

Residential Revalue

2010 Assessment Roll

**North
Sammamish
Plateau
AREA 35**

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Executive Summary Report

Appraisal Date 1/1/2010 - 2010 Assessment Roll

Area Name / Number: North Sammamish Plateau / 35

Previous Physical Inspection: 2004

Sales - Improved Summary:

Number of Sales: 635

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	\$204,400	\$323,500	\$527,900			
2010 Value	\$223,100	\$298,400	\$521,500	\$569,100	91.6%	9.14%
Change	+\$18,700	-\$25,100	-\$6,400			
% Change	+9.1%	-7.8%	-1.2%			

*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 Data:			
	Land	Imps	Total
2009 Value	\$209,900	\$297,400	\$507,300
2010 Value	\$230,700	\$262,700	\$493,400
Percent Change	+9.9%	-11.7%	-2.7%

Number of improved Parcels in the Population: 7919

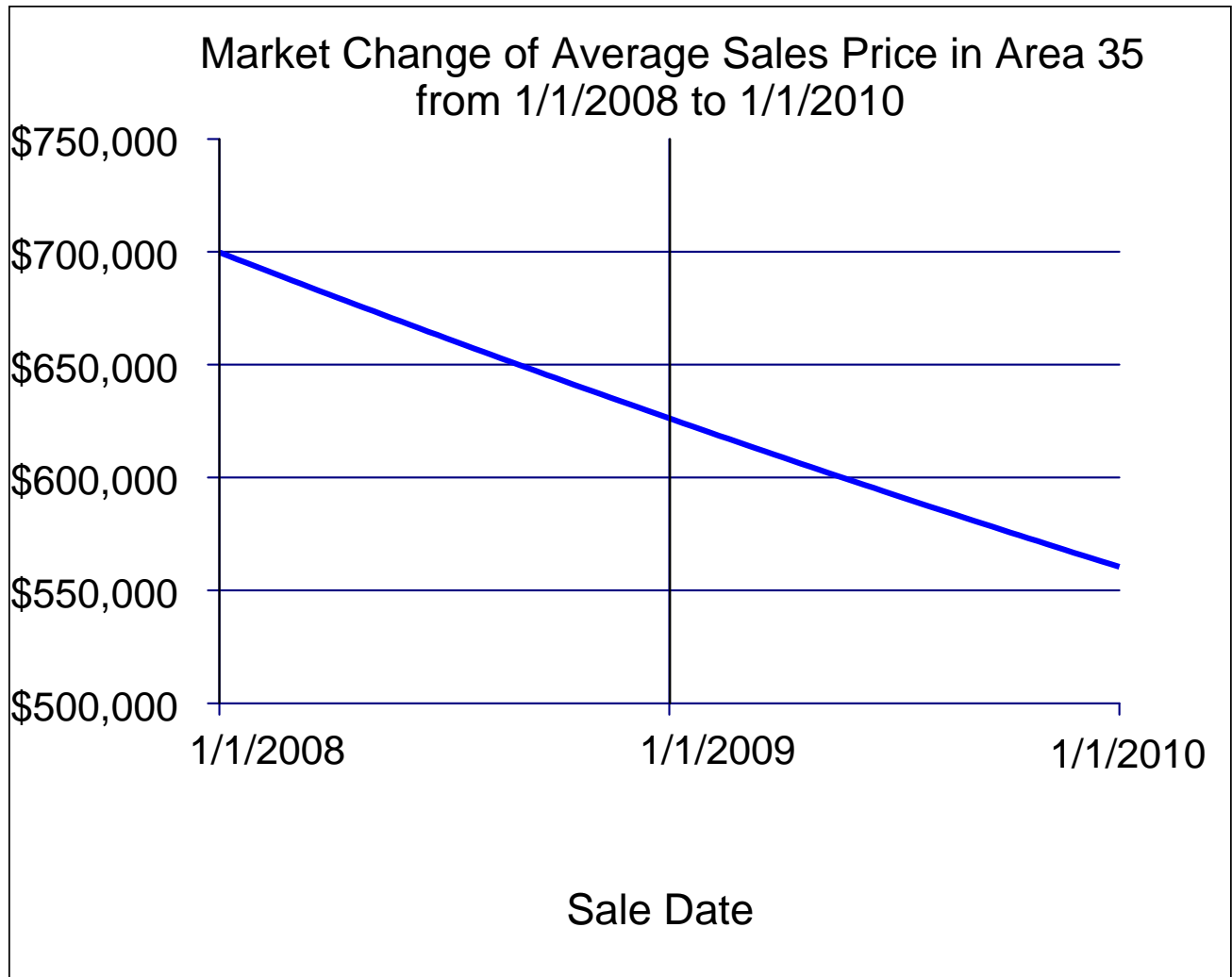
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling. In addition, parcels with 2009 or 2010 Assessment Roll improvement values of \$25,000 or less were also excluded. These parcels do not reflect accurate percent change results for the overall population. Exceptions may be found in the Improved Parcel Total Value Model Calibration section of this report.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2010 Assessment Roll.

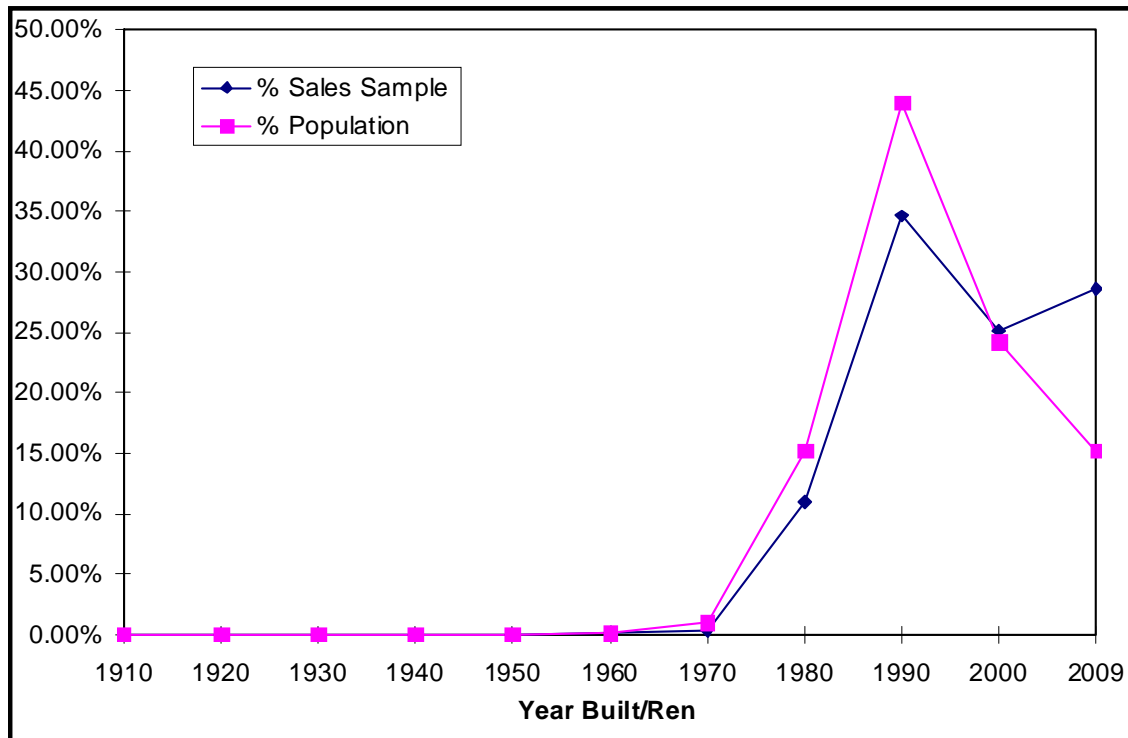
Market Change of Average Sale Price in Area 35

From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Year Renovated

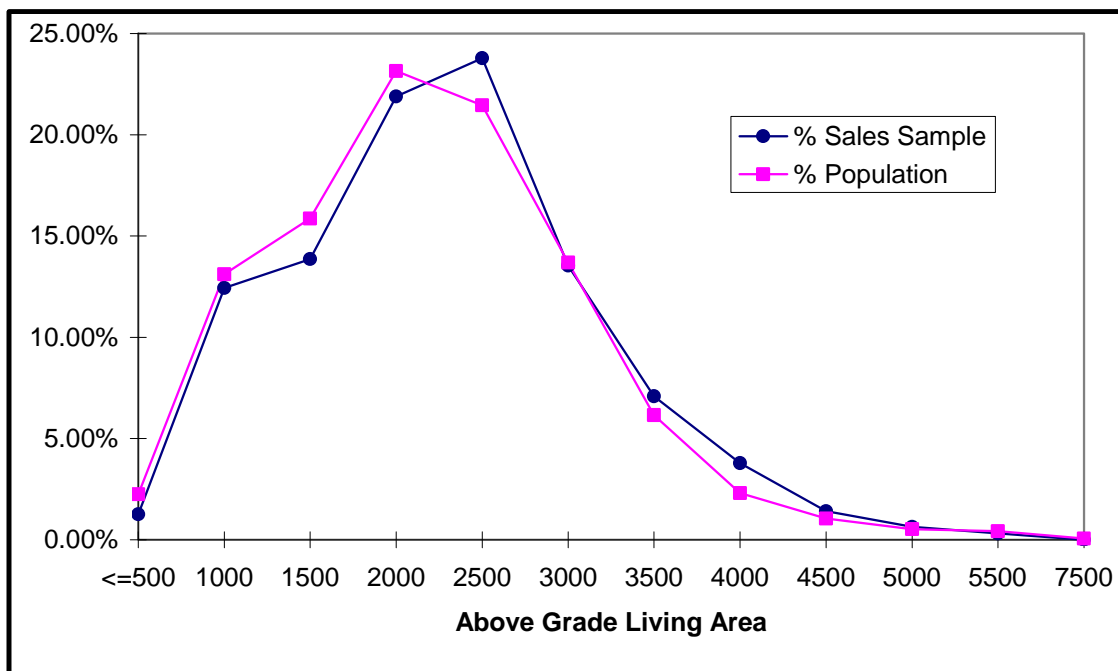
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	1	0.01%
1920	0	0.00%	1920	4	0.05%
1930	0	0.00%	1930	1	0.01%
1940	0	0.00%	1940	2	0.03%
1950	0	0.00%	1950	5	0.06%
1960	1	0.16%	1960	10	0.13%
1970	2	0.31%	1970	84	1.06%
1980	70	11.02%	1980	1204	15.20%
1990	220	34.65%	1990	3488	44.05%
2000	160	25.20%	2000	1916	24.19%
2009	182	28.66%	2009	1204	15.20%
	635			7919	



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

Sales Sample Representation of Population - Above Grade Living Area

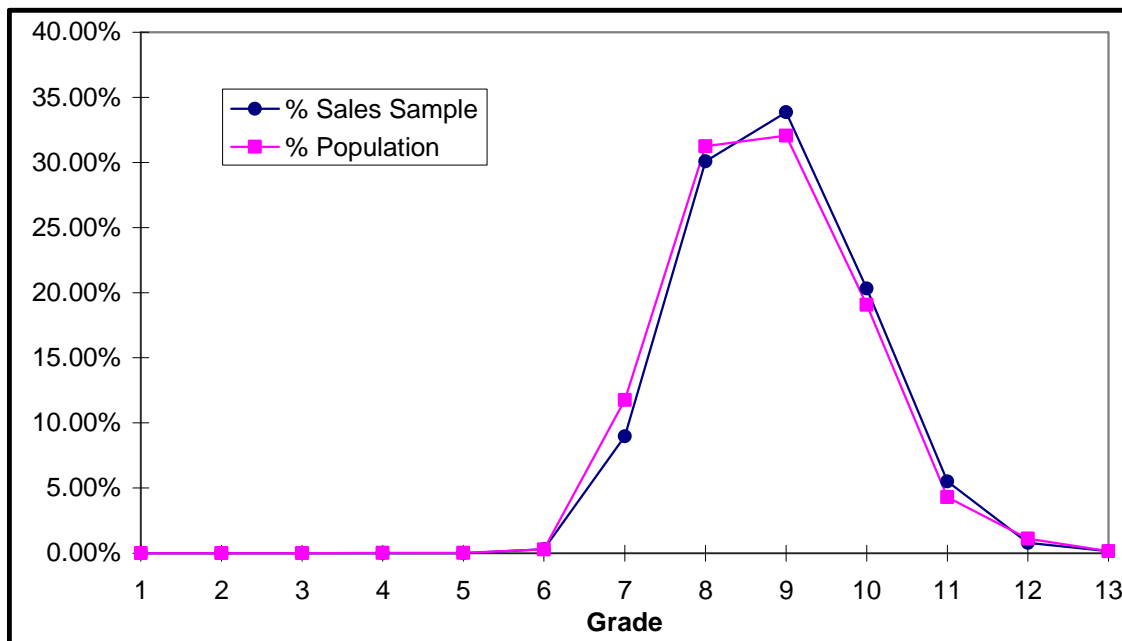
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
<=500	8	1.26%	<=500	178	2.25%
1000	79	12.44%	1000	1038	13.11%
1500	88	13.86%	1500	1256	15.86%
2000	139	21.89%	2000	1833	23.15%
2500	151	23.78%	2500	1699	21.45%
3000	86	13.54%	3000	1084	13.69%
3500	45	7.09%	3500	487	6.15%
4000	24	3.78%	4000	182	2.30%
4500	9	1.42%	4500	83	1.05%
5000	4	0.63%	5000	41	0.52%
5500	2	0.31%	5500	34	0.43%
7500	0	0.00%	7500	4	0.05%
	635			7919	



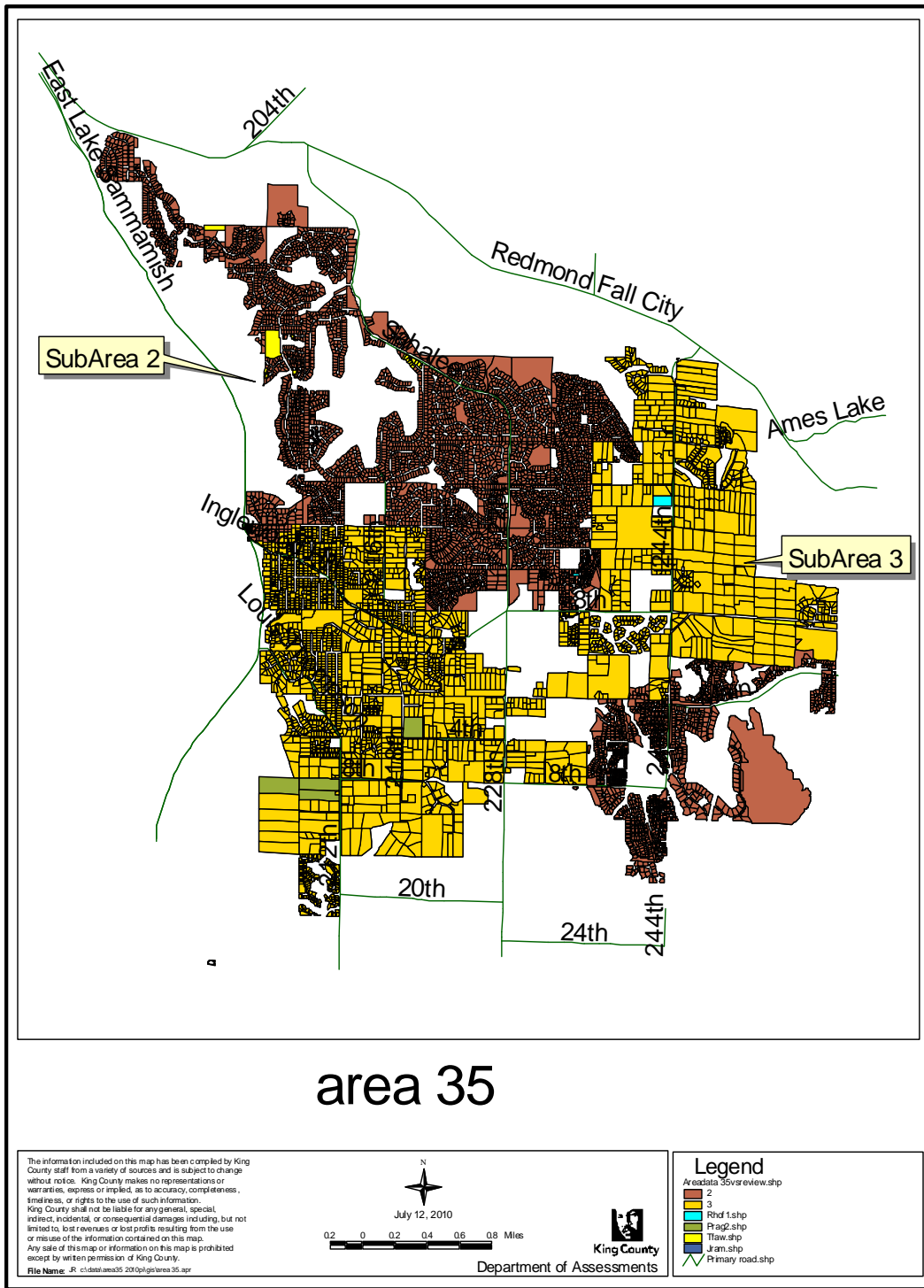
The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.01%
5	0	0.00%	5	2	0.03%
6	2	0.31%	6	22	0.28%
7	57	8.98%	7	931	11.76%
8	191	30.08%	8	2474	31.24%
9	215	33.86%	9	2538	32.05%
10	129	20.31%	10	1510	19.07%
11	35	5.51%	11	340	4.29%
12	5	0.79%	12	88	1.11%
13	1	0.16%	13	13	0.16%
	635			7919	



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



Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: July 12, 2010

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 1/2010 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/10.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 35---North Sammamish Plateau

Boundaries: Area 35 is defined by the boundaries of East Lake Sammamish Pkwy SE on the west and runs east to Redmond Fall City Road. The southern boundary is defined by intersection of 24th Street SE and 224th Ave SE and runs north to the city of Redmond boundaries.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 35 located on the North Sammamish Plateau; is a suburban neighborhood the majority of the single family residences in platted subdivision. It includes the City of Sammamish and unincorporated King County. Area 35 has a strong market for single family homes to due to proximity to employment centers of Bellevue and Redmond. Adequate access to and from the area is provided by State Highway 520 on the North and Interstate 90 on South side. Additional amenities included Lake Sammamish, Cascade foothills, and Marymoor Park. The area is divided into 2 sub areas.

Sub Area 2 includes the neighborhoods of Sahalee Golf and Country Club, and Plateau Golf and Country Club.

Parcel Count 6,128

96% of the parcels are improved with a Single Family Residences with a grade range from 7 to 13. The majority of the homes are grade 8 and 9 built in the 1990's.

Sub Area 3 includes the neighborhoods of Inglewood and Tamarack. The majority of the tax lots are located in sub area 3.

Parcel Count 2,787

75% of the parcels are improved with at least one Single Family Residence with a grade range from 2 to 13. The majority of the homes are grade 7, 8, and 9 built in the late 1970's and early 1980's.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after the application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 10.39% to 9.14%.

Scope of Data

Land Value Data:

Vacant sales from 1/2008 to 1/2010 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2010. From the 5 vacant land sales, the area land values were established.

Further consideration was given to 2 multi-parcels sales for additional market evidence and as support in the land model development.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 35 contains 8,915 parcels of which 7919 are improved with single family residences; of the improved parcels 94% are located in plats.

Benchmark vacant sales from 1/2008 to 1/2010 were given primary consideration for valuing land. From the 5 vacant land sales; we were able to establish a land model. 2 multi parcel sales were also considered in developing land model. Adjustments to the benchmarks were developed using matched paired analysis. Major adjustments included: Adjacent to golf course Fairways, views, topography, access, traffic noise, wet lands, and non-percolation.

The area experienced a 9.9% increase in land value from 2009-2010. This growth can be attributed to several factors; proximity to cities of Bellevue and Redmond and award winning schools. An additional factor was the scarcity of buildable lots. As result the land increased in value.

Base land values were calculated on the size of the lot, plus or minus any amenities or impacts. (See Land Schedule)

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

AREA 35 LAND SCHEDULE		
Lot Size		Inglewood 357530
<5,000SF	\$ 175,000	\$ 140,000
5,000SF	\$ 185,000	\$ 148,000
8,000 SF	\$ 195,000	\$ 156,000
10,890 SF	\$ 212,000	\$ 169,600
13,068 SF	\$ 226,000	\$ 180,800
15,246 SF	\$ 240,000	\$ 192,000
18,513 SF	\$ 254,000	\$ 203,200
21,780 SF	\$ 268,000	\$ 214,400
27,225 SF	\$ 282,000	\$ 225,600
32,670 SF	\$ 296,000	\$ 236,800
38,115 SF	\$ 309,000	\$ 247,200
1.00 AC	\$ 323,000	\$ 258,400
1.25 AC	\$ 342,000	\$ 273,600
1.50 AC	\$ 360,000	\$ 288,000
1.75 AC	\$ 379,000	\$ 303,200
2.00 AC	\$ 393,000	\$ 314,400
2.25 AC	\$ 411,000	\$ 328,800
2.50 AC	\$ 430,000	\$ 344,000
2.75 AC	\$ 448,000	\$ 358,400
3.00 AC	\$ 462,000	\$ 369,600
3.25 AC	\$ 481,000	\$ 384,800
3.50 AC	\$ 499,000	\$ 399,200
3.75 AC	\$ 518,000	\$ 414,400
4.00 AC	\$ 531,000	\$ 424,800
4.25 AC	\$ 550,000	\$ 440,000
4.50 AC	\$ 559,000	\$ 447,200
4.75 AC	\$ 578,000	\$ 462,400
5.00 AC	\$ 601,000	\$ 480,800
5.50 AC	\$ 633,000	\$ 506,400
6.00 AC	\$ 670,000	\$ 536,000
6.50 AC	\$ 703,000	\$ 562,400
7.00 AC	\$ 740,000	\$ 592,000
7.50 AC	\$ 772,000	\$ 617,600
8.00 AC	\$ 809,000	\$ 647,200
8.50 AC	\$ 841,000	\$ 672,800
9.00 AC	\$ 878,000	\$ 702,400
9.50 AC	\$ 911,000	\$ 728,800
10.00 AC	\$ 948,000	\$ 758,400
>10 AC (\$948,000 + \$30,000) Per Add AC		

Land Value Adjustments Area				
Topo/Wet areas	minus 0-70%			
Non Buildable	minus 80%			
Irregular Size/Shape	minus 10%			
Easement affecting utility	minus SF of easement from lot size			
Flag Lots	minus flag portion of lot			
Adjacent to BPA Power lines	minus 5%			
Traffic				
High				
228TH AVE NE	North of NE 8TH	-10%		
228TH AVE NE	South of NE 8TH	-15%		
East Lake Sammamish PKWY		-15%		
Moderate		-5%		
Egress		-5%		
Views	Adjustment applied to only highest view coding			
	Excellent	Good	Average	Fair
Lake Sammamish	plus 40%	plus 30%	plus 20%	plus 10%
Mountains (Olympic/Cascade)	plus 15%	plus 10%	plus 5%	
Territorial	plus 10%	plus 5%		
On Golf Course				
Plateau Club		plus 15%		
Sahalee		plus 10%		

MAJOR	PLAT NAME	VALUE RANGE		ADJUSTMENTS
025540	Arbors at Pine Lake	\$200,000		
029020	Asbery Place	\$190,000		
031950	Autumn Wind	\$195,000		
062720	Beaudette	\$180,000	\$190,000	
062980	Beaverdam Div no 1	\$450,000	*\$517,000	*Adjacent to Fairway
062981	Beaverdam Div no 2	\$250,000	*\$287,000	*Adjacent to Fairway
062981	Beaverdam Div no 2	\$195,000		North of East Main Dr.
111730	Broadmoor Acres	\$282,000	\$309,000	
131103	Camden Park	\$350,000	*\$580,000	*Gated area
131104	Camden Park Div 2	\$685,000		
131380	Cameron Woods	\$195,000		
143758	Castle Pines	\$230,000	*\$264,000	*Adjacent to Fairway
147315	Cedarwood Lane	\$260,000	\$481,000	
156175	Chestnut Estates	\$240,000	\$252,000	
158700	Chrysalis Estates	\$195,000	*\$396,000	*Views
178540	The Country	\$216,000	\$245,000	
182930	Crest on the Plateau The	\$190,000	\$222,000	
185308	Crossings At Pine Lake	\$212,000		
185490	Crosswater	\$190,000		
195440	Demery Hill Div 1	\$220,000		
195441	Demery Hill Div 2	\$220,000		
195442	Demery Hill Div 3	\$220,000	\$630,000	
195443	Demery Hill Div 4	\$220,000		

MAJOR	PLAT NAME	VALUE RANGE		ADJUSTMENTS
205010	Dobb's Mill	\$231,000	\$254,000	
224970	Eden Creek Estates	\$220,000	\$268,000	
224985	Eden Glen	\$228,000	\$355,000	
240550	Evanscreek Pond	\$230,000		
241370	Evergreen Garden	\$195,000		
256132	Firstmark Add #3	\$194,000	\$205,000	
256133	Firstmark Add #4	\$194,000	\$205,000	
256134	Firstmark Add #5	\$205,000		
256135	Firstmark Add #6	\$194,000	\$205,000	
287290	Green Acres	\$195,000	\$220,000	
290930	Greens at Beaver Crest	\$185,000		
290930	Greens at Beaver Crest	\$195,000		>10,000-sqft
290930	Greens at Beaver Crest	\$282,000		>15,000-sqft
306640	Hampton Woods	\$230,000		
306641	Hampton Woods Div No 2	\$235,000	\$235,000	
325990	Heritage Heights	\$195,000	\$212,000	
327589	Hidden Ridge at High Point	\$230,000	\$240,000	
357470	Inglemoor	\$209,000	\$220,000	
357520	Inglewood Acres	\$300,000		
357530	Inglewood via NE 16th Steet	\$300,000		
357840	Inglewood Glen	\$220,000	\$500,000	
358250	Inglewood Ridge	\$141,000	\$328,000	
417870	Lancaster Ridge	\$323,000	\$450,000	
432360	Lincolnshire #1	\$195,000		
432370	Lincolnshire #2	\$200,000		
541160	Meadow Creek	\$157,000	\$175,000	
554770	Ming Square	\$190,000		
558140	Montage	\$226,000	\$355,000	
605465	Newcountry Estates	\$210,000		
613450	North Camden	\$195,000		
635260	Old Mill Point	\$235,000		
645355	Overlook Ridge	\$210,000	\$231,000	
664400	Park Glen	\$195,000		
664620	Park Hill East	\$195,000	\$259,000	
679190	Pine Meadows	\$185,000		
681780	Plateau Estates	\$197,000	\$219,000	
681781	Plateau Estates 2	\$197,000	\$219,000	
681785	Plateau Point	\$216,000	\$264,000	
697995	Quail Ridge	\$230,000		
721572	Renaissance Div no 1	\$212,000	*\$245,000	*>17,000-sqft
721572	Renaissance Div no 1	\$195,000	*\$212,000	*>10,000-sqft
721572	Renaissance Div no 1	\$160,000		<6500-sqft
721573	Renaissance Div no 2	\$195,000	*\$212,000	*>10,000-sqft or Ridge lots
721573	Renaissance Div no 2	\$160,000		<6500-sqft
741200	Rosaia Estate	\$220,000		
743020	Rosemont at Timberline	\$400,000		
750400	Sahalee #1	\$231,000	\$309,000	
750401	Sahalee #2	\$231,000	\$254,000	

MAJOR	PLAT NAME	VALUE RANGE		ADJUSTMENTS
750402	Sahalee #3	\$228,000	\$254,000	
750403	Sahalee #4	\$231,000	\$254,000	
750404	Sahalee #5	\$228,000	\$254,000	
750405	Sahalee Greens	\$207,000	\$280,000	
750406	Sahalee Greens 2	\$207,000	\$254,000	
750410	Sahalee Hills Div 1	\$190,000	\$240,000	
750411	Sahalee Hills Div 2	\$190,000	\$248,000	
750415	Sahalee Park	\$220,000		
750418	Sahalee South	\$254,000		
750420	Sahalee Village	\$155,000		
750440	Sahalee Woods	\$220,000		
750446	Sahara Hills	\$220,000		
751070	Salal Ridge	\$195,000		
752499	Winsor	\$350,000	\$450,000	
752499	Sammamish Court	\$350,000	*\$450,000	*>25,000-sqft
752500	Sammamish Crest	\$220,000	\$259,000	
752505	Sammamish Firs	\$220,000	\$226,000	
752535	Sammamish Heights Estates	\$220,000		
752595	Sammamish Sunset	\$350,000	*\$400,000	*>25,000-sqft
752675	Sammamish View East	\$300,000		
752700	Sammamish View Point Park Add	\$240,000	\$318,000	
771580	Shannonwood	\$195,000		
779658	Simone	\$323,000		
788090	Southhampton Estates	\$230,000		
796440	Stanton Wood	\$226,000	\$300,000	
796441	Stanton Wood Div 2	\$230,000	\$250,000	
800147	Sterlingwood	\$230,000	*\$250,000	*West of 205 th not Ridge
800147	Sterlingwood		*\$350,000	*Ridge lots
815800	Sweden Glen	\$195,000		
856290	Tamarack Assessors Plat	\$145,000	\$524,000	
863575	Three Willows	\$160,000		<6000-sqft
863575	Three Willows	\$195,000		
863576	Three Willows Div no 2	\$145,000		
864440	Tiburon Estates	\$206,000	\$360,000	
865148	Timberline Highlands	\$235,000	\$288,000	
865149	Timberline Highlands Div 2	\$260,000	\$280,000	
865150	Timberline No 1	\$230,000	\$240,000	
865151	Timberline No 2	\$230,000	\$268,000	
865152	Timberline No 3	\$230,000	\$255,000	
865153	Timberline No 4	\$235,000	\$312,000	
865154	Timberline No 5	\$230,000	\$240,000	
865155	Timberline No 6	\$230,000	\$235,000	
865158	Timberline Park	\$220,000	\$240,000	
865161	Timberline Ridge Div 2	\$230,000	*\$350,000	*Ridge Lots
865360	Tlingit Add	\$288,000	\$377,000	
918630	Washington Park East	\$228,000	\$300,000	
918651	Washington Park Estates Div 2	\$309,000	\$325,000	

MAJOR	PLAT NAME	VALUE RANGE		ADJUSTMENTS
920650	Weber's Ridge	\$250,000	\$270,000	
920650	Weber's Ridge	\$250,000	*\$323,000	*>10,500-sqft+view
957803	Wyndham Court	\$160,000		

***Vacant Sales Used In This Physical Inspection Analysis
Area 35***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
003	322506	9314	06/08	\$300,000	12,185	N	N
003	124070	0085	08/08	\$390,000	38,178	N	N
003	357530	1248	01/09	\$220,000	5,000	Y	N
003	357530	5512	06/09	\$165,000	7,500	N	N
003	856290	0298	11/09	\$240,000	11,340	N	N

***Multi Parcel Sales**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
003	357530	5436	06/09	\$100,000	10,000	N	N
003	357530	5437	06/09	\$100,000	12,500	N	N

003	322506	9208	06/10	1,100,000	2AC	N	N
003	322506	9281	06/10	1,100,000	4950	N	N

*Multi parcels land sales: consideration was given to the 2 multi parcels land sales for additional market evidence and as support in creating the land valuation model.

***Vacant Sales Removed From This Physical Inspection Analysis
Area 35***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	124010	0101	11/09	\$265,000	NO MARKET EXPOSURE
003	357530	4916	10/08	\$14,000	QUIT CLAIM DEED
003	752535	0100	01/09	\$11,887	QUIT CLAIM DEED; STATEMENT TO DOR
003	856290	1800	04/08	\$95,000	NO MARKET EXPOSURE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/10.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values such as: land characteristic, building grades, age, condition, living area, accessory buildings, and neighborhoods. Characteristics that indicated possible adjustments were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft EXCEL. A wide variety of charts, graphs, reports, and statistical diagnostics were analyzed to determine which specific variables would be included in the final valuation model.

A single multiplicative model was developed for this area. It was calibrated using market sales that were time adjusted to 1/1/10. The results showed that including variables for base land values, total replacement cost New (RCN), sub area 3, age, grade, condition, and lot size 5000 square feet and less improved the level of assessment and uniformity throughout the area.

Exception parcel parameters area list under the Total Value Parcel Model in the next section. The multiplicative model excludes parcels where the base land exceeds the total calculated by the model. Parcels that were coded with percent complete, obsolescence, percent net condition, multi imps, accessory only, and mobile home were excluded.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel Total Value Models are included later in this report.

Improved Parcel Total Value Model Calibration

Variable	Transformation
Intercept	=1.405264
Sub3YN	=Natural log of 10 if located in Sub area 3 =If(Sub Area=3, LN(10), 0)*-0.01184085
SmLotLess5001YN	=Natural log of if Sqft Lot < 5001 =If(Sqft Lot<5001, LN(10), 0)*-.02492028
BaseLandC	=Natural Log of Total Baseland divided by 1000 =LN(Baseland/1000)*.3516625
TotalRcnC	=Natural Log of Total RCN divided by 1000 =LN(Total RCN/1000)*.566436
AgeC	=Natural Log of Age +1 =LN(Age+1)*-.1440923
GradeC	=Exponential of Grade =LN(EXP(Grade))*-.02176275
ConditionC	=Natural Log of Condition =LN(Cond)*.2828358

Improved Parcel Valuation Model:

$$\text{EMV} = (\text{EXP}(\text{Intercept} - \text{Sub Area 3} + \text{BaseLandC} + \text{TotalRcn} - \text{Age} - \text{Grade} + \text{Condition} - \text{Lot size} < 5001 \text{ Sqft}) * 1000) * .925$$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population (see Executive Summary Report on page 4) 3,113 parcels increased in value.

Of the vacant land parcels greater than \$1000, 340 parcels increased in value. (tax exempt parcels were excluded from the number of parcels increased)

*See Assessor's letter page 62

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.

Area 35 Sales 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	0.801	-19.9%
2/1/2008	0.808	-19.2%
3/1/2008	0.815	-18.5%
4/1/2008	0.823	-17.7%
5/1/2008	0.831	-16.9%
6/1/2008	0.839	-16.1%
7/1/2008	0.846	-15.4%
8/1/2008	0.854	-14.6%
9/1/2008	0.862	-13.8%
10/1/2008	0.870	-13.0%
11/1/2008	0.878	-12.2%
12/1/2008	0.887	-11.3%
1/1/2009	0.895	-10.5%
2/1/2009	0.903	-9.7%
3/1/2009	0.911	-8.9%
4/1/2009	0.920	-8.0%
5/1/2009	0.928	-7.2%
6/1/2009	0.937	-6.3%
7/1/2009	0.946	-5.4%
8/1/2009	0.955	-4.5%
9/1/2009	0.964	-3.6%
10/1/2009	0.972	-2.8%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.823	-17.7%
Sale 2	\$475,000	10/1/2009	0.972	-2.8%
Sale 3	\$515,000	7/1/2009	0.946	-5.4%

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

The time adjustment formula for Area 35 is $1/\text{EXP}(-0.0003041257 * \text{SaleDay})$

SaleDay = SaleDate - 40179

Improved Sales Used In This Physical Inspection Analysis
Area 35

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
002	681780	1140	2/19/08	\$351,000	\$285,000	770	7	1981	3	11154	No	No	2516 229TH PL NE
002	681780	0860	6/5/08	\$360,000	\$302,000	850	7	1984	3	13281	No	No	23014 NE 29TH ST
002	681781	0160	6/9/08	\$394,500	\$331,000	900	7	1984	3	13850	No	No	3041 230TH PL NE
002	681781	0210	4/14/08	\$399,500	\$330,000	900	7	1984	3	10409	No	No	3013 230TH PL NE
002	681780	1000	9/4/08	\$348,000	\$300,000	920	7	1983	3	10345	No	No	2717 230TH AVE NE
002	771580	1020	1/3/08	\$431,250	\$345,000	1000	7	1981	4	12000	No	No	1728 211TH WAY NE
002	771580	0410	2/1/08	\$369,900	\$298,000	1010	7	1984	3	9100	No	No	1840 211TH CT NE
002	771580	0610	12/11/09	\$369,000	\$366,000	1030	7	1981	4	7490	No	No	20905 NE 19TH PL
002	660022	0220	10/17/08	\$352,400	\$308,000	1080	7	1982	4	13652	No	No	2406 231ST PL NE
002	660022	0630	6/9/09	\$340,000	\$319,000	1090	7	1982	4	15103	No	No	22831 NE 21ST PL
002	771580	0270	5/12/09	\$415,000	\$386,000	1120	7	1983	4	9785	No	No	1853 211TH PL NE
002	771580	0350	7/28/08	\$425,000	\$362,000	1160	7	1984	3	8400	No	No	1800 211TH CT NE
002	681780	0020	10/21/09	\$405,000	\$396,000	1190	7	1985	4	12145	No	No	22811 NE 25TH WAY
002	681781	0090	11/10/08	\$415,000	\$365,000	1190	7	1984	3	17550	No	No	3008 230TH PL NE
002	752505	0150	5/6/08	\$429,000	\$356,000	1200	7	1981	3	12177	No	No	22005 NE 18TH ST
002	664400	0140	5/19/08	\$440,000	\$367,000	1220	7	1987	3	14372	No	No	1811 225TH PL NE
002	771580	0510	6/2/08	\$418,950	\$351,000	1260	7	1983	4	13299	No	No	1832 211TH WAY NE
002	660022	0130	10/8/09	\$360,000	\$350,000	1270	7	1981	4	11982	No	No	2316 228TH PL NE
002	660022	0200	9/30/09	\$370,000	\$359,000	1270	7	1982	3	17649	No	No	2413 231ST PL NE
002	681780	1120	3/28/08	\$419,000	\$344,000	1270	7	1984	3	9418	No	No	22930 NE 25TH WAY
002	771580	1270	10/20/09	\$468,000	\$457,000	1320	7	1981	3	6930	Yes	No	21003 NE 18TH PL
002	681780	0710	7/17/08	\$413,500	\$351,000	1360	7	1981	3	12043	No	No	23012 NE 28TH ST
002	681780	0410	7/28/09	\$365,000	\$347,000	1390	7	1981	4	10847	No	No	2532 231ST AVE NE
002	660022	0700	2/23/09	\$336,500	\$306,000	1390	7	1984	3	17219	No	No	2011 228TH PL NE
002	771580	1040	5/10/08	\$340,000	\$283,000	1430	7	1984	4	7125	No	No	1740 211TH WAY NE
002	771580	1080	11/9/09	\$353,000	\$347,000	1460	7	1982	3	7957	No	No	21125 NE 18TH ST
002	660022	0800	1/16/08	\$448,000	\$360,000	1500	7	1982	4	11480	No	No	22811 NE 22ND ST
002	771580	0450	6/3/09	\$425,000	\$398,000	1520	7	1983	4	7125	No	No	1817 211TH CT NE
002	570630	0030	3/9/08	\$540,000	\$441,000	1530	7	1987	4	16039	No	No	23229 NE 10TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 35

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
002	660022	0090	2/10/09	\$395,000	\$357,000	1620	7	1981	3	14467	No	No	2311 228TH PL NE
002	771580	0480	8/28/08	\$422,000	\$363,000	1660	7	1983	3	7315	No	No	1810 211TH WAY NE
002	750400	1190	2/4/09	\$407,000	\$368,000	1000	8	1976	3	12410	No	No	2241 SAHALEE DR W
002	357840	0700	7/17/09	\$330,000	\$313,000	1010	8	1981	3	11700	No	No	1340 222ND PL NE
002	357840	0370	8/8/08	\$430,000	\$368,000	1020	8	1980	4	12696	No	No	22208 NE 14TH DR
002	807840	0390	12/4/09	\$385,000	\$381,000	1130	8	1984	3	7679	No	No	2525 233RD PL NE
002	807840	0270	5/7/09	\$385,000	\$358,000	1130	8	1984	3	8673	No	No	2632 234TH AVE NE
002	807840	0230	3/26/08	\$405,000	\$332,000	1130	8	1984	3	12860	No	No	2600 234TH AVE NE
002	287290	0410	12/21/09	\$404,000	\$402,000	1150	8	1983	4	9910	No	No	1837 226TH PL NE
002	193905	0130	11/6/09	\$363,000	\$356,000	1180	8	1988	3	9755	No	No	22624 NE 14TH PL
002	195442	0380	6/21/09	\$390,000	\$367,000	1180	8	1988	3	6810	No	No	913 223RD CT NE
002	325990	0120	1/23/08	\$422,000	\$340,000	1180	8	1991	3	8316	No	No	1710 221ST PL NE
002	865151	0370	5/27/09	\$410,000	\$383,000	1220	8	1981	3	9283	No	No	20924 NE 44TH ST
002	178540	0180	4/22/09	\$329,900	\$305,000	1240	8	1981	3	12916	No	No	2219 226TH PL NE
002	178540	0260	11/17/09	\$412,000	\$406,000	1260	8	1981	3	17036	No	No	2220 226TH PL NE
002	357840	1540	2/12/08	\$484,000	\$392,000	1260	8	1983	4	10560	No	No	22527 NE 12TH PL
002	178540	0130	6/19/08	\$445,000	\$375,000	1270	8	1981	3	15062	No	No	22528 NE 23RD CT
002	865151	1400	11/10/09	\$420,000	\$413,000	1280	8	1984	3	8677	No	No	4323 210TH PL NE
002	287290	0210	7/22/08	\$470,000	\$400,000	1290	8	1983	3	11200	No	No	22526 NE 19TH PL
002	807841	0100	6/18/09	\$415,000	\$390,000	1310	8	1987	3	7668	No	No	23343 NE 29TH PL
002	721572	1510	2/4/09	\$400,000	\$361,000	1330	8	1999	3	4490	No	No	24235 SE 9TH ST
002	721572	1500	12/11/08	\$397,000	\$353,000	1330	8	1999	3	4559	No	No	24243 SE 9TH ST
002	750440	0740	9/16/08	\$540,000	\$467,000	1330	8	1978	4	12284	No	No	1814 216TH PL NE
002	865151	0360	6/9/09	\$387,500	\$363,000	1340	8	1984	3	9371	No	No	20932 NE 44TH ST
002	193905	0040	8/12/08	\$392,000	\$335,000	1350	8	1988	3	11186	No	No	22645 NE 14TH PL
002	807843	0130	3/12/08	\$522,000	\$427,000	1350	8	1989	3	8276	No	No	2611 236TH PL NE
002	865151	0290	1/25/08	\$590,000	\$475,000	1350	8	1983	4	19199	No	No	21032 NE 44TH ST
002	193905	0070	3/7/08	\$409,500	\$334,000	1360	8	1988	3	8438	No	No	22627 NE 14TH PL
002	325990	0060	9/18/09	\$385,000	\$372,000	1370	8	1991	3	7391	No	No	1717 221ST PL NE
002	195440	0200	9/29/09	\$340,000	\$330,000	1380	8	1988	3	7088	No	No	940 221ST AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

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
002	357840	0820	8/8/08	\$480,000	\$410,000	1380	8	1984	3	9873	No	No	22122 NE 13TH PL
002	865152	0070	7/17/09	\$400,000	\$380,000	1450	8	1985	3	7253	No	No	4123 211TH CT NE
002	357840	0650	11/4/09	\$402,500	\$395,000	1470	8	1983	3	16763	No	No	22119 NE 13TH PL
002	807841	0040	9/1/09	\$385,000	\$370,000	1480	8	1987	3	8000	No	No	2732 233RD PL NE
002	896199	0100	10/28/09	\$390,000	\$382,000	1530	8	1999	3	6636	No	No	469 243RD PL SE
002	896199	0080	9/11/09	\$380,000	\$367,000	1530	8	1999	4	5838	No	No	457 243RD PL SE
002	896199	0130	9/18/08	\$490,000	\$424,000	1530	8	1999	3	6489	No	No	485 243RD PL SE
002	771580	0440	10/8/08	\$438,000	\$381,000	1550	8	1984	4	7125	No	No	1825 211TH CT NE
002	865151	0340	9/11/08	\$589,000	\$509,000	1610	8	1985	3	10369	No	No	21002 NE 44TH ST
002	721572	1520	12/17/09	\$410,000	\$408,000	1650	8	1999	3	4395	No	No	24227 SE 9TH ST
002	721572	1240	9/29/09	\$406,000	\$394,000	1650	8	2000	3	5514	No	No	24218 SE 10TH PL
002	721573	0930	4/24/09	\$399,000	\$369,000	1650	8	2001	3	4648	No	No	24208 SE 14TH CT
002	721572	1520	10/3/08	\$445,000	\$387,000	1650	8	1999	3	4395	No	No	24227 SE 9TH ST
002	750420	0180	2/13/09	\$407,200	\$369,000	1660	8	1978	4	5005	No	No	20811 NE 25TH ST
002	195441	0300	10/13/09	\$425,000	\$414,000	1680	8	1988	3	7477	No	No	916 225TH CT NE
002	195441	0310	8/13/09	\$425,000	\$407,000	1680	8	1987	3	8205	No	No	920 225TH CT NE
002	195440	0510	3/12/08	\$460,000	\$376,000	1680	8	1987	3	8080	No	No	901 221ST AVE NE
002	287290	0110	5/19/08	\$468,000	\$390,000	1710	8	1983	3	9629	No	No	1918 226TH PL NE
002	807840	0160	1/16/08	\$465,000	\$374,000	1720	8	1985	3	8979	No	No	2625 234TH AVE NE
002	750420	0020	8/26/09	\$300,000	\$288,000	1740	8	1971	3	3600	No	No	2406 SAHALEE DR W
002	750440	0670	7/2/08	\$517,888	\$438,000	1750	8	1978	3	12352	No	No	21629 NE 18TH PL
002	863576	0400	9/29/09	\$327,000	\$317,000	1770	8	1999	3	3337	No	No	23995 SE 7TH LN
002	815800	0030	6/1/09	\$417,520	\$391,000	1770	8	1987	3	7203	No	No	22542 NE 18TH ST
002	660022	0470	8/26/08	\$614,950	\$529,000	1780	8	1986	4	11700	No	No	2019 231ST PL NE
002	863575	1480	4/9/09	\$425,000	\$391,000	1790	8	1999	3	4200	No	No	517 240TH AVE SE
002	721573	0740	12/15/09	\$425,000	\$422,000	1800	8	2001	3	4324	No	No	1423 242ND PL SE
002	721572	1280	7/20/09	\$435,000	\$413,000	1800	8	2000	3	7739	No	No	923 242ND CT SE
002	721572	1460	1/12/09	\$452,500	\$406,000	1800	8	1999	3	5299	No	No	901 243RD PL SE
002	721572	1230	12/23/08	\$451,000	\$402,000	1800	8	2000	3	4490	No	No	24210 SE 10TH PL
002	721573	0950	7/15/08	\$460,000	\$390,000	1800	8	2001	3	5553	No	No	24204 SE 14TH CT

Improved Sales Used In This Physical Inspection Analysis
Area 35

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
002	721572	1150	6/27/08	\$453,000	\$382,000	1800	8	1999	3	4500	No	No	24249 SE 10TH PL
002	721572	1030	6/10/08	\$470,000	\$395,000	1800	8	1999	3	4500	No	No	912 243RD PL SE
002	721573	0860	3/25/08	\$475,000	\$390,000	1800	8	2001	3	7310	No	No	24203 SE 14TH CT
002	721572	0860	11/12/08	\$465,000	\$409,000	1818	8	1999	3	7424	No	No	24025 SE 9TH CT
002	807843	0360	5/29/08	\$475,000	\$397,000	1820	8	1988	3	11012	No	No	23428 NE 28TH PL
002	863576	0230	10/15/08	\$357,500	\$312,000	1830	8	1999	3	3217	No	No	737 239TH LN SE
002	807842	0270	5/21/08	\$525,000	\$438,000	1850	8	1987	4	7685	No	No	23414 NE 29TH PL
002	807842	0200	2/6/08	\$512,500	\$414,000	1850	8	1987	3	8049	No	No	2825 235TH PL NE
002	807841	0120	7/15/09	\$450,000	\$427,000	1860	8	1987	4	9472	No	No	2836 234TH PL NE
002	807841	0010	4/23/08	\$500,000	\$414,000	1870	8	1985	4	7433	No	No	2714 233RD PL NE
002	807845	0610	4/22/08	\$524,950	\$434,000	1880	8	1990	3	7000	No	No	2442 234TH CT NE
002	807845	0270	1/11/08	\$493,000	\$395,000	1880	8	1990	3	6501	No	No	23706 NE 27TH ST
002	750440	0350	6/26/08	\$525,000	\$443,000	1890	8	1978	3	12002	No	No	1624 219TH PL NE
002	807842	0050	5/23/08	\$544,000	\$454,000	1890	8	1988	3	8499	No	No	2813 234TH PL NE
002	807842	0130	4/10/08	\$524,950	\$433,000	1890	8	1988	4	8225	No	No	2824 234TH PL NE
002	750440	0100	4/21/08	\$535,000	\$443,000	1900	8	1978	4	12000	No	No	21729 NE 18TH WAY
002	721572	0570	11/9/09	\$450,000	\$442,000	1910	8	1999	3	5649	No	No	24032 SE 11TH PL
002	721572	1690	10/1/08	\$480,000	\$417,000	1910	8	1999	3	5499	No	No	1128 243RD PL SE
002	721572	0520	3/12/08	\$505,000	\$413,000	1910	8	1999	3	5103	No	No	24027 SE 11TH PL
002	664620	0390	4/24/08	\$533,000	\$441,000	1920	8	1990	3	7163	Yes	No	22301 NE 17TH CT
002	807848	0100	2/28/08	\$538,299	\$438,000	1920	8	1990	3	10370	No	No	23552 NE 29TH ST
002	721572	0870	8/4/09	\$445,000	\$425,000	1940	8	1999	3	6911	No	No	24033 SE 9TH CT
002	807845	0320	8/18/08	\$520,000	\$446,000	1950	8	1990	3	7373	No	No	2523 239TH PL NE
002	178540	0480	11/24/09	\$450,000	\$444,000	1960	8	1981	3	13127	No	No	22410 NE 20TH ST
002	750440	0690	12/10/08	\$483,000	\$429,000	1960	8	1978	3	12078	No	No	21639 NE 18TH PL
002	807844	0120	5/1/08	\$533,750	\$443,000	1970	8	1991	3	8283	No	No	2444 235TH AVE NE
002	750420	0210	11/2/09	\$334,000	\$327,000	1980	8	1977	3	5840	No	No	2425 209TH AVE NE
002	807846	0610	9/4/09	\$486,000	\$468,000	1980	8	1993	3	6630	No	No	2459 239TH PL NE
002	807841	0280	7/22/09	\$450,000	\$428,000	1980	8	1987	4	9061	No	No	23239 NE 29TH CT
002	807844	0110	1/31/08	\$505,000	\$408,000	1990	8	1990	3	8929	No	No	2445 235TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

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
002	807845	0470	11/19/09	\$485,000	\$478,000	2010	8	1990	4	7366	No	No	23702 NE 25TH WAY
002	225390	0180	11/16/09	\$429,500	\$423,000	2010	8	2002	3	3087	No	No	1037 231ST PL NE
002	287290	0250	4/22/08	\$510,000	\$422,000	2020	8	1984	3	10589	No	No	22506 NE 19TH PL
002	195442	0060	11/4/08	\$502,500	\$441,000	2040	8	1990	3	10097	No	No	22321 NE 9TH DR
002	807848	0110	4/18/08	\$530,000	\$438,000	2060	8	1990	3	12112	No	No	23546 NE 29TH ST
002	896199	0230	8/8/08	\$529,000	\$452,000	2070	8	1999	3	6078	No	No	24364 SE 4TH CT
002	896199	0090	6/11/08	\$555,000	\$466,000	2070	8	1999	3	4132	No	No	463 243RD PL SE
002	863575	1390	11/25/09	\$447,000	\$441,000	2080	8	1998	3	5310	No	No	568 239TH AVE SE
002	896199	0160	10/23/09	\$421,125	\$412,000	2080	8	1999	3	4556	No	No	468 243RD PL SE
002	865150	0070	6/30/08	\$490,000	\$414,000	2080	8	1981	3	11712	No	No	20713 NE 38TH ST
002	865151	0050	11/12/09	\$466,000	\$458,000	2090	8	1983	3	7622	No	No	4121 209TH PL NE
002	195443	0370	9/15/09	\$461,540	\$446,000	2090	8	1990	3	8664	No	No	22443 NE 9TH DR
002	807845	0640	6/25/08	\$535,000	\$451,000	2100	8	1991	3	7708	No	No	2429 234TH CT NE
002	865151	0020	3/25/08	\$510,000	\$418,000	2100	8	1983	3	7335	No	No	20813 NE 42ND ST
002	865152	0370	7/13/09	\$460,000	\$436,000	2120	8	1987	3	8808	No	No	4227 212TH AVE NE
002	282506	9077	10/22/09	\$530,000	\$518,000	2130	8	1983	3	43560	No	No	21426 NE 16TH ST
002	178540	0680	5/8/08	\$523,000	\$435,000	2140	8	1984	3	20746	No	No	2005 224TH PL NE
002	721573	0230	10/22/09	\$445,000	\$435,000	2170	8	2001	3	5052	No	No	1108 241ST AVE SE
002	721572	1710	8/27/09	\$470,000	\$452,000	2170	8	1999	3	5667	No	No	1140 243RD PL SE
002	721572	1840	10/29/08	\$505,000	\$443,000	2170	8	1999	3	6408	No	No	24283 SE 12TH CT
002	721572	1600	9/4/08	\$517,500	\$446,000	2170	8	1999	3	4869	No	No	24236 SE 11TH PL
002	721573	0130	8/19/08	\$508,500	\$436,000	2170	8	2000	3	5646	No	No	24015 SE 12TH PL
002	721572	1560	7/15/08	\$510,000	\$433,000	2170	8	1999	3	7097	No	No	24204 SE 11TH PL
002	865151	0490	5/1/08	\$530,000	\$440,000	2170	8	1985	4	10186	No	No	20510 NE 43RD ST
002	865152	0480	7/17/08	\$515,000	\$437,000	2190	8	1984	3	8621	No	No	21046 NE 42ND ST
002	142530	0030	10/22/09	\$500,000	\$489,000	2230	8	1997	4	8269	No	No	23128 NE 18TH ST
002	865152	0110	7/9/09	\$450,000	\$426,000	2230	8	1984	3	7718	No	No	4128 211TH CT NE
002	807846	0680	7/24/08	\$558,500	\$475,000	2230	8	1992	3	9257	No	No	2430 238TH PL NE
002	865151	1350	10/15/09	\$439,950	\$429,000	2260	8	1984	3	12130	No	No	4322 210TH CT NE
002	807846	0500	11/19/08	\$543,088	\$479,000	2260	8	1993	4	7140	No	No	2444 239TH PL NE

Improved Sales Used In This Physical Inspection 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
002	437940	0300	7/14/09	\$650,000	\$617,000	2270	8	2009	3	3474	No	No	1244 236TH PL NE
002	178540	0110	9/8/08	\$528,200	\$456,000	2280	8	1984	3	15002	No	No	22602 NE 23RD PL
002	863576	0240	11/16/09	\$393,950	\$388,000	2330	8	1999	3	4041	No	No	743 239TH LN SE
002	863576	0620	5/13/09	\$420,000	\$391,000	2330	8	1999	3	4099	No	No	23969 SE 7TH ST
002	863576	0070	4/1/08	\$491,000	\$404,000	2330	8	1999	3	3957	No	No	23978 SE 7TH ST
002	865151	0750	9/3/09	\$450,000	\$433,000	2340	8	1984	3	8844	No	No	4114 204TH AVE NE
002	807846	0650	10/3/08	\$550,000	\$478,000	2350	8	1993	4	7710	No	No	2433 239TH PL NE
002	195440	0280	10/22/09	\$462,000	\$452,000	2380	8	1988	3	6867	No	No	22117 NE 10TH PL
002	142530	0150	11/17/08	\$600,000	\$529,000	2410	8	1997	4	10687	No	No	1615 232ND AVE NE
002	660022	0420	8/1/08	\$587,500	\$501,000	2450	8	1984	4	12000	No	No	2020 231ST PL NE
002	863575	0760	8/5/09	\$425,000	\$406,000	2460	8	1998	3	4200	No	No	23824 SE 5TH ST
002	681781	0100	5/5/09	\$487,500	\$453,000	2480	8	1984	4	16196	No	No	3014 230TH PL NE
002	896197	0580	9/17/08	\$565,000	\$489,000	2490	8	1999	3	5901	No	No	259 243RD AVE SE
002	941640	0030	6/3/08	\$535,000	\$448,000	2490	8	2002	3	4002	No	No	23315 NE 8TH PL
002	896198	0050	2/15/08	\$520,000	\$422,000	2490	8	1999	3	6197	No	No	24327 SE 3RD PL
002	185490	0600	6/9/09	\$490,000	\$460,000	2520	8	2003	3	7844	No	No	106 248TH PL NE
002	865152	0390	7/23/08	\$596,000	\$507,000	2520	8	1984	4	7000	No	No	4211 212TH AVE NE
002	750410	0790	7/27/09	\$492,000	\$468,000	2580	8	1982	4	11730	No	No	22229 NE 25TH WAY
002	807846	0340	10/17/08	\$615,000	\$537,000	2580	8	1992	4	13172	No	No	23737 NE 24TH PL
002	957803	0160	12/17/09	\$525,000	\$522,000	2590	8	2005	3	5286	No	No	905 244TH CT SE
002	807846	0620	10/29/08	\$545,000	\$478,000	2640	8	1993	3	6732	No	No	2453 239TH PL NE
002	863575	1130	4/24/08	\$496,000	\$411,000	2640	8	1998	3	4200	No	No	23817 SE 6TH ST
002	896198	0010	8/6/08	\$510,000	\$436,000	2650	8	2000	3	8656	No	No	328 243RD AVE SE
002	896198	0200	4/4/08	\$585,000	\$481,000	2650	8	1999	3	5694	No	No	307 243RD AVE SE
002	865151	0980	9/23/09	\$468,500	\$454,000	2680	8	1984	4	8062	No	No	20715 NE 43RD ST
002	185490	0490	3/12/09	\$530,000	\$484,000	2680	8	2003	3	5909	No	No	268 247TH PL NE
002	290930	0400	9/11/09	\$585,000	\$565,000	2820	8	2001	3	6630	No	No	213 239TH WAY SE
002	185490	0040	11/4/09	\$545,000	\$535,000	2860	8	2003	3	8209	No	No	218 245TH PL NE
002	290930	0410	9/10/09	\$630,000	\$608,000	2860	8	2001	3	6732	No	No	217 239TH WAY SE
002	185490	0390	12/30/09	\$555,000	\$554,000	2880	8	2003	3	6530	No	No	24631 NE 3RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	185490	0320	6/27/08	\$595,000	\$502,000	2880	8	2004	3	7038	No	No	236 246TH CT NE
002	865152	0300	4/28/08	\$639,000	\$530,000	2890	8	1984	4	12455	No	No	21122 NE 43RD PL
002	185490	0340	11/6/09	\$530,000	\$521,000	2990	8	2003	3	5784	No	No	24611 NE 3RD PL
002	185490	0240	9/22/09	\$570,000	\$552,000	2990	8	2003	3	5669	No	No	225 246TH CT NE
002	185490	0110	12/1/08	\$540,000	\$478,000	2990	8	2003	3	10169	No	No	252 245TH PL NE
002	185490	0160	10/24/08	\$585,000	\$512,000	2990	8	2004	3	8271	No	No	235 245TH PL NE
002	185490	0170	8/25/08	\$595,000	\$511,000	2990	8	2004	3	5923	No	No	24505 NE 3RD PL
002	185490	0010	5/22/08	\$625,000	\$522,000	2990	8	2004	3	9593	No	No	221 245TH PL NE
002	290930	0200	12/10/09	\$599,000	\$595,000	3200	8	2003	3	5251	No	No	230 239TH WAY SE
002	941640	0050	2/14/08	\$628,000	\$509,000	3200	8	2002	3	6121	No	No	806 233RD PL NE
002	865158	0640	6/16/09	\$538,000	\$506,000	1690	9	1985	3	7986	No	No	4233 202ND AVE NE
002	750400	0670	4/8/08	\$499,000	\$411,000	1740	9	1974	3	11155	No	No	2410 209TH AVE NE
002	750402	0430	2/5/08	\$610,000	\$493,000	1780	9	1977	3	12320	No	No	21607 NE 24TH ST
002	750400	1340	7/10/08	\$510,000	\$432,000	1850	9	1976	3	12556	No	No	2105 SAHALEE DR W
002	750401	0340	7/15/08	\$630,000	\$535,000	1870	9	1977	3	12500	No	No	3405 211TH AVE NE
002	750402	1340	3/6/08	\$729,900	\$596,000	1950	9	1979	4	12929	No	No	21519 NE 29TH ST
002	750400	0200	5/22/09	\$449,500	\$419,000	1980	9	1975	3	13132	No	No	2005 213TH AVE NE
002	750400	0220	4/1/08	\$615,000	\$506,000	1990	9	1976	3	11900	No	No	2016 211TH AVE NE
002	865150	0410	9/15/08	\$510,000	\$441,000	2000	9	1984	3	10244	No	No	3901 206TH PL NE
002	750401	0500	11/24/09	\$500,000	\$494,000	2010	9	1976	3	14355	No	No	3111 211TH AVE NE
002	437940	0290	1/12/09	\$575,000	\$516,000	2010	9	2008	3	3606	No	No	1248 236TH PL NE
002	437940	0270	6/19/08	\$625,000	\$526,000	2010	9	2007	3	4158	No	No	1302 236TH PL NE
002	750400	1130	5/15/09	\$425,000	\$396,000	2020	9	1976	3	13600	Yes	No	2303 SAHALEE DR W
002	865150	0140	7/3/08	\$572,000	\$484,000	2040	9	1982	4	13120	No	No	20724 NE 38TH ST
002	159200	0420	7/11/08	\$534,000	\$453,000	2050	9	1988	4	8193	No	No	22917 NE 12TH PL
002	664620	0210	10/26/09	\$450,000	\$440,000	2060	9	1990	3	6924	Yes	No	1804 221ST PL NE
002	752500	0030	2/17/09	\$600,000	\$544,000	2060	9	1980	4	11374	Yes	No	1818 220TH PL NE
002	807720	0220	11/7/08	\$539,950	\$475,000	2080	9	1987	4	7985	No	No	2310 233RD AVE NE
002	750400	1120	6/19/08	\$539,000	\$454,000	2090	9	1979	4	12240	Yes	No	2307 SAHALEE DR W
002	865150	0820	6/16/08	\$590,000	\$497,000	2120	9	1983	3	9319	No	No	3812 204TH 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
002	750402	1270	5/28/08	\$790,000	\$661,000	2160	9	1978	4	12000	No	No	21635 NE 29TH ST
002	750400	1280	12/18/09	\$500,000	\$497,000	2180	9	1973	3	13463	No	No	2205 SAHALEE DR W
002	159200	0340	1/14/08	\$535,000	\$430,000	2190	9	1987	4	9410	No	No	22920 NE 12TH PL
002	807720	0200	8/14/08	\$542,500	\$465,000	2200	9	1987	4	8888	No	No	2240 233RD AVE NE
002	750402	0710	2/25/08	\$700,000	\$569,000	2200	9	1978	4	12474	No	No	2117 SAHALEE DR E
002	721572	0680	4/10/09	\$500,000	\$461,000	2210	9	1999	3	8430	No	No	24042 SE 10TH CT
002	721572	0760	3/26/09	\$501,000	\$459,000	2210	9	1999	3	6840	No	No	24031 SE 10TH ST
002	193910	0100	11/11/09	\$522,500	\$514,000	2220	9	1988	3	9974	No	No	1711 229TH AVE NE
002	437940	0310	7/14/09	\$635,000	\$602,000	2220	9	2008	3	3879	No	No	1240 236TH PL NE
002	437940	0280	11/20/08	\$585,000	\$516,000	2250	9	2007	3	3810	No	No	1252 236TH PL NE
002	807721	0310	9/29/08	\$538,000	\$467,000	2250	9	1990	3	9374	No	No	2022 235TH PL NE
002	437940	0670	8/12/09	\$599,950	\$574,000	2260	9	2009	3	5638	No	No	1107 236TH PL NE
002	306640	0500	8/22/08	\$566,500	\$487,000	2270	9	1987	3	11116	No	No	2310 220TH PL NE
002	159200	0600	6/25/08	\$530,500	\$448,000	2270	9	1988	3	11264	No	No	23022 NE 13TH ST
002	865158	0400	11/16/09	\$528,000	\$520,000	2280	9	1985	3	8581	No	No	4220 201ST AVE NE
002	750402	1530	11/8/09	\$460,000	\$452,000	2280	9	1978	3	12000	No	No	2915 SAHALEE DR E
002	437940	0660	9/9/09	\$595,000	\$574,000	2280	9	2009	3	3893	No	No	1115 236TH PL NE
002	193911	0190	11/10/09	\$480,000	\$472,000	2290	9	1988	4	5746	No	No	1920 232ND PL NE
002	159200	0250	12/23/08	\$504,946	\$450,000	2300	9	1984	3	12633	No	No	1319 230TH AVE NE
002	322460	0230	10/10/08	\$540,000	\$471,000	2300	9	1999	3	6517	No	No	24121 SE 1ST CT
002	193913	0460	8/25/08	\$540,000	\$464,000	2300	9	1991	3	8316	No	No	1712 233RD PL NE
002	750410	0070	4/15/08	\$530,000	\$438,000	2300	9	1989	3	14308	No	No	2832 222ND AVE NE
002	193912	0370	12/9/08	\$478,000	\$424,000	2310	9	1989	3	8127	No	No	23512 NE 19TH DR
002	193913	0680	10/16/09	\$512,231	\$500,000	2320	9	1992	3	8917	No	No	23021 NE 18TH ST
002	865153	0450	8/21/08	\$635,000	\$545,000	2320	9	1984	3	12000	No	No	3812 203RD AVE NE
002	750402	0040	4/16/09	\$499,900	\$461,000	2330	9	1978	3	12750	No	No	2914 SAHALEE DR E
002	193910	0260	8/6/08	\$501,300	\$428,000	2330	9	1990	3	9527	No	No	1702 229TH AVE NE
002	750402	1540	8/29/09	\$470,000	\$452,000	2340	9	1978	3	11875	No	No	2921 SAHALEE DR E
002	807720	0390	8/18/09	\$468,000	\$449,000	2340	9	1987	4	7245	No	No	2207 233RD AVE NE
002	807720	0390	10/9/08	\$465,000	\$405,000	2340	9	1987	4	7245	No	No	2207 233RD 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
002	750400	0070	2/5/08	\$729,000	\$589,000	2340	9	1977	4	13085	No	No	2028 213TH AVE NE
002	437940	0110	6/3/08	\$702,000	\$589,000	2360	9	2006	3	4300	No	No	1247 235TH CT NE
002	750402	0400	2/26/08	\$585,000	\$476,000	2360	9	1977	3	15860	No	No	21619 NE 24TH ST
002	750402	0920	6/12/09	\$524,950	\$493,000	2370	9	1977	3	12075	No	No	2305 SAHALEE DR E
002	437940	0590	3/18/08	\$684,950	\$561,000	2370	9	2006	3	4141	No	No	1134 235TH PL NE
002	170305	0150	12/9/09	\$520,000	\$516,000	2380	9	2003	3	5137	No	No	2211 239TH PL NE
002	170305	0430	9/10/08	\$600,000	\$518,000	2380	9	2003	3	5769	No	No	2213 238TH PL NE
002	437940	0840	9/30/08	\$640,000	\$556,000	2390	9	2007	3	5772	No	No	23427 NE 10TH PL
002	193912	0540	3/6/08	\$618,000	\$504,000	2390	9	1990	4	8315	No	No	1921 234TH CT NE
002	437940	0760	2/11/08	\$698,950	\$566,000	2390	9	2007	3	5600	No	No	23525 NE 10TH PL
002	865161	0430	7/11/08	\$655,000	\$555,000	2400	9	1999	3	6258	No	No	20568 NE 31ST ST
002	856296	0050	10/27/09	\$495,000	\$485,000	2410	9	1988	3	11248	No	No	22634 NE 15TH PL
002	664620	0800	8/25/09	\$517,000	\$497,000	2410	9	1990	3	16854	No	No	1705 224TH CT NE
002	664620	0770	6/10/08	\$590,000	\$496,000	2410	9	1990	3	15899	Yes	No	1704 224TH CT NE
002	664620	0790	2/19/09	\$559,775	\$508,000	2420	9	1990	3	13556	Yes	No	1701 224TH CT NE
002	865158	0890	4/30/08	\$666,000	\$553,000	2420	9	1984	3	9351	No	No	20018 NE 39TH ST
002	865161	0660	2/20/08	\$707,000	\$574,000	2440	9	1999	3	6733	No	No	20632 NE 30TH CT
002	159200	1050	5/28/08	\$565,000	\$473,000	2460	9	1984	3	10225	No	No	1403 228TH CT NE
002	437940	0640	6/3/08	\$680,000	\$570,000	2480	9	2007	3	4300	No	No	1123 236TH PL NE
002	437940	0140	5/15/08	\$670,000	\$558,000	2480	9	2007	3	10280	No	No	1235 235TH CT NE
002	170305	0450	8/5/09	\$530,000	\$506,000	2490	9	2002	3	7912	No	No	2209 238TH PL NE
002	750410	0650	2/12/09	\$520,000	\$471,000	2530	9	1983	3	13806	No	No	2439 222ND AVE NE
002	437940	0430	5/28/09	\$600,000	\$561,000	2540	9	2006	3	5354	No	No	1125 235TH PL NE
002	750410	0150	6/5/09	\$582,000	\$545,000	2560	9	1987	3	9828	No	No	2818 220TH PL NE
002	193913	0740	4/15/09	\$500,000	\$461,000	2560	9	1990	3	9570	No	No	23108 NE 18TH ST
002	750400	0150	1/24/08	\$590,000	\$475,000	2560	9	1979	3	13425	No	No	2049 213TH AVE NE
002	865161	0580	1/24/08	\$690,000	\$556,000	2570	9	1998	3	7980	No	No	20533 NE 31ST ST
002	750401	0530	4/28/08	\$625,000	\$518,000	2590	9	1975	3	13260	No	No	3027 211TH AVE NE
002	437940	0510	3/12/09	\$720,000	\$658,000	2600	9	2006	3	6455	No	No	1027 235TH PL NE
002	437940	0010	11/12/08	\$668,000	\$588,000	2600	9	2005	3	5035	No	No	23530 NE 13TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	437940	0350	9/12/08	\$687,500	\$594,000	2600	9	2006	3	8785	No	No	1225 235TH PL NE
002	031950	0620	8/19/08	\$630,000	\$541,000	2620	9	1994	4	8682	No	No	23122 NE 14TH CT
002	159200	0170	7/8/08	\$565,000	\$479,000	2620	9	1984	3	9584	No	No	1308 229TH PL NE
002	159200	0570	3/20/09	\$530,000	\$485,000	2630	9	1990	3	10955	No	No	23034 NE 13TH ST
002	437940	0650	12/15/08	\$623,000	\$554,000	2630	9	2007	3	4281	No	No	1119 236TH PL NE
002	437940	0450	5/13/08	\$670,000	\$558,000	2630	9	2007	3	4950	No	No	1117 235TH PL NE
002	031950	0180	11/12/09	\$555,000	\$546,000	2640	9	1996	3	9640	No	No	1516 233RD PL NE
002	159200	0440	9/24/09	\$479,300	\$465,000	2640	9	1984	3	10442	No	No	1200 230TH AVE NE
002	807721	0540	8/3/09	\$600,000	\$573,000	2650	9	1990	4	9435	No	No	2220 235TH CT NE
002	159200	0480	7/7/09	\$472,500	\$447,000	2650	9	1988	3	11535	No	No	1212 230TH AVE NE
002	865161	0500	7/22/08	\$670,000	\$570,000	2650	9	1998	3	6041	No	No	3050 206TH WAY NE
002	170305	0050	12/17/09	\$620,000	\$617,000	2670	9	2001	3	7582	No	No	2210 239TH PL NE
002	193913	0040	5/15/09	\$552,000	\$514,000	2670	9	1990	3	8716	No	No	1735 233RD PL NE
002	170305	0050	2/8/08	\$749,950	\$607,000	2670	9	2001	3	7582	No	No	2210 239TH PL NE
002	750401	0380	8/10/09	\$545,000	\$521,000	2690	9	1976	3	12000	No	No	21016 NE 33RD PL
002	306640	0390	6/11/08	\$566,000	\$476,000	2690	9	1986	3	10184	No	No	21926 NE 20TH WAY
002	863575	0080	5/15/08	\$670,000	\$558,000	2690	9	1999	3	6113	No	No	673 237TH PL SE
002	193913	0010	11/3/08	\$590,000	\$518,000	2700	9	1990	3	8934	No	No	1759 233RD PL NE
002	750411	0530	3/11/08	\$636,500	\$520,000	2700	9	1987	3	10596	No	No	2712 226TH AVE NE
002	193913	0090	10/21/09	\$472,000	\$461,000	2710	9	1990	3	9022	No	No	23266 NE 17TH ST
002	750404	0100	8/12/09	\$490,000	\$469,000	2710	9	1987	3	12760	No	No	3504 209TH PL NE
002	863575	0110	5/19/08	\$569,000	\$475,000	2710	9	1998	3	5239	No	No	655 237TH PL SE
002	863575	0260	3/21/08	\$595,000	\$488,000	2710	9	1999	3	6722	No	No	524 237TH AVE SE
002	031950	0320	8/29/08	\$600,000	\$516,000	2730	9	1996	3	11356	No	No	23248 NE 15TH ST
002	031950	0350	7/11/08	\$644,000	\$546,000	2730	9	1996	3	8762	No	No	23249 NE 15TH ST
002	062981	1360	5/28/08	\$670,000	\$561,000	2740	9	1999	3	8120	No	No	24916 NE 3RD PL
002	062981	1070	4/24/08	\$680,000	\$563,000	2740	9	1998	3	8365	No	No	24846 NE 1ST PL
002	031950	0370	6/1/08	\$632,000	\$529,000	2750	9	1997	3	8808	No	No	23273 NE 15TH ST
002	031950	0410	5/12/08	\$640,000	\$533,000	2750	9	1997	3	7435	No	No	23220 NE 14TH PL
002	062981	1550	8/7/08	\$660,000	\$564,000	2770	9	1998	3	10015	No	No	24931 NE 1ST PL

Improved Sales Used In This Physical Inspection Analysis
Area 35

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
002	865161	0600	6/19/08	\$696,187	\$586,000	2770	9	1999	3	6228	No	No	20559 NE 31ST ST
002	062981	1000	8/11/09	\$580,000	\$555,000	2780	9	1998	3	8687	No	No	24861 NE 1ST PL
002	062981	1330	3/3/08	\$698,950	\$570,000	2780	9	1999	3	8344	No	No	24860 NE 3RD PL
002	322460	0310	9/28/09	\$520,000	\$505,000	2790	9	1999	3	5423	No	No	122 242ND AVE SE
002	896198	0340	7/17/09	\$559,000	\$531,000	2790	9	2000	3	7734	No	No	170 241ST PL SE
002	863575	0500	5/14/08	\$604,000	\$503,000	2790	9	1998	3	6779	No	No	437 237TH AVE SE
002	896197	0370	4/24/08	\$630,000	\$522,000	2790	9	2000	3	5610	No	No	24252 SE 1ST PL
002	322460	0280	4/1/08	\$585,000	\$481,000	2790	9	1999	3	7187	No	No	144 242ND AVE SE
002	863575	0720	7/27/09	\$560,000	\$533,000	2810	9	1999	3	7038	No	No	23716 SE 5TH PL
002	863575	0580	7/16/09	\$540,000	\$512,000	2810	9	1998	3	6759	No	No	23729 SE 4TH PL
002	863575	0650	8/20/08	\$629,950	\$541,000	2810	9	1998	3	9281	No	No	23721 SE 5TH CT
002	193911	0120	10/7/09	\$515,000	\$501,000	2820	9	1987	3	7156	No	No	1828 232ND CT NE
002	193913	0070	4/24/09	\$586,950	\$543,000	2820	9	1990	3	8307	No	No	23284 NE 17TH ST
002	896198	0300	6/27/08	\$645,000	\$545,000	2820	9	2000	3	7215	No	No	177 241ST PL SE
002	437940	0610	6/29/09	\$630,000	\$595,000	2830	9	2005	3	6633	No	No	1139 236TH PL NE
002	807721	0800	3/25/08	\$629,950	\$517,000	2830	9	1987	3	8242	No	No	2227 234TH AVE NE
002	750404	0020	11/11/09	\$528,000	\$519,000	2840	9	1984	3	12420	No	No	3525 SAHALEE DR W
002	193913	0240	10/21/09	\$530,000	\$518,000	2850	9	1990	3	8968	No	No	23286 NE 16TH PL
002	896197	0270	7/17/08	\$587,600	\$499,000	2860	9	2000	3	7260	No	No	24239 SE 1ST PL
002	863575	0450	11/17/09	\$530,000	\$522,000	2880	9	1998	3	6687	No	No	519 237TH AVE SE
002	322460	0190	5/12/09	\$580,000	\$540,000	2880	9	1999	3	7551	No	No	24116 SE 1ST CT
002	800147	0030	1/25/08	\$780,000	\$629,000	2940	9	2001	3	9295	No	No	1928 205TH PL NE
002	721572	0310	9/24/09	\$548,800	\$532,000	2970	9	1999	3	10254	No	No	23990 SE 10TH ST
002	721573	0030	9/23/08	\$570,000	\$494,000	2970	9	2001	3	7985	No	No	1302 241ST PL SE
002	721572	0410	7/28/08	\$598,500	\$510,000	2970	9	1999	3	7261	No	No	23991 SE 10TH ST
002	193911	0280	6/19/08	\$625,000	\$526,000	2970	9	1988	4	7830	No	No	23046 NE 19TH DR
002	721572	0830	6/19/08	\$595,000	\$501,000	2970	9	1999	3	7607	No	No	24006 SE 10TH ST
002	571190	0110	3/6/09	\$795,000	\$725,000	2980	9	2003	3	11780	No	No	25406 NE 3RD PL
002	750402	0750	5/9/08	\$769,900	\$641,000	2980	9	1977	3	12150	No	No	2133 SAHALEE DR E
002	807720	0210	12/6/09	\$557,000	\$552,000	3000	9	1987	3	8308	No	No	2302 233RD AVE NE

Improved Sales Used In This Physical Inspection 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
002	437940	0690	5/14/09	\$608,000	\$566,000	3010	9	2005	3	7628	No	No	805 235TH AVE NE
002	865161	1540	5/27/08	\$837,500	\$701,000	3030	9	2002	3	8418	No	No	20515 NE 24TH PL
002	193913	0270	9/23/08	\$620,000	\$538,000	3060	9	1990	3	9351	No	No	23262 NE 16TH PL
002	865161	0250	2/29/08	\$840,000	\$684,000	3060	9	2003	3	7890	No	No	20578 NE 32ND CT
002	750410	1110	12/21/09	\$500,000	\$498,000	3070	9	1982	3	14118	No	No	22204 NE 25TH WAY
002	437940	0770	9/29/09	\$737,000	\$716,000	3120	9	2007	3	5875	No	No	23521 NE 10TH PL
002	571190	0250	4/22/09	\$606,000	\$560,000	3140	9	2003	3	10626	No	No	25315 NE 3RD PL
002	750400	0280	10/12/09	\$540,000	\$526,000	3150	9	1975	3	11269	No	No	2074 211TH AVE NE
002	721573	0430	6/17/08	\$589,900	\$497,000	3150	9	2001	3	9318	No	No	1419 240TH WAY SE
002	571190	0120	11/24/09	\$785,000	\$775,000	3160	9	2003	3	13481	No	No	25316 NE 3RD PL
002	571190	0090	12/3/08	\$825,000	\$731,000	3180	9	2004	3	8831	No	No	25414 NE 3RD PL
002	750402	0970	8/25/08	\$640,000	\$550,000	3180	9	1978	3	13653	No	No	2325 SAHALEE DR E
002	571190	0280	7/15/08	\$659,000	\$560,000	3190	9	2004	3	8375	No	No	25323 NE 3RD PL
002	437940	0790	8/26/09	\$825,000	\$793,000	3210	9	2009	3	5753	No	No	23513 NE 10TH PL
002	306641	0170	10/10/08	\$594,950	\$519,000	3230	9	1988	3	10852	No	No	2218 223RD PL NE
002	571190	0040	6/26/08	\$736,000	\$621,000	3230	9	2003	3	10511	No	No	25434 NE 3RD PL
002	437940	0780	5/27/08	\$808,543	\$676,000	3260	9	2007	3	5750	No	No	23517 NE 10TH PL
002	306641	0370	8/20/08	\$620,000	\$532,000	3300	9	1989	3	10000	No	No	22219 NE 21ST WAY
002	290930	0470	9/10/08	\$755,000	\$652,000	3440	9	2001	3	7247	No	No	214 238TH AVE SE
002	571190	0210	1/4/08	\$837,500	\$671,000	3470	9	2004	3	7731	No	No	25221 NE 3RD PL
002	290930	0460	10/15/09	\$646,000	\$630,000	3870	9	2001	3	7981	No	No	218 238TH AVE SE
002	290930	0420	9/16/08	\$770,000	\$667,000	3900	9	2004	3	7462	No	No	23822 SE 2ND PL
002	290930	0500	6/24/08	\$775,000	\$654,000	3900	9	2003	3	8340	No	No	207 238TH AVE SE
002	800147	0190	9/29/08	\$900,000	\$782,000	3990	9	2000	3	10189	No	No	20512 NE 22ND CT
002	290930	0530	1/8/08	\$892,000	\$715,000	4020	9	2003	3	8042	No	No	215 238TH AVE SE
002	290930	0640	10/23/09	\$674,000	\$659,000	4210	9	2001	3	9414	No	No	23803 SE 2ND PL
002	750400	0120	5/13/09	\$900,000	\$838,000	4230	9	1978	4	12138	No	No	2066 213TH AVE SE
002	920650	0080	7/29/09	\$1,150,000	\$1,096,000	5290	9	1985	5	48352	No	No	19669 NE 44TH PL
002	357530	0450	3/7/08	\$630,000	\$514,000	1630	10	1998	3	6263	Yes	No	1530 EAST LAKE SAMMAMISH PKWY NE
002	750401	0540	5/7/08	\$775,000	\$644,000	1820	10	1979	3	13260	No	No	3019 211TH 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
002	306641	0300	7/11/08	\$608,000	\$516,000	2020	10	1987	3	10329	No	No	2008 223RD PL NE
002	306640	0140	2/24/09	\$550,000	\$500,000	2090	10	1986	3	10306	No	No	21604 NE 22ND CT
002	865148	0490	12/17/09	\$532,500	\$530,000	2110	10	1986	3	8982	No	No	20333 NE 34TH CT
002	306641	0250	10/15/09	\$518,000	\$505,000	2210	10	1987	3	10024	No	No	2028 223RD PL NE
002	750411	0550	10/16/09	\$530,000	\$517,000	2240	10	1987	3	12263	No	No	2722 226TH AVE NE
002	750401	0490	5/6/08	\$730,000	\$607,000	2250	10	1989	3	13175	No	No	3119 211TH AVE NE
002	306640	0960	8/4/08	\$579,500	\$495,000	2260	10	1987	3	10454	No	No	2041 218TH PL NE
002	750411	0510	3/18/08	\$635,000	\$520,000	2320	10	1985	3	14505	No	No	2704 226TH AVE NE
002	306640	0600	7/17/08	\$610,000	\$518,000	2340	10	1988	3	10170	No	No	2105 219TH PL NE
002	182930	0550	6/6/08	\$751,000	\$630,000	2370	10	1988	3	10301	No	No	3005 224TH AVE NE
002	750403	0010	12/2/09	\$548,000	\$543,000	2440	10	1978	3	11000	No	No	20803 NE 26TH PL
002	750410	1350	9/22/09	\$500,000	\$484,000	2440	10	1983	3	11799	No	No	22105 NE 28TH PL
002	750401	0970	2/14/08	\$699,000	\$567,000	2470	10	1985	4	12342	No	No	2627 SAHALEE DR W
002	865148	0640	3/11/08	\$620,000	\$507,000	2500	10	1987	3	8894	No	No	20347 NE 34TH CT
002	750402	0790	6/24/08	\$615,000	\$519,000	2510	10	1977	3	12000	No	No	2215 SAHALEE DR E
002	306640	0850	5/8/08	\$575,000	\$478,000	2520	10	1987	3	10113	No	No	2048 217TH PL NE
002	865148	0310	5/7/08	\$681,500	\$567,000	2540	10	1987	3	8881	No	No	20532 NE 35TH PL
002	750403	0080	12/3/09	\$529,000	\$524,000	2550	10	1978	3	10800	No	No	20849 NE 26TH PL
002	357530	0295	6/8/09	\$516,285	\$484,000	2590	10	1998	3	8642	Yes	No	1548 EAST LAKE SAMMAMISH PKWY NE
002	750410	0490	4/18/08	\$640,000	\$529,000	2600	10	1982	3	10000	No	No	2515 221ST AVE NE
002	721572	0180	6/2/09	\$710,000	\$665,000	2650	10	2000	3	11798	No	No	23919 SE 8TH PL
002	327589	0210	7/14/08	\$723,000	\$614,000	2650	10	1992	3	10640	No	No	4615 191ST PL NE
002	240550	0110	7/30/08	\$621,900	\$530,000	2740	10	1990	3	8794	No	No	22310 NE 19TH ST
002	182930	0230	9/29/09	\$580,000	\$563,000	2770	10	1987	3	14045	Yes	No	22328 NE 31ST ST
002	306641	0800	10/9/08	\$591,000	\$515,000	2770	10	1987	3	10051	No	No	22224 NE 21ST WAY
002	306641	0340	6/20/08	\$600,000	\$506,000	2790	10	1987	3	10124	No	No	2025 223RD PL NE
002	306640	1090	11/24/08	\$685,000	\$605,000	2820	10	1992	3	16177	No	No	21721 NE 20TH WAY
002	240550	0100	10/23/09	\$542,000	\$530,000	2830	10	1990	3	8169	No	No	22316 NE 19TH ST
002	750411	0450	2/20/09	\$699,000	\$635,000	2830	10	1989	4	19586	Yes	No	2727 226TH AVE NE
002	240550	0130	9/21/09	\$595,000	\$576,000	2840	10	1990	3	9963	No	No	22218 NE 19TH 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
002	750411	0110	6/19/09	\$570,000	\$537,000	2880	10	1985	4	10126	No	No	2503 227TH PL NE
002	205010	0390	10/14/09	\$966,000	\$943,000	2900	10	1997	3	21027	Yes	No	5133 189TH AVE NE
002	327589	0400	1/26/09	\$627,000	\$565,000	2910	10	1993	3	8250	No	No	4604 191ST PL NE
002	635260	0080	2/20/08	\$815,000	\$662,000	2910	10	2002	3	7033	No	No	19158 NE 44TH CT
002	158700	0070	12/16/09	\$875,000	\$870,000	2940	10	2005	3	7618	No	No	4123 198TH CT NE
002	920650	0230	8/7/08	\$1,265,000	\$1,082,000	2940	10	2005	3	10650	No	No	19622 NE 42ND WAY
002	327589	0640	4/29/08	\$730,000	\$606,000	2940	10	1993	3	9840	No	No	4515 194TH WAY NE
002	920650	0190	4/17/08	\$970,000	\$802,000	2950	10	2006	3	9225	No	No	19712 NE 42ND ST
002	750410	0050	6/25/08	\$649,950	\$549,000	2970	10	1984	3	8036	No	No	2816 222ND AVE NE
002	306640	0640	11/25/09	\$529,000	\$523,000	2980	10	1985	4	10018	No	No	21801 NE 22ND ST
002	182930	0400	11/16/09	\$585,000	\$576,000	2980	10	1986	3	10079	No	No	22241 NE 31ST ST
002	306640	0240	6/23/09	\$610,000	\$575,000	3000	10	1987	3	13118	No	No	21826 NE 22ND ST
002	865161	0360	8/12/08	\$825,000	\$707,000	3060	10	1999	3	9892	No	No	20527 NE 32ND CT
002	865161	0350	5/16/08	\$830,000	\$692,000	3060	10	1999	3	8956	No	No	20535 NE 32ND CT
002	865161	1370	4/23/08	\$780,000	\$646,000	3060	10	2000	3	8557	No	No	20508 NE 26TH ST
002	205010	0400	12/8/08	\$893,000	\$793,000	3070	10	1996	3	14789	Yes	No	5109 189TH AVE NE
002	865161	0020	11/13/09	\$663,500	\$653,000	3080	10	1999	3	8252	No	No	20526 NE 33RD CT
002	635260	0280	5/12/08	\$850,000	\$708,000	3090	10	2001	3	7071	No	No	19163 NE 43RD CT
002	920650	0010	7/14/08	\$925,000	\$785,000	3100	10	2003	3	9000	No	No	19637 NE 44TH PL
002	327589	0350	12/23/09	\$640,000	\$638,000	3110	10	1993	3	8802	No	No	19126 NE 45TH PL
002	327589	0650	8/13/08	\$721,000	\$618,000	3130	10	1993	3	14014	No	No	4509 194TH WAY NE
002	951092	0120	10/21/09	\$640,000	\$626,000	3140	10	1994	3	14421	No	No	24115 SE 16TH PL
002	327589	0450	2/20/08	\$752,000	\$611,000	3160	10	1992	3	8476	No	No	4712 191ST PL NE
002	158700	0010	8/20/08	\$1,174,700	\$1,009,000	3180	10	2006	3	6874	Yes	No	19836 NE 42ND ST
002	920650	0170	5/27/08	\$999,950	\$837,000	3190	10	2006	3	8799	No	No	19720 NE 42ND WAY
002	062981	0680	9/11/08	\$780,000	\$674,000	3230	10	1999	3	9666	No	No	129 246TH WAY SE
002	865161	1270	7/7/08	\$830,000	\$703,000	3230	10	1999	3	10359	No	No	20615 NE 28TH CT
002	182930	0250	1/3/08	\$801,060	\$641,000	3230	10	1989	4	15617	Yes	No	22310 NE 31ST ST
002	327589	0670	4/14/09	\$645,000	\$595,000	3250	10	1993	3	12308	No	No	4504 194TH WAY NE
002	920650	0160	2/19/08	\$970,000	\$788,000	3250	10	2006	3	12422	No	No	19724 NE 42ND WAY

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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
002	721572	0040	8/21/08	\$660,000	\$567,000	3410	10	1999	3	10182	No	No	23984 SE 8TH PL
002	158700	0080	12/1/09	\$810,000	\$802,000	3420	10	2003	3	13668	No	No	4113 198TH CT NE
002	232700	0060	6/15/09	\$865,000	\$813,000	3430	10	2003	3	15144	No	No	24116 NE 1ST PL
002	750410	1410	5/5/09	\$562,500	\$522,000	3450	10	1983	3	11235	No	No	2731 223RD AVE NE
002	327589	0300	4/29/09	\$715,000	\$663,000	3450	10	1994	3	8841	No	No	19115 NE 45TH PL
002	920650	0180	12/8/08	\$1,080,000	\$959,000	3460	10	2006	3	6361	No	No	19716 NE 42ND WAY
002	750401	0650	3/12/08	\$787,000	\$643,000	3480	10	1975	4	11985	No	No	3126 211TH AVE NE
002	721572	0200	9/8/09	\$850,000	\$820,000	3490	10	2000	3	14140	No	No	23927 SE 8TH PL
002	062981	0900	6/28/09	\$725,000	\$684,000	3490	10	1998	3	9100	No	No	118 246TH WAY SE
002	865161	1090	7/25/08	\$803,000	\$684,000	3500	10	2000	3	6025	No	No	2734 206TH TER NE
002	158700	0130	6/2/08	\$1,120,000	\$939,000	3500	10	2005	3	34143	No	No	4138 198TH CT NE
002	327589	0620	6/11/08	\$787,000	\$661,000	3500	10	1994	3	9650	No	No	4527 194TH WAY NE
002	143758	0020	4/22/08	\$985,000	\$815,000	3530	10	2005	3	8619	No	No	265 259TH AVE NE
002	635260	0240	3/27/09	\$755,000	\$693,000	3540	10	2000	3	6851	No	No	19174 NE 43RD CT
002	062981	0250	8/31/09	\$750,000	\$722,000	3547	10	1998	3	12602	No	No	447 245TH AVE SE
002	865161	1240	7/28/09	\$785,000	\$748,000	3590	10	1998	3	7065	No	No	20630 NE 28TH CT
002	143758	0040	6/19/09	\$847,500	\$798,000	3620	10	2005	3	9817	No	No	257 259TH AVE NE
002	750410	0740	5/6/08	\$692,500	\$576,000	3670	10	1984	3	14280	No	No	2416 222ND AVE NE
002	143758	0240	8/27/09	\$770,000	\$740,000	3950	10	2004	3	8261	No	No	25803 NE 1ST PL
002	143758	0520	10/21/09	\$776,000	\$759,000	3970	10	2004	3	8204	No	No	207 259TH PL NE
002	865161	1990	1/10/08	\$1,005,000	\$806,000	3970	10	2002	3	11112	No	No	20500 NE 31ST ST
002	143758	0470	6/10/09	\$840,000	\$789,000	4030	10	2005	3	7401	No	No	238 259TH PL NE
002	290930	0070	7/15/08	\$890,000	\$756,000	4030	10	2001	3	7582	No	No	323 240TH PL SE
002	143758	0580	2/28/08	\$1,060,000	\$863,000	4140	10	2004	3	8670	No	No	202 259TH AVE NE
002	143758	0430	9/10/09	\$787,000	\$760,000	4150	10	2004	3	7363	No	No	206 259TH PL NE
002	158700	0140	5/12/08	\$1,360,000	\$1,133,000	4170	10	2006	3	23760	Yes	No	19829 NE 42ND WAY
002	205010	0460	6/26/09	\$925,000	\$873,000	4180	10	1997	3	12077	No	No	5318 188TH PL NE
002	716760	0010	2/26/08	\$928,700	\$756,000	4580	10	2003	3	8283	No	No	25854 NE 4TH PL
002	290930	0880	4/11/08	\$1,190,000	\$982,000	4860	10	2005	3	9162	No	No	118 239TH WAY SE
002	752499	0070	9/12/08	\$1,175,000	\$1,016,000	2190	11	1996	3	18320	Yes	No	1733 205TH PL NE

Improved Sales Used In This Physical Inspection 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
002	752595	0080	12/3/09	\$920,000	\$911,000	2720	11	1987	4	33104	Yes	No	1625 207TH AVE NE
002	743020	0100	3/13/09	\$1,000,000	\$914,000	3110	11	2007	3	9444	No	No	4539 205TH PL NE
002	750401	0570	8/5/08	\$1,055,000	\$902,000	3180	11	1978	4	12600	No	No	3004 211TH AVE NE
002	865161	0830	12/4/09	\$1,325,000	\$1,313,000	3270	11	1999	3	12424	No	No	2747 204TH LN NE
002	752675	0160	12/4/09	\$840,000	\$832,000	3400	11	1993	3	25353	Yes	No	1629 204TH AVE NE
002	752499	0050	9/23/09	\$1,535,000	\$1,489,000	3410	11	1997	3	43069	Yes	No	1736 205TH PL NE
002	743020	0090	9/19/08	\$1,535,000	\$1,330,000	3700	11	2008	3	9716	No	No	4547 205TH PL NE
002	062981	0030	6/30/08	\$926,100	\$783,000	3770	11	1997	3	13859	No	No	24627 SE 2ND PL
002	743020	0040	2/1/08	\$1,450,000	\$1,171,000	3820	11	2006	3	14465	No	No	4502 205TH PL NE
002	743020	0080	6/12/08	\$1,416,200	\$1,191,000	3830	11	2009	3	9044	No	No	4555 205TH PL NE
002	743020	0110	3/24/08	\$1,550,000	\$1,272,000	3940	11	2006	3	19664	No	No	4531 205TH PL NE
002	865161	1840	1/6/09	\$1,080,000	\$967,000	3950	11	2000	3	9953	No	No	20435 NE 31ST ST
002	800147	0610	12/10/09	\$1,199,950	\$1,191,000	4040	11	2002	3	10936	Yes	No	1915 205TH PL NE
002	062980	0280	10/6/09	\$1,185,000	\$1,154,000	4110	11	1998	3	26955	No	No	113 WINDSOR DR SE
002	743020	0070	3/4/09	\$1,250,000	\$1,139,000	4120	11	2008	3	14961	No	No	4563 205TH PL NE
002	062980	0310	11/4/09	\$980,000	\$962,000	4170	11	1997	3	23920	No	No	137 WINDSOR DR SE
002	865161	1890	9/15/09	\$1,250,000	\$1,209,000	4260	11	2000	3	11321	Yes	No	20430 NE 31ST ST
002	158700	0020	4/17/08	\$1,320,000	\$1,091,000	4310	11	2002	3	85813	Yes	No	19830 NE 42ND ST
002	062980	0520	7/30/08	\$1,260,000	\$1,075,000	4330	11	1997	3	26162	No	No	24637 SE 9TH PL
002	743020	0020	8/6/08	\$1,250,000	\$1,069,000	4460	11	2007	3	10496	No	No	4552 205TH PL NE
002	143758	0280	3/27/08	\$1,400,000	\$1,150,000	4470	11	2005	3	11807	No	No	25819 NE 1ST PL
002	143758	0380	4/21/08	\$1,350,000	\$1,118,000	4660	11	2004	3	12439	No	No	25935 NE 1ST PL
002	743020	0060	1/7/08	\$1,326,500	\$1,064,000	4750	11	2006	3	11063	No	No	4566 205TH PL NE
002	062980	0090	12/26/08	\$1,120,000	\$1,000,000	4090	12	1998	3	44287	No	No	24733 SE WINDSOR BLVD
002	062980	0230	11/12/08	\$1,711,000	\$1,508,000	4680	12	2007	3	25332	No	No	124 WINDSOR DR SE
002	062980	0640	3/27/08	\$2,167,500	\$1,781,000	5320	12	1999	3	26901	No	No	24510 SE WINDSOR BLVD
002	062980	0450	7/1/09	\$1,678,000	\$1,586,000	5950	12	1999	3	31763	No	No	811 WINDSOR DR SE
003	357530	2660	5/27/08	\$365,000	\$305,000	1250	6	1975	4	7500	No	No	804 207TH AVE NE
003	052406	9038	9/18/08	\$350,000	\$303,000	1310	6	1958	5	28920	No	No	21015 SE 14TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	357530	5050	10/22/09	\$290,000	\$283,000	1010	7	1975	3	10000	No	No	907 211TH AVE NE
003	432370	0170	12/8/09	\$337,000	\$334,000	1080	7	1977	4	17598	No	No	21228 NE 12TH ST
003	357530	2657	7/3/08	\$418,950	\$354,000	1110	7	1979	4	7500	No	No	812 207TH AVE NE
003	357530	2595	12/24/09	\$299,000	\$298,000	1140	7	1976	3	10000	No	No	902 207TH AVE NE
003	605465	0020	5/19/09	\$349,500	\$326,000	1140	7	1978	3	8400	No	No	415 222ND AVE NE
003	357530	2590	4/23/09	\$440,000	\$407,000	1180	7	1976	4	10000	No	No	910 207TH AVE NE
003	256134	0060	3/27/08	\$417,000	\$342,000	1210	7	1979	4	9961	No	No	804 216TH PL NE
003	357530	3806	6/1/09	\$320,000	\$299,000	1240	7	1974	4	10000	No	No	1019 209TH AVE NE
003	256132	0030	1/9/09	\$320,000	\$287,000	1240	7	1977	3	9504	No	No	21625 NE 8TH ST
003	605465	0430	2/6/08	\$367,000	\$297,000	1240	7	1977	3	8010	No	No	22113 NE 3RD PL
003	918651	0020	12/10/09	\$464,000	\$460,000	1260	7	1981	4	45311	No	No	21818 SE 1ST ST
003	856290	1850	9/3/08	\$516,500	\$445,000	1260	7	1987	4	10720	No	No	413 210TH AVE NE
003	256133	0020	4/8/08	\$428,950	\$353,000	1290	7	1977	3	9694	No	No	733 218TH AVE NE
003	332506	9060	3/3/08	\$497,500	\$405,000	1340	7	1962	4	43560	No	No	22055 SE 4TH ST
003	605465	0550	2/23/08	\$360,000	\$292,000	1340	7	1977	3	10200	No	No	230 222ND AVE NE
003	256133	0130	4/29/09	\$337,000	\$312,000	1350	7	1977	4	9694	No	No	732 218TH AVE NE
003	332506	9145	7/23/09	\$449,000	\$427,000	1380	7	1982	4	14230	No	No	420 222ND AVE NE
003	357530	5661	3/7/08	\$494,500	\$403,000	1430	7	1980	5	10000	No	No	1401 212TH AVE NE
003	750418	0170	10/6/08	\$366,000	\$318,000	1450	7	1989	3	19206	No	No	1107 216TH AVE NE
003	750418	0160	8/12/08	\$412,200	\$353,000	1450	7	1989	3	19210	No	No	1045 216TH AVE NE
003	357530	2757	7/7/08	\$414,000	\$350,000	1480	7	1971	4	7500	No	No	936 207TH PL NE
003	432370	0270	11/5/09	\$415,000	\$407,000	1540	7	1981	4	9288	No	No	21216 NE 10TH PL
003	357530	4150	3/4/08	\$452,555	\$369,000	1560	7	1970	4	7500	No	No	931 210TH AVE NE
003	332506	9143	4/10/09	\$380,000	\$350,000	1680	7	1983	4	39204	No	No	232 222ND PL NE
003	750418	0130	11/10/09	\$395,000	\$388,000	1710	7	1989	3	21485	Yes	No	1022 215TH AVE NE
003	357530	5509	11/21/08	\$470,000	\$415,000	2340	7	1978	4	12500	No	No	1515 212TH AVE NE
003	357530	1095	3/24/09	\$425,000	\$389,000	980	8	1979	4	10000	Yes	No	1207 206TH AVE NE
003	357530	5438	4/23/09	\$400,000	\$370,000	1110	8	2006	3	5000	No	No	1222 211TH AVE NE
003	358250	0170	6/11/08	\$485,000	\$407,000	1240	8	1987	3	35568	No	No	762 222ND PL NE
003	358250	0250	3/20/08	\$490,000	\$401,000	1280	8	1986	4	28860	No	No	715 222ND 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
003	322506	9259	10/2/08	\$680,000	\$591,000	1450	8	1972	4	10890	Yes	No	524 205TH AVE NE
003	358250	0030	5/19/08	\$585,000	\$488,000	1550	8	1980	4	13795	No	No	22245 NE 7TH ST
003	357530	5434	8/24/09	\$370,858	\$356,000	1580	8	2008	3	5000	No	No	1280 211TH AVE NE
003	357530	4679	11/26/08	\$406,000	\$359,000	1580	8	2005	3	11500	No	No	1548 209TH AVE NE
003	750446	0020	6/10/09	\$445,000	\$418,000	1680	8	1979	3	10135	No	No	1525 218TH PL NE
003	741200	0020	3/12/08	\$479,000	\$391,000	1760	8	1984	3	12342	No	No	918 218TH AVE NE
003	856290	2000	8/19/09	\$380,000	\$364,000	1780	8	1993	3	10720	No	No	421 209TH AVE NE
003	224970	0070	10/23/08	\$550,000	\$481,000	1890	8	1991	3	22500	No	No	102 206TH AVE NE
003	613450	0180	6/19/08	\$545,000	\$459,000	1970	8	2002	3	6600	No	No	2515 248TH PL NE
003	357530	1265	10/2/08	\$522,500	\$454,000	2084	8	1996	4	5000	Yes	No	1012 205TH AVE NE
003	342506	9028	4/23/08	\$659,000	\$546,000	2180	8	1992	3	75820	No	No	529 244TH AVE NE
003	613450	0040	9/4/09	\$450,000	\$434,000	2230	8	2002	3	6656	No	No	24821 NE 25TH ST
003	124070	0053	10/28/09	\$570,000	\$558,000	2270	8	1974	4	21779	No	No	21405 E MAIN DR
003	856290	1920	6/22/09	\$685,000	\$645,000	2390	8	2008	3	10720	No	No	442 209TH AVE NE
003	613450	0140	12/19/08	\$542,000	\$483,000	2550	8	2002	3	9543	No	No	2554 248TH TER NE
003	613450	0250	2/22/08	\$618,000	\$502,000	2550	8	2002	3	7150	No	No	2516 248TH PL NE
003	062720	0070	11/23/09	\$540,000	\$533,000	2560	8	2008	3	5145	No	No	23318 NE 7TH CT
003	357530	5228	7/15/08	\$499,800	\$424,000	2590	8	1990	4	15000	No	No	21014 NE 9TH ST
003	062720	0060	12/22/09	\$548,000	\$546,000	2600	8	2008	3	4793	No	No	23328 NE 7TH CT
003	357530	3975	3/27/08	\$580,000	\$476,000	2620	8	2007	3	5000	No	No	808 208TH AVE NE
003	062720	0050	12/17/09	\$540,000	\$537,000	2710	8	2009	3	4637	No	No	23338 NE 7TH CT
003	062720	0080	10/27/08	\$640,000	\$561,000	2710	8	2008	3	5402	No	No	23308 NE 7TH CT
003	856290	0190	11/21/08	\$644,000	\$569,000	2750	8	2003	3	11340	No	No	33 211TH PL NE
003	272506	9096	7/30/09	\$410,000	\$391,000	2950	8	1972	4	49658	No	No	1225 244TH AVE NE
003	357530	2392	10/21/08	\$609,500	\$533,000	2980	8	2007	3	5000	No	No	1452 207TH AVE NE
003	856290	1420	6/20/08	\$500,000	\$421,000	3000	8	1998	3	11310	No	No	33 210TH PL SE
003	272506	9142	12/26/08	\$575,000	\$513,000	3020	8	1991	3	35259	No	No	24123 NE 20TH ST
003	357530	2390	3/24/08	\$710,000	\$583,000	3060	8	2007	3	5000	No	No	1488 207TH AVE NE
003	342506	9081	4/1/08	\$950,000	\$781,000	3510	8	1985	4	54450	No	No	414 235TH AVE NE
003	867730	0390	12/22/09	\$379,000	\$377,000	1760	9	1983	3	12034	No	No	513 239TH 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
003	864440	0160	4/4/09	\$559,970	\$515,000	1810	9	1979	4	77101	No	No	21312 NE 6TH ST
003	867730	0930	6/5/08	\$595,000	\$499,000	1840	9	1983	3	12458	No	No	24209 NE 7TH PL
003	357530	5664	9/15/08	\$675,000	\$584,000	1890	9	1999	3	22649	No	No	1429 212TH AVE NE
003	541160	0270	4/25/09	\$456,000	\$422,000	1980	9	2004	3	4193	No	No	320 222ND AVE NE
003	867730	0590	2/17/09	\$460,000	\$417,000	2030	9	1984	3	12368	No	No	24244 NE 5TH PL
003	856290	1710	6/5/08	\$808,000	\$678,000	2150	9	1992	4	15451	No	No	422 210TH AVE NE
003	867730	0660	12/10/08	\$510,000	\$453,000	2170	9	1984	3	12200	No	No	24131 NE 6TH PL
003	554770	0240	12/29/08	\$518,000	\$463,000	2281	9	2000	3	6572	No	No	602 234TH PL NE
003	867730	0240	6/23/08	\$595,000	\$502,000	2330	9	1983	3	12367	No	No	421 238TH AVE NE
003	867730	0610	10/28/08	\$600,000	\$526,000	2400	9	1983	3	12430	No	No	24230 NE 5TH PL
003	262506	9028	7/27/09	\$570,000	\$543,000	2450	9	1988	4	54619	No	No	24412 NE 19TH ST
003	225150	0060	6/7/08	\$580,000	\$487,000	2460	9	1978	4	12150	No	No	20723 NE 2ND ST
003	554770	0200	9/11/08	\$547,000	\$473,000	2470	9	2000	3	5762	No	No	529 235TH AVE NE
003	262506	9096	7/10/09	\$650,000	\$616,000	2500	9	1988	4	54589	No	No	24426 NE 19TH ST
003	867730	0520	6/16/08	\$621,750	\$523,000	2520	9	1985	3	13124	No	No	416 242ND PL NE
003	918630	0310	10/14/09	\$510,000	\$497,000	2590	9	1979	4	26000	No	No	21821 NE 4TH ST
003	867730	0710	3/27/08	\$901,700	\$741,000	2600	9	2006	3	15416	No	No	24103 NE 6TH PL
003	918630	0360	6/17/09	\$589,000	\$554,000	2680	9	1987	4	47480	No	No	304 219TH AVE NE
003	554770	0260	11/21/09	\$490,000	\$483,000	2690	9	2000	3	5520	No	No	530 234TH PL NE
003	042406	9257	7/24/08	\$1,137,50	\$969,000	2780	9	2000	3	71438	No	No	1210 LANCASTER WAY SE
003	541160	0090	8/20/08	\$615,000	\$528,000	2810	9	2005	3	4585	No	No	22314 NE 6TH CT
003	541160	0160	2/29/08	\$689,000	\$561,000	2810	9	2005	3	4630	No	No	22325 NE 6TH CT
003	541160	0090	1/30/08	\$615,000	\$496,000	2810	9	2005	3	4585	No	No	22314 NE 6TH CT
003	272506	9131	6/19/09	\$635,000	\$598,000	2900	9	1985	4	81675	No	No	23909 NE 14TH ST
003	262506	9108	12/19/08	\$640,000	\$570,000	2900	9	2007	3	15006	No	No	1224 244TH AVE NE
003	262506	9109	7/8/08	\$635,000	\$538,000	2900	9	2007	3	15020	No	No	1216 244TH AVE NE
003	185308	0980	10/27/09	\$630,000	\$617,000	2910	9	2008	3	5378	No	No	1821 211TH AVE SE
003	856290	1560	8/4/09	\$715,000	\$683,000	2930	9	2007	3	6908	No	No	424 211TH AVE NE
003	357530	2360	6/23/09	\$406,500	\$383,000	2940	9	2001	3	13000	Yes	No	1512 207TH AVE NE
003	856290	0600	10/16/09	\$850,000	\$830,000	2980	9	2007	3	11256	Yes	No	251 210TH 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
003	856290	1290	1/23/08	\$650,000	\$523,000	3010	9	2004	3	10800	No	No	48 210TH PL NE
003	856290	0345	3/26/08	\$750,000	\$616,000	3070	9	2007	3	10376	No	No	52 210TH PL NE
003	131380	0030	11/5/09	\$610,000	\$599,000	3110	9	2005	3	6571	No	No	426 209TH PL SE
003	918630	0040	6/17/09	\$572,500	\$539,000	3220	9	1980	4	35000	No	No	21911 NE 1ST ST
003	131380	0090	10/21/09	\$610,000	\$596,000	3300	9	2005	3	7476	No	No	411 209TH PL SE
003	185308	1200	5/27/09	\$650,000	\$608,000	3340	9	2008	3	5000	No	No	1641 208TH PL SE
003	124010	0106	6/30/08	\$575,000	\$486,000	3420	9	1981	3	18111	No	No	21630 NE 11TH PL
003	185308	0970	4/22/08	\$801,175	\$663,000	3470	9	2007	3	5807	No	No	1811 211TH AVE SE
003	645355	0170	9/4/08	\$799,950	\$690,000	3480	9	2007	3	8649	No	No	21420 SE 3RD PL
003	856290	1280	1/4/08	\$600,000	\$480,000	3540	9	1991	3	10800	No	No	42 210TH PL SE
003	185308	1190	5/20/09	\$680,000	\$634,000	3580	9	2007	3	5000	No	No	1621 208TH PL SE
003	185308	0870	3/20/08	\$739,950	\$606,000	3580	9	2007	3	6341	No	No	1834 211TH AVE SE
003	185308	1050	5/27/09	\$750,000	\$701,000	3610	9	2008	3	5500	No	No	1931 211TH AVE SE
003	185308	1060	7/11/08	\$818,950	\$695,000	3810	9	2007	3	7728	No	No	1951 211TH AVE SE
003	025540	0180	2/26/08	\$845,000	\$688,000	3840	9	2003	3	7748	No	No	21110 SE 5TH ST
003	185308	0990	6/23/09	\$765,000	\$721,000	3850	9	2007	3	5922	No	No	1831 211TH AVE SE
003	815585	0110	11/1/08	\$692,000	\$607,000	2460	10	1990	3	15585	No	No	24508 NE 11TH ST
003	815585	0160	7/3/08	\$690,000	\$584,000	2880	10	1992	3	15011	No	No	24514 NE 11TH PL
003	111850	0310	4/24/08	\$750,000	\$621,000	2920	10	1991	3	25719	No	No	24002 NE 30TH PL
003	185308	0650	11/2/09	\$750,000	\$736,000	3040	10	2009	3	7713	No	No	2043 211TH PL SE
003	111850	0170	4/16/08	\$738,000	\$610,000	3060	10	1991	3	14500	No	No	23956 NE 31ST WAY
003	185290	0040	9/9/09	\$675,000	\$651,000	3160	10	1992	3	18666	No	No	25827 NE 9TH ST
003	185290	0310	12/10/09	\$680,000	\$675,000	3190	10	1992	3	18106	No	No	823 258TH AVE NE
003	185308	0770	3/19/09	\$745,000	\$682,000	3250	10	2007	3	6000	No	No	2028 211TH PL SE
003	185308	0770	5/23/08	\$885,000	\$740,000	3250	10	2007	3	6000	No	No	2028 211TH PL SE
003	815585	0100	3/26/08	\$702,000	\$576,000	3280	10	1990	3	15395	No	No	24524 NE 11TH ST
003	558140	0540	3/24/08	\$725,000	\$595,000	3280	10	1991	3	11990	No	No	321 210TH CT SE
003	042406	9188	12/21/09	\$1,400,000	\$1,395,000	3320	10	1993	3	172062	No	No	21819 SE 13TH PL
003	042406	9188	6/3/08	\$1,387,000	\$1,163,000	3320	10	1993	3	172062	No	No	21819 SE 13TH PL
003	185308	0700	4/21/08	\$969,000	\$802,000	3320	10	2007	3	5819	No	No	2093 211TH PL SE

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Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	124010	0143	2/6/08	\$909,950	\$736,000	3350	10	2008	3	8195	No	No	21923 NE 11TH ST
003	558140	0090	5/8/08	\$756,550	\$629,000	3360	10	1995	3	15347	No	No	210 209TH PL SE
003	185308	0680	8/19/08	\$1,195,000	\$1,026,000	3460	10	2008	3	11347	No	No	2073 211TH PL SE
003	185308	0660	11/20/08	\$1,440,000	\$1,272,000	3470	10	2008	3	14023	No	No	2053 211TH PL SE
003	645355	0130	6/24/09	\$875,000	\$825,000	3500	10	2008	3	8582	No	No	21500 SE 3RD PL
003	185308	0630	8/19/08	\$975,000	\$837,000	3500	10	2007	3	6000	No	No	2023 211TH PL SE
003	272506	9173	2/27/08	\$963,500	\$784,000	3560	10	2006	3	10767	No	No	23724 NE 22ND ST
003	232506	9010	11/6/08	\$820,000	\$721,000	3620	10	2005	3	268765	No	No	3116 244TH AVE NE
003	111850	0360	2/21/08	\$765,000	\$622,000	3620	10	1990	3	14266	No	No	24033 NE 29TH ST
003	185308	0720	8/25/08	\$975,000	\$838,000	3670	10	2007	3	8829	No	No	2088 211TH PL SE
003	185308	0600	11/12/09	\$849,500	\$836,000	3680	10	2007	3	8162	No	No	21053 SE 20TH ST
003	185308	0710	6/26/08	\$959,950	\$811,000	3700	10	2007	3	6596	No	No	2098 211TH PL SE
003	185308	0640	6/9/09	\$980,000	\$920,000	3810	10	2008	3	8019	No	No	2033 211TH PL SE
003	856290	0280	6/15/09	\$780,000	\$733,000	3830	10	2005	3	11340	No	No	235 211TH PL NE
003	645355	0110	4/8/08	\$968,950	\$799,000	3830	10	2008	3	6513	No	No	21540 SE 3RD PL
003	645355	0060	5/26/09	\$899,000	\$840,000	3860	10	2008	3	8346	Yes	No	21541 SE 3RD PL
003	645355	0160	9/30/09	\$752,000	\$731,000	3869	10	2007	3	8073	No	No	21440 SE 3RD PL
003	645355	0160	2/26/08	\$949,000	\$772,000	3869	10	2007	3	8073	No	No	21440 SE 3RD PL
003	124070	0076	12/29/09	\$860,000	\$859,000	3870	10	2006	3	16253	No	No	21764 SE 4TH PL
003	645355	0070	2/22/08	\$1,189,983	\$967,000	3930	10	2007	3	8218	Yes	No	21561 SE 3RD PL
003	124070	0145	6/16/09	\$839,950	\$790,000	3940	10	2003	3	17954	No	No	504 215TH CT SE
003	645355	0120	3/20/08	\$1,010,000	\$828,000	4070	10	2008	3	8394	No	No	21520 SE 3RD PL
003	124070	0091	12/15/08	\$1,020,000	\$908,000	4240	10	2006	3	17452	No	No	21763 SE 4TH PL
003	124010	0099	5/1/08	\$950,000	\$789,000	4570	10	2003	3	27369	No	No	21614 NE 14TH PL
003	558140	0380	3/2/09	\$850,000	\$774,000	3130	11	1995	3	45586	Yes	No	20719 SE 3RD WAY
003	131103	0330	6/16/09	\$755,000	\$710,000	3800	11	1998	3	17062	No	No	2036 247TH PL NE
003	342506	9072	4/22/08	\$1,440,000	\$1,192,000	3993	11	2007	3	27413	No	No	104 239TH WAY SE
003	131103	0420	7/17/08	\$990,000	\$841,000	4000	11	1998	3	14824	No	No	2210 246TH PL NE
003	124070	0101	2/26/08	\$1,335,000	\$1,087,000	4190	11	2007	3	16087	No	No	21767 SE 4TH PL
003	042406	9228	11/23/09	\$1,000,000	\$988,000	4230	11	1999	3	132228	No	No	21631 SE 8TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	262506	9055	11/20/08	\$1,120,000	\$989,000	4310	11	2004	3	48967	No	No	24637 NE 18TH ST
003	342506	9083	9/10/08	\$1,250,000	\$1,080,000	4610	11	1985	4	284011	No	No	23711 NE 4TH ST
003	124070	0103	6/17/08	\$1,575,000	\$1,327,000	4690	11	2007	3	17377	No	No	21748 SE 4TH PL
003	342506	9084	4/24/08	\$1,304,000	\$1,080,000	4990	11	2007	3	27500	No	No	106 239TH WAY SE
003	124070	0089	11/17/08	\$1,695,000	\$1,496,000	5170	11	2008	3	16953	No	No	21732 SE 4TH PL
003	131103	0190	12/14/09	\$1,550,000	\$1,541,000	5108	12	2001	3	47767	No	No	24817 NE 20TH ST
003	352506	9031	2/24/09	\$3,000,000	\$2,729,000	5650	13	2005	3	237838	No	No	713 250TH AVE NE

Improved Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	031950	0620	8/19/2008	\$630,000	RELOCATION - SALE TO SERVICE
002	062980	0360	7/23/2008	\$1,250,000	NO MARKET EXPOSURE
002	062981	0740	8/20/2009	\$660,162	NO MARKET EXPOSURE
002	143758	0040	9/29/2009	\$670,000	QUESTIONABLE PER APPRAISAL
002	143758	0430	3/25/2009	\$928,333	RELOCATION - SALE TO SERVICE
002	143758	0470	6/10/2009	\$840,000	RELOCATION - SALE TO SERVICE
002	158700	0070	12/16/2009	\$875,000	RELOCATION - SALE TO SERVICE
002	158700	0080	12/4/2009	\$810,000	RELOCATION - SALE TO SERVICE
002	158700	0110	7/7/2009	\$743,000	NON-REPRESENTATIVE SALE
002	158700	0130	5/24/2008	\$1,120,000	RELOCATION - SALE TO SERVICE
002	170305	0450	1/2/2009	\$535,000	RELOCATION - SALE TO SERVICE
002	178540	0470	3/2/2009	\$194,637	QUIT CLAIM DEED
002	182930	0070	12/8/2008	\$151,748	QUIT CLAIM DEED; PARTIAL INTEREST
002	185490	0110	12/1/2008	\$600,000	RELOCATION - SALE TO SERVICE
002	185490	0490	3/7/2009	\$530,000	RELOCATION - SALE TO SERVICE
002	193905	0030	9/16/2009	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	193911	0310	11/11/2008	\$512,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	193912	0370	5/3/2008	\$478,000	RELOCATION - SALE TO SERVICE
002	193912	0380	12/2/2009	\$427,000	FINANCIAL INSTITUTION RESALE
002	195441	0240	12/14/2008	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	195442	0120	10/17/2008	\$169,412	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	195443	0240	8/20/2009	\$350,000	SHORT SALE
002	195443	0370	9/15/2009	\$480,000	RELOCATION - SALE TO SERVICE
002	205010	0460	12/22/2008	\$1,050,000	RELOCATION - SALE TO SERVICE
002	290930	0420	9/12/2008	\$752,500	RELOCATION - SALE TO SERVICE
002	290930	0500	6/24/2008	\$878,750	RELOCATION - SALE TO SERVICE
002	306640	0500	6/28/2008	\$566,500	RELOCATION - SALE TO SERVICE
002	306641	0780	7/10/2009	\$520,000	NON-REPRESENTATIVE SALE
002	327589	0300	4/18/2008	\$799,990	RELOCATION - SALE TO SERVICE
002	327589	0400	4/9/2008	\$520,000	RELOCATION - SALE TO SERVICE
002	327589	0620	5/2/2008	\$785,000	RELOCATION - SALE TO SERVICE
002	571190	0280	2/4/2008	\$659,000	RELOCATION - SALE TO SERVICE
002	635260	0280	4/22/2008	\$850,000	RELOCATION - SALE TO SERVICE
002	660022	0310	12/7/2009	\$143,425	NO MARKET EXPOSURE
002	664620	0790	2/18/2009	\$559,775	RELOCATION - SALE TO SERVICE
002	681780	0520	12/8/2009	\$291,598	NO MARKET EXPOSURE
002	716760	0010	2/26/2008	\$1,000,000	RELOCATION - SALE TO SERVICE
002	721572	0180	6/2/2009	\$747,500	RELOCATION - SALE TO SERVICE
002	721572	1560	7/15/2008	\$510,000	RELOCATION - SALE TO SERVICE
002	721573	0930	9/9/2008	\$399,000	RELOCATION - SALE TO SERVICE
002	750400	1190	9/24/2008	\$392,700	EXEMPT FROM EXCISE TAX
002	750401	0080	2/13/2009	\$540,000	NON-REPRESENTATIVE SALE
002	750401	0270	9/18/2009	\$471,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750402	0210	7/28/2009	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750402	0310	4/14/2009	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed From This Physical Inspection Analysis
Area 35**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	750402	1390	8/27/2009	\$469,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750410	0790	5/13/2009	\$451,500	NON-REPRESENTATIVE SALE
002	750410	1680	9/2/2009	\$406,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	771580	0610	9/4/2009	\$369,000	RELOCATION - SALE TO SERVICE
002	807846	0610	9/4/2009	\$486,000	RELOCATION - SALE TO SERVICE
002	807846	0620	10/29/2008	\$533,750	RELOCATION - SALE TO SERVICE
002	863575	0650	8/13/2008	\$629,950	RELOCATION - SALE TO SERVICE
002	863575	0760	8/5/2009	\$425,000	RELOCATION - SALE TO SERVICE
002	865151	0750	4/30/2009	\$510,000	RELOCATION - SALE TO SERVICE
002	865152	0120	2/22/2008	\$235,000	QUIT CLAIM DEED
002	865161	0360	7/22/2008	\$825,000	RELOCATION - SALE TO SERVICE
002	865161	1240	7/24/2009	\$785,000	RELOCATION - SALE TO SERVICE
002	865161	1270	7/2/2008	\$830,000	RELOCATION - SALE TO SERVICE
002	865161	1300	11/16/2009	\$788,000	RELOCATION - SALE TO SERVICE
002	865161	1540	5/27/2008	\$837,500	RELOCATION - SALE TO SERVICE
002	865161	1990	6/11/2009	\$830,250	NON-REPRESENTATIVE SALE
002	896198	0300	6/6/2008	\$645,000	RELOCATION - SALE TO SERVICE
002	920650	0080	7/7/2009	\$1,150,000	RELOCATION - SALE BY SERVICE
003	042406	9188	6/3/2008	\$1,387,000	RELOCATION - SALE TO SERVICE
003	111850	0300	4/30/2009	\$575,000	NO MARKET EXPOSURE
003	124010	0068	5/6/2009	\$250,270	QUIT CLAIM DEED
003	124070	0022	4/10/2008	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	124070	0028	2/24/2009	\$1,222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	124070	0145	6/12/2009	\$839,950	RELOCATION - SALE TO SERVICE
003	124110	0030	6/9/2009	\$590,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	124110	0030	8/1/2008	\$470,100	BANKRUPTCY - RECEIVER OR TRUSTEE
003	147315	0100	1/14/2009	\$125,750	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
003	222506	9031	10/23/2008	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	224985	0120	12/30/2009	\$349,000	FINANCIAL INSTITUTION RESALE
003	225150	0060	6/7/2008	\$580,000	RELOCATION - SALE TO SERVICE
003	225150	0280	12/5/2008	\$292,326	QUIT CLAIM DEED; PARTIAL INTEREST
003	272506	9095	11/25/2009	\$820,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	332506	9060	3/3/2008	\$497,500	QUIT CLAIM DEED EXEMPT FROM EXCISE TAX
003	352506	9041	9/22/2008	\$867,000	MULTI-PARCEL SALE
003	357470	0030	9/21/2009	\$67,512	QUIT CLAIM - DEED DIVORCE
003	357530	3424	11/3/2008	\$799,000	MULTI-PARCEL SALE
003	432370	0020	8/13/2008	\$395,000	NO MARKET EXPOSURE
003	432370	0260	9/11/2008	\$335,000	SHORT SALE
003	541160	0090	6/12/2008	\$605,000	RELOCATION - SALE TO SERVICE
003	645355	0160	9/24/2009	\$752,000	RELOCATION - SALE TO SERVICE
003	750418	0130	11/2/2009	\$395,000	RELOCATION - SALE TO SERVICE
003	856290	0190	10/14/2008	\$644,000	RELOCATION - SALE TO SERVICE
003	856290	0240	6/17/2009	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	856290	0960	5/11/2009	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	856290	1640	6/25/2009	\$725,000	NO MARKET EXPOSURE
003	856290	1750	6/10/2008	\$416,000	NO MARKET EXPOSURE
003	856290	2050	8/25/2009	\$489,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	864440	0160	9/10/2009	\$508,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.6%. 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 Physical Inspection 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 – 2.7%. This decrease is due partly to market changes over time and the previous assessment levels.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Ratio studies of assessments before and after this physical inspection are included later in this report

Area 35 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 91.6% in Area 35 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
All	635	92%	91%	92%
Bldg Grade	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
6	2	86%	0%	236%
7	57	91%	89%	93%
8	191	93%	92%	94%
9	215	92%	91%	94%
10	129	91%	90%	93%
11	35	90%	85%	95%
12	5	86%	67%	104%
13	1	Insuff data		
Year Built or Year Renovated	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<=1980	73	90%	88%	92%
1981-1990	220	93%	92%	94%
1991-2000	160	91%	89%	92%
>2000	182	91%	90%	93%
Condition	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Average	529	92%	91%	92%
Good	103	92%	90%	95%
Very Good	3	85%	63%	107%

Area 35 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 91.6% in Area 35 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Stories	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	131	91%	90%	92%
1.5	14	97%	89%	104%
>=2	490	92%	91%	92%
Above Grade Living Area	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<=1000	8	90%	85%	96%
1001-1500	79	91%	89%	93%
1501-2000	88	91%	90%	93%
2001-2500	139	92%	91%	93%
2501-3000	151	94%	92%	96%
3001-4000	131	91%	89%	93%
>4000	39	88%	84%	92%
View Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	602	92%	91%	93%
Y	33	86%	82%	91%
Wft Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	635	92%	91%	92%

Area 35 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 91.6% in Area 35 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Sub	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
002	476	92%	91%	93%
003	159	91%	89%	93%
Lot Size	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
03000-05000	48	92%	90%	94%
05001-08000	165	93%	92%	94%
08001-12000	239	93%	92%	94%
12001-16000	105	91%	89%	93%
16001-20000	26	89%	84%	93%
20001-30000	20	88%	84%	93%
30001-49559	8	87%	75%	98%
1AC-3AC	18	92%	85%	99%
>3.01AC	6	82%	48%	116%

Physical Inspection Ratio Study Report (Before)

2009 Assessment

District/Team:	NE Team 2	Appr. Date:	01/01/2009	Date of Report:	7/13/2010	Sales Dates:	01/2008 - 12/2009
Area	N Sammamish/Area 35	Appr ID:	JRAM	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES
SAMPLE STATISTICS							
Sample size (n)	635						
Mean Assessed Value	527,900						
Mean Adj. Sales Price	569,100						
Standard Deviation A V	231,465						
Standard Deviation SP	234,245						
ASSESSMENT LEVEL							
Arithmetic Mean Ratio	0.932						
Median Ratio	0.932						
Weighted Mean Ratio	0.928						
UNIFORMITY							
Lowest ratio	0.624						
Highest ratio:	1.582						
Coefficient of Dispersion	7.80%						
Standard Deviation	0.097						
Coefficient of Variation	10.39%						
Price Related Differential (PRD)	1.005						
RELIABILITY							
95% Confidence: Median							
Lower limit	0.921						
Upper limit	0.940						
95% Confidence: Mean							
Lower limit	0.925						
Upper limit	0.940						
SAMPLE SIZE EVALUATION							
N (population size)	7919						
B (acceptable error - in decimal)	0.05						
S (estimated from this sample)	0.097						
Recommended minimum:	15						
Actual sample size:	635						
Conclusion:	OK						
NORMALITY							
Binomial Test							
# ratios below mean:	318						
# ratios above mean:	317						
z:	0.040						
Conclusion:	Normal*						
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.60 - 0.70	34
0.70 - 0.80	193
0.80 - 0.90	260
0.90 - 1.00	119
1.00 - 1.10	15

Ratio

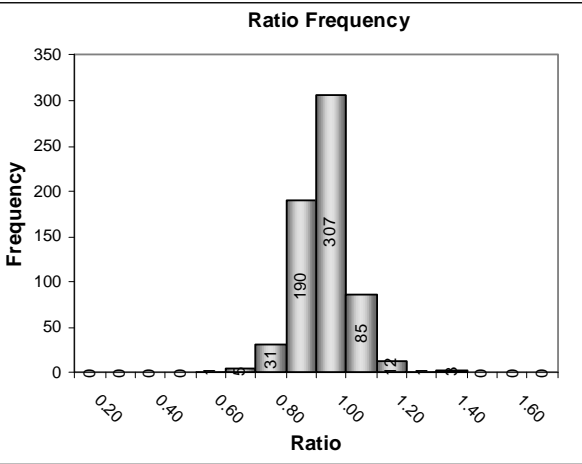
COMMENTS:

1 to 3 Unit Residences throughout area 35

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

Physical Inspection Ratio Study Report (After)

2010 Assessment

District/Team: NE Team 2	Appr. Date: 01/01/2010	Date of Report: 7/13/2010	Sales Dates: 01/2008-12/2009
Area N Sammamish/Area 35	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>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 labeled as 31, 190, 307, and 85 respectively. There are also smaller bars at ratios 0.70, 1.10, and 1.20 with frequencies of 5, 10, and 5 respectively.</p>	
Sample size (n)	635		
Mean Assessed Value	521,500		
Mean Adj. Sales Price	569,100		
Standard Deviation AV	191,007		
Standard Deviation SP	234,245		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.927		
Median Ratio	0.931		
Weighted Mean Ratio	0.916		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 35 Uniformity has improved by application of the recommended values. (example prev. COV/COD now improved) Sales Prices are adjusted for time to the Assesment Date of 1/1/2010	
Lowest ratio	0.591		
Highest ratio:	1.384		
Coefficient of Dispersion	6.68%		
Standard Deviation	0.085		
Coefficient of Variation	9.14%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.922		
Upper limit	0.936		
95% Confidence: Mean			
Lower limit	0.921		
Upper limit	0.934		
SAMPLE SIZE EVALUATION			
N (population size)	7919		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.085		
Recommended minimum:	11		
Actual sample size:	635		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	308		
# ratios above mean:	327		
z:	0.754		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Mobile Home Analysis

Scope of Mobile Home Data

Out of 7919 improved properties in Area 35 only 38 were Mobile Home or less than .5% of the population. There was 1 mobile home sale, not enough for a separate analysis. Sales used were from 1/1/2008 to 1/1/2010.

Model Development, Description and Conclusions

Mobile homes were updated using the Boeckh's Mobile Home Value calculator. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel was field inspected and a value was selected based on general and specific data pertaining to the parcel, neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Due to the lack of Mobile homes sales, Mobile homes were valued using the area land schedule plus previous improvement value.

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

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.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*



King County

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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