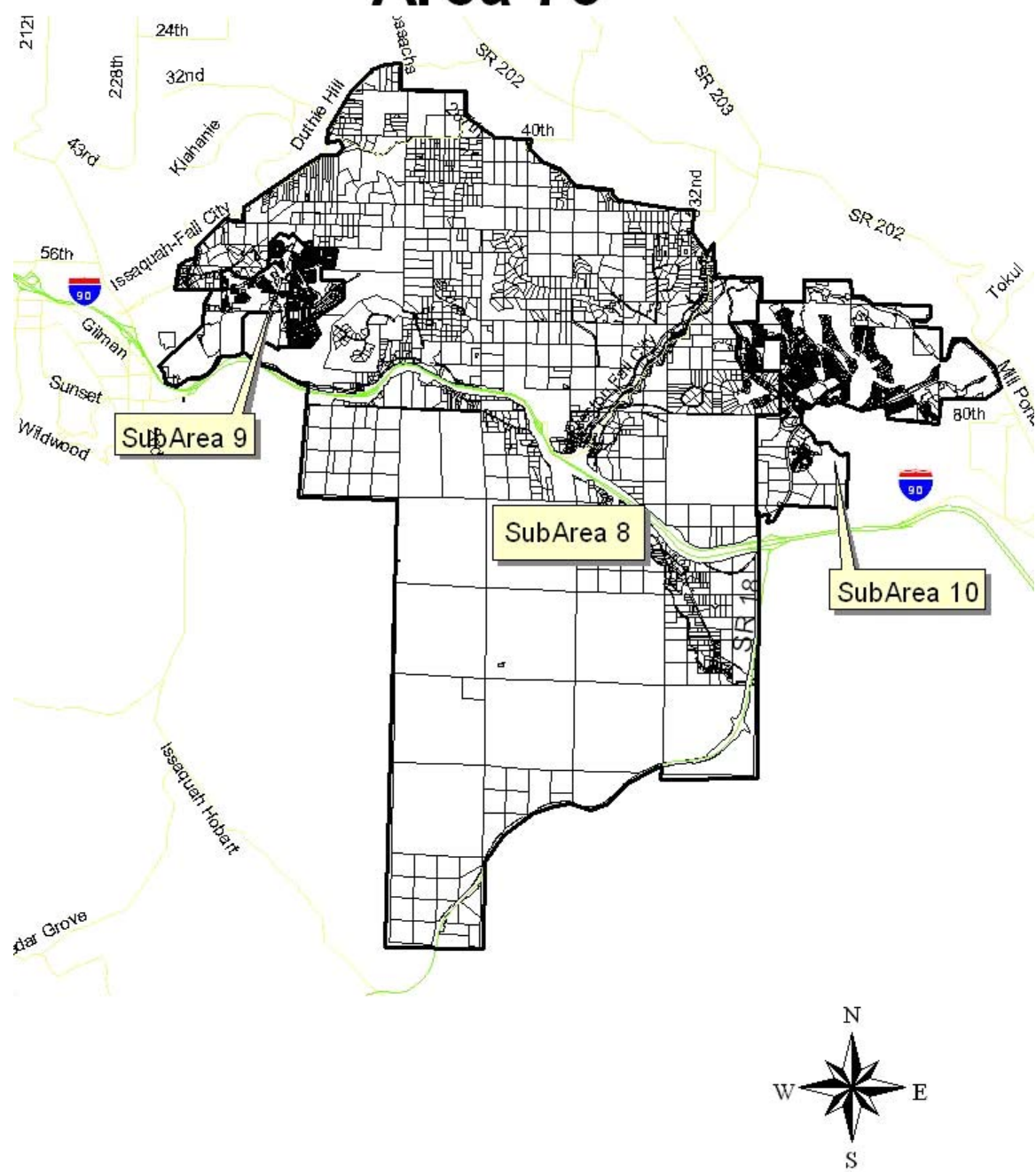
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.15%
5	0	0.00%
6	3	0.45%
7	184	27.67%
8	153	23.01%
9	247	37.14%
10	57	8.57%
11	19	2.86%
12	1	0.15%
13	0	0.00%
665		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	3	0.06%
4	22	0.42%
5	41	0.79%
6	121	2.33%
7	1547	29.80%
8	1353	26.06%
9	1459	28.10%
10	415	7.99%
11	169	3.26%
12	50	0.96%
13	11	0.21%
5192		



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

Area 75



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: July 6, 2010

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

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

Land Update

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

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels equal to, or higher than, a grade 9 had a higher average ratio in comparison to the rest of the population, which resulted in a downward adjustment. The remaining 59.9% 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 665 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 / .9083262 + 3.451395E-02*HighGrade 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 48

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) * .995.
- *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) * .995
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then 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)*.995

Model Validation

The resulting assessment level is 92.1%. 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 -0.3%. This decrease is due partly to market changes over time and the previous assessment levels.

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

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

Area 75 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

1.84%

High Grade >= 9	Yes
% Adjustment	-1.89%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel with a Grade =>9 would *approximately* receive a -1.89% downward adjustment. 2104 parcels in the improved population would receive this adjustment. There were 324 sales.

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

Generally parcels with a Grade =>9 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

59.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 75 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	0.815	-18.5%
2/1/2008	0.823	-17.7%
3/1/2008	0.830	-17.0%
4/1/2008	0.838	-16.2%
5/1/2008	0.846	-15.4%
6/1/2008	0.853	-14.7%
7/1/2008	0.861	-13.9%
8/1/2008	0.869	-13.1%
9/1/2008	0.877	-12.3%
10/1/2008	0.884	-11.6%
11/1/2008	0.892	-10.8%
12/1/2008	0.900	-10.0%
1/1/2009	0.908	-9.2%
2/1/2009	0.915	-8.5%
3/1/2009	0.923	-7.7%
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 75 is $(0.9083262 + 0.0002341944 * \text{SaleDay} + 0.03451395 * 0.4872181) / (0.9083262 + 0.03451395 * 0.4872181)$

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: 07/06/2010	Sales Dates: 1/2008 - 12/2009
Area Preston/SnoqRidge/IssaqHghInd	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	665		
Mean Assessed Value	471,400		
Mean Adj. Sales Price	509,300		
Standard Deviation AV	156,678		
Standard Deviation SP	167,658		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.925		
Median Ratio	0.923		
Weighted Mean Ratio	0.926		
UNIFORMITY			
Lowest ratio	0.751		
Highest ratio:	1.089		
Coefficient of Dispersion	5.83%		
Standard Deviation	0.067		
Coefficient of Variation	7.24%		
Price Related Differential (PRD)	0.999		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.919		
Upper limit	0.929		
95% Confidence: Mean			
Lower limit	0.920		
Upper limit	0.930		
SAMPLE SIZE EVALUATION			
N (population size)	5192		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.067		
Recommended minimum:	7		
Actual sample size:	665		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	344		
# ratios above mean:	321		
z:	0.892		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

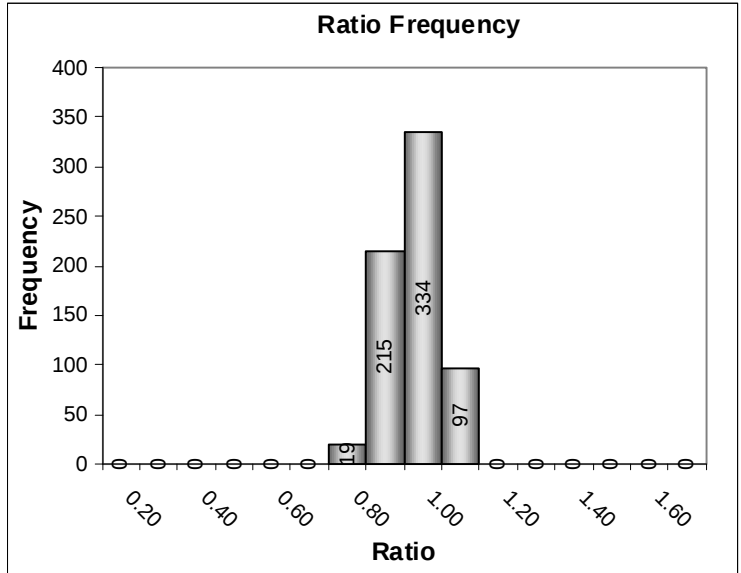
Ratio Frequency

Ratio	Frequency
0.7	19
0.85	215
0.95	334
1.05	97

COMMENTS:

1 to 3 Unit Residences throughout area 75

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



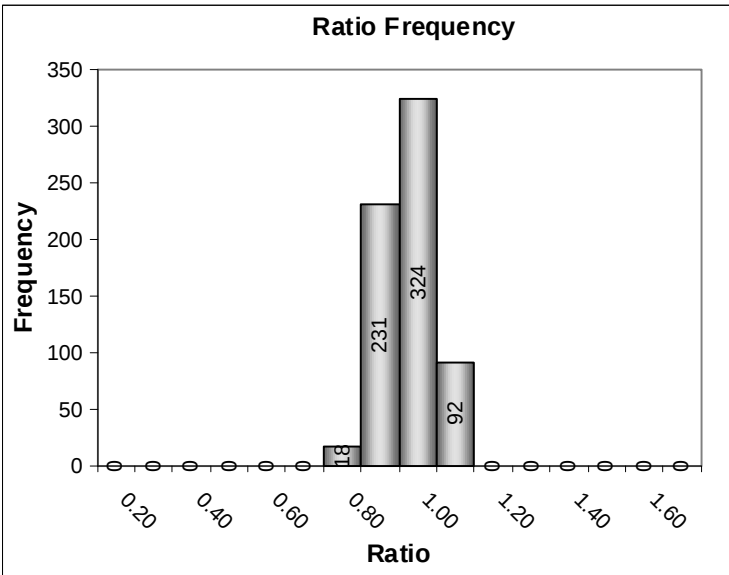
COMMENTS:

1 to 3 Unit Residences throughout area 75

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: 07/06/2010	Sales Dates: 1/2008 - 12/2009
Area Preston/SnoqRidge/IssaqHghInd	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 350 with increments of 50. The histogram has several bars, with the most prominent ones at ratios 0.80, 0.90, and 1.00. The frequencies for these bars are 231, 324, and 92 respectively. There are also smaller bars at ratios 0.70 (frequency 18) and 0.95 (frequency 19). The distribution is roughly bell-shaped, centered around 0.90.	
Sample size (n)	665		
Mean Assessed Value	469,000		
Mean Sales Price	509,300		
Standard Deviation AV	149,433		
Standard Deviation SP	167,658		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.924		
Median Ratio	0.921		
Weighted Mean Ratio	0.921		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 75 Uniformity has improved by application of the recommended values. Sales Prices are adjusted for time to the Assesment Date of 1/1/2010	
Lowest ratio	0.763		
Highest ratio:	1.072		
Coefficient of Dispersion	5.70%		
Standard Deviation	0.064		
Coefficient of Variation	6.96%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.915		
Upper limit	0.927		
95% Confidence: Mean			
Lower limit	0.919		
Upper limit	0.929		
SAMPLE SIZE EVALUATION			
N (population size)	5192		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.064		
Recommended minimum:	7		
Actual sample size:	665		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	346		
# ratios above mean:	319		
z:	1.047		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 75

Uniformity has improved by application of the recommended values.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 75
(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	689330	0345	3/26/08	\$263,000	\$220,000	1220	4	1902	4	10912	N	N	31016 SE 86TH ST
008	172407	9018	9/28/09	\$337,500	\$329,000	1130	6	2004	3	71438	N	N	30431 SE ISSAQUAH-FALL CITY RD
008	102307	9049	8/24/09	\$310,000	\$300,000	1140	6	2005	3	15175	Y	Y	33401 SE 124TH ST
008	192407	9079	7/30/09	\$330,000	\$317,000	1300	6	1951	4	68389	N	N	28016 SE 63RD ST
008	302407	9017	4/18/08	\$380,000	\$320,000	1170	7	2007	3	180774	N	N	7807 288TH AVE SE
008	042307	9055	8/27/09	\$444,000	\$430,000	1560	7	2002	3	71002	Y	Y	10421 324TH PL SE
008	122406	9055	7/7/08	\$550,000	\$474,000	1600	7	1974	3	87120	N	N	26605 SE DUTHIE HILL RD
008	282407	9053	11/18/09	\$410,000	\$405,000	1910	7	1997	3	66211	N	N	6917 PRESTON-FALL CITY RD SE
008	322407	9074	3/26/08	\$417,000	\$349,000	2140	7	1983	3	101930	N	N	29211 SE 82ND ST
008	032307	9039	6/11/08	\$544,900	\$466,000	1700	8	2002	3	35112	N	N	11020 325TH AVE SE
008	162407	9092	1/9/08	\$635,000	\$519,000	1950	8	1973	3	184258	Y	N	31425 SE ISSAQUAH-FALL CITY RD
008	398030	0155	6/23/09	\$670,000	\$637,000	1970	8	1983	4	31450	Y	Y	7319 LAKE ALICE RD SE
008	302407	9049	1/29/08	\$860,000	\$707,000	3670	8	1986	3	253420	Y	N	6420 282ND AVE SE
008	272407	9014	4/8/08	\$734,500	\$617,000	2040	9	1991	3	234788	Y	N	33404 SE 74TH ST
008	162407	9111	10/29/08	\$700,000	\$624,000	2570	9	1994	3	201247	N	N	31816 SE 48TH ST
008	212407	9082	7/7/09	\$588,000	\$562,000	2710	9	1998	3	192535	Y	N	5730 322ND AVE SE
008	102307	9025	7/3/09	\$634,000	\$605,000	3090	9	2007	3	40840	N	N	32824 SE 115TH ST
008	272407	9072	2/13/08	\$797,500	\$659,000	3090	9	1998	3	218671	Y	N	32706 SE 76TH ST
008	102307	9114	8/5/09	\$720,000	\$693,000	3440	9	2002	3	259182	N	N	33310 SE 114TH ST
008	102307	9152	9/25/09	\$600,000	\$585,000	3620	9	2006	3	61420	N	N	11145 UPPER PRESTON RD SE
008	122406	9065	10/8/09	\$863,150	\$845,000	4360	9	1978	4	113691	N	N	3723 274TH AVE SE
008	152407	9042	3/17/08	\$1,490,000	\$1,243,000	5060	10	2007	3	226951	Y	N	32716 SE 46TH LN
008	152407	9190	4/15/08	\$1,687,623	\$1,420,000	5890	10	2007	3	241160	Y	N	32715 SE 46TH LN
008	272407	9032	7/6/09	\$1,125,000	\$1,074,000	4400	11	2004	3	782176	N	N	6540 PRESTON-FALL CITY RD SE
009	363007	0010	4/15/08	\$334,000	\$281,000	1050	7	2005	3	2699	N	N	2603 NE JARED CT
009	363006	0040	8/14/08	\$339,000	\$296,000	1050	7	2005	3	3088	N	N	2565 NE JARED CT
009	362999	0250	4/22/08	\$345,000	\$291,000	1260	7	2005	3	3528	N	N	1962 24TH AVE NE
009	363008	0110	4/22/08	\$401,900	\$339,000	1440	7	2005	3	2040	Y	N	2347 NE NATALIE WAY
009	362999	0310	2/4/09	\$400,000	\$366,000	1440	7	2005	3	2802	N	N	2488 NE KEYSTONE CT
009	362992	0270	4/29/08	\$457,000	\$386,000	1440	7	2003	3	3000	N	N	2478 NE IVERSON LN

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363008	0260	6/23/08	\$390,000	\$335,000	1500	7	2006	3	2182	N	N	2398 NE MARION LN
009	363008	0350	6/12/08	\$400,000	\$342,000	1530	7	2005	3	1374	N	N	2594 NE MAGNOLIA ST
009	362992	0210	10/3/08	\$440,000	\$389,000	1630	7	2003	3	3000	N	N	2427 NE JEWELL LN
009	362992	0160	9/5/08	\$445,000	\$391,000	1630	7	2003	3	3317	N	N	2509 NE JEWELL LN
009	362992	0350	5/28/08	\$460,000	\$392,000	1630	7	2003	3	3160	N	N	2562 NE IVY WAY
009	362999	0230	1/19/09	\$433,000	\$395,000	1630	7	2005	3	3915	N	N	1990 24TH AVE NE
009	362992	0180	7/6/09	\$419,000	\$400,000	1630	7	2003	3	3000	N	N	2475 NE JEWELL LN
009	362997	0380	4/16/08	\$500,000	\$421,000	1830	7	2004	3	4470	Y	N	2501 NE MAGNOLIA ST
009	362997	0510	4/17/08	\$505,000	\$425,000	1830	7	2004	3	3199	N	N	2943 NE MAGNOLIA ST
009	362992	0030	12/18/09	\$390,000	\$389,000	1890	7	2003	3	3006	N	N	2451 NE JULEP ST
009	362992	0090	1/8/08	\$489,000	\$399,000	1890	7	2003	3	3025	N	N	2547 NE JULEP ST
009	362992	0190	3/12/09	\$449,000	\$415,000	1890	7	2003	3	3000	N	N	2467 NE JEWELL LN
009	362999	0160	6/30/09	\$440,000	\$419,000	1890	7	2005	3	2888	N	N	2447 NE LARCHMOUNT ST
009	362992	0190	8/5/08	\$510,000	\$444,000	1890	7	2003	3	3000	N	N	2467 NE JEWELL LN
009	926885	0100	5/13/09	\$299,678	\$282,000	1020	8	2009	3	1237	N	N	955 5TH PL NE
009	926885	0320	11/20/09	\$295,000	\$292,000	1020	8	2009	3	1237	N	N	861 5TH PL NE
009	362996	0110	9/18/09	\$310,000	\$302,000	1160	8	2004	3	955	N	N	1945 NE KENYON CT
009	363005	0180	8/5/08	\$360,000	\$313,000	1230	8	2006	3	1107	N	N	2395 NE PARK DR
009	926885	0270	11/3/09	\$320,000	\$315,000	1230	8	2009	3	1237	N	N	867 5TH PL NE
009	926885	0050	11/6/09	\$325,000	\$320,000	1230	8	2009	3	1237	N	N	969 5TH PL NE
009	363006	0240	3/17/08	\$387,200	\$323,000	1240	8	2005	3	2052	N	N	1787 26TH WALK NE
009	363007	0090	9/28/09	\$340,000	\$332,000	1260	8	2005	3	2052	N	N	1742 26TH WALK NE
009	362995	0190	2/26/08	\$450,000	\$373,000	1360	8	2003	3	2328	N	N	1808 NE KENYON CT
009	362996	0530	6/12/09	\$357,000	\$339,000	1370	8	2004	3	1375	N	N	1936 17TH AVE NE
009	363005	0110	7/3/08	\$409,574	\$353,000	1380	8	2006	3	2007	N	N	2361 NE PARK DR
009	362996	0120	7/30/08	\$445,000	\$386,000	1450	8	2004	3	2380	N	N	1929 NE PARK DR
009	363000	0090	2/28/08	\$433,000	\$359,000	1470	8	2005	3	1612	Y	N	2348 NE PARK DR
009	363002	0190	11/13/09	\$300,000	\$296,000	1480	8	2005	3	1460	N	N	1752 24TH AVE NE
009	363002	0010	2/12/09	\$340,000	\$312,000	1480	8	2004	3	1729	N	N	2490 NE JULEP ST
009	363002	0200	6/26/08	\$372,340	\$320,000	1480	8	2005	3	1655	N	N	1756 24TH AVE NE
009	363000	0060	4/6/09	\$360,000	\$335,000	1480	8	2005	3	2250	Y	N	2336 NE PARK DR

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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
009	362975	0120	11/10/09	\$345,000	\$340,000	1500	8	2000	3	2965	N	N	1943 12TH CT NE
009	363007	0280	5/23/08	\$438,000	\$373,000	1500	8	2005	3	3608	N	N	1801 28TH AVE NE
009	926885	0280	11/25/09	\$400,000	\$396,000	1520	8	2009	3	1508	N	N	866 4TH AVE NE
009	926885	0090	6/27/09	\$430,000	\$410,000	1520	8	2009	3	1507	N	N	932 4TH AVE NE
009	926885	0060	5/25/09	\$439,800	\$415,000	1520	8	2009	3	1507	N	N	856 4TH AVE NE
009	362996	0740	7/15/08	\$405,000	\$350,000	1540	8	2004	3	1949	Y	N	1955 18TH PL NE
009	926885	0030	6/23/09	\$399,800	\$380,000	1540	8	2009	3	1075	N	N	972 4TH AVE NE
009	926885	0070	6/30/09	\$399,950	\$381,000	1540	8	2009	3	1058	N	N	948 4TH AVE NE
009	926885	0040	5/20/09	\$409,800	\$386,000	1540	8	2009	3	1425	N	N	964 4TH AVE NE
009	363001	0010	7/27/09	\$310,000	\$298,000	1580	8	2005	3	2425	N	N	2400 NE PARK DR
009	363002	0160	11/16/09	\$273,800	\$271,000	1600	8	2005	3	1689	N	N	1740 24TH AVE NE
009	362996	0400	4/17/08	\$450,000	\$379,000	1650	8	2005	3	3593	N	N	2016 NE KATSURA ST
009	363006	0070	1/5/09	\$435,000	\$395,000	1700	8	2005	3	2383	N	N	1774 25TH AVE NE
009	363003	0230	5/8/08	\$500,000	\$424,000	1740	8	2005	3	3976	N	N	2547 LONGMIRE CT NE
009	363003	0310	8/14/09	\$445,000	\$429,000	1780	8	2004	3	4023	N	N	2534 LONGMIRE CT NE
009	362979	0150	6/18/08	\$490,001	\$420,000	1860	8	1999	3	4643	N	N	1405 NE IRIS ST
009	362983	0220	8/3/09	\$445,000	\$428,000	1860	8	1999	3	3008	N	N	1531 NE IRIS ST
009	362987	0020	2/1/08	\$550,000	\$453,000	1870	8	2001	3	3485	N	N	2033 NE KATSURA ST
009	895600	0230	11/14/09	\$480,000	\$474,000	1870	8	2009	3	2189	Y	N	1764 9TH CT NE
009	362987	0180	2/8/08	\$496,000	\$409,000	1880	8	2001	3	3616	N	N	2024 NE KELSEY LN
009	363003	0150	7/30/08	\$478,000	\$415,000	1880	8	2004	3	4598	N	N	2024 25TH AVE NE
009	362997	1090	3/13/08	\$565,000	\$471,000	1920	8	2004	3	4140	N	N	2366 30TH AVE NE
009	362987	0070	9/18/08	\$540,000	\$476,000	1950	8	2001	3	3468	N	N	2071 NE KENILWORTH LN
009	363006	0170	1/11/08	\$500,000	\$409,000	2080	8	2006	3	2703	N	N	1727 25TH WALK NE
009	362979	0170	3/3/08	\$522,500	\$434,000	2120	8	1999	3	3477	N	N	1435 NE IRIS ST
009	362997	1150	7/3/08	\$525,000	\$452,000	2120	8	2004	3	3720	N	N	2444 30TH AVE NE
009	362979	0210	9/2/08	\$537,000	\$471,000	2120	8	1998	3	4833	N	N	1495 NE IRIS ST
009	362997	1290	9/2/08	\$578,000	\$507,000	2120	8	2004	3	3720	N	N	2417 31ST AVE NE
009	926885	1710	4/17/09	\$489,800	\$458,000	2130	8	2008	3	1984	N	N	956 3RD AVE NE
009	895600	0240	12/15/09	\$470,000	\$468,000	2130	8	2009	3	2240	Y	N	1758 9TH CT NE
009	926885	1660	12/16/09	\$446,800	\$445,000	2150	8	2008	3	1984	N	N	908 3RD 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
009	926885	1690	9/24/09	\$465,000	\$453,000	2150	8	2009	3	1984	N	N	944 3RD AVE NE
009	926885	1280	6/16/09	\$503,000	\$478,000	2150	8	2009	3	3260	N	N	316 NE DENNY WAY
009	895600	0210	12/11/09	\$479,995	\$477,000	2159	8	2009	3	2090	Y	N	1772 9TH CT NE
009	362979	0040	11/19/09	\$484,000	\$479,000	2160	8	1999	3	4082	N	N	1452 NE JADE ST
009	362997	1130	4/7/09	\$440,000	\$410,000	2170	8	2004	3	3720	N	N	2426 30TH AVE NE
009	926885	1270	5/26/09	\$479,800	\$453,000	2170	8	2009	3	1984	N	N	330 NE DENNY WAY
009	926885	1670	10/21/09	\$490,000	\$481,000	2170	8	2008	3	1984	N	N	916 3RD AVE NE
009	926885	1720	11/24/08	\$552,800	\$496,000	2170	8	2008	3	2046	N	N	960 3RD AVE NE
009	362983	0320	9/4/08	\$595,000	\$522,000	2170	8	1999	3	3109	N	N	1566 NE IRIS ST
009	926885	1700	5/22/09	\$499,800	\$471,000	2190	8	2008	3	1984	N	N	946 3RD AVE NE
009	362976	0320	8/7/09	\$520,000	\$501,000	2190	8	2003	3	4950	N	N	1784 12TH AVE NE
009	362976	0150	7/14/09	\$514,000	\$492,000	2210	8	2002	3	3779	N	N	1739 12TH AVE NE
009	362983	0360	11/24/08	\$500,000	\$449,000	2220	8	1999	3	3190	N	N	1549 NE JADE ST
009	926885	1740	7/30/09	\$529,800	\$509,000	2220	8	2008	3	1984	N	N	329 NE EAGLE WAY
009	926885	1770	12/9/08	\$570,000	\$514,000	2220	8	2008	3	1984	N	N	373 NE EAGLE WAY
009	926885	1750	6/16/09	\$542,500	\$515,000	2220	8	2008	3	1984	N	N	341 NE EAGLE WAY
009	926885	1760	5/28/09	\$545,000	\$515,000	2220	8	2008	3	1984	N	N	359 NE EAGLE WAY
009	926885	1650	12/1/09	\$435,000	\$432,000	2240	8	2008	3	1947	N	N	900 3RD AVE NE
009	363011	0530	9/22/09	\$475,000	\$463,000	2260	8	2005	3	3649	N	N	2970 NE MAGNOLIA ST
009	363003	0250	4/9/08	\$583,000	\$490,000	2310	8	2005	3	4667	N	N	2552 LONGMIRE CT NE
009	363003	0320	7/1/09	\$520,000	\$496,000	2310	8	2005	3	4147	N	N	2532 LARCHMOUNT DR NE
009	362997	1180	9/8/08	\$559,900	\$492,000	2390	8	2005	3	3627	N	N	2476 30TH AVE NE
009	363011	0400	9/8/09	\$495,000	\$481,000	2400	8	2005	3	3841	N	N	2987 NE MARQUETTE WAY
009	362997	0010	1/23/08	\$593,000	\$487,000	2400	8	2005	3	5600	N	N	3009 NE MULBERRY ST
009	363024	0050	4/3/08	\$510,000	\$428,000	1580	9	2007	3	1425	N	N	1153 NE HIGH ST
009	363024	0040	4/2/08	\$515,000	\$432,000	1580	9	2007	3	1423	N	N	1141 NE HIGH ST
009	363024	0060	3/4/08	\$499,950	\$415,000	1600	9	2007	3	1172	N	N	1165 NE HIGH ST
009	363024	0070	4/1/08	\$499,950	\$419,000	1600	9	2007	3	1173	N	N	1177 NE HIGH ST
009	363024	0080	7/7/08	\$494,950	\$427,000	1660	9	2007	3	1427	N	N	1189 NE HIGH ST
009	363024	0010	6/20/08	\$549,000	\$471,000	1660	9	2007	3	1461	N	N	1105 NE HIGH ST
009	363024	0140	10/6/08	\$499,900	\$443,000	1710	9	2007	3	1286	N	N	1126 NE PARK DR

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
009	363024	0100	6/23/08	\$524,000	\$450,000	1710	9	2007	3	1283	N	N	1174 NE PARK DR
009	895600	0020	5/18/09	\$507,000	\$478,000	1860	9	2009	3	3253	N	N	1895 10TH AVE NE
009	895600	0080	7/12/09	\$575,000	\$550,000	1860	9	2008	3	5664	Y	N	1869 10TH AVE NE
009	895600	0090	8/23/09	\$590,000	\$570,000	1860	9	2008	3	4823	Y	N	1863 10TH AVE NE
009	363013	0120	6/17/09	\$470,000	\$446,000	1910	9	2006	3	3125	N	N	2682 NE PARK DR
009	895600	0370	1/30/08	\$585,000	\$481,000	2010	9	2008	3	3200	N	N	1729 11TH AVE NE
009	895600	0460	12/15/09	\$485,000	\$483,000	2010	9	2009	3	3200	N	N	1783 11TH AVE NE
009	895600	0480	2/24/09	\$538,000	\$496,000	2010	9	2009	3	3600	N	N	1799 11TH AVE NE
009	895600	0510	6/19/08	\$579,950	\$498,000	2010	9	2008	3	3200	N	N	1855 11TH AVE NE
009	895600	0410	7/21/08	\$584,000	\$506,000	2010	9	2008	3	3200	N	N	1753 11TH AVE NE
009	895600	0440	2/5/08	\$613,977	\$506,000	2010	9	2008	3	3200	N	N	1771 11TH AVE NE
009	362991	0820	11/13/08	\$515,000	\$461,000	2020	9	2004	3	3280	N	N	2129 32ND AVE NE
009	362991	0640	2/27/08	\$580,000	\$481,000	2020	9	2003	3	3200	N	N	2163 31ST LN NE
009	895600	0010	8/7/09	\$499,995	\$481,000	2030	9	2009	3	3223	N	N	1899 10TH AVE NE
009	895600	0100	4/2/09	\$677,995	\$631,000	2030	9	2008	3	4713	Y	N	1857 10TH AVE NE
009	895600	0070	7/11/08	\$735,000	\$635,000	2030	9	2008	3	6047	Y	N	1875 10TH AVE NE
009	362980	0130	2/20/08	\$543,500	\$450,000	2100	9	1999	3	4691	N	N	1405 NE KATSURA ST
009	362980	0230	3/18/08	\$550,000	\$459,000	2120	9	2000	3	4772	N	N	1983 14TH CT NE
009	362980	0020	3/11/08	\$525,000	\$437,000	2160	9	1999	3	4560	N	N	1471 NE KATSURA ST
009	362980	0290	2/28/08	\$560,000	\$465,000	2190	9	2000	3	3290	N	N	1930 14TH CT NE
009	895600	0360	1/17/08	\$575,000	\$471,000	2190	9	2008	3	3562	N	N	1723 11TH AVE NE
009	895600	0470	9/9/09	\$496,500	\$482,000	2190	9	2008	3	3600	N	N	1791 11TH AVE NE
009	895600	0550	6/10/09	\$525,000	\$498,000	2190	9	2009	3	3579	N	N	1893 11TH AVE NE
009	895600	0470	3/11/08	\$617,500	\$514,000	2190	9	2008	3	3600	N	N	1791 11TH AVE NE
009	362991	0090	8/12/09	\$512,500	\$494,000	2200	9	2004	3	4538	N	N	2935 NE LOGAN ST
009	362992	1470	8/5/08	\$580,000	\$505,000	2200	9	2004	3	4303	N	N	1833 30TH AVE NE
009	895600	0340	5/18/09	\$542,000	\$511,000	2200	9	2008	3	3872	N	N	1711 11TH AVE NE
009	895600	0530	4/9/08	\$671,949	\$564,000	2200	9	2008	3	3200	N	N	1883 11TH AVE NE
009	895600	0490	6/24/08	\$570,000	\$490,000	2220	9	2008	3	3200	N	N	1817 11TH AVE NE
009	362991	0030	10/28/09	\$499,950	\$492,000	2220	9	2003	3	4013	N	N	2938 NE LOGAN ST
009	362991	0140	1/29/08	\$627,500	\$516,000	2250	9	2003	3	3999	N	N	2071 29TH LN 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
009	895600	0430	1/25/08	\$646,643	\$531,000	2250	9	2008	3	3200	N	N	1765 11TH AVE NE
009	363012	0350	5/13/08	\$609,900	\$518,000	2260	9	2007	3	3889	N	N	2073 NE NOBLE ST
009	363012	0590	2/11/08	\$605,000	\$499,000	2270	9	2006	3	3444	N	N	2039 NE NEWTON LN
009	363012	0010	3/13/08	\$624,900	\$521,000	2270	9	2006	3	5775	N	N	2178 NE NELSON LN
009	363012	0600	2/15/08	\$590,000	\$488,000	2290	9	2006	3	4389	N	N	2023 NE NEWTON LN
009	362998	0890	10/22/09	\$502,000	\$493,000	2310	9	2004	3	3900	N	N	3440 NE MADISON WAY
009	363012	0550	10/20/09	\$475,000	\$466,000	2340	9	2006	3	3854	N	N	2105 NE NEWTON LN
009	363012	0400	10/30/09	\$527,500	\$519,000	2340	9	2007	3	4695	N	N	2022 NE NOBLE ST
009	895600	0540	7/10/09	\$515,000	\$492,000	2350	9	2009	3	3200	N	N	1889 11TH AVE NE
009	895600	0380	6/10/08	\$594,950	\$509,000	2350	9	2008	3	3200	N	N	1735 11TH AVE NE
009	895600	0450	6/13/08	\$594,950	\$510,000	2350	9	2008	3	3200	N	N	1777 11TH AVE NE
009	895600	0520	3/11/08	\$664,822	\$554,000	2350	9	2008	3	3200	N	N	1879 11TH AVE NE
009	895600	0500	10/8/09	\$496,000	\$485,000	2370	9	2009	3	3200	N	N	1841 11TH AVE NE
009	895600	0420	2/29/08	\$600,000	\$498,000	2370	9	2008	3	3200	N	N	1759 11TH AVE N
009	362993	0210	10/24/08	\$510,000	\$454,000	2410	9	2003	3	3640	N	N	2888 NE LOGAN ST
009	362998	0900	10/11/08	\$565,000	\$501,000	2410	9	2004	3	4063	N	N	3436 NE MADISON WAY
009	362998	0790	8/29/08	\$585,000	\$512,000	2410	9	2005	3	4274	N	N	3448 NE MARION LN
009	362988	0250	10/30/08	\$582,500	\$519,000	2460	9	2005	3	3784	N	N	2096 30TH AVE NE
009	363020	0460	6/13/08	\$649,900	\$557,000	2460	9	2007	3	3600	N	N	1470 29TH PL NE
009	363020	0590	7/31/08	\$674,900	\$586,000	2460	9	2008	3	3600	N	N	2940 NE DAVIS LOOP
009	362988	0252	7/30/08	\$582,500	\$506,000	2470	9	2004	3	3283	N	N	2072 30TH AVE NE
009	362988	0242	10/15/09	\$572,000	\$561,000	2470	9	2004	3	4272	N	N	2146 30TH AVE NE
009	363020	0430	6/23/08	\$669,900	\$575,000	2470	9	2007	3	3600	N	N	1462 29TH PL NE
009	362976	0060	8/21/09	\$504,000	\$487,000	2490	9	2003	3	4050	N	N	1758 11TH AVE NE
009	362976	0080	7/9/08	\$587,500	\$507,000	2490	9	2003	3	4050	N	N	1746 11TH AVE NE
009	362976	0110	12/11/08	\$580,000	\$523,000	2490	9	2003	3	4904	N	N	1722 11TH AVE NE
009	363022	0110	2/25/09	\$717,500	\$661,000	2530	9	2007	3	4570	N	N	2500 22ND CT NE
009	363020	0640	6/15/09	\$639,900	\$608,000	2540	9	2009	3	5760	N	N	2918 NE DAVIS LOOP
009	363020	0420	3/18/08	\$669,900	\$559,000	2570	9	2007	3	3600	N	N	1458 29TH PL NE
009	363020	0580	7/27/09	\$587,000	\$564,000	2570	9	2007	3	3600	N	N	2944 NE DAVIS LOOP
009	363020	0530	3/18/09	\$615,000	\$570,000	2570	9	2007	3	4961	N	N	1492 29TH 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
009	363020	0610	11/13/08	\$669,000	\$599,000	2570	9	2008	3	3600	N	N	2932 NE DAVIS LOOP
009	363020	0550	7/20/09	\$615,000	\$589,000	2580	9	2006	3	6123	N	N	2960 NE DAVIS LOOP
009	363020	0550	5/21/09	\$650,000	\$613,000	2580	9	2006	3	6123	N	N	2960 NE DAVIS LOOP
009	362998	0160	11/30/09	\$614,900	\$610,000	2620	9	2006	3	4400	N	N	3476 NE MEADOW WAY
009	362997	0050	6/3/09	\$570,000	\$539,000	2640	9	2004	3	5006	N	N	3095 NE MULBERRY ST
009	362976	0030	6/11/09	\$528,000	\$501,000	2650	9	2003	3	4050	N	N	1776 11TH AVE NE
009	362976	0070	9/15/09	\$498,000	\$484,000	2660	9	2003	3	4050	N	N	1752 11TH AVE NE
009	362991	0150	6/10/08	\$600,000	\$513,000	2660	9	2004	3	4336	N	N	2059 29TH LN NE
009	362991	0120	6/12/09	\$550,000	\$522,000	2660	9	2004	3	4007	N	N	2095 29TH LN NE
009	362992	0680	11/17/09	\$573,800	\$567,000	2660	9	2003	3	6777	N	N	1816 28TH AVE NE
009	363022	0090	4/27/08	\$721,560	\$609,000	2670	9	2007	3	4990	N	N	2518 22ND CT NE
009	363022	0060	12/15/09	\$660,000	\$657,000	2670	9	2007	3	4615	N	N	2548 22ND AVE NE
009	362993	0080	5/27/08	\$608,000	\$518,000	2700	9	2003	3	4097	N	N	2869 NE LOGAN ST
009	363022	0050	2/27/08	\$720,000	\$597,000	2700	9	2007	3	4536	N	N	2552 22ND CT NE
009	363022	0080	10/22/08	\$700,000	\$623,000	2700	9	2007	3	5304	N	N	2526 22ND CT NE
009	362991	0190	1/28/08	\$670,000	\$551,000	2760	9	2003	3	6084	N	N	2013 30TH AVE NE
009	362986	0130	2/4/09	\$532,000	\$487,000	2810	9	2000	3	4965	N	N	2042 16TH CT NE
009	362986	0150	10/1/08	\$570,000	\$504,000	2820	9	2000	3	5297	N	N	2018 16TH CT NE
009	362997	0180	11/2/09	\$550,000	\$542,000	2820	9	2005	3	5435	N	N	2496 33RD AVE NE
009	362997	0200	12/14/09	\$550,000	\$547,000	2820	9	2004	3	5001	N	N	3127 NE MAGNOLIA ST
009	363022	0200	12/2/08	\$700,000	\$630,000	2845	9	2008	3	3571	N	N	2158 22ND CT NE
009	363022	0140	1/16/09	\$680,000	\$620,000	2860	9	2007	3	3250	N	N	2140 22ND CT NE
009	363022	0120	8/7/08	\$713,000	\$621,000	2860	9	2007	3	3553	N	N	2134 22ND CT NE
009	363022	0180	3/4/09	\$700,000	\$646,000	2860	9	2007	3	3634	N	N	2154 NE MORGAN LN
009	363022	0160	5/20/08	\$765,000	\$651,000	2860	9	2007	3	3563	N	N	2148 22ND CT NE
009	362998	0170	4/25/08	\$690,000	\$582,000	2870	9	2005	3	4405	N	N	3484 NE MEADOW WAY
009	362998	0310	4/24/08	\$700,000	\$591,000	2870	9	2005	3	4400	N	N	2440 35TH AVE NE
009	362998	0250	12/16/09	\$623,950	\$621,000	2870	9	2005	3	4400	N	N	2516 35TH AVE NE
009	362992	1010	9/3/09	\$595,000	\$577,000	2880	9	2003	3	5457	Y	N	1759 28TH AVE NE
009	363020	0570	8/11/09	\$627,000	\$604,000	2890	9	2007	3	3600	N	N	2948 NE DAVIS LOOP
009	362997	0320	3/20/09	\$562,000	\$521,000	2910	9	2004	3	6202	N	N	3110 NE NORTON LN

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363004	0040	6/1/09	\$575,000	\$544,000	2930	9	2004	3	5000	N	N	1677 24TH AVE NE
009	362998	0620	6/16/08	\$619,950	\$531,000	2940	9	2005	3	3760	N	N	3475 NE MEADOW WAY
009	362998	0810	8/25/08	\$647,000	\$566,000	2940	9	2005	3	4000	N	N	3456 NE MARION LN
009	363011	0220	6/30/09	\$560,000	\$534,000	2960	9	2005	3	4750	N	N	3194 NE MARQUETTE WAY
009	362998	0200	2/5/08	\$720,000	\$593,000	2960	9	2005	3	5980	N	N	2586 35TH AVE NE
009	362998	0240	7/10/08	\$690,000	\$596,000	2960	9	2005	3	4800	N	N	2530 35TH AVE NE
009	363022	0100	10/1/09	\$660,000	\$645,000	2960	9	2007	3	4304	N	N	2510 22ND CT NE
009	363011	0080	12/23/08	\$625,000	\$566,000	2980	9	2005	3	8244	Y	N	2629 30TH CT NE
009	362998	0300	9/10/09	\$617,500	\$600,000	3000	9	2005	3	4800	N	N	2452 35TH AVE NE
009	362998	0210	8/6/08	\$734,900	\$639,000	3000	9	2005	3	4800	N	N	2572 35TH AVE NE
009	363004	0010	6/25/09	\$599,000	\$570,000	3020	9	2005	3	5000	N	N	1701 24TH AVE NE
009	363020	0630	9/1/09	\$627,000	\$608,000	3020	9	2009	3	3600	N	N	2924 NE DAVIS LOOP
009	363011	0210	11/13/08	\$615,000	\$551,000	3030	9	2006	3	4750	N	N	3172 NE MARQUETTE WAY
009	363012	0710	3/28/08	\$700,350	\$586,000	3060	9	2007	3	5240	N	N	2049 NE NELSON LN
009	363012	0670	9/10/08	\$670,000	\$589,000	3060	9	2007	3	5400	N	N	2113 NE NELSON LN
009	363020	0440	7/22/08	\$680,000	\$589,000	3060	9	2007	3	3600	N	N	1466 29TH PL NE
009	362986	0170	10/26/09	\$592,000	\$582,000	3080	9	2004	3	5222	N	N	1982 16TH CT NE
009	363016	0160	6/23/08	\$766,300	\$658,000	3220	9	2006	3	5000	Y	N	1583 24TH AVE NE
009	363012	0730	1/10/09	\$610,000	\$555,000	3230	9	2007	3	5318	N	N	2017 NE NELSON LN
009	363022	0130	5/2/08	\$690,000	\$584,000	3250	9	2007	3	3395	N	N	2138 22ND CT NE
009	363022	0150	11/21/08	\$665,000	\$597,000	3250	9	2007	3	3349	N	N	2144 22ND CT NE
009	363022	0170	6/4/08	\$730,000	\$624,000	3250	9	2007	3	3549	N	N	2150 22ND CT NE
009	363022	0190	9/17/08	\$725,000	\$639,000	3250	9	2007	3	3663	N	N	2156 22ND CT NE
009	363012	0610	7/20/09	\$620,000	\$594,000	3310	9	2007	3	6293	N	N	2566 22ND AVE NE
009	363012	0610	4/21/08	\$725,000	\$611,000	3310	9	2007	3	6293	N	N	2566 22ND AVE NE
009	363012	0720	2/27/08	\$750,000	\$622,000	3310	9	2007	3	5198	N	N	2033 NE NELSON LN
009	363012	0810	8/13/08	\$775,000	\$676,000	3310	9	2005	3	5367	N	N	2603 20TH AVE NE
009	362997	0270	12/15/09	\$600,000	\$597,000	3470	9	2004	3	5001	N	N	3184 NE NORTON LN
009	363011	0070	12/15/08	\$650,000	\$587,000	3490	9	2006	3	6114	Y	N	2617 30TH CT NE
009	363011	0290	4/1/08	\$710,000	\$595,000	3490	9	2005	3	5000	N	N	2550 33RD AVE NE
009	362997	1060	1/26/09	\$765,000	\$699,000	3550	9	2005	3	10382	N	N	2335 30TH AVE NE

Improved Sales Used in this Annual Update Analysis
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(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
009	362992	0920	8/1/09	\$635,000	\$610,000	3620	9	2003	3	6050	N	N	1672 28TH AVE NE
009	363016	0190	12/28/09	\$650,000	\$649,000	3660	9	2006	3	5000	Y	N	1561 24TH AVE NE
009	363016	0340	3/25/08	\$800,000	\$669,000	3680	9	2007	3	5000	Y	N	1629 25TH AVE NE
009	362997	1010	2/26/09	\$608,000	\$560,000	3950	9	2005	3	4095	N	N	2411 30TH AVE NE
009	363020	0020	6/26/09	\$650,000	\$619,000	2850	10	2008	3	3400	N	N	2442 NE DAVIS LOOP
009	363020	0040	11/18/08	\$750,000	\$672,000	2930	10	2008	3	3400	N	N	2422 NE DAVIS LOOP
009	363020	0850	2/13/08	\$790,000	\$652,000	2970	10	2007	3	6154	N	N	1410 29TH CT NE
009	363020	0790	7/7/09	\$720,000	\$688,000	2970	10	2008	3	5003	N	N	2673 NE DAVIS LOOP
009	363016	0560	9/16/08	\$640,000	\$564,000	2980	10	2006	3	5810	N	N	1598 25TH AVE NE
009	363020	0820	6/16/08	\$819,900	\$703,000	3060	10	2007	3	8179	N	N	1409 29TH CT NE
009	363020	0690	4/1/08	\$950,000	\$796,000	3060	10	2007	3	5006	Y	N	2449 NE DAVIS LOOP
009	363020	0980	9/1/09	\$675,000	\$654,000	3070	10	2007	3	7112	N	N	2943 DAYTON CT NE
009	363020	0860	4/29/08	\$834,900	\$706,000	3130	10	2007	3	6065	N	N	1412 29TH CT NE
009	363020	0800	3/27/08	\$852,400	\$713,000	3130	10	2007	3	5039	N	N	2689 NE DAVIS LOOP
009	363020	0770	6/23/08	\$859,000	\$738,000	3130	10	2007	3	6379	N	N	2603 NE DAVIS LOOP
009	363020	0830	4/4/08	\$955,000	\$801,000	3130	10	2007	3	14998	N	N	1407 29TH CT NE
009	363020	0730	10/29/08	\$959,900	\$856,000	3130	10	2009	3	7693	N	N	2501 NE DAVIS LOOP
009	363018	0560	2/19/08	\$982,000	\$812,000	3140	10	2007	3	5996	Y	N	2480 NE DAPHNE ST
009	362989	0100	6/19/09	\$955,000	\$908,000	3180	10	2004	3	5941	Y	N	1717 30TH AVE NE
009	363018	0670	8/24/09	\$809,458	\$783,000	3270	10	2007	3	4500	N	N	2855 NE DAPHNE ST
009	363018	0580	7/28/09	\$765,000	\$735,000	3320	10	2007	3	6697	N	N	2569 NE DAPHNE ST
009	363020	0080	9/15/09	\$700,000	\$681,000	3390	10	2008	3	3960	N	N	1481 26TH AVE NE
009	363018	0660	11/12/09	\$775,000	\$765,000	3390	10	2007	3	4500	N	N	2831 NE DAPHNE ST
009	362989	0030	6/22/09	\$830,000	\$789,000	3430	10	2003	3	6988	N	N	1773 30TH AVE NE
009	362987	0370	2/4/08	\$1,000,000	\$824,000	3430	10	2001	3	12887	Y	N	1730 NE KATSURA ST
009	363016	0360	9/2/08	\$855,000	\$750,000	3460	10	2007	3	5500	Y	N	1617 25TH AVE NE
009	362987	0440	6/17/08	\$908,000	\$779,000	3460	10	2001	3	16342	Y	N	1646 NE KATSURA ST
009	363018	0500	4/3/08	\$925,000	\$776,000	3520	10	2007	3	6218	Y	N	2420 NE DAPHNE ST
009	363018	0620	3/18/08	\$999,950	\$834,000	3520	10	2007	3	6175	N	N	2699 NE DAPHNE ST
009	363018	0630	7/28/09	\$825,000	\$792,000	3530	10	2007	3	6175	N	N	2727 NE DAPHNE ST
009	363018	0640	12/17/09	\$800,000	\$797,000	3570	10	2007	3	5564	N	N	2765 NE DAPHNE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363018	0530	6/16/08	\$988,000	\$847,000	3610	10	2008	3	6097	Y	N	2452 NE DAPHNE ST
009	363018	0570	4/2/08	\$1,029,000	\$863,000	3610	10	2008	3	5515	Y	N	2492 NE DAPHNE ST
009	363018	0650	3/19/08	\$1,024,950	\$856,000	3670	10	2008	3	4769	N	N	2799 NE DAPHNE ST
009	363016	0380	11/24/09	\$889,000	\$880,000	3670	10	2006	3	5560	Y	N	1597 25TH AVE NE
009	363018	0520	9/29/08	\$925,000	\$818,000	3680	10	2008	3	6107	Y	N	2440 NE DAPHNE ST
009	363020	0780	6/11/08	\$949,900	\$813,000	3860	10	2007	3	5474	N	N	2649 NE DAVIS LOOP
009	363020	0840	2/1/08	\$1,023,577	\$842,000	3860	10	2007	3	10712	N	N	1408 29TH CT NE
009	363020	0760	7/28/09	\$819,900	\$787,000	3890	10	2008	3	7210	N	N	2591 NE DAVIS LOOP
009	363020	0750	6/10/09	\$840,000	\$796,000	3930	10	2009	3	7406	N	N	2575 NE DAVIS LOOP
009	363020	0810	5/28/08	\$909,900	\$776,000	4020	10	2008	3	6813	N	N	2697 NE DAVIS LOOP
009	363016	0660	7/3/08	\$1,125,000	\$969,000	2160	11	2007	3	5950	Y	N	1593 26TH CT NE
009	363016	0640	5/1/09	\$848,000	\$795,000	2400	11	2007	3	6658	Y	N	1613 26TH CT NE
009	362992	1606	1/22/08	\$873,000	\$716,000	2890	11	2007	3	8769	N	N	1580 30TH AVE NE
009	363016	0630	2/25/08	\$1,403,243	\$1,163,000	2950	11	2007	3	4500	Y	N	1621 26TH CT NE
009	363020	0310	7/23/09	\$1,100,000	\$1,055,000	3150	11	2007	3	6000	Y	N	1475 29TH PL NE
009	363020	0350	7/14/08	\$1,270,000	\$1,098,000	3150	11	2007	3	6000	Y	N	1461 29TH PL NE
009	363016	0060	6/29/09	\$1,022,700	\$975,000	3280	11	2007	3	6610	Y	N	2570 NE DAPHNE ST
009	363020	0270	2/12/08	\$1,140,000	\$941,000	3380	11	2006	3	9032	N	N	1489 29TH PL NE
009	363020	0340	4/1/08	\$1,274,000	\$1,068,000	3400	11	2007	3	6000	Y	N	1465 29TH PL NE
009	363016	0050	5/11/09	\$1,075,000	\$1,011,000	3410	11	2007	3	6000	Y	N	2600 NE DAPHNE ST
009	363020	0390	9/23/08	\$1,175,000	\$1,037,000	3470	11	2008	3	7671	Y	N	1449 29TH PL NE
009	363020	0360	6/24/08	\$1,370,000	\$1,177,000	3540	11	2009	3	6000	Y	N	1457 29TH PL NE
009	363020	0320	4/22/08	\$1,315,000	\$1,109,000	3590	11	2007	3	6000	Y	N	1471 29TH PL NE
009	363020	0300	2/29/08	\$1,250,000	\$1,037,000	3820	11	2007	3	6000	Y	N	1479 29TH PL NE
009	362994	0180	6/4/08	\$2,550,000	\$2,178,000	4400	12	2007	3	18630	Y	N	3089 NE HARRISON ST N
010	785210	0280	6/22/09	\$272,500	\$259,000	1220	7	2001	3	3837	N	N	34432 SE OSPREY CT
010	785210	0290	5/19/08	\$324,950	\$276,000	1250	7	2001	3	3760	N	N	34428 SE OSPREY CT
010	785323	0690	6/11/09	\$311,000	\$295,000	1380	7	2004	3	5219	N	N	7832 CORTLAND AVE SE
010	785323	0670	7/30/09	\$315,000	\$303,000	1430	7	2004	3	5074	Y	N	7916 CORTLAND AVE SE
010	785321	0140	8/11/09	\$305,000	\$294,000	1450	7	2004	3	3850	N	N	36702 SE GRAVENSTEIN CT
010	785218	0520	9/24/08	\$335,000	\$296,000	1450	7	2004	3	4843	N	N	36325 SE FOREST 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
010	785206	0190	9/2/08	\$355,000	\$311,000	1548	7	2000	3	3706	N	N	7628 DOUGLAS AVE SE
010	785206	0330	7/28/09	\$336,950	\$324,000	1548	7	2000	3	3200	N	N	34730 SE KINSEY ST
010	785206	0100	5/15/08	\$385,000	\$327,000	1586	7	2000	3	3658	N	N	34731 SE RIDGE ST
010	785323	0560	11/20/09	\$335,000	\$331,000	1620	7	2004	3	5892	N	N	7717 MELROSE LN SE
010	785336	1240	6/2/09	\$382,325	\$362,000	1630	7	2009	3	5000	N	N	35019 SE TERRACE ST
010	785332	0390	5/19/08	\$435,330	\$370,000	1630	7	2008	3	5504	N	N	8827 VENN AVE SE
010	785332	0950	3/11/08	\$482,865	\$402,000	1680	7	2007	3	5246	N	N	8908 SWENSON AVE SE
010	785334	0430	10/21/09	\$344,990	\$339,000	1700	7	2009	3	2513	N	N	34618 SE JACOBIA ST
010	785327	1050	12/3/08	\$366,900	\$330,000	1720	7	2005	3	5562	N	N	6604 SILENT CREEK AVE SE
010	785334	0440	11/11/09	\$374,990	\$370,000	1760	7	2009	3	2973	N	N	34616 SE JACOBIA ST
010	785334	0410	10/1/09	\$384,990	\$376,000	1760	7	2009	3	3177	N	N	34626 SE JACOBIA ST
010	785205	0130	6/11/09	\$330,000	\$313,000	1800	7	1999	3	3572	N	N	7818 DOUGLAS AVE SE
010	785206	0280	8/21/09	\$355,000	\$343,000	1802	7	2000	3	3208	N	N	34712 SE KINSEY ST
010	785206	0060	4/30/08	\$421,000	\$356,000	1802	7	2000	3	3420	N	N	34743 SE RIDGE ST
010	785334	0420	8/6/09	\$369,990	\$356,000	1870	7	2009	3	2506	N	N	34620 SE JACOBIA ST
010	785330	2190	9/16/08	\$380,000	\$335,000	1890	7	2006	3	5395	N	N	34314 SE CARMICHAEL ST
010	785330	1900	4/30/08	\$425,000	\$359,000	1890	7	2006	3	4400	N	N	34007 SE INDIAN PLUM ST
010	785332	0570	5/2/08	\$417,000	\$353,000	1950	7	2007	3	4427	N	N	35326 SE SWENSON ST
010	785332	0280	4/4/08	\$423,470	\$355,000	1950	7	2007	3	4345	N	N	35012 SE SWENSON ST
010	785332	0540	1/9/08	\$437,185	\$357,000	1950	7	2007	3	4455	N	N	35314 SE SWENSON ST
010	785332	0310	3/17/08	\$437,360	\$365,000	1950	7	2007	3	4260	N	N	35024 SE SWENSON ST
010	785336	0620	5/8/09	\$392,000	\$368,000	1950	7	2009	3	5689	N	N	9415 HEBNER AVE SE
010	785332	1060	9/8/08	\$422,423	\$371,000	1950	7	2008	3	7305	N	N	9006 VENN AVE SE
010	785332	0400	3/6/08	\$450,600	\$375,000	1950	7	2007	3	5505	N	N	8823 VENN AVE SE
010	785336	0870	9/18/08	\$427,825	\$377,000	1950	7	2009	3	5866	N	N	9408 MCBANE AVE SE
010	785336	0810	7/22/08	\$438,912	\$380,000	1950	7	2009	3	7041	N	N	9501 MCBANE AVE SE
010	785332	0730	3/6/08	\$458,550	\$381,000	1950	7	2008	3	6750	N	N	9004 WEITING AVE SE
010	785336	0900	8/15/08	\$443,534	\$387,000	1950	7	2009	3	6957	N	N	9329 POINT AVE SE
010	785336	0540	10/10/08	\$438,010	\$388,000	1950	7	2009	3	5510	N	N	9416 TEMPLETON AVE SE
010	785336	0630	10/8/08	\$438,160	\$388,000	1950	7	2009	3	5733	N	N	9419 HEBNER AVE SE
010	785215	0580	4/23/09	\$379,900	\$356,000	1960	7	2003	3	4914	N	N	35120 SE KINSEY 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
010	785330	0960	7/24/08	\$435,000	\$377,000	1960	7	2006	3	4587	N	N	33816 SE TIBBITS ST
010	785215	0220	4/23/09	\$394,900	\$370,000	1970	7	2003	3	4036	N	N	35305 SE RIDGE ST
010	785321	0190	4/23/08	\$439,950	\$371,000	1970	7	2004	3	3469	N	N	36712 SE GRAVENSTEIN CT
010	785330	2240	5/7/09	\$360,000	\$338,000	1980	7	2006	3	8686	N	N	6604 SALMON BERRY CT SE
010	785330	1770	6/16/09	\$393,000	\$373,000	1980	7	2006	3	5087	N	N	34010 SE INDIAN PLUM ST
010	785213	0670	7/8/08	\$395,000	\$341,000	2030	7	2002	3	6774	N	N	7305 SILENT CREEK AVE SE
010	785213	0510	2/15/08	\$435,000	\$359,000	2040	7	2003	3	4969	N	N	7324 SILENT CREEK AVE SE
010	785332	0290	5/9/08	\$405,000	\$343,000	2050	7	2007	3	4260	N	N	35016 SE SWENSON ST
010	785332	0520	3/14/08	\$424,000	\$353,000	2050	7	2007	3	4299	N	N	35306 SE SWENSON ST
010	785332	0330	3/21/08	\$429,365	\$359,000	2050	7	2007	3	4260	N	N	35102 SE SWENSON ST
010	785330	2160	10/1/08	\$399,950	\$354,000	2060	7	2006	3	4362	N	N	34302 SE CARMICHAEL ST
010	785332	1010	1/4/08	\$422,975	\$345,000	2070	7	2007	3	4556	N	N	35315 SE SWENSON ST
010	785332	1100	1/5/09	\$379,900	\$345,000	2070	7	2007	3	4362	N	N	9022 VENN AVE SE
010	785332	0990	2/6/08	\$434,575	\$358,000	2070	7	2007	3	7253	N	N	35325 SE SWENSON ST
010	785332	0580	1/7/08	\$440,025	\$359,000	2070	7	2007	3	5663	N	N	35330 SE SWENSON ST
010	785332	0560	1/4/08	\$447,618	\$365,000	2070	7	2007	3	4425	N	N	35322 SE SWENSON ST
010	785332	1040	2/5/08	\$444,320	\$366,000	2070	7	2007	3	5710	N	N	35303 SE SWENSON ST
010	785332	0300	4/11/08	\$442,485	\$372,000	2070	7	2007	3	4260	N	N	35020 SE SWENSON ST
010	785332	0270	3/12/08	\$449,228	\$374,000	2070	7	2007	3	4806	N	N	35008 SE SWENSON ST
010	785332	0230	9/17/08	\$445,755	\$393,000	2070	7	2008	3	4295	N	N	34924 SE SWENSON ST
010	785323	0530	10/9/09	\$350,000	\$343,000	2080	7	2004	3	5249	N	N	36907 SE BRAEBURN ST
010	785321	0090	6/30/09	\$375,000	\$357,000	2100	7	2005	3	3692	N	N	7631 ORCHARD AVE SE
010	785215	0700	11/19/08	\$372,000	\$334,000	2110	7	2003	3	4697	N	N	34906 SE KINSEY ST
010	785215	0240	6/26/08	\$419,900	\$361,000	2110	7	2003	3	4126	N	N	35313 SE RIDGE ST
010	785203	0150	3/28/08	\$410,000	\$343,000	2120	7	1999	3	3722	N	N	7619 DOUGLAS AVE SE
010	785200	0530	3/25/08	\$478,000	\$400,000	2160	7	1998	3	9092	N	N	6927 AUTUMN AVE SE
010	785323	0640	9/29/08	\$409,990	\$362,000	2190	7	2004	3	4506	N	N	7821 MELROSE LN SE
010	785336	0560	5/12/09	\$394,950	\$372,000	2190	7	2009	3	5441	N	N	9426 TEMPLETON AVE SE
010	785332	0420	4/5/08	\$449,279	\$377,000	2190	7	2008	3	5519	N	N	8815 VENN AVE SE
010	785332	0720	4/8/08	\$465,330	\$391,000	2190	7	2007	3	6750	N	N	8926 WEITING AVE SE
010	785336	0550	10/29/08	\$439,570	\$392,000	2190	7	2009	3	5467	N	N	9420 TEMPLETON AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785330	2350	10/13/08	\$474,950	\$421,000	2210	7	2006	3	5000	N	N	34010 SE SORENSON ST
010	785330	2230	6/12/09	\$394,990	\$375,000	2230	7	2006	3	8917	N	N	6530 SALMON BERRY CT SE
010	785323	0620	6/5/08	\$440,000	\$376,000	2230	7	2004	3	6116	N	N	7813 MELROSE LN SE
010	785332	0220	3/20/08	\$442,660	\$370,000	2260	7	2007	3	6308	N	N	34922 SE SWENSON ST
010	785332	1000	3/10/08	\$484,350	\$403,000	2260	7	2007	3	4419	N	N	35321 SE SWENSON ST
010	785203	0260	6/18/09	\$375,000	\$356,000	2320	7	2000	3	3908	N	N	34526 COTTONWOOD DR SE
010	785330	2180	9/9/08	\$412,000	\$362,000	2320	7	2006	3	5375	N	N	34310 SE CARMICHAEL ST
010	785203	0240	5/27/08	\$445,000	\$379,000	2320	7	1999	3	3974	N	N	34518 COTTONWOOD DR SE
010	785218	0260	6/19/09	\$418,995	\$398,000	2350	7	2004	3	4456	N	N	36426 SE FOREST ST
010	785323	0450	6/20/08	\$475,000	\$408,000	2350	7	2004	3	4500	N	N	7813 CORTLAND AVE SE
010	785215	0300	5/14/08	\$420,000	\$357,000	2360	7	2003	3	6473	N	N	7409 FAIRWAY AVE SE
010	785203	0090	3/11/09	\$412,000	\$381,000	2360	7	1999	3	4993	N	N	7517 DOUGLAS AVE SE
010	785323	0410	5/28/08	\$450,000	\$384,000	2360	7	2004	3	4500	N	N	7829 CORTLAND AVE SE
010	785327	0780	2/26/08	\$418,000	\$347,000	2390	7	2005	3	4542	N	N	34413 SE DIO ST
010	785327	0810	1/28/08	\$430,000	\$353,000	2390	7	2005	3	4922	N	N	34423 SE DIO ST
010	785203	0580	3/28/08	\$439,900	\$368,000	2390	7	2000	3	6306	N	N	34602 SE LINDEN LOOP
010	785203	0560	6/24/08	\$435,000	\$374,000	2390	7	2000	3	4950	N	N	34528 SE LINDEN LOOP
010	785203	1000	9/11/09	\$375,000	\$364,000	2410	7	2001	3	4950	N	N	7608 FERN AVE SE
010	785332	0530	5/16/08	\$440,210	\$374,000	2410	7	2008	3	4160	N	N	35310 SE SWENSON ST
010	785332	1090	1/1/08	\$476,005	\$388,000	2410	7	2007	3	4293	N	N	9018 VENN AVE SE
010	785332	0340	7/9/08	\$454,183	\$392,000	2410	7	2007	3	6868	N	N	35106 SE SWENSON ST
010	785332	1030	7/21/08	\$457,905	\$397,000	2410	7	2008	3	4810	N	N	35307 SE SWENSON ST
010	785203	0390	3/20/09	\$429,000	\$398,000	2410	7	2000	3	4003	N	N	7502 COTTONWOOD DR SE
010	785332	0320	4/17/08	\$482,240	\$406,000	2410	7	2008	3	4260	N	N	35028 SE SWENSON ST
010	785200	0580	12/17/08	\$455,400	\$412,000	2420	7	1998	3	7891	N	N	6924 AUTUMN AVE SE
010	785336	0510	10/23/09	\$356,400	\$350,000	2430	7	2009	3	5582	N	N	9404 TEMPLETON AVE SE
010	785336	0940	8/15/08	\$441,543	\$385,000	2430	7	2009	3	5866	N	N	9417 POINT AVE SE
010	785332	0430	2/28/08	\$467,290	\$388,000	2430	7	2007	3	5287	N	N	8811 VENN AVE SE
010	785336	0650	7/24/08	\$449,608	\$390,000	2430	7	2009	3	6886	N	N	9501 HEBNER AVE SE
010	785332	0460	2/21/08	\$474,770	\$393,000	2430	7	2007	3	7248	N	N	8808 VENN AVE SE
010	785332	0440	2/14/08	\$478,405	\$395,000	2430	7	2007	3	5250	N	N	8807 VENN AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785332	0750	3/21/08	\$477,700	\$399,000	2430	7	2007	3	6803	N	N	9012 WEITING AVE SE
010	785332	0380	3/24/08	\$490,108	\$410,000	2430	7	2007	3	5502	N	N	8905 VENN AVE SE
010	785336	0570	10/1/08	\$464,125	\$410,000	2430	7	2009	3	6496	N	N	9502 TEMPLETON AVE SE
010	785330	2220	7/10/09	\$385,000	\$368,000	2440	7	2006	3	6638	N	N	6529 SALMON BERRY CT SE
010	785330	0750	11/30/09	\$375,000	\$372,000	2460	7	2006	3	4400	N	N	33817 SE ODELL ST
010	785330	0810	11/18/08	\$430,000	\$385,000	2460	7	2006	3	4400	N	N	33907 SE ODELL ST
010	785200	0510	11/11/09	\$399,000	\$394,000	2460	7	1998	3	7368	N	N	7001 AUTUMN AVE SE
010	785326	0080	9/29/08	\$430,000	\$380,000	2480	7	2005	3	5808	N	N	37023 SE STEWART ST
010	785326	0200	7/28/08	\$438,000	\$380,000	2480	7	2005	3	4500	N	N	7030 ALLMAN AVE SE
010	785213	0150	11/17/09	\$389,900	\$385,000	2480	7	2003	3	6058	N	N	7131 CRANBERRY CT SE
010	785213	0380	2/18/08	\$472,500	\$391,000	2480	7	2003	3	5333	N	N	34601 CRANBERRY CT SE
010	785323	0300	11/26/08	\$449,950	\$404,000	2480	7	2004	3	6757	N	N	37027 SE GALA CT
010	785213	0290	11/25/09	\$414,000	\$410,000	2480	7	2002	3	5016	N	N	7232 CRANBERRY CT SE
010	785332	0240	7/30/08	\$430,120	\$374,000	2530	7	2008	3	4288	N	N	34926 SE SWENSON ST
010	785332	1180	5/16/08	\$452,810	\$385,000	2550	7	2008	3	6405	N	N	9027 VENN AVE SE
010	785332	0370	5/16/08	\$486,660	\$413,000	2550	7	2008	3	7248	N	N	8909 VENN AVE SE
010	785332	0470	2/19/08	\$531,490	\$440,000	2550	7	2007	3	8698	N	N	8812 VENN AVE SE
010	785330	2170	11/12/08	\$390,000	\$349,000	2570	7	2006	3	4377	N	N	34306 SE CARMICHAEL ST
010	785327	0300	8/26/08	\$485,000	\$424,000	2590	7	2005	3	5789	N	N	6326 DOUGLAS AVE SE
010	785327	1290	12/15/09	\$441,900	\$440,000	2590	7	2005	3	4921	N	N	6429 SILENT CREEK AVE SE
010	785213	0080	3/25/08	\$475,000	\$397,000	2600	7	2002	3	4724	N	N	7217 DOUGLAS AVE SE
010	785332	0510	2/13/08	\$464,890	\$384,000	2610	7	2007	3	6044	N	N	35302 SE SWENSON ST
010	785215	0570	5/26/09	\$438,900	\$414,000	2610	7	2003	3	4914	N	N	35124 SE KINSEY ST
010	785203	0490	10/22/08	\$420,000	\$374,000	2660	7	2000	3	5286	N	N	34504 SE LINDEN LOOP
010	785203	0540	4/16/09	\$435,000	\$406,000	2660	7	2000	3	4774	N	N	34518 SE LINDEN LOOP
010	785203	0450	4/23/08	\$512,000	\$432,000	2660	7	2000	3	5997	N	N	34531 SE LINDEN LOOP
010	785203	0610	2/4/08	\$417,000	\$343,000	2680	7	2000	3	4500	N	N	7610 RAVEN AVE SE
010	785203	0700	8/19/08	\$485,000	\$424,000	2680	7	2000	3	7680	N	N	7510 RAVEN AVE SE
010	785213	0300	4/9/08	\$515,000	\$433,000	2700	7	2002	3	5979	N	N	7304 CRANBERRY CT SE
010	785336	1130	4/1/09	\$454,035	\$422,000	2710	7	2009	3	6038	N	N	9419 TEMPLETON AVE SE
010	785336	0680	10/1/08	\$482,914	\$427,000	2710	7	2009	3	5866	N	N	9420 HEBNER AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785336	0820	3/26/09	\$473,805	\$440,000	2710	7	2009	3	6937	N	N	9502 MCBANE AVE SE
010	785336	0660	8/4/09	\$473,445	\$455,000	2710	7	2009	3	6991	N	N	9502 HEBNER AVE SE
010	785332	0710	5/5/08	\$482,746	\$409,000	2720	7	2008	3	6947	N	N	8922 WEITING AVE SE
010	785332	0700	4/30/08	\$559,085	\$473,000	2720	7	2008	3	6558	N	N	8914 WEITING AVE SE
010	785329	0050	1/2/08	\$512,500	\$418,000	2730	7	2006	3	6283	N	N	6311 SILENT CREEK AVE SE
010	785323	0250	8/20/08	\$545,000	\$476,000	2730	7	2004	3	6651	Y	N	37118 SE GALA CT
010	785203	0810	10/1/09	\$419,000	\$409,000	2760	7	2000	3	6668	N	N	7605 FERN AVE SE
010	785332	0500	5/5/08	\$491,083	\$416,000	2850	7	2008	3	10971	N	N	8820 VENN AVE SE
010	785332	0880	3/27/08	\$506,215	\$424,000	2850	7	2008	3	6600	N	N	8905 WEITING AVE SE
010	785332	0450	3/27/08	\$511,170	\$428,000	2850	7	2007	3	8481	N	N	8803 VENN AVE SE
010	785336	1140	11/6/08	\$481,495	\$430,000	2850	7	2009	3	8324	N	N	9425 TEMPLETON AVE SE
010	785332	0680	4/1/08	\$534,375	\$448,000	2850	7	2008	3	8370	N	N	8904 WEITING AVE SE
010	785332	1170	1/17/08	\$527,923	\$432,000	2870	7	2007	3	8658	N	N	35305 SE VENN ST
010	785323	0120	12/4/09	\$442,500	\$439,000	2910	7	2004	3	5548	N	N	7730 MELROSE LN SE
010	785329	0130	6/10/09	\$465,000	\$441,000	2960	7	2006	3	7865	N	N	6209 SILENT CREEK AVE SE
010	785332	0490	5/20/08	\$520,000	\$442,000	3010	7	2008	3	13881	N	N	8818 VENN AVE SE
010	785336	1010	11/12/08	\$518,485	\$464,000	3090	7	2009	3	4980	N	N	9418 POINT AVE SE
010	785336	0920	8/1/08	\$537,520	\$467,000	3090	7	2009	3	5866	N	N	9409 POINT AVE SE
010	785330	0240	4/24/08	\$516,200	\$436,000	3100	7	2006	3	5000	N	N	6927 STROUF AVE SE
010	785323	0170	8/12/08	\$466,000	\$406,000	3160	7	2004	3	5292	N	N	7824 MELROSE LN SE
010	785330	2210	6/17/09	\$454,990	\$432,000	3170	7	2006	3	8117	N	N	6601 SALMON BERRY CT SE
010	785218	0910	9/5/08	\$462,500	\$406,000	3210	7	2004	3	5898	N	N	36313 SE WOODY CREEK LN
010	785332	0870	6/3/08	\$589,550	\$503,000	3210	7	2008	3	6883	N	N	8909 WEITING AVE SE
010	785332	0840	2/28/08	\$534,388	\$443,000	3220	7	2008	3	7041	N	N	8927 WEITING AVE SE
010	785329	0140	3/27/09	\$587,000	\$545,000	3280	7	2006	3	12561	N	N	34308 SE BURKE ST
010	785332	0860	2/6/08	\$543,453	\$448,000	3650	7	2008	3	9081	N	N	8913 WEITING AVE SE
010	785332	0850	4/4/08	\$544,900	\$457,000	3650	7	2008	3	9081	N	N	8923 WEITING AVE SE
010	785332	0480	3/26/08	\$622,124	\$520,000	3650	7	2008	3	11430	N	N	8816 VENN AVE SE
010	785332	0820	5/29/08	\$564,453	\$481,000	3830	7	2008	3	9293	N	N	9007 WEITING AVE SE
010	785334	0380	8/12/08	\$379,990	\$331,000	1620	8	2008	3	2394	N	N	34712 SE JACOBIA ST
010	785334	0400	9/26/08	\$410,000	\$362,000	1620	8	2008	3	3058	N	N	34708 SE JACOBIA ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785334	0370	3/22/08	\$434,990	\$363,000	1620	8	2008	3	3072	N	N	34714 SE JACOBIA ST
010	785334	0490	4/30/08	\$439,990	\$372,000	1620	8	2008	3	3196	N	N	34619 SE JEFFS ST
010	785334	0510	5/1/08	\$440,000	\$372,000	1620	8	2008	3	2891	N	N	34627 SE JEFFS ST
010	785217	0690	3/10/08	\$397,000	\$330,000	1630	8	2003	3	3304	N	N	6512 WEST CREST VIEW LOOP SE
010	785334	0520	6/27/08	\$419,000	\$360,000	1630	8	2008	3	2516	N	N	34709 SE JEFFS ST
010	785334	0530	7/25/08	\$415,990	\$361,000	1630	8	2008	3	1936	N	N	34711 SE JEFFS ST
010	785334	0390	9/5/08	\$379,000	\$333,000	1650	8	2008	3	2394	N	N	34710 SE JACOBIA ST
010	785334	0500	6/25/08	\$404,990	\$348,000	1650	8	2008	3	2408	N	N	34623 SE JEFFS ST
010	785202	0380	9/24/08	\$393,500	\$347,000	1680	8	2001	3	3650	N	N	7529 DOGWOOD LN SE
010	785334	0540	10/24/08	\$419,000	\$373,000	1800	8	2008	3	2912	N	N	34713 SE JEFFS ST
010	785217	0620	2/13/08	\$435,000	\$359,000	1870	8	2003	3	4186	N	N	6612 WEST CREST VIEW LOOP SE
010	785217	0840	12/22/09	\$360,000	\$359,000	1870	8	2003	3	3566	N	N	6601 EAST CREST VIEW LOOP SE
010	785202	0730	1/24/08	\$445,000	\$365,000	1890	8	2000	3	4009	N	N	7414 DOGWOOD LN SE
010	785217	0720	1/23/08	\$437,750	\$359,000	1950	8	2003	3	4911	N	N	35715 SE CREST VIEW LOOP SE
010	785217	0640	8/25/09	\$392,000	\$379,000	1950	8	2003	3	3184	N	N	6532 WEST CREST VIEW LOOP SE
010	785331	0730	8/1/08	\$460,000	\$400,000	2010	8	2008	3	5699	N	N	34623 SE LEITZ ST
010	785331	0690	7/18/08	\$500,000	\$433,000	2010	8	2008	3	6726	N	N	34703 SE LEITZ ST
010	785331	0670	8/14/08	\$499,990	\$436,000	2010	8	2008	3	4160	N	N	8721 SWENSON DR SE
010	785331	0650	9/17/08	\$495,990	\$437,000	2010	8	2008	3	4265	N	N	8729 SWENSON DR SE
010	785211	0240	4/20/09	\$418,900	\$392,000	2020	8	2001	3	6465	N	N	6924 CURTIS DR SE
010	785211	0150	10/13/09	\$439,000	\$430,000	2020	8	2002	3	5661	N	N	7023 CURTIS DR SE
010	785322	0610	9/12/08	\$441,000	\$388,000	2050	8	2004	3	5694	N	N	36320 SE ISLEY ST
010	785209	0050	10/29/08	\$440,000	\$392,000	2073	8	2000	3	3761	N	N	7409 THOMPSON AVE SE
010	785209	0120	6/16/09	\$419,000	\$398,000	2073	8	2000	3	3761	N	N	7315 THOMPSON AVE SE
010	785209	0030	8/18/08	\$470,000	\$410,000	2073	8	2000	3	3761	N	N	7417 THOMPSON AVE SE
010	785209	0800	2/14/08	\$450,000	\$372,000	2180	8	2001	3	4210	N	N	34829 SE BURROWS WAY
010	785209	0110	10/9/09	\$415,500	\$407,000	2232	8	2000	3	3761	N	N	7319 THOMPSON AVE SE
010	785338	0150	8/19/09	\$435,000	\$420,000	2240	8	2009	3	4393	N	N	9511 ELM AVE SE
010	785322	0600	12/15/08	\$450,000	\$406,000	2270	8	2004	3	6361	N	N	36312 SE ISLEY ST
010	785331	0700	8/14/08	\$519,990	\$454,000	2290	8	2008	3	4217	N	N	34629 SE LEITZ ST
010	785331	0950	6/29/09	\$479,000	\$456,000	2290	8	2008	3	5066	N	N	8711 SWENSON DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785211	0030	2/25/08	\$520,000	\$431,000	2300	8	2002	3	6983	Y	N	7028 THOMPSON AVE SE
010	785331	0660	4/23/08	\$529,990	\$447,000	2300	8	2008	3	4164	N	N	8725 SWENSON DR SE
010	785331	0720	8/27/08	\$519,990	\$455,000	2300	8	2008	3	4637	N	N	34625 SE LEITZ ST
010	785331	0970	11/17/08	\$514,990	\$462,000	2300	8	2008	3	4080	N	N	8703 SWENSON DR SE
010	785211	0170	4/3/08	\$492,000	\$413,000	2380	8	2002	3	5310	N	N	7007 CURTIS DR SE
010	785201	1030	10/13/08	\$480,000	\$426,000	2380	8	1998	3	5512	Y	N	6913 FAIRWAY AVE SE
010	785211	0300	5/19/08	\$525,000	\$446,000	2380	8	2002	3	6697	N	N	7002 CURTIS DR SE
010	785201	0490	11/4/08	\$470,000	\$420,000	2400	8	1998	3	6250	N	N	7024 FAIRWAY AVE SE
010	785331	0960	5/5/09	\$485,000	\$455,000	2410	8	2008	3	4160	N	N	8707 SWENSON DR SE
010	785209	0200	4/21/08	\$489,000	\$412,000	2420	8	2000	3	4205	N	N	7207 THOMPSON AVE SE
010	785331	0740	7/23/08	\$549,950	\$477,000	2420	8	2008	3	6334	N	N	34621 SE LEITZ ST
010	785331	0680	3/30/09	\$514,990	\$479,000	2420	8	2008	3	5066	N	N	8717 SWENSON DR SE
010	785331	0710	8/18/08	\$549,990	\$480,000	2420	8	2008	3	4267	N	N	34627 SE LEITZ ST
010	785331	0640	8/22/08	\$564,990	\$494,000	2420	8	2008	3	8173	N	N	8805 SWENSON DR SE
010	785211	0410	12/1/09	\$440,000	\$437,000	2430	8	2001	3	5725	N	N	7118 CURTIS DR SE
010	785219	0530	7/21/09	\$470,000	\$450,000	2430	8	2004	3	5806	N	N	7027 COOK CT SE
010	785331	0980	11/25/08	\$532,662	\$478,000	2460	8	2008	3	3920	N	N	8627 SWENSON DR SE
010	785202	0780	6/10/08	\$540,000	\$462,000	2470	8	2000	3	5208	N	N	7402 DOGWOOD LN SE
010	785202	0510	4/6/09	\$405,000	\$377,000	2500	8	1999	3	4033	N	N	35507 SE KINSEY ST
010	785219	0180	6/26/09	\$465,000	\$443,000	2530	8	2003	3	6676	N	N	6704 SILENT CREEK AVE SE
010	785201	0520	12/1/09	\$430,000	\$427,000	2550	8	1998	3	6784	N	N	7006 FAIRWAY AVE SE
010	785219	0380	2/20/09	\$550,000	\$506,000	2590	8	2004	3	9150	N	N	35014 SE CURTIS DR
010	785327	0370	4/11/08	\$598,000	\$503,000	2600	8	2005	3	6619	N	N	6214 DOUGLAS AVE SE
010	785327	0440	8/11/08	\$615,000	\$536,000	2600	8	2005	3	5048	N	N	34418 SE BURKE ST
010	785327	0360	5/7/08	\$585,000	\$496,000	2620	8	2005	3	6115	N	N	6218 DOUGLAS AVE SE
010	785209	0590	6/25/08	\$498,000	\$428,000	2630	8	2001	3	5710	N	N	34832 SE CURTIS DR
010	785209	0990	7/1/08	\$532,000	\$458,000	2632	8	2000	3	5684	N	N	7312 THOMPSON AVE SE
010	785211	0190	6/17/08	\$560,000	\$480,000	2690	8	2002	3	7632	N	N	7001 CURTIS DR SE
010	785219	0190	7/22/08	\$535,000	\$463,000	2730	8	2003	3	6676	N	N	6708 SILENT CREEK AVE SE
010	785202	0310	2/21/08	\$529,900	\$439,000	2740	8	2000	3	5665	N	N	7623 DOGWOOD LN SE
010	785219	0050	12/10/08	\$575,000	\$519,000	2740	8	2004	3	6875	N	N	6731 SILENT CREEK AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785336	0410	10/23/09	\$475,200	\$467,000	2750	8	2009	3	5268	Y	N	34906 SE KELLER ST
010	785327	0400	5/13/08	\$643,000	\$546,000	2750	8	2006	3	10704	N	N	6202 DOUGLAS AVE SE
010	785214	0100	10/9/08	\$503,500	\$446,000	2830	8	2003	3	10954	N	N	6823 ELDERBERRY AVE SE
010	785214	0070	6/20/08	\$584,000	\$501,000	2830	8	2003	3	11477	N	N	6907 ELDERBERRY AVE SE
010	785322	0710	4/20/09	\$487,000	\$455,000	2860	8	2004	3	8254	N	N	36424 SE ISLEY ST
010	785325	0120	3/18/08	\$567,500	\$474,000	2870	8	2005	3	7113	N	N	6908 SILENT CREEK AVE SE
010	785327	0760	12/8/09	\$499,900	\$497,000	2900	8	2006	3	9170	N	N	34412 SE DIO ST
010	785201	0390	11/20/08	\$515,000	\$462,000	2910	8	1998	3	5829	N	N	7236 FAIRWAY AVE SE
010	785201	0970	8/5/09	\$482,000	\$464,000	2910	8	1998	3	5817	N	N	7027 FAIRWAY AVE SE
010	785201	0510	1/24/08	\$577,000	\$474,000	2910	8	1999	3	6250	N	N	7012 FAIRWAY AVE SE
010	785201	0440	5/13/08	\$565,000	\$479,000	2910	8	1998	3	6594	N	N	7206 FAIRWAY AVE SE
010	785201	0840	8/24/09	\$525,000	\$508,000	2910	8	1998	3	7287	N	N	7251 FAIRWAY AVE SE
010	785325	0090	3/9/09	\$620,000	\$573,000	2930	8	2004	3	5130	N	N	6917 SILENT CREEK AVE SE
010	785217	0430	9/10/09	\$475,000	\$461,000	2370	9	2003	3	5333	N	N	6526 SE CREST VIEW LOOP SE
010	785338	0130	7/17/09	\$450,000	\$431,000	2420	9	2009	3	5166	N	N	9428 FRONTIER AVE SE
010	785338	0140	7/22/09	\$470,000	\$451,000	2490	9	2009	3	5273	N	N	9515 ELM AVE SE
010	785331	0450	6/15/09	\$542,300	\$515,000	2630	9	2008	3	6326	N	N	34919 SE MOFFAT ST
010	785331	0390	6/22/09	\$559,990	\$533,000	2630	9	2008	3	5394	N	N	34910 SE MOFFAT ST
010	785202	0200	3/5/08	\$707,000	\$588,000	2630	9	2000	3	5192	Y	N	7610 HEATHER AVE SE
010	785217	0540	7/9/08	\$499,900	\$431,000	2660	9	2003	3	6833	N	N	6720 CREST VIEW AVE SE
010	785217	0360	8/25/08	\$510,000	\$446,000	2660	9	2003	3	8094	N	N	6424 EAST CREST VIEW LOOP SE
010	785209	0530	7/14/08	\$557,500	\$482,000	2670	9	2001	3	5483	Y	N	34723 SE CURTIS DR
010	785209	0510	5/8/09	\$567,500	\$533,000	2730	9	2000	3	5500	Y	N	34801 SE CURTIS DR
010	785322	1350	10/16/09	\$530,000	\$520,000	2750	9	2004	3	6165	Y	N	7516 SNOWBERRY AVE SE
010	785211	0700	8/13/08	\$565,000	\$493,000	2755	9	2001	3	10532	N	N	34819 RHODODENDRON DR SE
010	785322	0110	7/17/09	\$475,000	\$455,000	2760	9	2004	3	8494	Y	N	7716 GREENRIDGE CT SE
010	785322	0160	10/15/09	\$480,000	\$471,000	2760	9	2004	3	8454	Y	N	7730 GREENRIDGE CT SE
010	785322	0270	11/19/08	\$580,000	\$520,000	2760	9	2004	3	7774	Y	N	7625 GREENRIDGE CT SE
010	785338	0460	11/16/09	\$515,500	\$509,000	2820	9	2009	3	5765	N	N	34307 SE ELM ST
010	785322	0480	2/22/08	\$615,000	\$509,000	2870	9	2005	3	7985	Y	N	7426 PINNACLE PL SE
010	785335	0030	10/7/09	\$589,950	\$577,000	2920	9	2009	3	5603	N	N	36005 SE KENDALL PEAK ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785322	1300	1/3/08	\$673,000	\$549,000	2930	9	2004	3	6085	Y	N	7417 PINNACLE PL SE
010	785338	0480	12/3/09	\$575,000	\$571,000	2930	9	2008	3	4950	N	N	34229 SE ELM ST
010	785211	0510	10/30/09	\$555,000	\$546,000	2940	9	2001	3	8007	N	N	35014 RHODODENDRON DR SE
010	785201	0640	8/18/09	\$575,000	\$555,000	2950	9	1998	3	6691	N	N	7213 CHANTICLEER AVE SE
010	785324	0410	10/15/09	\$510,000	\$500,000	2990	9	2005	3	7101	N	N	35902 SE KENNEDY CT
010	785211	0490	9/11/09	\$530,000	\$515,000	2990	9	2001	3	7605	N	N	35010 RHODODENDRON DR SE
010	785335	0040	2/27/09	\$589,950	\$544,000	2990	9	2008	3	5500	N	N	35929 SE KENDALL PEAK ST
010	785209	0520	8/25/08	\$585,000	\$512,000	3020	9	2001	3	5501	Y	N	34727 SE CURTIS DR
010	785217	0330	3/20/08	\$567,000	\$473,000	3030	9	2004	3	7924	Y	N	35814 SE CREST VIEW LOOP
010	785217	0300	8/25/08	\$557,500	\$488,000	3030	9	2003	3	7974	Y	N	35726 SE CREST VIEW LOOP SE
010	785211	0580	8/10/09	\$538,000	\$518,000	3060	9	2001	3	7504	N	N	35003 RHODODENDRON DR SE
010	785211	0530	5/9/08	\$676,000	\$573,000	3060	9	2002	3	9683	N	N	35018 RHODODENDRON DR SE
010	785324	0590	8/11/09	\$540,000	\$520,000	3090	9	2005	3	6715	N	N	35904 SE KALEETAN LOOP
010	785331	0270	1/23/08	\$649,990	\$533,000	3090	9	2007	3	7861	N	N	34808 SE LEITZ ST
010	785324	0560	9/17/08	\$560,000	\$493,000	3110	9	2005	3	6479	N	N	35912 SE KALEETAN LOOP
010	785330	1640	4/25/08	\$619,990	\$523,000	3110	9	2006	3	6673	N	N	34114 SE SALAL ST
010	785330	1500	1/9/08	\$698,000	\$570,000	3110	9	2007	3	9506	N	N	33910 SE SALAL ST
010	785328	0260	4/15/09	\$625,000	\$584,000	3110	9	2006	3	8966	Y	N	6925 ARDMORE AVE SE
010	785207	0090	7/17/09	\$675,000	\$646,000	3110	9	2002	3	11727	Y	N	6225 FAIRWAY PL SE
010	785328	0170	6/10/08	\$866,000	\$741,000	3110	9	2006	3	8627	N	N	36110 SE TURNBERRY ST
010	785322	0140	1/23/08	\$712,000	\$584,000	3160	9	2004	3	11719	Y	N	7722 GREENRIDGE CT SE
010	785322	1340	9/3/08	\$670,000	\$588,000	3160	9	2004	3	6000	Y	N	7512 SNOWBERRY AVE SE
010	785322	1310	8/21/08	\$700,000	\$612,000	3160	9	2004	3	11241	Y	N	7413 PINNACLE PL SE
010	785331	0610	12/4/09	\$565,000	\$561,000	3170	9	2008	3	7369	N	N	8905 MCINTOSH CT SE
010	785331	0610	6/12/08	\$669,990	\$574,000	3170	9	2008	3	7369	N	N	8905 MCINTOSH CT SE
010	785324	0600	10/22/09	\$500,000	\$491,000	3180	9	2004	3	6654	N	N	35902 SE KALEETAN LOOP
010	785324	0230	11/13/09	\$570,000	\$563,000	3180	9	2005	3	7641	Y	N	6502 DENNY PEAK DR SE
010	785217	0320	11/19/09	\$583,000	\$577,000	3180	9	2004	3	9151	Y	N	35810 SE CREST VIEW LOOP SE
010	785331	0770	6/1/09	\$540,000	\$511,000	3190	9	2006	3	6670	N	N	34615 SE LEITZ ST
010	785331	0920	4/10/08	\$625,000	\$525,000	3190	9	2006	3	5648	N	N	34628 SE LEITZ ST
010	785331	0470	3/24/09	\$599,990	\$557,000	3190	9	2008	3	5923	N	N	34915 SE MOFFAT ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785331	0240	5/20/08	\$663,000	\$564,000	3190	9	2006	3	7431	N	N	34725 SE LEITZ ST
010	785331	1040	7/3/08	\$670,000	\$577,000	3190	9	2008	3	7910	N	N	34710 SE BYBEE ST
010	785331	0460	11/19/08	\$650,000	\$583,000	3190	9	2008	3	5703	N	N	34917 SE MOFFAT ST
010	785331	0580	10/9/09	\$555,000	\$543,000	3200	9	2008	3	5834	N	N	8826 MCINTOSH CT SE
010	785331	0530	12/12/08	\$620,000	\$560,000	3200	9	2008	3	5298	N	N	34903 SE MOFFAT ST
010	785331	0580	7/28/08	\$659,990	\$573,000	3200	9	2008	3	5834	N	N	8826 MCINTOSH CT SE
010	785322	1380	6/20/08	\$640,000	\$549,000	3210	9	2004	3	6000	Y	N	7604 SNOWBERRY AVE SE
010	785331	0500	3/26/09	\$649,990	\$604,000	3210	9	2008	3	6827	N	N	34909 SE MOFFAT ST
010	785331	0280	8/5/09	\$530,000	\$510,000	3240	9	2007	3	6136	N	N	34814 SE LEITZ ST
010	785330	1450	3/25/08	\$669,990	\$560,000	3240	9	2007	3	6020	N	N	33905 SE SALAL ST
010	785331	0550	2/8/08	\$680,000	\$561,000	3240	9	2007	3	6433	N	N	34823 SE MOFFAT ST
010	785330	1630	4/29/08	\$669,990	\$566,000	3240	9	2006	3	8473	N	N	34110 SE SALAL ST
010	785331	0510	8/18/09	\$618,328	\$597,000	3240	9	2008	3	5010	N	N	34907 SE MOFFAT ST
010	785331	0490	11/17/08	\$669,600	\$600,000	3240	9	2008	3	6584	N	N	34911 SE MOFFAT ST
010	785331	0480	4/20/09	\$689,990	\$645,000	3240	9	2008	3	6041	N	N	34913 SE MOFFAT ST
010	785331	1060	1/3/08	\$669,990	\$546,000	3250	9	2007	3	10125	N	N	34728 SE BYBEE ST
010	785331	0630	8/15/08	\$668,490	\$583,000	3250	9	2007	3	9004	N	N	8821 MCINTOSH CT SE
010	785217	0120	5/16/08	\$590,000	\$501,000	3260	9	2003	3	5260	N	N	6621 WEST CREST VIEW LOOP SE
010	785217	0230	6/3/09	\$565,000	\$535,000	3260	9	2004	3	5552	N	N	6431 SE CREST VIEW LOOP SE
010	785330	1340	6/13/08	\$627,990	\$538,000	3260	9	2007	3	7636	N	N	6617 SWORD FERN AVE SE
010	785331	0600	5/12/08	\$679,990	\$577,000	3260	9	2008	3	7117	N	N	8902 MCINTOSH CT SE
010	785331	0540	9/8/08	\$665,000	\$584,000	3260	9	2008	3	5475	N	N	34827 SE MOFFAT ST
010	785335	0090	11/1/08	\$738,990	\$659,000	3290	9	2008	3	6203	N	N	35924 SE KENDALL PEAK ST
010	785331	0590	6/13/08	\$650,000	\$557,000	3310	9	2008	3	6166	N	N	8830 MCINTOSH CT SE
010	785331	0570	7/8/08	\$655,000	\$565,000	3310	9	2008	3	7027	N	N	8822 MCINTOSH CT SE
010	785331	0400	8/24/09	\$607,300	\$587,000	3310	9	2008	3	5451	N	N	34912 SE MOFFAT ST
010	785322	0190	6/25/08	\$689,000	\$592,000	3330	9	2004	3	7921	N	N	7729 GREENRIDGE CT SE
010	785327	0030	12/26/08	\$615,000	\$557,000	3350	9	2005	3	6254	N	N	34613 SE CARMICHAEL LOOP
010	785327	0030	11/23/09	\$570,000	\$564,000	3350	9	2005	3	6254	N	N	34613 SE CARMICHAEL LOOP
010	785335	0320	7/17/09	\$655,000	\$627,000	3390	9	2009	3	12562	Y	N	35708 SE KENDALL PEAK ST
010	785324	0070	4/11/08	\$875,000	\$735,000	3450	9	2004	3	9437	Y	N	6726 DENNY PEAK DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785327	0420	11/23/09	\$599,000	\$593,000	3470	9	2006	3	12079	N	N	6122 DOUGLAS AVE SE
010	785328	0020	5/11/09	\$620,000	\$583,000	3530	9	2006	3	9290	Y	N	36211 SE TURNBERRY ST
010	785330	1690	11/19/08	\$630,000	\$565,000	3550	9	2007	3	5733	N	N	33929 SE SALAL ST
010	785330	1570	6/18/08	\$680,000	\$583,000	3550	9	2006	3	10968	N	N	34014 SE SALAL ST
010	785330	1360	6/4/08	\$684,990	\$585,000	3550	9	2007	3	7480	N	N	6609 SWORD FERN AVE SE
010	785330	1400	4/28/08	\$699,990	\$591,000	3550	9	2007	3	8048	N	N	6519 SWORD FERN AVE SE
010	785331	0440	2/12/09	\$679,650	\$624,000	3600	9	2008	3	10264	N	N	34921 SE MOFFAT ST
010	785201	0670	8/28/09	\$600,000	\$581,000	3710	9	1999	3	7984	N	N	7313 CHANTICLEER AVE SE
010	785328	0240	5/26/09	\$675,000	\$637,000	3870	9	2006	3	8361	Y	N	36210 SE TURNBERRY ST
010	785331	1010	2/12/08	\$764,990	\$632,000	3910	9	2007	3	7255	N	N	34619 SE BYBEE ST
010	785330	1520	1/25/08	\$699,990	\$575,000	3940	9	2007	3	9780	N	N	33924 SE SALAL ST
010	785330	1420	3/19/08	\$710,000	\$593,000	3940	9	2007	3	8622	N	N	6507 SWORD FERN AVE SE
010	785330	1380	3/28/08	\$729,990	\$611,000	3940	9	2007	3	8395	N	N	6827 SWORD FERN AVE SE
010	785328	0070	7/31/09	\$650,000	\$625,000	3940	9	2006	3	8147	Y	N	36117 SE TURNBERRY ST
010	785216	0280	9/28/09	\$700,000	\$683,000	3970	9	2007	3	15219	Y	N	7210 SAINT ANDREWS LN SE
010	785330	1510	6/11/09	\$610,000	\$578,000	4000	9	2007	3	9701	N	N	33918 SE SALAL ST
010	785330	1390	1/18/08	\$749,990	\$614,000	4000	9	2007	3	9309	N	N	6521 SWORD FERN AVE SE
010	785331	1030	2/21/08	\$774,990	\$642,000	4000	9	2008	3	8658	N	N	34624 SE BYBEE ST
010	785331	1050	4/1/08	\$700,000	\$587,000	4110	9	2008	3	7045	N	N	34714 SE BYBEE ST
010	785331	0410	7/13/09	\$674,990	\$646,000	4110	9	2008	3	6229	N	N	34914 SE MOFFAT ST
010	785331	0520	7/25/08	\$750,000	\$650,000	4110	9	2008	3	5300	N	N	34905 SE MOFFAT ST
010	785330	1410	5/28/08	\$684,990	\$584,000	4150	9	2007	3	892	N	N	6511 SWORD FERN AVE SE
010	785331	0430	2/26/09	\$679,990	\$627,000	4150	9	2008	3	6963	N	N	34918 SE MOFFAT ST
010	785330	1370	5/28/08	\$719,990	\$614,000	4230	9	2008	3	7437	N	N	6605 SWORD FERN AVE SE
010	785335	0160	6/23/09	\$709,315	\$675,000	3060	10	2009	3	5122	Y	N	6223 WHITAKER LN SE
010	785335	0170	11/10/09	\$685,000	\$676,000	3200	10	2009	3	6455	N	N	6227 WHITAKER LN SE
010	785338	0520	9/17/09	\$621,990	\$605,000	3270	10	2009	3	7342	N	N	9419 ASH AVE SE
010	785338	0470	10/16/09	\$680,990	\$668,000	3270	10	2008	3	6600	N	N	34303 SE ELM ST
010	785199	0390	4/18/08	\$720,000	\$606,000	3370	10	1999	3	11669	N	N	6514 CASCADE AVE SE
010	785201	0270	12/10/09	\$600,000	\$597,000	3430	10	1999	3	8031	Y	N	35511 SE ENGLISH ST
010	785212	0234	8/12/08	\$729,950	\$636,000	3450	10	2003	3	12693	N	N	6610 AZALEA WAY SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785199	0460	6/20/08	\$680,000	\$584,000	3480	10	2001	3	9521	N	N	6706 CASCADE AVE SE
010	785212	0140	12/8/08	\$650,000	\$586,000	3510	10	2001	3	9364	N	N	34819 SE GARDEN CT
010	785212	0010	12/1/08	\$745,000	\$670,000	3510	10	2002	3	11782	N	N	6611 AZALEA WAY SE
010	785199	0310	8/12/08	\$757,500	\$660,000	3530	10	2001	3	11725	Y	N	6633 FAIRWAY AVE SE
010	785199	0150	8/4/08	\$667,325	\$580,000	3600	10	1999	3	13884	N	N	6515 CASCADE LN SE
010	785199	0280	4/17/08	\$830,000	\$699,000	3660	10	2001	3	20659	Y	N	6750 CASCADE AVE SE
010	785199	0100	9/22/09	\$706,500	\$688,000	3720	10	1999	3	11369	Y	N	6541 CASCADE AVE SE
010	785199	0040	8/6/09	\$813,000	\$783,000	3770	10	1998	3	11657	Y	N	6701 CASCADE AVE SE
010	785198	0070	9/21/09	\$725,000	\$706,000	3780	10	2003	3	14002	Y	N	6767 CASCADE AVE SE
010	785322	0380	8/24/09	\$722,500	\$699,000	3860	10	2006	3	11899	N	N	7501 SNOWBERRY AVE SE
010	785212	0060	8/5/08	\$783,000	\$681,000	4270	10	2001	3	10478	N	N	6627 AZALEA WAY SE
010	785212	0130	3/13/08	\$900,001	\$750,000	3880	11	2001	3	10989	N	N	34809 SE GARDEN CT
010	785201	0010	12/17/09	\$857,500	\$854,000	4230	11	2001	3	9453	Y	N	6914 LAUREL LN SE
010	785216	0160	7/1/08	\$1,176,000	\$1,013,000	4550	11	2006	3	13531	Y	N	7315 INVERNESS DR SE
010	785207	0080	12/17/09	\$880,000	\$877,000	4780	11	2005	3	14149	Y	N	35206 PALMETER LN

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	032307	9046	2/12/08	\$290,000	%COMPLETE
008	032307	9058	6/26/09	\$521,250	RELATED PARTY, FRIEND, OR NEIGHBOR
008	032307	9073	7/15/08	\$565,000	DIAGNOSTIC OUTLIER
008	102307	9059	11/11/08	\$14,112	DOR RATIO;QUIT CLAIM DEED
008	142406	9057	1/2/09	\$1,000,000	DIAGNOSTIC OUTLIER
008	162407	9088	5/14/09	\$349,000	OBSOL;UNFIN AREA
008	162407	9088	7/15/08	\$304,000	OBSOL; UNFIN AREA; BANKRUPTCY
008	162407	9104	3/9/08	\$694,950	DIAGNOSTIC OUTLIER
008	172407	9052	12/30/09	\$755,000	DIAGNOSTIC OUTLIER
008	172407	9053	10/29/08	\$490,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
008	182407	9073	6/11/08	\$1,230,000	DIAGNOSTIC OUTLIER
008	182407	9082	6/3/08	\$176,437	DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR
008	202407	9054	6/4/08	\$855,000	DIAGNOSTIC OUTLIER
008	202407	9054	3/7/08	\$855,000	RELOCATION - SALE TO SERVICE
008	202407	9072	9/3/08	\$812,500	OPEN SPACE DESIGNATION OK'D AFTER SALE
008	212407	9035	8/14/09	\$457,000	DIAGNOSTIC OUTLIER
008	212407	9073	3/18/08	\$525,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
008	222406	9051	9/5/08	\$319,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	222406	9089	6/3/09	\$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	222406	9127	1/3/08	\$565,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	222407	9046	7/10/08	\$315,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
008	232406	9153	8/6/09	\$1,350,000	DIAGNOSTIC OUTLIER
008	272407	9073	6/11/08	\$699,950	DIAGNOSTIC OUTLIER
008	292407	9022	5/28/09	\$492,500	LACK OF REPRESENTATION FOR VERY GOOD COND
008	292407	9023	6/10/08	\$439,950	MOBILE HOME
008	302407	9070	11/10/08	\$467,000	OBSOLESCENCE
008	322407	9067	8/21/08	\$618,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	398030	0160	7/30/09	\$280,000	IMP COUNT
008	808880	0220	7/28/09	\$440,000	DIAGNOSTIC OUTLIER
008	813170	0140	7/29/09	\$399,200	DIAGNOSTIC OUTLIER
009	362980	0090	8/27/09	\$384,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	362980	0230	3/18/08	\$550,000	RELOCATION - SALE TO SERVICE
009	362993	0080	2/1/08	\$658,500	RELOCATION - SALE TO SERVICE
009	362993	0210	9/12/08	\$510,000	RELOCATION - SALE TO SERVICE
009	362994	0070	5/8/09	\$625,000	ACTIVE PRMT PRE SALE>25K;%COMPL;BANKRUPTCY
009	362994	0080	2/4/09	\$3,000,000	DIAGNOSTIC OUTLIER
009	362994	0150	11/8/09	\$1,250,000	DIAGNOSTIC OUTLIER
009	362994	0160	2/20/08	\$2,720,000	DIAGNOSTIC OUTLIER
009	362995	0140	9/29/09	\$324,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
009	362995	0230	3/5/09	\$419,000	MULTI-PARCEL SALE
009	362996	0190	7/29/09	\$398,000	MULTI-PARCEL SALE
009	362996	0330	7/8/09	\$341,900	BANKRUPTCY; MULTI-PARCEL SALE
009	362997	0320	12/8/08	\$562,000	RELOCATION - SALE TO SERVICE
009	362997	0920	8/24/09	\$565,000	QUIT CLAIM DEED
009	362998	0040	9/15/09	\$759,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	362998	0250	12/16/09	\$623,950	RELOCATION - SALE TO SERVICE;
009	362998	0300	7/28/09	\$617,500	RELOCATION - SALE TO SERVICE
009	362998	0410	8/17/09	\$543,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	362999	0270	3/20/08	\$469,000	DIAGNOSTIC OUTLIER
009	362999	0320	10/28/09	\$419,950	DIAGNOSTIC OUTLIER
009	363000	0040	8/7/08	\$348,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363002	0050	9/29/09	\$266,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363002	0300	8/14/08	\$192,150	QCD; PARTIAL INTEREST; RELATED PARTY
009	363007	0040	1/9/09	\$5,000	DOR RATIO;QUIT CLAIM DEED
009	363008	0070	5/20/09	\$380,000	DIAGNOSTIC OUTLIER
009	363008	0160	5/18/09	\$350,000	DIAGNOSTIC OUTLIER
009	363008	0170	9/2/09	\$370,000	DIAGNOSTIC OUTLIER
009	363008	0190	1/24/08	\$425,000	DIAGNOSTIC OUTLIER
009	363008	0370	2/15/08	\$424,000	DIAGNOSTIC OUTLIER
009	363008	0380	11/11/09	\$351,000	DIAGNOSTIC OUTLIER
009	363008	0450	8/14/08	\$400,000	DIAGNOSTIC OUTLIER
009	363009	0100	12/8/09	\$482,147	DIAGNOSTIC OUTLIER
009	363011	0150	9/30/08	\$603,217	RELATED PARTY, FRIEND, OR NEIGHBOR
009	363011	0290	1/8/08	\$710,000	RELOCATION - SALE TO SERVICE
009	363011	0400	9/8/09	\$495,000	RELOCATION - SALE TO SERVICE
009	363011	0620	7/30/08	\$525,000	DIAGNOSTIC OUTLIER
009	363011	0740	9/26/08	\$540,000	DIAGNOSTIC OUTLIER
009	363012	0610	5/30/09	\$620,000	RELOCATION - SALE TO SERVICE
009	363012	0730	1/9/09	\$610,000	RELOCATION - SALE TO SERVICE
009	363015	0010	10/22/09	\$438,600	DIAGNOSTIC OUTLIER
009	363015	0060	10/20/08	\$420,000	DIAGNOSTIC OUTLIER
009	363015	0110	9/24/09	\$374,000	DIAGNOSTIC OUTLIER
009	363015	0220	12/7/08	\$379,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363016	0030	10/26/09	\$876,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363016	0590	4/2/09	\$570,000	DIAGNOSTIC OUTLIER
009	363016	0670	4/22/09	\$927,000	DIAGNOSTIC OUTLIER
009	363018	0020	2/11/09	\$575,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
009	363018	0030	9/29/08	\$639,000	BANKRUPTCY; IMP. CHAR CHANGED SINCE SALE
009	363018	0040	10/22/08	\$670,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363018	0510	12/12/08	\$760,000	DIAGNOSTIC OUTLIER
009	363018	0680	4/21/08	\$1,055,000	DIAGNOSTIC OUTLIER
009	363020	0020	6/17/09	\$650,000	QCD; EXEMPT FROM EXCISE TAX; RELATED PARTY
009	363020	0500	6/11/09	\$530,000	DIAGNOSTIC OUTLIER
009	363020	0500	11/14/08	\$680,000	RELOCATION - SALE TO SERVICE
009	363020	0620	10/7/08	\$675,000	DIAGNOSTIC OUTLIER
009	363020	0740	8/27/09	\$767,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	363021	0150	9/11/09	\$1,550,000	DIAGNOSTIC OUTLIER
009	363021	0160	8/31/09	\$1,295,000	DIAGNOSTIC OUTLIER
009	363021	0230	9/23/08	\$1,325,000	DIAGNOSTIC OUTLIER
009	363024	0160	2/5/09	\$475,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	926885	0010	7/8/09	\$329,950	DIAGNOSTIC OUTLIER
009	926885	0110	2/27/09	\$288,790	ARCH PROPERTY
009	926885	0120	4/1/09	\$264,570	ARCH PROPERTY
009	926885	0130	12/18/08	\$288,790	ARCH PROPERTY
009	926885	0140	11/26/08	\$288,790	ARCH PROPERTY
009	926885	0150	10/1/08	\$288,790	ARCH PROPERTY
009	926885	0160	10/22/08	\$288,790	ARCH PROPERTY
009	926885	0170	12/15/08	\$264,570	ARCH PROPERTY
009	926885	0180	9/29/08	\$288,790	ARCH PROPERTY
009	926885	0190	8/29/08	\$288,790	ARCH PROPERTY
009	926885	0200	9/18/08	\$264,570	ARCH PROPERTY
009	926885	0210	9/17/08	\$288,790	ARCH PROPERTY
009	926885	0210	10/1/09	\$142,931	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
009	926885	0220	10/22/08	\$288,790	ARCH PROPERTY
009	926885	0230	10/24/08	\$288,790	ARCH PROPERTY
009	926885	0240	11/10/08	\$288,790	ARCH PROPERTY
009	926885	0250	10/27/08	\$264,570	ARCH PROPERTY
009	926885	0260	9/8/08	\$288,790	ARCH PROPERTY
009	926885	0330	3/19/09	\$288,790	ARCH PROPERTY
009	926885	0340	4/3/09	\$264,570	ARCH PROPERTY
009	926885	0350	2/13/09	\$288,790	ARCH PROPERTY
009	926885	0360	3/16/09	\$288,790	ARCH PROPERTY
009	926885	0370	11/18/08	\$288,790	ARCH PROPERTY
009	926885	0380	2/23/09	\$288,790	ARCH PROPERTY
009	926885	0390	4/9/09	\$264,570	ARCH PROPERTY
009	926885	0400	3/27/09	\$288,790	ARCH PROPERTY
009	926885	0410	8/12/08	\$288,790	ARCH PROPERTY
009	926885	0420	8/28/08	\$264,570	ARCH PROPERTY
009	926885	0430	9/16/08	\$288,790	ARCH PROPERTY
009	926885	0440	8/27/08	\$288,790	ARCH PROPERTY
009	926885	0450	8/19/08	\$288,790	ARCH PROPERTY
009	926885	0460	8/20/08	\$288,740	ARCH PROPERTY
009	926885	0470	10/1/08	\$264,570	ARCH PROPERTY
009	926885	0480	8/23/08	\$288,790	ARCH PROPERTY
009	926885	0490	8/26/08	\$288,790	ARCH PROPERTY
009	926885	0500	6/30/08	\$264,570	ARCH PROPERTY
009	926885	0510	7/24/08	\$288,790	ARCH PROPERTY
009	926885	0520	8/25/08	\$288,790	ARCH PROPERTY
009	926885	0530	7/24/08	\$288,790	ARCH PROPERTY
009	926885	0540	6/23/08	\$288,790	ARCH PROPERTY
009	926885	0550	6/26/08	\$264,570	ARCH PROPERTY
009	926885	0560	7/1/08	\$288,790	ARCH PROPERTY
009	926885	1730	12/17/09	\$569,800	DIAGNOSTIC OUTLIER
010	785198	0110	6/23/09	\$898,000	DIAGNOSTIC OUTLIER
010	785198	0160	9/4/09	\$962,500	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785198	0180	9/11/09	\$897,250	DIAGNOSTIC OUTLIER
010	785199	0040	7/30/09	\$813,000	RELOCATION - SALE TO SERVICE
010	785199	0150	8/4/08	\$667,325	RELOCATION - SALE TO SERVICE
010	785199	0310	1/16/08	\$50,000	DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR
010	785199	0390	2/25/08	\$720,000	RELOCATION - SALE TO SERVICE
010	785201	0040	3/16/09	\$735,000	DIAGNOSTIC OUTLIER
010	785201	0090	8/17/09	\$718,000	DIAGNOSTIC OUTLIER
010	785201	0590	4/21/08	\$597,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785202	0310	2/13/08	\$529,900	RELOCATION - SALE TO SERVICE
010	785203	0790	5/27/09	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785204	0020	3/3/09	\$471,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785205	0170	9/22/09	\$314,250	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785207	0210	8/31/09	\$920,000	DIAGNOSTIC OUTLIER
010	785207	0210	7/3/08	\$920,000	RELOCATION - SALE TO SERVICE
010	785209	0050	3/24/08	\$390,000	NON-REPRESENTATIVE SALE
010	785209	0530	7/14/08	\$557,500	RELOCATION - SALE TO SERVICE
010	785211	0650	9/2/09	\$500,000	DIAGNOSTIC OUTLIER
010	785212	0010	12/1/08	\$745,000	RELOCATION - SALE TO SERVICE
010	785212	0090	10/13/08	\$610,000	DIAGNOSTIC OUTLIER
010	785215	0670	9/24/09	\$350,000	DIAGNOSTIC OUTLIER
010	785216	0100	8/20/09	\$1,450,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785216	0310	9/23/09	\$765,000	DIAGNOSTIC OUTLIER
010	785217	0020	5/28/08	\$540,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785217	0230	6/3/09	\$565,000	RELOCATION - SALE TO SERVICE
010	785217	0360	8/24/08	\$499,650	RELOCATION - SALE TO SERVICE
010	785217	0470	6/19/09	\$437,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785217	0470	11/18/08	\$579,927	EXEMPT FROM EXCISE TAX
010	785217	0510	2/5/09	\$450,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785217	0540	5/20/08	\$523,750	RELOCATION - SALE TO SERVICE
010	785218	0020	11/10/08	\$360,000	DIAGNOSTIC OUTLIER
010	785218	0550	3/13/08	\$440,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
010	785219	0190	7/22/08	\$535,000	RELOCATION - SALE TO SERVICE
010	785219	0620	8/6/09	\$357,000	BANKRUPTCY; QUIT CLAIM DEED
010	785321	0090	6/30/09	\$375,000	RELOCATION - SALE TO SERVICE
010	785322	0140	1/7/08	\$712,000	RELOCATION - SALE TO SERVICE
010	785322	0470	1/7/09	\$580,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785322	0470	7/11/08	\$552,500	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	785322	0660	1/21/09	\$460,000	DIAGNOSTIC OUTLIER
010	785323	0170	8/1/08	\$466,000	RELOCATION - SALE TO SERVICE
010	785323	0300	11/25/08	\$449,950	RELOCATION - SALE TO SERVICE
010	785323	0310	1/27/09	\$356,000	DIAGNOSTIC OUTLIER
010	785323	0430	6/4/09	\$410,000	1031 TRADE
010	785323	0430	6/1/09	\$410,000	1031 TRADE
010	785323	0470	6/10/09	\$413,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785323	0530	8/14/09	\$376,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785324	0370	11/24/08	\$576,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785324	0560	5/9/08	\$585,000	RELOCATION - SALE TO SERVICE
010	785325	0160	4/3/09	\$130,000	DOR RATIO;QUIT CLAIM DEED
010	785327	0200	8/13/09	\$495,000	DIAGNOSTIC OUTLIER
010	785327	0200	3/7/09	\$560,000	RELOCATION - SALE TO SERVICE
010	785327	0420	11/19/09	\$599,000	RELOCATION - SALE TO SERVICE;
010	785327	0590	7/21/09	\$540,550	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785327	0900	7/31/09	\$325,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
010	785328	0020	5/4/09	\$620,000	RELOCATION - SALE TO SERVICE
010	785328	0240	4/30/09	\$675,000	RELOCATION - SALE TO SERVICE
010	785328	0440	12/10/08	\$700,000	DIAGNOSTIC OUTLIER
010	785328	0500	9/4/09	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785328	0610	9/24/09	\$560,000	DIAGNOSTIC OUTLIER
010	785328	0670	8/10/09	\$610,000	DIAGNOSTIC OUTLIER
010	785328	0670	6/19/09	\$645,000	RELOCATION - SALE TO SERVICE
010	785328	0700	8/26/09	\$575,000	DIAGNOSTIC OUTLIER
010	785330	1510	6/11/09	\$610,000	RELOCATION - SALE TO SERVICE
010	785331	0420	4/27/09	\$549,990	DIAGNOSTIC OUTLIER
010	785331	0550	1/10/08	\$440,240	SALE ENTERED ON WRONG PARCEL NUMBER
010	785331	0560	11/5/08	\$775,990	DIAGNOSTIC OUTLIER
010	785331	0990	5/27/08	\$625,000	DIAGNOSTIC OUTLIER
010	785334	0450	11/5/09	\$374,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0460	12/22/09	\$349,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0550	12/22/08	\$386,490	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0560	12/22/08	\$399,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0570	4/28/09	\$369,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0580	8/6/08	\$510,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0630	4/9/09	\$330,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0640	7/23/09	\$330,000	%COMPLETE
010	785334	0650	1/22/09	\$370,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0660	4/16/09	\$314,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0670	9/5/08	\$455,665	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0680	8/12/08	\$510,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0690	8/12/08	\$470,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0700	2/17/09	\$384,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0710	7/14/08	\$475,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0720	8/1/08	\$469,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0730	8/12/08	\$510,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0960	4/17/09	\$402,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0970	9/2/08	\$374,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0980	9/5/08	\$380,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0990	11/3/08	\$389,990	PREVIMP<=25K;NEW IMP - NO IMP AV FOR 2010
010	785335	0020	11/10/09	\$598,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785336	0890	7/30/09	\$459,005	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785336	0980	7/30/09	\$456,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

***Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785338	0050	11/3/09	\$454,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785338	0440	8/26/09	\$607,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785338	0450	8/28/09	\$550,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

***Vacant Sales Used in this Annual Update Analysis
Area 75***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	162407	9056	01/09/2008	\$100,000	46173	N	N
8	182407	9021	08/25/2009	\$287,000	228254	N	N
8	212407	9054	09/16/2009	\$285,000	247325	Y	N
8	212407	9086	06/12/2009	\$288,000	642945	N	N
8	252406	9097	03/12/2008	\$625,000	130017	N	N
8	262407	9026	12/19/2008	\$299,999	216057	N	N
8	292407	9063	08/05/2008	\$300,000	69260	N	N
8	398030	0270	03/04/2008	\$220,000	21375	Y	Y

**Vacant Sales Removed from this Annual Update Analysis
Area 75**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	042307	9033	10/27/2008	\$10,000	GOVERNMENT AGENCY
8	042307	9034	11/25/2008	\$10,000	GOVERNMENT AGENCY
8	252406	9094	06/20/2008	\$595,000	CORPORATE AFFILIATES
8	252406	9103	06/20/2008	\$620,000	CORPORATE AFFILIATES
8	328130	0031	08/13/2009	\$10,000	NON-PERC LOT
8	808880	0140	11/26/2008	\$34,500	QUESTIONABLE PER APPRAISAL
8	808880	0150	11/26/2008	\$34,500	NO MARKET EXPOSURE
8	813170	0080	11/12/2009	\$510,000	MULTI-PARCEL SALE
9	362993	0343	12/18/2008	\$390,000	MULTI-BUILDING SITE; NO MARKET EXPOSURE
9	363016	0090	07/21/2009	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	363021	0040	12/15/2008	\$539,750	CORPORATE AFFILIATES
9	363021	0440	06/24/2008	\$488,750	CORPORATE AFFILIATES
9	363036	0040	06/20/2008	\$5,000,000	TRANSFERRED TO COMMERCIAL
9	363036	0050	04/07/2008	\$1,950,300	TRANSFERRED TO COMMERCIAL
9	363036	0090	12/29/2009	\$4,600,000	TRANSFERRED TO COMMERCIAL
9	363040	0010	12/17/2008	\$5,655,000	DEVELOPER SALE
10	785330	2250	07/16/2009	\$359,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0010	11/25/2009	\$499,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0010	12/10/2009	\$649,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0030	11/24/2009	\$489,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0050	12/28/2009	\$479,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0120	12/10/2009	\$504,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0130	12/18/2009	\$547,477	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0210	12/21/2009	\$500,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0250	07/21/2008	\$461,412	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0260	09/21/2009	\$430,610	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0360	11/05/2009	\$649,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785332	0410	07/16/2009	\$443,960	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785334	1000	12/17/2008	\$349,900	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785334	1010	07/23/2009	\$399,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785336	0490	10/23/2009	\$330,000	CORPORATE AFFILIATES
10	785336	0520	10/23/2009	\$334,400	CORPORATE AFFILIATES
10	785336	0830	11/30/2009	\$383,898	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785336	0840	12/14/2009	\$429,240	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785336	0930	10/16/2009	\$430,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785336	0990	12/31/2009	\$386,040	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785336	1200	12/01/2009	\$465,820	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785336	1210	10/14/2009	\$385,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785338	0040	11/18/2009	\$457,400	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785338	0040	12/07/2009	\$639,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785338	0230	11/12/2009	\$457,850	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785338	0240	11/23/2009	\$454,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785338	0530	06/29/2009	\$639,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785338	0540	12/30/2009	\$593,850	IMPROVED SALE - IMP CHAR NOT PICKED UP
10	785338	0630	12/02/2009	\$620,000	IMPROVED SALE - IMP CHAR NOT PICKED UP

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