

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Lake Sammamish\Redmond/ 47

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 250

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$307,300	\$302,000	\$609,300			
2010 Value	\$319,500	\$317,100	\$636,600	\$694,000	91.7%	10.25%
Change	+\$12,200	+\$15,100	+\$27,300			
% Change	+4.0%	+5.0%	+4.5%			

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

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

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

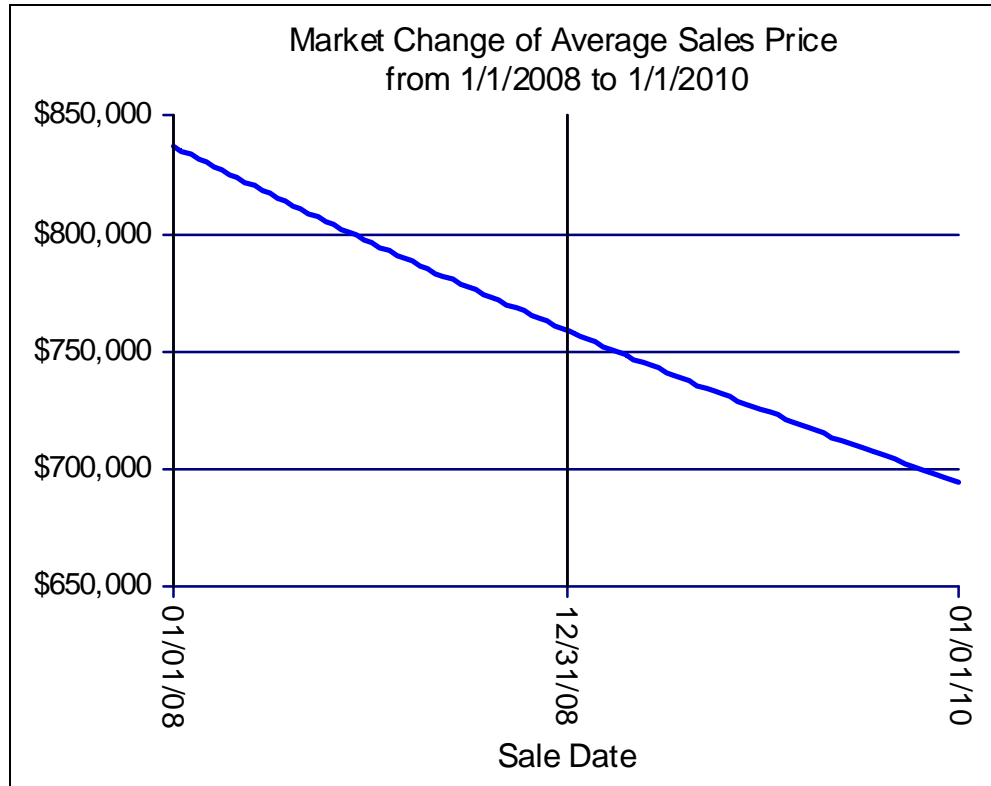
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$366,400	\$309,800	\$676,200
2010 Value	\$382,400	\$324,300	\$706,700
Percent Change	+4.4%	+4.7%	+4.5%

Number of one to three unit residences in the Population: 4633

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

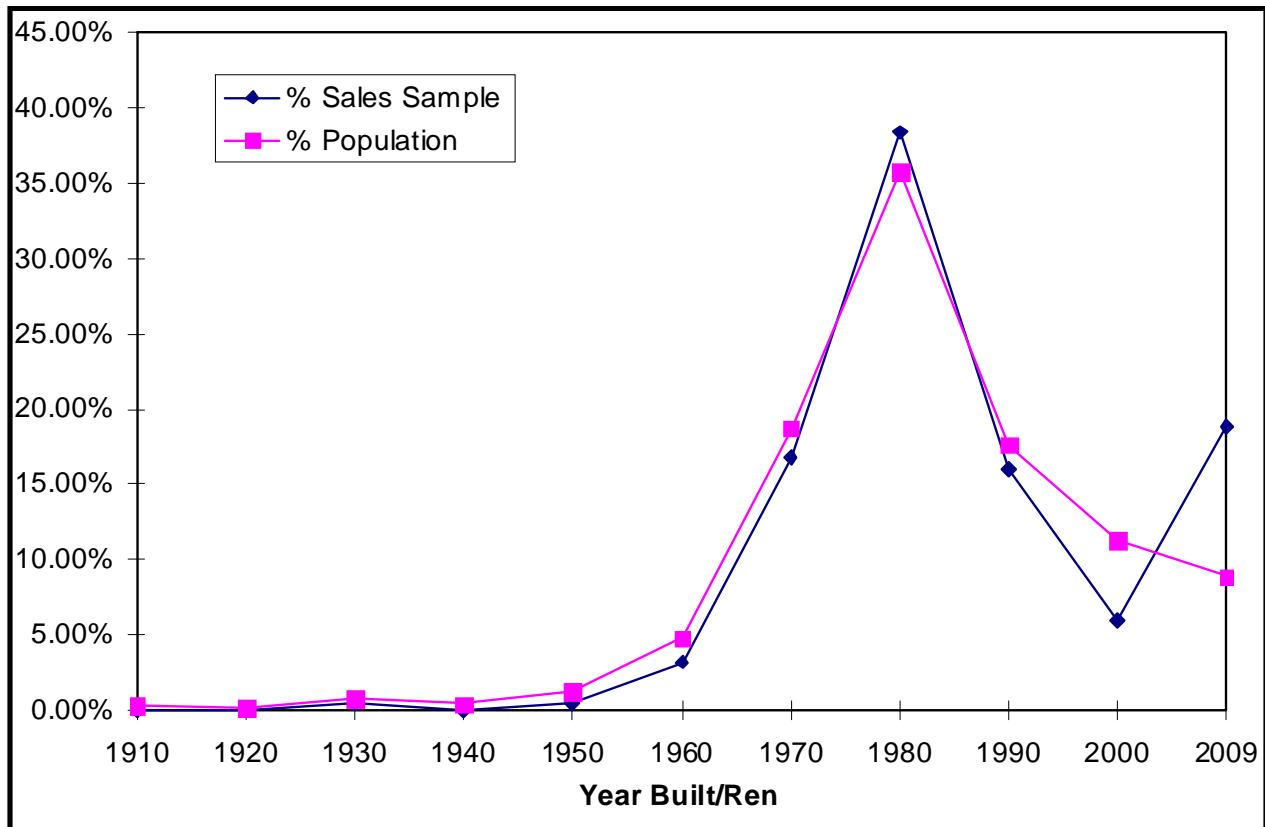
**Market Change of Average Sale Price in Area 47
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.40%
1940	0	0.00%
1950	1	0.40%
1960	8	3.20%
1970	42	16.80%
1980	96	38.40%
1990	40	16.00%
2000	15	6.00%
2009	47	18.80%
	250	

Population		
Year Built/Ren	Frequency	% Population
1910	13	0.28%
1920	8	0.17%
1930	36	0.78%
1940	18	0.39%
1950	58	1.25%
1960	222	4.79%
1970	869	18.76%
1980	1658	35.79%
1990	817	17.63%
2000	523	11.29%
2009	411	8.87%
	4633	

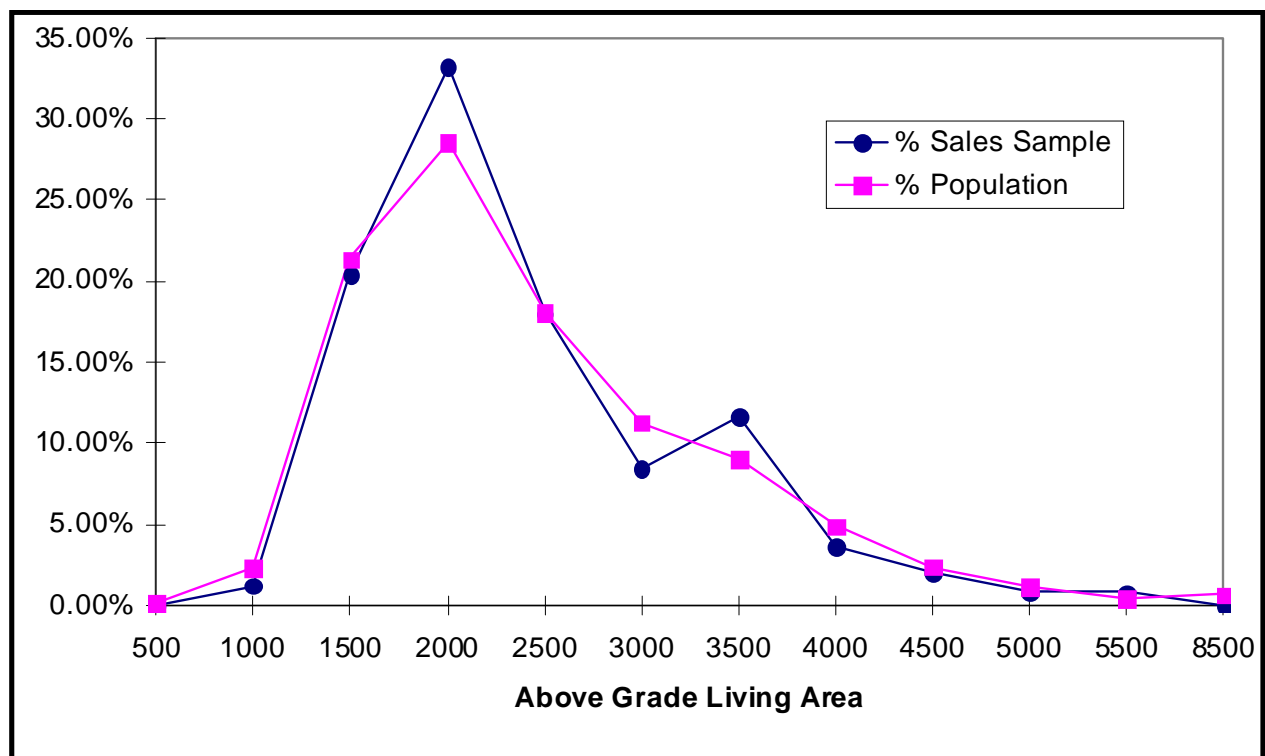


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	1.20%
1500	51	20.40%
2000	83	33.20%
2500	45	18.00%
3000	21	8.40%
3500	29	11.60%
4000	9	3.60%
4500	5	2.00%
5000	2	0.80%
5500	2	0.80%
8500	0	0.00%
	250	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	108	2.33%
1500	989	21.35%
2000	1324	28.58%
2500	837	18.07%
3000	522	11.27%
3500	416	8.98%
4000	225	4.86%
4500	109	2.35%
5000	53	1.14%
5500	17	0.37%
8500	29	0.63%
	4633	

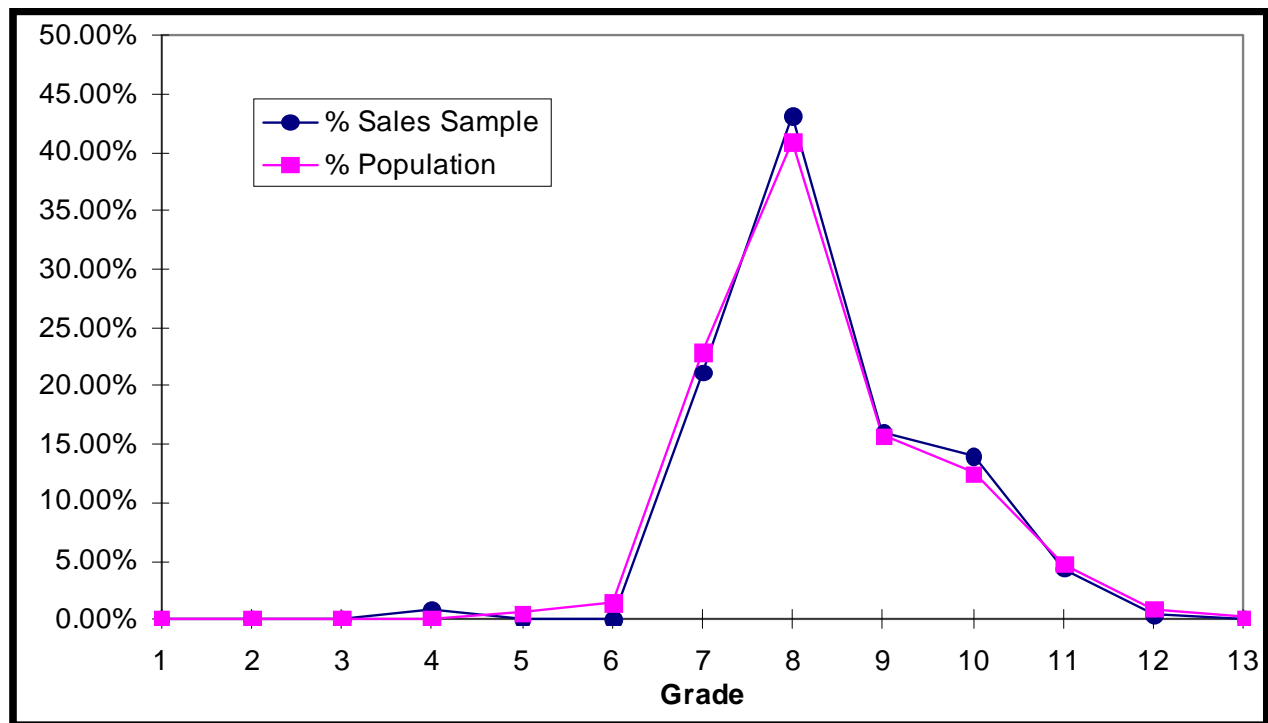


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

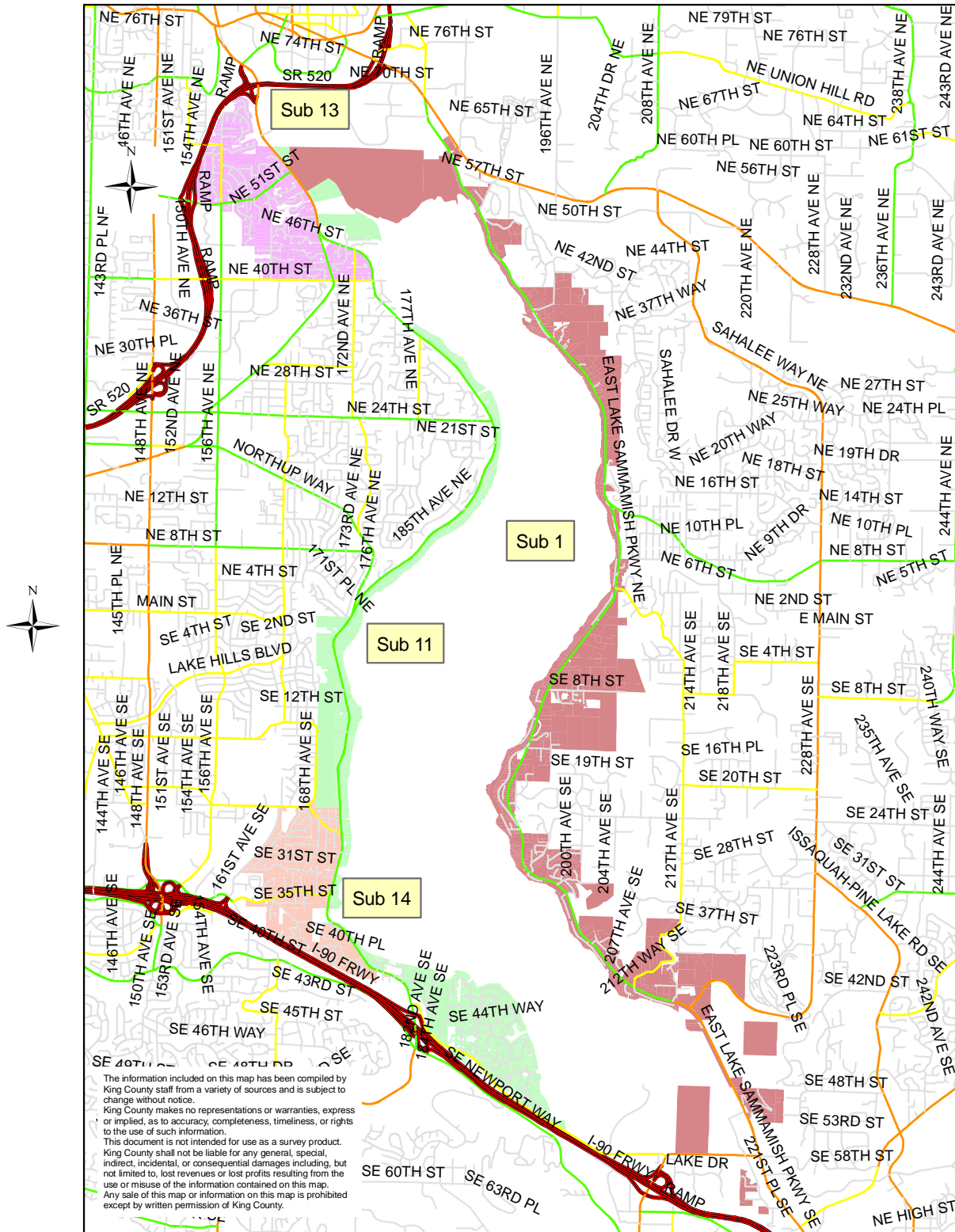
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.80%
5	0	0.00%
6	0	0.00%
7	53	21.20%
8	108	43.20%
9	40	16.00%
10	35	14.00%
11	11	4.40%
12	1	0.40%
13	0	0.00%
250		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	2	0.04%
5	27	0.58%
6	67	1.45%
7	1061	22.90%
8	1894	40.88%
9	730	15.76%
10	579	12.50%
11	221	4.77%
12	44	0.95%
13	7	0.15%
4633		



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

Area 47



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 12, 2010

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2008 through 1/1/10 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Analysis indicates land values are below current market levels as of 1/1/10. Based on the 9 useable land sales available in the area, an overall market adjustment was derived. This resulted in an overall +4.4% increase in land assessments in the area for the 2010 Assessment Year. The formula is:

2010 Land Value = 2009 Land Value x 1.045, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 250 usable residential sales in the area.

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

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.884623 X .925*

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 31

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.045$.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.045$
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), no adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, no adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then no adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

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

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.045$

Model Validation

The resulting assessment level is 91.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of +4.5%.

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

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

Area 47 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall or Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved.

Standard Area Adjustment

4.56%

Comments

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 47 Sale Price changes (Relative to 1/1/2010 valuation date.)

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

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.829	-17.1%
2/1/2008	0.836	-16.4%
3/1/2008	0.843	-15.7%
4/1/2008	0.850	-15.0%
5/1/2008	0.857	-14.3%
6/1/2008	0.865	-13.5%
7/1/2008	0.872	-12.8%
8/1/2008	0.879	-12.1%
9/1/2008	0.886	-11.4%
10/1/2008	0.893	-10.7%
11/1/2008	0.900	-10.0%
12/1/2008	0.907	-9.3%
1/1/2009	0.915	-8.5%
2/1/2009	0.922	-7.8%
3/1/2009	0.928	-7.2%
4/1/2009	0.936	-6.4%
5/1/2009	0.943	-5.7%
6/1/2009	0.950	-5.0%
7/1/2009	0.957	-4.3%
8/1/2009	0.964	-3.6%
9/1/2009	0.971	-2.9%
10/1/2009	0.978	-2.2%
11/1/2009	0.986	-1.4%
12/1/2009	0.993	-0.7%
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.

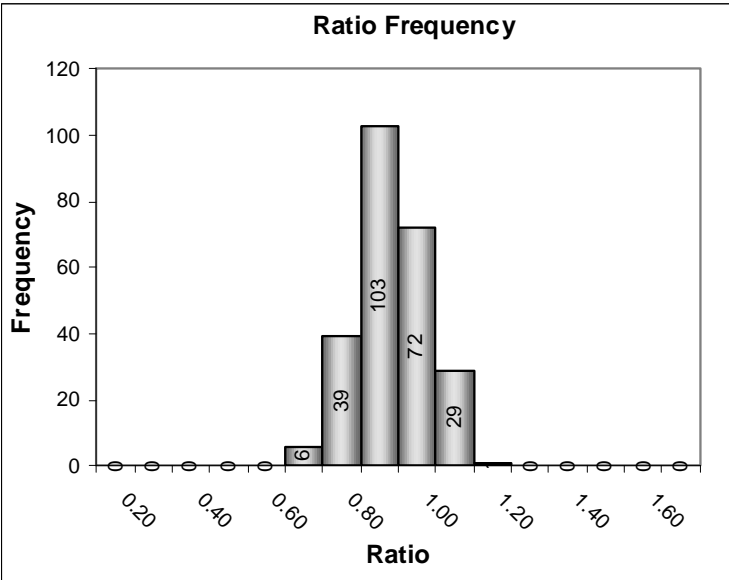
Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.850	\$446,000
Sale 2	\$475,000	10/1/2009	0.978	\$465,000
Sale 3	\$515,000	7/1/2009	0.957	\$493,000

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

The time adjustment formula for Area 47 is $(0.8846234 + 0.0002067867 * \text{SaleDay}) / 0.8846234$
 $\text{SaleDay} = \text{SaleDate} - 40179$

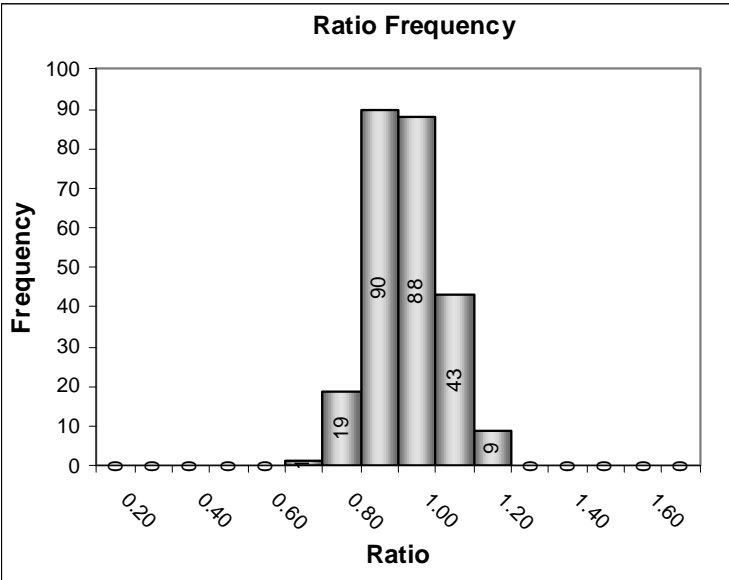
Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NE/ Team 2	Appr. Date: 1/1/2009	Date of Report: 4/12/2010	Sales Dates: 1/2008 - 12/2009
Area 47	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	250		
Mean Assessed Value	609,300		
Mean Adj. Sales Price	694,000		
Standard Deviation AV	369,192		
Standard Deviation SP	431,793		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.885		
Median Ratio	0.878		
Weighted Mean Ratio	0.878		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 47 Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
Lowest ratio	0.651		
Highest ratio:	1.103		
Coefficient of Dispersion	8.30%		
Standard Deviation	0.091		
Coefficient of Variation	10.25%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.861		
Upper limit	0.894		
95% Confidence: Mean			
Lower limit	0.873		
Upper limit	0.896		
SAMPLE SIZE EVALUATION			
N (population size)	4633		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.091		
Recommended minimum:	13		
Actual sample size:	250		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	133		
# ratios above mean:	117		
z:	1.012		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NE/ Team 2	Appr. Date: 1/1/2010	Date of Report: 5/4/2010	Sales Dates: 1/2008 - 12/2009																						
Area 47	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																						
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 47. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 100 in increments of 10. The histogram has several bars with their frequencies labeled: a small bar at 0.60-0.70 with frequency 1, a bar at 0.70-0.80 with frequency 19, a tall bar at 0.80-0.90 with frequency 90, a slightly shorter bar at 0.90-1.00 with frequency 88, a bar at 1.00-1.10 with frequency 43, and a small bar at 1.10-1.20 with frequency 9. All other bars have a frequency of 0.</p> <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>1</td></tr><tr><td>0.70-0.80</td><td>19</td></tr><tr><td>0.80-0.90</td><td>90</td></tr><tr><td>0.90-1.00</td><td>88</td></tr><tr><td>1.00-1.10</td><td>43</td></tr><tr><td>1.10-1.20</td><td>9</td></tr><tr><td>1.20-1.30</td><td>0</td></tr><tr><td>1.30-1.40</td><td>0</td></tr><tr><td>1.40-1.50</td><td>0</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table>		Ratio Bin	Frequency	0.60-0.70	1	0.70-0.80	19	0.80-0.90	90	0.90-1.00	88	1.00-1.10	43	1.10-1.20	9	1.20-1.30	0	1.30-1.40	0	1.40-1.50	0	1.50-1.60	0
Ratio Bin	Frequency																								
0.60-0.70	1																								
0.70-0.80	19																								
0.80-0.90	90																								
0.90-1.00	88																								
1.00-1.10	43																								
1.10-1.20	9																								
1.20-1.30	0																								
1.30-1.40	0																								
1.40-1.50	0																								
1.50-1.60	0																								
Sample size (n)	250																								
Mean Assessed Value	636,600																								
Mean Sales Price	694,000																								
Standard Deviation AV	386,019																								
Standard Deviation SP	431,793																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.924																								
Median Ratio	0.917																								
Weighted Mean Ratio	0.917																								
UNIFORMITY																									
Lowest ratio	0.680																								
Highest ratio:	1.151																								
Coefficient of Dispersion	8.29%																								
Standard Deviation	0.095																								
Coefficient of Variation	10.25%																								
Price Related Differential (PRD)	1.007																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.900																								
Upper limit	0.934																								
95% Confidence: Mean																									
Lower limit	0.912																								
Upper limit	0.936																								
SAMPLE SIZE EVALUATION																									
N (population size)	4633																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.095																								
Recommended minimum:	14																								
Actual sample size:	250																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	133																								
# ratios above mean:	117																								
z:	1.012																								
Conclusion:	Normal*																								
*i.e. no evidence of non-normality																									

COMMENTS:

1 to 3 Unit Residences throughout area 47

Assessment level has been improved by application of the recommended values.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	519710	0030	7/9/09	\$1,150,000	\$1,103,000	1080	7	1974	3	14241	Y	Y	829 EAST LAKE SAMMAMISH SHORE LN SE
001	072406	9067	2/22/09	\$525,000	\$487,000	1410	7	1961	3	16117	Y	N	19314 SE 24TH WAY
001	062406	9100	12/3/09	\$500,000	\$497,000	1410	7	1984	3	33000	N	N	1707 196TH AVE SE
001	920100	0380	7/26/09	\$414,000	\$399,000	1620	7	1969	3	12350	N	N	19602 SE 29TH ST
001	920100	0400	3/25/09	\$390,000	\$364,000	1940	7	1970	3	13040	N	N	19632 SE 29TH ST
001	920100	0630	3/10/08	\$925,000	\$782,000	1620	8	1973	3	14620	Y	N	2941 200TH AVE SE
001	892010	0051	9/21/09	\$825,000	\$805,000	1850	8	1975	4	14663	Y	N	2105 190TH PL SE
001	202506	9018	3/2/09	\$625,000	\$580,000	2970	8	1990	3	22040	Y	N	2662 EAST LAKE SAMMAMISH PKWY NE
001	072406	9013	12/1/09	\$765,000	\$759,000	1660	9	2007	3	9583	Y	N	2407 EAST LAKE SAMMAMISH PL SE
001	605550	0120	7/16/09	\$861,000	\$827,000	1730	9	2001	3	10733	Y	N	3225 198TH PL SE
001	202506	9115	11/24/08	\$2,300,000	\$2,083,000	2710	9	2001	3	3965	Y	Y	2921 EAST LAKE SAMMAMISH PKWY NE
001	920110	0030	3/10/08	\$1,120,000	\$947,000	3210	9	2006	3	12000	Y	N	3120 199TH AVE SE
001	072406	9101	7/13/09	\$727,000	\$698,000	3300	9	1983	3	14755	Y	N	2511 191ST CT SE
001	062406	9084	9/3/08	\$1,495,000	\$1,326,000	1750	10	2000	3	3687	Y	Y	1627 EAST LAKE SAMMAMISH PL SE
001	202506	9133	12/4/09	\$1,100,000	\$1,093,000	2610	10	2007	3	11209	Y	N	19720 NE 32ND PL
001	292506	9035	3/7/08	\$874,000	\$738,000	3180	10	1994	3	32756	Y	N	20236 NE 18TH PL
001	062406	9077	12/19/08	\$1,743,000	\$1,589,000	3280	10	2007	3	32293	Y	N	1811 EAST LAKE SAMMAMISH PKWY SE
001	850000	0040	3/17/09	\$1,150,000	\$1,072,000	3410	10	2005	3	7293	Y	N	19635 NE 33RD PL
001	892010	0026	11/19/09	\$910,000	\$901,000	3690	10	2000	3	12000	Y	N	2220 EAST LAKE SAMMAMISH PL SE
001	375250	0080	9/2/08	\$899,950	\$798,000	3780	10	2001	3	9905	N	N	812 197TH AVE SE
001	253840	0070	2/7/08	\$870,000	\$729,000	3800	10	2005	3	9273	N	N	19438 SE 27TH PL
001	292506	9041	8/4/08	\$2,788,000	\$2,452,000	4120	10	2007	3	8484	Y	Y	1617 EAST LAKE SAMMAMISH PKWY NE
001	850000	0060	6/13/08	\$1,165,000	\$1,011,000	5120	10	2001	3	8055	Y	N	19639 NE 33RD PL
001	072406	9117	4/6/09	\$1,142,500	\$1,070,000	2400	11	2001	3	19662	Y	N	2421 EAST LAKE SAMMAMISH PL SE
001	202506	9148	6/16/09	\$1,313,000	\$1,252,000	2530	11	2007	3	13744	Y	N	19724 NE 32ND PL
001	173870	0050	1/25/08	\$2,150,000	\$1,795,000	3440	11	1992	3	13392	Y	Y	141 EAST LAKE SAMMAMISH LN NE
001	202506	9149	8/13/09	\$1,395,000	\$1,349,000	4290	11	2007	3	10089	Y	N	19732 NE 32ND PL
001	671090	0010	2/22/08	\$1,450,000	\$1,220,000	5180	11	1993	4	18718	Y	N	21214 SE 40TH PL
011	743050	0205	1/18/08	\$1,200,000	\$1,000,000	620	4	1942	2	16545	Y	Y	1414 WEST LAKE SAMMAMISH PKWY NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	925390	0126	8/24/09	\$1,140,000	\$1,105,000	780	4	1928	2	29100	Y	Y	1226 WEST LAKE SAMMAMISH PKWY SE
011	919570	0300	6/18/08	\$400,000	\$347,000	1060	7	1980	3	7680	N	N	19226 SE 48TH PL
011	919570	0360	3/12/08	\$410,000	\$347,000	1060	7	1981	3	7202	N	N	19254 SE 48TH PL
011	919570	0120	9/17/08	\$430,000	\$383,000	1080	7	1980	3	7202	N	N	19265 SE 49TH ST
011	182406	9103	7/15/09	\$623,000	\$598,000	1250	7	1956	4	22347	Y	N	4105 182ND AVE SE
011	122405	9036	10/8/09	\$580,000	\$568,000	1310	7	1984	3	8276	Y	N	2450 WEST LAKE SAMMAMISH PKWY SE
011	804370	0305	5/21/08	\$1,600,000	\$1,379,000	1310	7	1954	5	7800	Y	Y	17834 SE 40TH PL
011	435370	0211	9/25/09	\$445,000	\$435,000	2460	7	1984	3	6500	N	N	18823 SE 42ND ST
011	412340	0340	5/21/09	\$525,000	\$497,000	1160	8	1973	3	7004	N	N	4200 191ST AVE SE
011	412340	0140	7/2/08	\$520,000	\$453,000	1210	8	1973	3	8424	N	N	4252 190TH AVE SE
011	412340	0070	4/21/09	\$483,500	\$455,000	1210	8	1973	4	6050	N	N	18901 SE 43RD ST
011	671010	0140	9/26/08	\$550,000	\$491,000	1380	8	1975	3	12600	Y	N	2642 WEST LAKE SAMMAMISH PKWY NE
011	920260	0140	7/14/09	\$425,000	\$408,000	1390	8	1985	3	8393	N	N	4543 186TH AVE SE
011	412340	0080	4/4/08	\$601,000	\$512,000	1430	8	1973	4	8200	N	N	18905 SE 43RD ST
011	192406	9021	6/9/08	\$770,000	\$667,000	1520	8	1972	3	10274	Y	N	19501 SE 51ST ST
011	752495	0280	11/5/08	\$663,000	\$598,000	1560	8	1983	4	8050	N	N	4703 192ND PL SE
011	925390	0084	9/12/08	\$1,240,000	\$1,102,000	1580	8	1972	3	16450	Y	Y	1040 WEST LAKE SAMMAMISH PKWY SE
011	292350	0710	10/27/09	\$439,000	\$432,000	1590	8	1979	3	7700	N	N	4324 187TH PL SE
011	292350	0410	5/16/08	\$638,000	\$549,000	1600	8	1978	3	7200	Y	N	4137 187TH AVE SE
011	412340	0330	5/15/09	\$440,000	\$416,000	1630	8	1973	3	7171	N	N	4210 191ST AVE SE
011	292350	1050	1/3/08	\$575,000	\$477,000	1630	8	1978	3	7210	N	N	18726 SE 45TH ST
011	292350	1100	3/31/08	\$535,000	\$455,000	1750	8	1977	3	10502	N	N	18701 SE 45TH ST
011	542301	0840	4/4/08	\$740,000	\$630,000	1790	8	1978	3	9200	N	N	19225 SE 45TH PL
011	122405	9063	11/14/08	\$1,045,000	\$944,000	1850	8	1995	3	10470	Y	Y	2500 WEST LAKE SAMMAMISH PKWY SE
011	752495	1050	12/23/08	\$523,800	\$478,000	1860	8	1980	3	9540	N	N	19204 SE 47TH ST
011	542304	0320	7/17/09	\$520,000	\$500,000	1890	8	1980	3	9996	N	N	19216 SE 43RD PL
011	864890	0110	6/24/09	\$495,000	\$473,000	1940	8	2009	3	3211	N	N	4517 185TH AVE SE
011	864890	0170	11/3/09	\$480,000	\$473,000	1940	8	2008	3	3123	N	N	4540 185TH AVE SE
011	864890	0120	6/11/09	\$520,000	\$495,000	1940	8	2009	3	3748	N	N	4513 185TH AVE SE
011	864890	0120	9/3/08	\$560,000	\$497,000	1940	8	2009	3	3748	N	N	4513 185TH AVE SE
011	864890	0180	3/17/09	\$532,471	\$496,000	1960	8	2007	3	5360	N	N	4560 185TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
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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
011	752495	0990	7/29/08	\$585,000	\$514,000	1960	8	1979	3	8547	N	N	19243 SE 46TH PL
011	864890	0150	8/7/08	\$613,840	\$540,000	1960	8	2008	3	4494	N	N	4532 185TH AVE SE
011	543740	0370	9/22/08	\$510,000	\$454,000	1970	8	1980	3	9840	N	N	18826 SE 46TH WAY
011	182406	9172	5/14/09	\$555,000	\$525,000	1990	8	2000	3	17092	N	N	4212 184TH AVE SE
011	752495	1030	4/1/08	\$645,175	\$549,000	2000	8	1983	4	8085	N	N	19220 SE 47TH ST
011	864890	0160	10/8/09	\$485,000	\$475,000	2040	8	2008	3	2750	N	N	4536 185TH AVE SE
011	864890	0100	2/24/09	\$525,000	\$487,000	2040	8	2008	3	3022	N	N	4521 185TH AVE SE
011	412340	0260	5/15/08	\$660,000	\$568,000	2050	8	1973	4	7200	N	N	4244 189TH AVE SE
011	542301	0720	7/30/08	\$640,000	\$562,000	2080	8	1978	3	8050	N	N	4561 192ND AVE SE
011	542301	0930	11/11/08	\$645,000	\$582,000	2110	8	1979	3	7412	N	N	4561 193RD PL SE
011	542304	0170	3/21/08	\$614,950	\$521,000	2130	8	1980	3	7128	N	N	4225 191ST AVE SE
011	864890	0090	10/29/08	\$554,000	\$498,000	2140	8	2008	3	2844	N	N	4525 185TH AVE SE
011	752495	0480	4/27/09	\$619,500	\$583,000	2140	8	1983	3	8541	N	N	4739 193RD AVE SE
011	542300	0580	6/3/08	\$570,000	\$493,000	2150	8	1977	3	6300	N	N	4323 191ST AVE SE
011	752495	0800	3/24/08	\$675,000	\$573,000	2160	8	1984	4	8360	N	N	4621 193RD PL SE
011	752495	0450	11/25/08	\$635,000	\$575,000	2200	8	1984	3	7704	Y	N	4705 193RD AVE SE
011	542301	0510	7/22/08	\$627,500	\$550,000	2210	8	1978	3	8000	N	N	4432 190TH AVE SE
011	292350	1260	5/5/09	\$505,000	\$477,000	2270	8	1978	3	7448	N	N	4553 187TH PL SE
011	542303	0020	1/22/08	\$675,000	\$563,000	2280	8	1979	3	8165	N	N	18912 SE 44TH PL
011	752495	0760	7/17/09	\$645,000	\$620,000	2320	8	1984	3	8820	N	N	4620 193RD PL SE
011	542301	0530	6/23/08	\$624,900	\$544,000	2360	8	1978	3	7280	N	N	4416 190TH AVE SE
011	543740	0470	12/4/09	\$563,000	\$559,000	2480	8	1980	3	7952	N	N	4633 189TH PL SE
011	752495	0610	9/9/09	\$610,000	\$594,000	2490	8	1984	4	7452	N	N	4725 193RD PL SE
011	543740	0590	9/23/09	\$592,000	\$578,000	2510	8	1982	3	8500	N	N	18921 SE 46TH WAY
011	543740	0910	1/7/08	\$569,000	\$473,000	2580	8	1981	3	8343	N	N	4626 191ST AVE SE
011	743050	0310	9/18/09	\$1,100,000	\$1,073,000	2940	8	1977	3	16910	Y	Y	1120 WEST LAKE SAMMAMISH PKWY NE
011	542300	0410	10/6/09	\$660,000	\$647,000	2970	8	1979	4	9440	N	N	19132 SE 44TH WAY
011	292350	0580	8/18/09	\$625,000	\$605,000	3140	8	1977	4	9500	N	N	18631 SE 42ND PL
011	542301	0430	9/10/09	\$736,000	\$717,000	3296	8	1978	3	7632	N	N	4506 192ND AVE SE
011	292350	0200	7/7/09	\$591,000	\$566,000	1440	9	1979	3	8000	Y	N	18704 SE 42ND PL
011	891710	0115	8/21/08	\$1,160,000	\$1,025,000	1520	9	1980	3	11050	Y	Y	2020 WEST LAKE SAMMAMISH PKWY NE

Improved Sales Used in this Annual Update Analysis
Area 47
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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
011	925390	0067	11/20/08	\$1,467,000	\$1,327,000	1780	9	1998	3	16750	Y	Y	1020 WEST LAKE SAMMAMISH PKWY SE
011	542300	0290	7/14/08	\$919,950	\$805,000	1810	9	1977	4	8800	N	N	4431 193RD AVE SE
011	542304	0280	5/27/08	\$725,000	\$626,000	2190	9	1980	3	11776	N	N	4307 193RD AVE SE
011	542301	0910	12/9/09	\$717,700	\$714,000	2270	9	1979	3	8000	N	N	4549 193RD PL SE
011	543740	0300	9/30/09	\$645,000	\$631,000	2310	9	1979	4	7998	N	N	18912 SE 46TH WAY
011	122405	9151	2/1/08	\$1,600,000	\$1,338,000	2400	9	1974	3	10454	Y	Y	2818 WEST LAKE SAMMAMISH PKWY SE
011	542304	0240	5/26/09	\$637,500	\$605,000	2440	9	1982	4	8784	N	N	19117 SE 43RD ST
011	752495	0090	10/12/09	\$1,800,000	\$1,766,000	2540	9	1980	3	9500	Y	Y	4732 194TH AVE SE
011	435370	0115	9/16/09	\$1,798,000	\$1,753,000	2560	9	1990	5	7250	Y	Y	18856 SE 42ND ST
011	543740	0030	5/5/09	\$650,000	\$613,000	2640	9	2002	3	8460	N	N	4554 191ST AVE SE
011	542301	0240	4/12/09	\$1,650,000	\$1,548,000	2930	9	1979	4	12900	Y	Y	4568 194TH AVE SE
011	925390	0005	8/5/08	\$2,381,000	\$2,095,000	2970	9	2002	3	13700	Y	Y	806 WEST LAKE SAMMAMISH PKWY SE
011	292350	0270	6/27/09	\$1,600,000	\$1,530,000	3070	9	1978	4	10224	Y	Y	4126 187TH AVE SE
011	542300	0330	6/12/08	\$2,050,000	\$1,778,000	1810	10	1977	4	11700	Y	Y	4436 193RD AVE SE
011	925390	0017	12/17/09	\$656,600	\$654,000	2000	10	1989	3	7403	Y	N	905 170TH PL SE
011	440660	0060	9/30/09	\$1,375,000	\$1,345,000	2490	10	1979	3	10909	Y	Y	4024 WEST LAKE SAMMAMISH PKWY SE
011	925390	0032	12/7/09	\$1,548,000	\$1,539,000	3000	10	1984	3	12950	Y	Y	826 WEST LAKE SAMMAMISH PKWY SE
011	194970	0095	2/13/09	\$1,700,000	\$1,572,000	3130	10	1992	3	12300	Y	Y	3238 WEST LAKE SAMMAMISH PKWY SE
011	414175	0020	5/13/09	\$950,000	\$898,000	3180	10	2007	3	5110	N	N	17124 NE 46TH CT
011	414175	0030	4/13/09	\$950,000	\$892,000	3320	10	2007	3	5003	N	N	17128 NE 46TH CT
011	743050	0105	7/17/08	\$1,310,000	\$1,147,000	3800	10	2003	3	21990	Y	N	1628 WEST LAKE SAMMAMISH PKWY NE
011	541865	0200	5/27/08	\$815,000	\$704,000	2960	11	1988	3	9628	N	N	4243 185TH PL SE
011	202406	9121	10/15/09	\$1,950,000	\$1,914,000	3230	11	2003	3	10297	Y	Y	5152 NW SAMMAMISH RD
011	362505	9043	5/16/08	\$2,725,000	\$2,346,000	4440	11	1989	4	13873	Y	Y	434 WEST LAKE SAMMAMISH PKWY SE
011	440660	0020	1/1/09	\$3,675,000	\$3,361,000	4520	11	2007	3	18400	Y	Y	4050 WEST LAKE SAMMAMISH PKWY SE
011	192406	9081	9/28/09	\$2,880,000	\$2,816,000	4850	11	2008	3	18740	Y	Y	4872 194TH AVE SE
011	182406	9043	12/15/08	\$2,000,000	\$1,821,000	3640	12	1990	3	13517	Y	Y	18003 SE 40TH PL
013	142505	9151	12/23/09	\$360,000	\$359,000	1050	7	1977	3	15681	N	N	15812 NE 51ST ST
013	218250	0062	11/4/09	\$344,950	\$340,000	1160	7	1966	3	8397	N	N	6915 156TH AVE NE
013	808780	0140	2/3/09	\$471,000	\$434,000	1200	7	1963	4	7900	N	N	5218 155TH AVE NE
013	215500	0500	4/4/08	\$571,500	\$486,000	1220	7	1968	4	9558	N	N	16212 NE 57TH 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
013	215500	0430	12/3/08	\$422,500	\$384,000	1330	7	1967	4	9520	N	N	16020 NE 57TH ST
013	215500	0490	5/19/09	\$430,500	\$408,000	1350	7	1968	4	9558	N	N	16204 NE 57TH ST
013	182800	0830	6/27/08	\$429,500	\$374,000	1360	7	1966	3	8400	N	N	15720 NE 53RD ST
013	182800	1270	11/3/09	\$390,000	\$385,000	1360	7	1966	4	8050	N	N	5518 157TH DR NE
013	182800	1100	8/12/09	\$425,000	\$411,000	1360	7	1967	3	10570	N	N	5415 157TH DR NE
013	215500	0100	12/5/08	\$400,000	\$363,000	1500	7	1967	5	13280	N	N	5509 162ND AVE NE
013	215500	0340	1/28/09	\$417,000	\$384,000	1560	7	1967	3	8625	N	N	15945 NE 55TH WAY
013	182800	0050	3/26/08	\$540,000	\$458,000	1680	7	1966	3	7800	N	N	15918 NE 53RD ST
013	182800	0570	7/9/09	\$440,000	\$422,000	2180	7	1967	4	8424	N	N	5322 156TH AVE NE
013	542256	0270	5/5/08	\$460,500	\$395,000	970	8	1977	4	6200	N	N	6424 157TH PL NE
013	542256	0510	3/27/08	\$445,000	\$378,000	1020	8	1977	3	5700	N	N	6546 159TH AVE NE
013	339530	0430	8/6/09	\$480,000	\$463,000	1220	8	1977	3	10450	N	N	4215 172ND AVE NE
013	306620	0240	1/9/08	\$496,000	\$412,000	1240	8	1979	3	9790	N	N	16658 NE 48TH ST
013	542256	0640	10/22/09	\$334,000	\$328,000	1280	8	1977	4	7250	N	N	15828 NE 67TH PL
013	542256	0880	10/9/09	\$405,000	\$397,000	1370	8	1978	4	6300	N	N	15817 NE 66TH PL
013	541180	0320	3/25/08	\$557,800	\$473,000	1370	8	1998	3	5920	N	N	5924 155TH AVE NE
013	339530	0400	4/27/09	\$459,000	\$432,000	1470	8	1977	4	12000	N	N	4233 172ND AVE NE
013	182800	1220	2/27/08	\$570,000	\$480,000	1500	8	1966	3	13250	N	N	5406 157TH DR NE
013	730910	0150	9/26/08	\$550,000	\$491,000	1550	8	1975	4	7725	Y	N	16488 NE 46TH ST
013	388230	0100	5/21/08	\$460,000	\$397,000	1600	8	1984	3	16510	N	N	15414 NE 59TH WAY
013	542257	0780	7/2/08	\$485,000	\$423,000	1610	8	1979	4	8000	N	N	15622 NE 59TH WAY
013	542257	0180	6/1/09	\$370,500	\$352,000	1630	8	1979	4	6500	N	N	5904 160TH CT NE
013	542257	0270	8/11/09	\$350,000	\$338,000	1650	8	1979	4	6000	N	N	5900 159TH CT NE
013	542256	0990	3/24/08	\$455,000	\$386,000	1650	8	1977	4	5250	N	N	15712 NE 65TH ST
013	388230	0010	7/9/08	\$520,000	\$454,000	1670	8	1982	3	11491	N	N	5606 154TH AVE NE
013	306620	0220	9/16/08	\$552,000	\$491,000	1680	8	1979	3	8925	N	N	16647 NE 48TH ST
013	542256	0730	6/17/08	\$420,000	\$365,000	1730	8	1978	4	5500	N	N	15827 NE 67TH PL
013	178683	0160	8/14/09	\$490,000	\$474,000	1740	8	1980	3	11700	N	N	16864 NE 42ND CT
013	542256	0280	8/14/09	\$429,250	\$415,000	1750	8	1977	4	6120	N	N	6434 157TH PL NE
013	856293	0110	11/23/09	\$428,000	\$424,000	1780	8	1978	3	11550	N	N	4812 158TH CT NE
013	388231	0230	9/22/09	\$490,000	\$478,000	1800	8	1979	3	11076	N	N	15406 NE 54TH 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
013	388230	0070	9/1/09	\$445,000	\$432,000	2060	8	1982	3	11497	N	N	5812 154TH AVE NE
013	752557	0150	1/28/09	\$560,000	\$516,000	2120	8	1985	3	9282	N	N	4308 170TH CT NE
013	339530	0230	7/3/08	\$557,500	\$486,000	2130	8	1977	4	10000	N	N	4118 169TH CT NE
013	542256	0940	11/18/09	\$416,500	\$412,000	2330	8	1977	4	4900	N	N	6515 159TH AVE NE
013	730910	0030	11/6/09	\$518,000	\$511,000	2350	8	1975	3	7725	N	N	16632 NE 46TH ST
013	306620	0590	6/10/09	\$542,000	\$516,000	2430	8	1980	3	11250	N	N	16210 NE 46TH ST
013	435890	0010	12/11/09	\$600,000	\$597,000	3420	8	1984	3	10099	N	N	17118 NE 40TH CT
013	306620	0630	10/24/08	\$525,000	\$472,000	1960	9	1979	3	9000	N	N	16324 NE 46TH CT
013	233180	0100	8/4/09	\$501,000	\$483,000	2200	9	1990	3	6086	N	N	5001 NE 157TH CT
013	178681	0070	4/28/08	\$630,000	\$540,000	2300	9	1978	3	13110	N	N	16408 NE 44TH WAY
013	773210	0040	6/24/09	\$650,000	\$621,000	2370	9	1988	3	11467	N	N	15704 NE 61ST CT
013	555630	0064	8/19/09	\$687,000	\$665,000	2400	9	2003	3	6362	N	N	4633 167TH CT NE
013	144285	0230	8/28/09	\$700,000	\$679,000	2590	9	1985	4	8580	N	N	16709 NE 41ST ST
013	144285	0260	9/18/08	\$695,000	\$619,000	2630	9	1980	3	13475	N	N	16733 NE 41ST ST
013	306620	0470	2/21/08	\$696,000	\$585,000	3020	9	1979	3	13500	N	N	16228 NE 46TH ST
013	132505	9090	6/27/08	\$670,000	\$583,000	3030	9	1979	3	13872	N	N	4056 172ND AVE NE
013	943530	0057	4/4/08	\$775,000	\$660,000	3040	9	2007	3	7000	N	N	6207 156TH AVE NE
013	943530	0058	3/20/08	\$795,000	\$674,000	3040	9	2007	3	7000	N	N	6203 156TH AVE NE
013	519640	0170	1/23/09	\$700,000	\$644,000	2950	10	1989	3	11005	N	N	16327 NE 50TH ST
013	160480	0110	11/18/08	\$782,000	\$707,000	2970	10	2004	3	7576	N	N	16230 NE 43RD CT
013	160480	0060	2/13/08	\$905,872	\$760,000	2970	10	2004	3	6827	N	N	16311 NE 43RD CT
013	519642	0200	7/10/08	\$899,000	\$786,000	3070	10	1995	3	10505	N	N	16423 NE 50TH WAY
013	555630	0105	1/11/08	\$1,050,000	\$873,000	3150	10	2007	3	7785	N	N	16633 NE 40TH CT
013	016190	0100	5/6/09	\$725,000	\$684,000	3160	10	1989	3	9521	N	N	16135 NE 41ST CT
013	519642	0130	6/5/09	\$675,000	\$642,000	3190	10	1994	3	9202	N	N	16310 NE 50TH WAY
013	519700	0030	10/1/09	\$940,000	\$920,000	3230	10	2008	3	11842	N	N	16618 NE 47TH ST
013	555630	0107	5/19/08	\$948,800	\$818,000	3290	10	2008	3	6370	N	N	16637 NE 40TH CT
013	142505	9195	6/10/09	\$740,000	\$705,000	3310	10	2008	3	5650	N	N	5103 157TH CT NE
013	142505	9200	9/16/08	\$1,057,000	\$940,000	3320	10	2008	3	5086	N	N	5210 157TH CT NE
013	142505	9196	5/7/09	\$750,000	\$708,000	3410	10	2008	3	5794	N	N	5215 157TH CT NE
013	142505	9199	2/20/09	\$945,000	\$875,000	3440	10	2008	3	5169	N	N	5216 157TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555630	0096	6/2/08	\$1,020,000	\$882,000	3670	10	2007	3	7384	N	N	16641 NE 40TH CT
013	555630	0117	8/4/08	\$1,010,000	\$888,000	3720	10	2008	3	7560	N	N	16710 NE 40TH CT
013	555630	0103	9/9/08	\$1,020,000	\$906,000	4230	10	2007	3	11310	N	N	16625 NE 40TH CT
014	792290	0130	8/19/09	\$399,000	\$386,000	1020	7	1963	3	7875	N	N	16653 SE 27TH ST
014	792280	0040	7/23/08	\$515,000	\$452,000	1020	7	1962	4	8383	N	N	2511 166TH AVE SE
014	122405	9039	7/29/08	\$430,000	\$378,000	1150	7	1961	3	15246	N	N	3309 166TH PL SE
014	345980	0080	10/21/09	\$389,000	\$382,000	1150	7	1985	3	11104	N	N	16627 SE 40TH PL
014	792290	0470	10/14/09	\$479,950	\$471,000	1200	7	1964	4	12200	Y	N	16666 SE 27TH ST
014	792300	0390	2/9/09	\$383,000	\$354,000	1300	7	1965	3	7875	N	N	2809 162ND AVE SE
014	792280	0480	6/24/09	\$362,500	\$346,000	1330	7	1962	4	8030	N	N	16641 SE 26TH ST
014	792320	0270	1/18/08	\$500,000	\$417,000	1340	7	1967	3	8295	N	N	2932 161ST AVE SE
014	792290	0390	8/21/08	\$575,000	\$508,000	1340	7	1964	5	6496	Y	N	16639 SE 26TH PL
014	792300	0120	7/31/08	\$459,000	\$403,000	1360	7	1965	4	7035	N	N	16325 SE 27TH ST
014	792320	0050	1/11/08	\$415,000	\$345,000	1400	7	1967	3	8424	N	N	2502 161ST AVE SE
014	792280	0290	1/9/08	\$431,500	\$359,000	1400	7	1962	3	7380	N	N	2538 166TH AVE SE
014	399920	0560	7/13/09	\$527,000	\$506,000	1400	7	1960	3	10880	N	N	16521 SE 29TH ST
014	321170	0095	6/23/09	\$395,000	\$377,000	1550	7	1961	3	22500	N	N	16409 SE 35TH ST
014	345930	0170	3/31/08	\$467,950	\$398,000	1600	7	1982	3	9300	N	N	16444 SE 39TH PL
014	792290	0140	10/5/09	\$410,000	\$402,000	1610	7	1964	3	7875	N	N	16647 SE 27TH ST
014	792310	0100	8/1/08	\$482,500	\$424,000	1610	7	1966	4	7875	N	N	2932 162ND AVE SE
014	122405	9172	7/18/08	\$500,000	\$438,000	1620	7	1987	3	8670	Y	N	17108 SE 29TH CT
014	399920	0320	2/21/08	\$600,000	\$505,000	1690	7	1961	5	12240	N	N	16505 SE 28TH ST
014	321180	0010	2/24/09	\$535,000	\$496,000	1790	7	1960	3	10155	Y	N	16248 SE 34TH ST
014	321170	0105	8/7/09	\$365,000	\$352,000	1900	7	1960	3	12350	N	N	3419 166TH AVE SE
014	321170	0035	7/29/08	\$480,000	\$422,000	1900	7	1959	4	11152	N	N	3430 166TH AVE SE
014	792310	0040	2/21/08	\$525,000	\$442,000	1960	7	1965	3	6840	N	N	16226 SE 29TH PL
014	888190	0090	5/26/09	\$390,000	\$370,000	1980	7	1974	4	11436	Y	N	16903 SE 38TH PL
014	792290	0460	6/25/09	\$519,000	\$496,000	2030	7	1963	4	11000	Y	N	2691 168TH AVE SE
014	345930	0310	5/9/08	\$465,000	\$400,000	2090	7	1983	3	9360	N	N	3838 166TH AVE SE
014	195200	0020	11/3/08	\$515,000	\$464,000	2230	7	1964	4	9760	Y	N	3255 165TH AVE SE
014	345930	0220	4/29/08	\$725,000	\$621,000	4230	7	1997	3	9100	N	N	16455 SE 39TH PL

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	122405	9141	11/24/09	\$450,000	\$446,000	1400	8	1984	3	16117	N	N	3338 166TH PL SE
014	424570	0120	8/19/09	\$595,000	\$576,000	1470	8	1972	3	9135	N	N	16523 SE 31ST ST
014	424571	0080	4/23/08	\$723,500	\$619,000	1470	8	1976	3	9397	Y	N	17001 SE 31ST PL
014	062730	0065	4/16/09	\$630,000	\$592,000	1510	8	1958	4	10400	Y	N	2618 169TH AVE SE
014	062730	0105	8/18/09	\$719,000	\$696,000	1530	8	1959	4	10400	Y	N	2645 170TH AVE SE
014	195468	0070	6/23/09	\$553,750	\$529,000	1590	8	1985	3	9340	N	N	3208 168TH PL SE
014	424571	0070	10/28/09	\$660,000	\$650,000	1590	8	1972	4	9661	Y	N	3039 170TH PL SE
014	424570	0370	10/20/08	\$610,000	\$548,000	1630	8	1972	3	7434	N	N	16600 SE 31ST ST
014	424571	0020	7/2/09	\$685,000	\$656,000	1640	8	1972	4	9925	Y	N	17018 SE 31ST PL
014	399930	0210	10/15/09	\$875,000	\$859,000	1680	8	1961	4	13680	Y	N	2813 170TH AVE SE
014	194970	0171	3/17/08	\$675,000	\$572,000	1690	8	1972	4	13500	Y	N	3253 WEST LAKE SAMMAMISH PKWY SE
014	399930	0160	4/23/08	\$810,000	\$693,000	1700	8	1974	4	19206	Y	N	2830 170TH AVE SE
014	424570	0410	7/20/09	\$449,000	\$432,000	1710	8	1972	3	8295	N	N	16504 SE 31ST ST
014	399920	0270	6/23/09	\$590,000	\$564,000	1710	8	1962	4	11560	N	N	16543 SE 28TH ST
014	752530	0410	6/16/09	\$525,000	\$501,000	1760	8	1974	3	11214	Y	N	2533 171ST AVE SE
014	399920	0020	11/24/08	\$570,000	\$516,000	1760	8	1967	4	10880	Y	N	16802 SE 28TH ST
014	321170	0065	8/25/09	\$560,000	\$543,000	1760	8	1974	4	14250	N	N	16605 SE 35TH ST
014	752530	0280	1/2/08	\$675,000	\$560,000	1780	8	1974	3	12728	N	N	2406 171ST AVE SE
014	752530	0500	9/17/08	\$702,300	\$625,000	1830	8	1975	3	5400	Y	N	2529 170TH PL SE
014	132405	9124	8/20/08	\$556,000	\$491,000	1850	8	1982	3	14000	Y	N	4015 WEST LAKE SAMMAMISH PKWY SE
014	399920	0410	8/1/08	\$500,000	\$439,000	1920	8	1962	3	11560	N	N	16716 SE 29TH ST
014	752530	0340	4/8/09	\$490,000	\$459,000	1940	8	1976	3	11484	Y	N	2500 171ST AVE SE
014	752530	0310	5/1/08	\$600,000	\$514,000	2160	8	1969	3	9628	N	N	2422 171ST AVE SE
014	399920	0030	6/22/09	\$585,000	\$559,000	2550	8	1961	4	10880	Y	N	16734 SE 28TH ST
014	260780	0070	5/8/09	\$509,000	\$481,000	1350	9	1980	3	9152	N	N	17172 SE 40TH PL
014	260780	1120	1/7/09	\$619,900	\$568,000	1540	9	1979	3	14207	Y	N	3947 WEST LAKE SAMMAMISH PKWY SE
014	260780	0610	10/1/08	\$576,000	\$514,000	1890	9	1980	3	7210	N	N	4032 169TH AVE SE
014	260780	0560	6/9/09	\$560,000	\$533,000	1930	9	1979	4	7200	Y	N	16930 SE 41ST ST
014	260780	0390	4/25/09	\$825,000	\$777,000	2040	9	1980	3	7766	Y	N	4038 171ST AVE SE
014	260780	0740	5/27/08	\$510,000	\$440,000	2280	9	1979	3	9841	N	N	17165 SE 40TH PL
014	792290	0430	3/25/08	\$750,000	\$637,000	2280	9	1965	4	8925	Y	N	2665 168TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	399930	0080	3/12/08	\$900,000	\$761,000	2440	9	1962	5	11180	Y	N	2655 171ST AVE SE
014	122405	9106	8/11/08	\$845,000	\$745,000	3580	9	1995	3	10482	Y	N	17106 SE 29TH PL
014	194970	0144	5/9/08	\$850,000	\$730,000	3400	10	1999	3	12900	Y	N	16911 SE 32ND PL
014	321190	0150	7/21/09	\$950,000	\$914,000	3550	11	2008	3	7465	N	N	16305 SE 37TH ST

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	052406	9125	3/18/08	\$1,050,000	QUESTIONABLE PER APPRAISAL;
001	062406	9104	4/6/09	\$2,150,000	GRADE CHANGE
001	062406	9113	3/9/09	\$590,750	BANKRUPTCY - RECEIVER OR TRUSTEE
001	062406	9113	3/24/09	\$445,000	NON-REPRESENTATIVE SALE
001	072406	9015	10/10/08	\$1,900,000	PREVIMP<=25K
001	072406	9042	6/2/09	\$2,837,500	UNFIN AREA
001	072406	9055	7/6/09	\$2,200,000	DIAGNOSTIC OUTLIER
001	072406	9075	4/4/08	\$197,484	NON-REPRESENTATIVE SALE
001	072406	9100	10/27/09	\$75,000	DOR RATIO
001	077710	0050	6/15/09	\$1,150,000	IMP COUNT;PREVIMP<=25K
001	182506	9031	11/24/09	\$443,000	IMP COUNT
001	192506	9030	5/16/08	\$765,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	192506	9035	6/29/09	\$1,265,000	DIAGNOSTIC OUTLIER
001	192506	9083	10/28/09	\$265,000	DIAGNOSTIC OUTLIER
001	192506	9144	9/12/09	\$250,000	NON-REPRESENTATIVE SALE
001	192506	9174	5/22/09	\$1,090,000	DIAGNOSTIC OUTLIER
001	192506	9213	10/28/09	\$527,777	DOR RATIO
001	202506	9098	6/9/09	\$2,075,000	MULTI-PARCEL SALE;
001	202506	9144	11/13/09	\$700,000	DIAGNOSTIC OUTLIER
001	322506	9284	7/8/09	\$570,000	DIAGNOSTIC OUTLIER
001	357530	0015	11/5/09	\$590,000	PREVIMP<=25K
001	406510	0025	5/28/08	\$1,050,000	PREVIMP<=25K
001	671090	0010	2/1/08	\$1,550,000	RELOCATION - SALE TO SERVICE
001	920100	0130	4/7/09	\$400,000	NON-REPRESENTATIVE SALE
001	920100	0380	7/26/08	\$505,000	RELOCATION - SALE TO SERVICE
011	192506	9059	7/21/09	\$2,000,000	IMP COUNT
011	192506	9148	7/13/09	\$1,585,000	DIAGNOSTIC OUTLIER
011	362505	9055	10/23/09	\$1,750,000	PREVIMP<=25K
011	435370	0055	8/19/09	\$1,375,000	DIAGNOSTIC OUTLIER
011	541865	0040	1/12/09	\$2,160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	542303	0050	2/25/08	\$453,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	543740	0010	2/28/08	\$480,000	DIAGNOSTIC OUTLIER
011	671010	0080	6/11/08	\$1,250,000	IMP COUNT
011	743050	0140	7/30/09	\$925,000	PREVIMP<=25K
011	743050	0165	9/23/09	\$949,263	IMP COUNT
011	743050	0420	5/1/08	\$422,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
011	752495	0280	10/22/08	\$663,000	RELOCATION - SALE TO SERVICE
011	752830	0045	9/2/08	\$1,800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	132505	9069	8/5/08	\$267,433	QUIT CLAIM DEED
013	142505	9109	4/10/09	\$29,537	QUIT CLAIM DEED
013	142505	9110	12/1/09	\$188,750	PREVIMP<=25K
013	142505	9164	7/9/09	\$130,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
013	218250	0062	8/27/09	\$205,000	DIAGNOSTIC OUTLIER
013	306620	0480	5/16/08	\$315,000	QUIT CLAIM DEED
013	339530	0430	4/1/09	\$310,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	542256	0230	8/20/08	\$360,000	QUIT CLAIM DEED
013	542256	0640	7/22/08	\$170,000	NO MARKET EXPOSURE
013	555630	0097	2/11/08	\$465,000	PREVIMP<=25K
014	062730	0075	12/18/09	\$512,500	DIAGNOSTIC OUTLIER
014	112405	9042	4/21/08	\$850,000	QUESTIONABLE PER APPRAISAL
014	112405	9042	4/21/08	\$750,000	QUESTIONABLE PER APPRAISAL
014	122405	9193	10/9/08	\$368,888	RELATED PARTY, FRIEND, OR NEIGHBOR
014	194970	0200	10/6/08	\$395,000	PREVIMP<=25K
014	260780	0340	5/22/09	\$482,000	DIAGNOSTIC OUTLIER
014	321190	0220	10/21/09	\$899,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
014	345980	0080	5/20/09	\$389,000	RELOCATION - SALE TO SERVICE
014	399930	0160	4/29/08	\$810,000	RELOCATION - SALE TO SERVICE
014	792290	0430	4/3/08	\$750,000	RELOCATION - SALE TO SERVICE
014	792290	0440	5/29/09	\$430,000	DIAGNOSTIC OUTLIER
014	792310	0390	4/21/08	\$760,000	DIAGNOSTIC OUTLIER
014	888290	0015	9/15/09	\$579,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 47***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	012450	0090	1/26/2009	\$1,207,650	14082	Y	Y
1	062406	9121	1/30/2008	\$630,000	12508	Y	N
1	322506	9230	4/24/2008	\$306,000	70567	Y	N
1	322506	9311	12/1/2009	\$257,900	27211	Y	N
1	357530	0041	1/25/2008	\$50,000	2751	Y	Y
1	920100	0430	4/16/2008	\$130,000	12240	N	N
11	192506	9104	6/15/2009	\$1,480,000	28314	Y	Y
13	182800	0480	9/28/2009	\$225,000	11620	N	N
14	888190	0270	7/17/2009	\$200,000	8108	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 47***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	202506	9129	9/30/2009	\$100,000	QUESTIONABLE PER APPRAISAL
1	202506	9135	2/2/2009	\$105,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
14	122405	9191	6/11/2009	\$190,000	NO MARKET EXPOSURE

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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



King County

Department of Assessments

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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