

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: TWIN LAKES / 53

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 333

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	\$105,200	\$133,700	\$238,900			
2010 Value	\$105,200	\$123,900	\$229,100	\$250,400	91.5%	8.49%
Change	\$0	-\$9,800	-\$9,800			
% Change	0.0%	-7.3%	-4.1%			

*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	\$102,500	\$125,800	\$228,300
2010 Value	\$102,500	\$116,500	\$219,000
Percent Change	0.0%	-7.4%	-4.1%

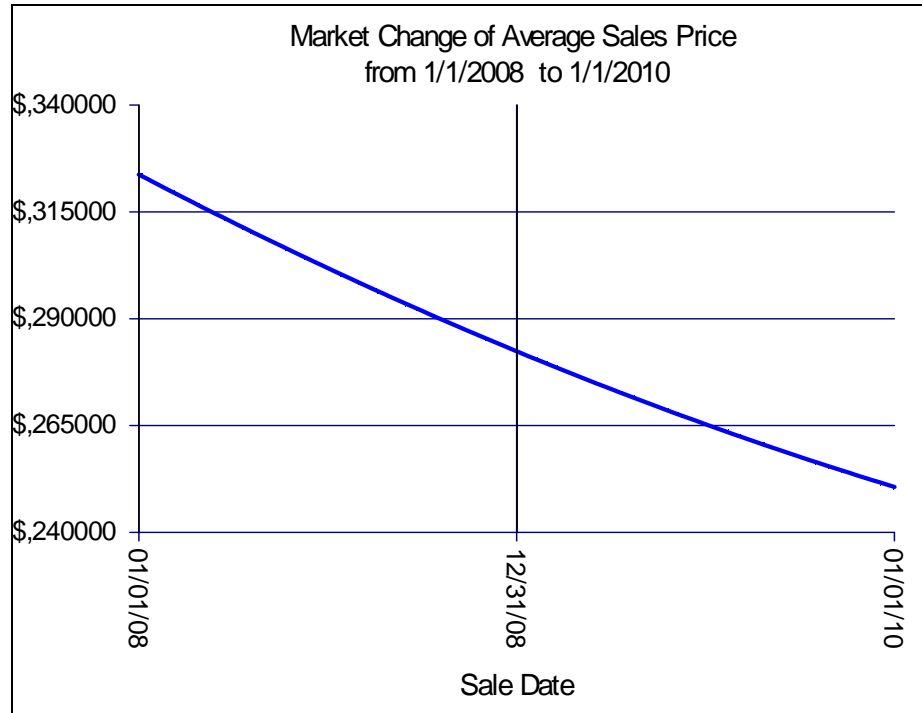
Number of one to three unit residences in the Population: 7890

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.

We recommend posting these values for the 2010 assessment roll.

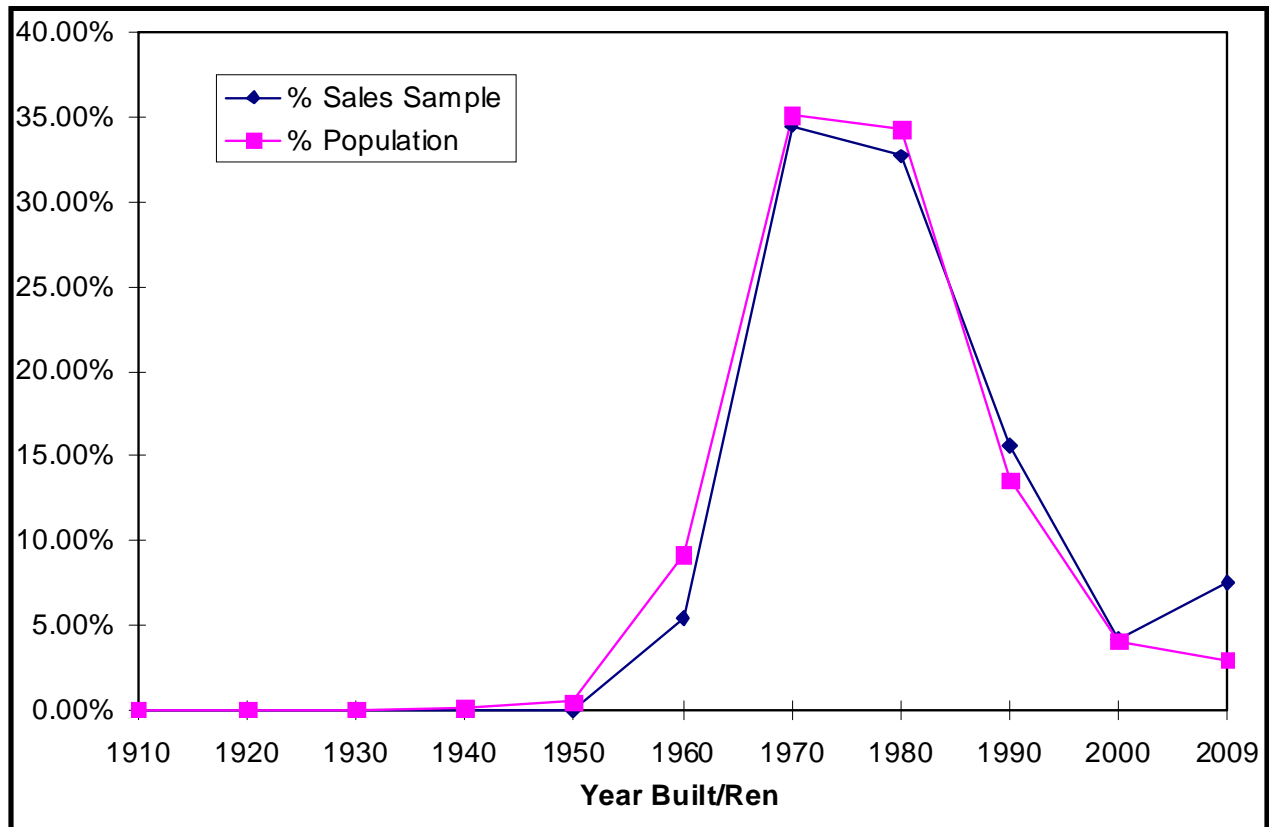
**Market Change of Average Sale Price in Area 53
From 1/1/08 to 1/1/10**



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	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	18	5.41%
1970	115	34.53%
1980	109	32.73%
1990	52	15.62%
2000	14	4.20%
2009	25	7.51%
	333	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	0	0.00%
1930	5	0.06%
1940	9	0.11%
1950	39	0.49%
1960	727	9.21%
1970	2772	35.13%
1980	2708	34.32%
1990	1074	13.61%
2000	321	4.07%
2009	234	2.97%
	7890	

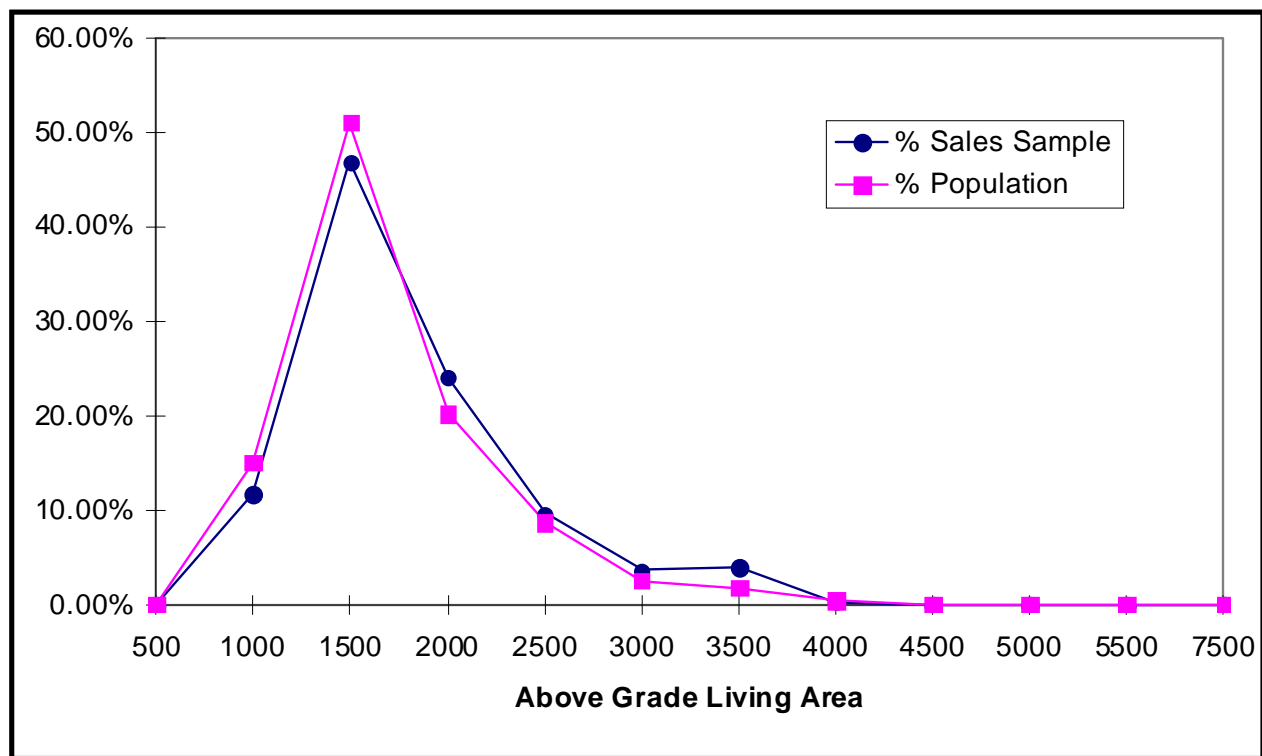


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals. Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	39	11.71%
1500	156	46.85%
2000	80	24.02%
2500	32	9.61%
3000	12	3.60%
3500	13	3.90%
4000	1	0.30%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	333	

Population		
AGLA	Frequency	% Population
500	1	0.01%
1000	1189	15.07%
1500	4028	51.05%
2000	1594	20.20%
2500	682	8.64%
3000	204	2.59%
3500	143	1.81%
4000	38	0.48%
4500	6	0.08%
5000	4	0.05%
5500	0	0.00%
7500	1	0.01%
	7890	

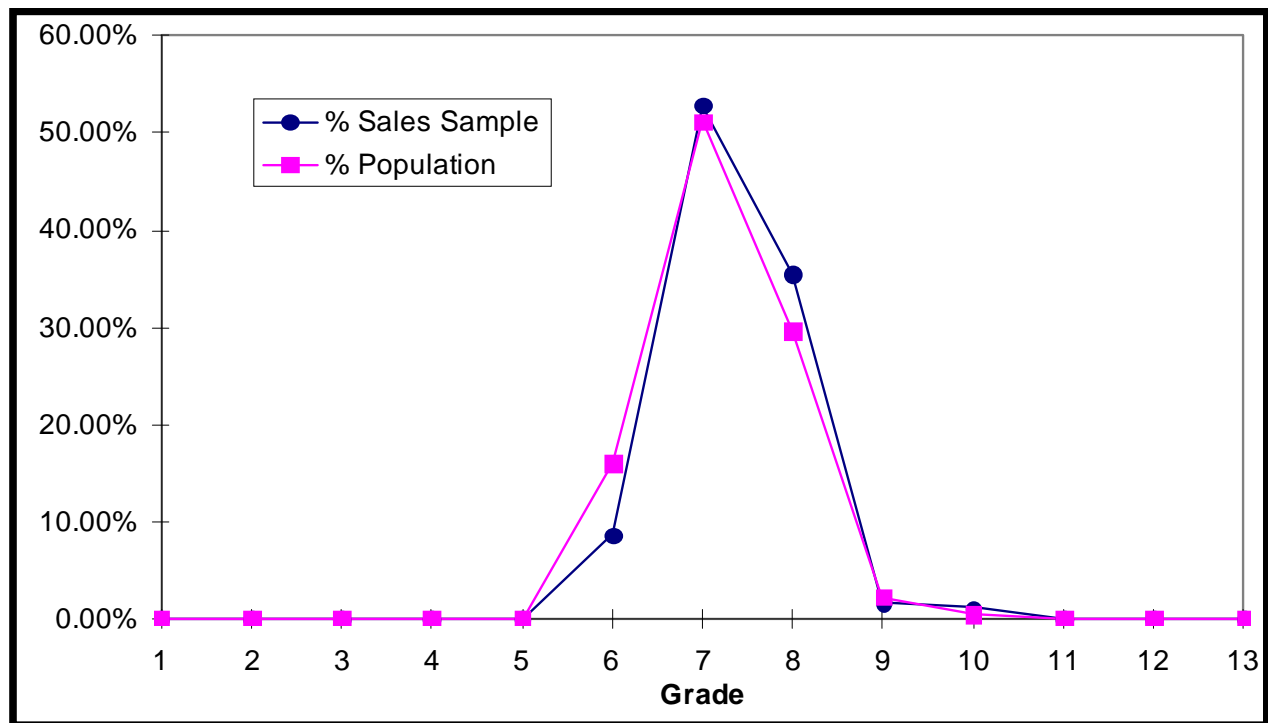


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

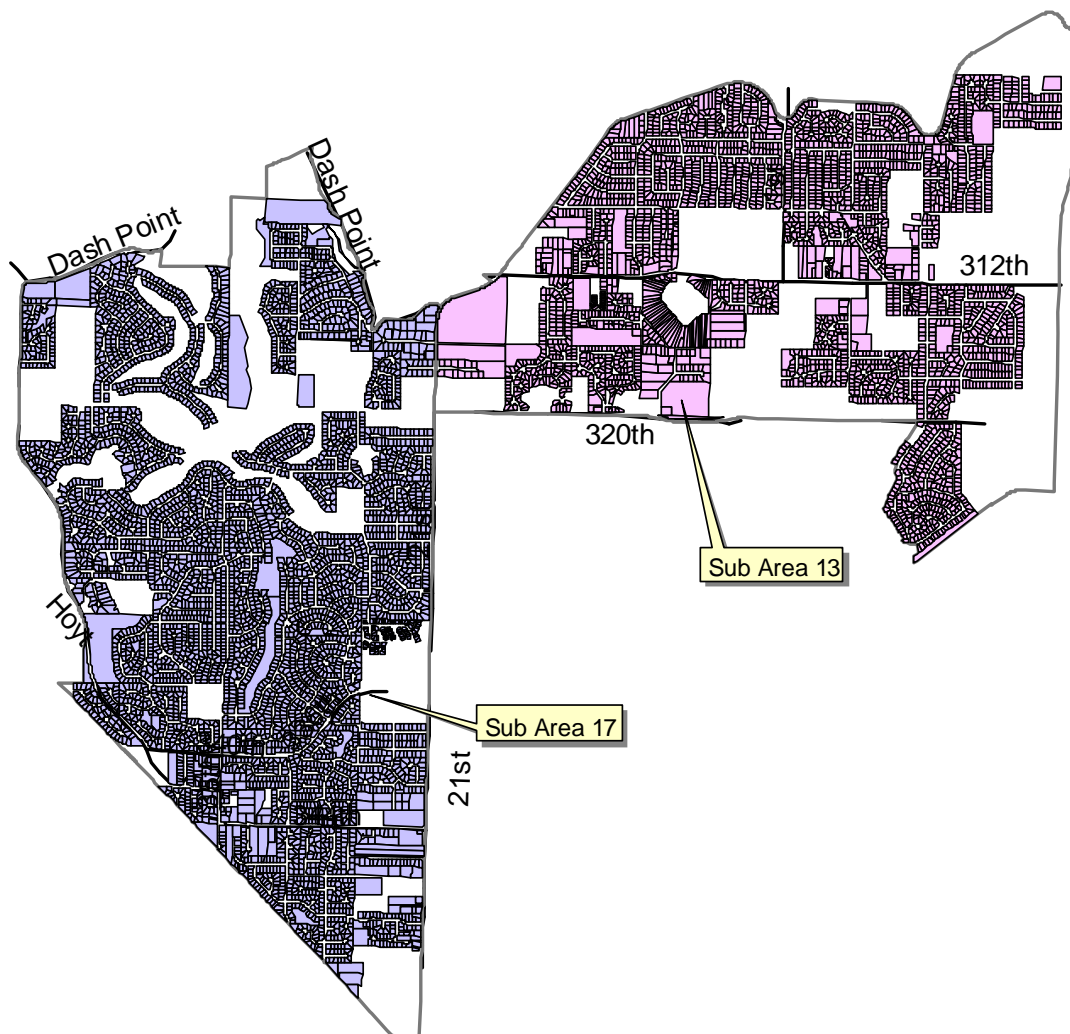
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	29	8.71%
7	176	52.85%
8	118	35.44%
9	6	1.80%
10	4	1.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
333		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	8	0.10%
6	1267	16.06%
7	4041	51.22%
8	2344	29.71%
9	187	2.37%
10	38	0.48%
11	2	0.03%
12	1	0.01%
13	0	0.00%
7890		

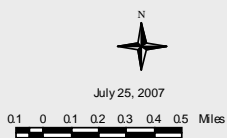


The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.



Area 53 Twin Lakes

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Legend

Area 53 subs.shp

013

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Area 53 outline.shp

Area 53 streets.shp

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: JUNE 10, 2010

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

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

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

Improved Parcel Update

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

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 333 useable residential sales in the area.

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

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .9623222 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 37

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total 4.1% Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .959.
- *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 4.1% Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * .959
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total 4.1% Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)*.959

Model Validation

The resulting assessment level is 91.5%. 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 -4.1%. This decrease is due partly to market changes over time and the previous assessment levels.

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

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

Area 53 Annual Update Model Adjustments

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

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

-3.88%

Comments

The percentages listed are total adjustments not additive adjustments.

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

Area 53 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	534361	0.773
2/1/2008	490000	0.783
3/1/2008	450241	0.792
4/1/2008	409600	0.801
5/1/2008	372100	0.811
6/1/2008	335241	0.820
7/1/2008	301401	0.829
8/1/2008	268324	0.839
9/1/2008	237169	0.849
10/1/2008	208849	0.858
11/1/2008	181476	0.868
12/1/2008	156816	0.877
1/1/2009	133225	0.887
2/1/2009	111556	0.896
3/1/2009	93636	0.905
4/1/2009	75625	0.915
5/1/2009	60025	0.924
6/1/2009	45796	0.934
7/1/2009	33856	0.943
8/1/2009	23409	0.952
9/1/2009	14884	0.962
10/1/2009	8464	0.971
11/1/2009	3721	0.981
12/1/2009	961	0.990
1/1/2010	0	1.000

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	0.801	\$421,000
Sale 2	\$475,000	10/1/2009	0.971	\$461,000
Sale 3	\$515,000	7/1/2009	0.943	\$486,000

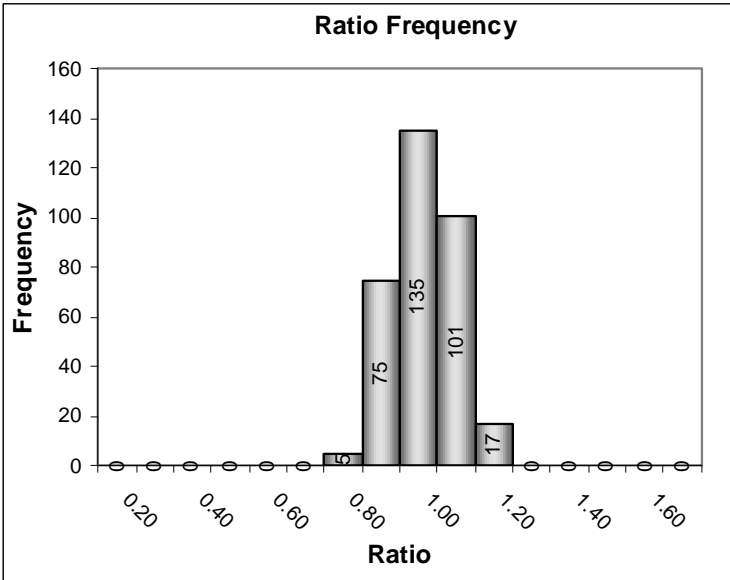
* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 53 is $= (0.9623222 + 0.0002989145 * \text{SaleDay}) / 0.9623222$

SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/TEAM 2	Appr. Date: 1/1/2009	Date of Report: 6/10/2010	Sales Dates: 1/2008 - 12/2009												
Area 53/TWIN LAKES	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES												
SAMPLE STATISTICS		 <p>Ratio Frequency</p> <p>The histogram shows the frequency distribution of ratios for 1 to 3 unit residences in area 53. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 160). The distribution is centered around 1.00. The bars are labeled with their respective frequencies: 5, 75, 135, 101, and 17.</p> <table><caption>Ratio Frequency Data</caption><tr><th>Ratio Range</th><th>Frequency</th></tr><tr><td>0.75 - 0.80</td><td>5</td></tr><tr><td>0.80 - 0.85</td><td>75</td></tr><tr><td>0.85 - 0.90</td><td>135</td></tr><tr><td>0.90 - 0.95</td><td>101</td></tr><tr><td>0.95 - 1.00</td><td>17</td></tr></table>		Ratio Range	Frequency	0.75 - 0.80	5	0.80 - 0.85	75	0.85 - 0.90	135	0.90 - 0.95	101	0.95 - 1.00	17
Ratio Range	Frequency														
0.75 - 0.80	5														
0.80 - 0.85	75														
0.85 - 0.90	135														
0.90 - 0.95	101														
0.95 - 1.00	17														
Sample size (n)	333														
Mean Assessed Value	238,900														
Mean Adj. Sales Price	250,400														
Standard Deviation AV	49,996														
Standard Deviation SP	58,977														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.962														
Median Ratio	0.964														
Weighted Mean Ratio	0.954														
UNIFORMITY															
Lowest ratio	0.773														
Highest ratio:	1.154														
Coefficient of Dispersion	6.99%														
Standard Deviation	0.082														
Coefficient of Variation	8.48%														
Price Related Differential (PRD)	1.009														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.949														
Upper limit	0.979														
95% Confidence: Mean															
Lower limit	0.954														
Upper limit	0.971														
SAMPLE SIZE EVALUATION															
N (population size)	7890														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.082														
Recommended minimum:	11														
Actual sample size:	333														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	163														
# ratios above mean:	170														
z:	0.384														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout area 53

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

COMMENTS:

1 to 3 Unit Residences throughout area 53

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

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: SW/TEAM 2	Appr. Date: 1/1/2010	Date of Report: 6/10/2010	Sales Dates: 1/2008 - 12/2009
Area 53/TWIN LAKES	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	333		
Mean Assessed Value	229,100		
Mean Sales Price	250,400		
Standard Deviation A V	48,050		
Standard Deviation SP	58,977		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.925		
Weighted Mean Ratio	0.915		
UNIFORMITY			
Lowest ratio	0.742		
Highest ratio:	1.109		
Coefficient of Dispersion	6.99%		
Standard Deviation	0.078		
Coefficient of Variation	8.49%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.911		
Upper limit	0.940		
95% Confidence: Mean			
Lower limit	0.915		
Upper limit	0.931		
SAMPLE SIZE EVALUATION			
N (population size)	7890		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.078		
Recommended minimum:	10		
Actual sample size:	333		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	163		
# ratios above mean:	170		
z:	0.384		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

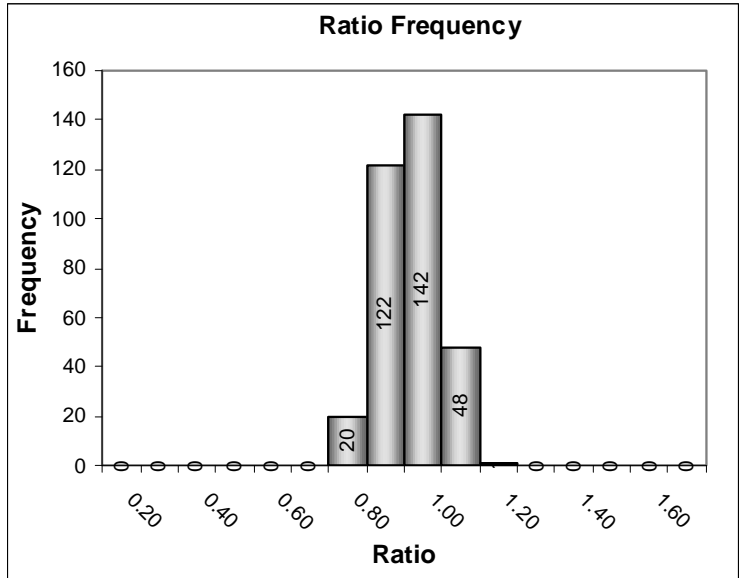
Ratio Frequency

Ratio	Frequency
0.75	20
0.92	122
0.98	142
1.05	48

COMMENTS:

1 to 3 Unit Residences throughout area 53

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



COMMENTS:

1 to 3 Unit Residences throughout area 53

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 53
(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	178880	0040	11/11/09	\$148,000	\$146,000	840	6	1959	3	8661	N	N	621 SW 304TH ST
013	178890	0740	4/29/09	\$165,000	\$152,000	840	6	1961	3	8400	N	N	30706 4TH AVE SW
013	178890	0290	1/22/08	\$220,000	\$171,000	820	6	1960	3	8990	N	N	30573 5TH AVE SW
013	339210	0150	8/10/08	\$213,000	\$179,000	1230	6	1964	3	9775	N	N	144 S 308TH ST
013	178850	0085	10/22/09	\$193,500	\$189,000	820	6	1958	4	9775	N	N	1028 SW 306TH ST
013	556000	0330	5/6/08	\$233,400	\$190,000	1060	6	1961	4	8400	N	N	30611 3RD AVE SW
013	339190	0270	2/14/08	\$255,000	\$201,000	1230	6	1962	3	8395	N	N	30420 1ST PL S
013	794150	0160	1/28/09	\$230,000	\$206,000	1280	6	1967	3	7416	N	N	31727 7TH PL S
013	339180	0180	1/19/08	\$270,000	\$210,000	970	6	1961	3	6650	N	N	30240 1ST PL S
013	178830	0170	11/13/08	\$242,000	\$211,000	1300	6	1962	3	10240	N	N	30727 12TH PL SW
013	178890	0120	7/29/08	\$259,000	\$217,000	1360	6	1960	4	9000	N	N	444 SW 305TH ST
013	339190	0100	9/26/08	\$266,400	\$228,000	970	6	1962	4	8400	N	N	30414 2ND AVE S
013	787500	0060	12/29/09	\$170,000	\$170,000	1010	7	1953	2	9031	N	N	1245 S 312TH ST
013	081850	0290	9/18/08	\$200,000	\$171,000	1240	7	1986	3	3130	N	N	31078 9TH AVE S
013	555730	0260	2/26/09	\$189,900	\$172,000	830	7	1980	3	7245	N	N	1010 SW 316TH PL
013	416810	0250	9/8/08	\$208,500	\$177,000	1130	7	1963	3	10956	N	N	31418 12TH AVE SW
013	358400	0290	3/18/08	\$224,500	\$179,000	950	7	1968	3	8505	N	N	1015 S 317TH ST
013	515390	0180	6/23/09	\$190,000	\$179,000	1180	7	1967	4	7210	N	N	30127 10TH AVE S
013	555770	0190	12/31/09	\$185,950	\$186,000	970	7	1966	3	9750	N	N	708 SW 310TH ST
013	327581	0110	2/7/08	\$239,000	\$187,000	1270	7	1987	3	4016	N	N	31250 10TH CT SW
013	232950	0110	5/19/08	\$230,000	\$188,000	1300	7	1962	3	9936	N	N	615 S 304TH ST
013	039580	0320	12/10/08	\$213,500	\$188,000	1270	7	1966	3	10296	N	N	30311 6TH AVE SW
013	052104	9129	9/26/08	\$220,000	\$188,000	1780	7	1974	3	10890	N	N	829 SW DASH POINT RD
013	787500	0035	10/13/08	\$220,000	\$190,000	1270	7	1955	3	9375	N	N	1139 S 312TH ST
013	233730	0500	1/28/08	\$245,000	\$191,000	1780	7	1960	4	10200	N	N	30117 2ND AVE SW
013	072104	9169	10/30/08	\$220,000	\$191,000	1750	7	1962	3	18730	N	N	31136 14TH AVE SW
013	787520	0215	5/8/08	\$238,000	\$193,000	1170	7	1955	4	9300	N	N	31346 12TH PL S
013	326070	0560	8/19/08	\$229,000	\$193,000	1570	7	1974	3	7360	N	N	32611 8TH CT S
013	555731	0140	5/22/09	\$210,000	\$195,000	1100	7	1986	3	7290	N	N	824 SW 316TH CT
013	787520	0250	12/4/09	\$198,000	\$196,000	1480	7	1955	4	9400	N	N	1264 S 315TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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	416800	0060	5/19/08	\$241,000	\$197,000	1200	7	1962	3	10500	N	N	31226 12TH AVE SW
013	858800	0360	2/14/08	\$250,000	\$197,000	1340	7	1967	4	10800	N	N	1058 S 316TH ST
013	039580	0390	3/21/08	\$250,000	\$199,000	960	7	1966	3	8400	N	N	612 SW 302ND ST
013	794300	0250	7/15/09	\$211,500	\$200,000	1070	7	1983	3	7684	N	N	31520 2ND CT S
013	515390	0110	8/12/08	\$238,000	\$201,000	1180	7	1966	4	7540	N	N	1014 S 301ST ST
013	416810	0390	4/10/08	\$250,000	\$201,000	1820	7	1963	4	9856	N	N	31463 13TH AVE SW
013	091900	0030	8/24/09	\$209,000	\$201,000	1350	7	1963	4	9846	N	N	30617 10TH AVE S
013	515390	0240	2/4/08	\$258,150	\$202,000	1180	7	1966	4	5800	N	N	1019 S 302ND ST
013	326070	0930	12/17/08	\$230,000	\$203,000	1040	7	1974	3	7020	N	N	32600 10TH AVE S
013	081850	0350	5/28/08	\$248,950	\$204,000	1430	7	1986	3	5326	N	N	31038 9TH AVE S
013	416810	0440	6/11/09	\$219,950	\$206,000	1320	7	1963	3	9856	N	N	31423 13TH AVE SW
013	858800	0045	6/10/09	\$219,900	\$206,000	1480	7	1955	4	12150	N	N	31407 8TH AVE S
013	858800	0165	11/11/09	\$209,992	\$207,000	1860	7	1955	4	10838	N	N	31416 8TH AVE S
013	150241	0180	4/2/08	\$260,000	\$208,000	1330	7	1970	4	9648	N	N	32331 9TH AVE S
013	081850	0220	10/3/08	\$244,950	\$210,000	1430	7	1987	3	4870	N	N	31059 9TH AVE S
013	787500	0030	12/30/09	\$210,000	\$210,000	1220	7	1955	3	9375	N	N	1131 S 312TH ST
013	555732	0020	10/31/09	\$214,500	\$210,000	1260	7	1994	3	5018	N	N	927 SW 319TH PL
013	233730	0480	8/27/08	\$249,000	\$211,000	1060	7	1960	4	10200	N	N	30135 2ND AVE SW
013	232960	0040	9/25/08	\$246,500	\$211,000	990	7	1962	3	8925	N	N	330 S 304TH PL
013	858800	0150	1/24/08	\$270,000	\$211,000	1480	7	1955	3	10151	N	N	31250 8TH AVE S
013	416795	0240	1/30/08	\$269,950	\$211,000	1250	7	1992	3	7623	N	N	31633 13TH AVE SW
013	555731	0170	1/3/08	\$274,000	\$212,000	810	7	1981	3	9158	N	N	827 SW 316TH CT
013	337530	0020	1/4/08	\$274,000	\$212,000	950	7	1981	3	9449	N	N	110 S 317TH PL
013	555780	0170	3/14/08	\$269,000	\$214,000	1820	7	1964	4	10605	N	N	108 SW 312TH PL
013	555731	0150	11/9/09	\$217,508	\$214,000	810	7	1981	3	7256	N	N	828 SW 316TH CT
013	039580	0440	9/8/09	\$223,000	\$215,000	1070	7	1966	4	9256	N	N	30200 8TH AVE SW
013	555730	0280	4/13/09	\$235,000	\$216,000	940	7	1980	3	7245	N	N	1022 SW 316TH PL
013	025300	0345	7/17/08	\$263,000	\$219,000	1380	7	1955	4	10400	N	N	30033 13TH AVE S
013	787520	0205	9/18/08	\$259,560	\$222,000	1000	7	1955	4	8439	N	N	31330 12TH PL S
013	555731	0300	8/25/08	\$262,500	\$222,000	940	7	1983	4	7980	N	N	912 SW 316TH PL
013	232960	0290	8/14/08	\$265,000	\$223,000	1010	7	1963	3	8424	N	N	30463 4TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(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	555730	0360	4/17/08	\$278,000	\$224,000	850	7	1980	3	7729	N	N	1121 SW 317TH ST
013	326070	0990	2/17/09	\$248,500	\$224,000	1520	7	1975	3	7020	N	N	846 S 326TH ST
013	555730	0210	1/23/08	\$289,000	\$225,000	1330	7	1980	3	7125	N	N	1023 SW 316TH PL
013	337530	0290	8/29/08	\$265,000	\$225,000	1060	7	1981	3	10246	N	N	135 S 316TH PL
013	091900	0270	8/20/08	\$266,750	\$225,000	1860	7	1963	3	9600	N	N	30444 10TH AVE S
013	084850	0090	4/28/09	\$244,500	\$226,000	1780	7	1999	3	5395	N	N	31110 3RD CT S
013	555730	0260	11/6/08	\$265,000	\$230,000	830	7	1980	3	7245	N	N	1010 SW 316TH PL
013	232950	0320	8/22/08	\$272,000	\$230,000	1090	7	1962	3	9889	N	N	418 S 305TH ST
013	072104	9164	11/24/08	\$262,500	\$230,000	1310	7	1963	4	15681	N	N	633 SW 316TH ST
013	609390	0030	4/18/08	\$288,950	\$233,000	1420	7	1965	3	9790	N	N	32110 10TH AVE S
013	515365	0190	3/20/08	\$295,000	\$235,000	1360	7	1978	4	8100	N	N	30345 9TH AVE S
013	232950	0230	11/25/09	\$238,799	\$236,000	1010	7	1961	4	9885	N	N	622 S 305TH ST
013	104250	0160	7/20/09	\$251,000	\$238,000	1200	7	1961	5	9936	N	N	649 S 305TH ST
013	794300	0210	8/7/09	\$250,000	\$239,000	1280	7	1980	3	7276	N	N	223 S 315TH PL
013	555780	0010	8/26/09	\$250,000	\$240,000	1390	7	1962	3	18200	N	N	157 SW 313TH ST
013	250160	0160	10/23/09	\$245,000	\$240,000	1620	7	1962	3	7253	N	N	30337 13TH AVE S
013	416795	0280	10/12/09	\$247,000	\$241,000	1170	7	1992	3	7574	N	N	31622 13TH AVE SW
013	555780	0120	2/28/08	\$306,000	\$242,000	1680	7	1963	3	10450	N	N	132 SW 313TH ST
013	064300	0150	3/16/09	\$267,500	\$243,000	1220	7	1962	3	10500	N	N	30232 7TH AVE S
013	794300	0340	12/29/09	\$245,000	\$245,000	880	7	1981	3	7866	N	N	31421 4TH AVE S
013	084850	0050	4/28/08	\$303,500	\$246,000	1750	7	1999	3	3712	N	N	31166 3RD CT S
013	091900	0265	9/29/08	\$295,000	\$253,000	1450	7	1963	4	9600	N	N	30436 10TH AVE S
013	787540	0035	7/30/08	\$304,000	\$255,000	1110	7	1967	3	9375	N	N	31327 10TH AVE S
013	326070	0870	10/29/09	\$263,500	\$258,000	1040	7	1974	3	6100	N	N	32513 10TH PL S
013	072104	9124	5/23/08	\$320,000	\$262,000	1540	7	1960	3	29162	N	N	835 SW 312TH ST
013	091900	0165	11/17/08	\$305,000	\$266,000	3330	7	1966	3	9237	N	N	30648 11TH AVE S
013	555780	0230	10/21/09	\$274,450	\$268,000	1260	7	1963	4	10830	N	N	31201 1ST PL SW
013	858800	0005	4/14/08	\$334,000	\$269,000	2350	7	1955	4	10125	N	N	31205 8TH AVE S
013	337530	0560	6/9/09	\$288,000	\$270,000	1490	7	1985	3	8052	N	N	31718 2ND CT S
013	072104	9201	4/23/08	\$336,550	\$272,000	1460	7	1985	4	12750	N	N	1229 SW 308TH ST
013	555780	0160	6/6/08	\$332,000	\$273,000	1740	7	1988	3	11284	N	N	105 SW 312TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
(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	024800	0160	11/18/09	\$279,950	\$276,000	2260	7	1962	3	9900	N	N	30826 10TH AVE SW
013	515365	0060	3/20/08	\$283,350	\$226,000	1220	8	1978	3	7500	N	N	30326 9TH AVE S
013	241330	0530	6/9/08	\$290,000	\$239,000	1370	8	1978	3	7000	N	N	30652 4TH AVE S
013	667265	0340	4/30/09	\$270,000	\$249,000	2170	8	1994	3	6396	N	N	141 S 309TH ST
013	241330	0160	6/19/08	\$304,500	\$251,000	1420	8	1978	3	9482	N	N	30904 5TH PL S
013	416796	0470	12/16/08	\$284,200	\$251,000	1960	8	1992	3	6510	N	N	31711 12TH PL SW
013	667265	0360	6/25/08	\$320,000	\$265,000	1880	8	1994	3	6959	N	N	125 S 309TH ST
013	556050	0380	8/8/08	\$319,950	\$269,000	1780	8	1985	3	7250	N	N	31431 8TH PL SW
013	416796	0390	6/16/09	\$289,950	\$272,000	2150	8	1993	3	6602	N	N	1238 SW 318TH ST
013	150240	0490	4/30/08	\$337,000	\$273,000	1960	8	1966	3	10208	N	N	32347 10TH AVE S
013	072104	9248	8/8/08	\$330,000	\$278,000	2054	8	2004	3	7260	N	N	31150 14TH AVE SW
013	241330	0340	7/11/08	\$340,000	\$283,000	2040	8	1979	3	7350	N	N	30616 5TH PL S
013	241330	0240	1/9/08	\$379,950	\$295,000	1180	8	1978	3	7350	N	N	431 S 308TH ST
013	795450	0190	2/17/09	\$335,000	\$302,000	1940	8	1989	3	7066	N	N	324 S 302ND PL
013	795450	0350	4/30/08	\$375,000	\$304,000	2320	8	1988	3	7741	N	N	337 S 302ND PL
013	241330	0270	9/24/09	\$315,000	\$305,000	2450	8	1978	3	8000	N	N	447 S 308TH ST
013	795450	0280	5/21/08	\$375,000	\$306,000	2720	8	1988	3	10072	N	N	321 S 302ND PL
013	416680	0150	5/12/08	\$460,000	\$374,000	2441	8	2007	3	7200	N	N	180 SW 310TH PL
013	416680	0200	1/23/09	\$433,000	\$387,000	2724	8	2007	3	10326	N	N	31004 1ST PL SW
013	416680	0120	10/17/08	\$450,000	\$388,000	2724	8	2007	3	9779	N	N	31003 2ND PL SW
013	416680	0060	3/11/08	\$497,500	\$395,000	2441	8	2007	3	8257	N	N	31099 2ND PL SW
013	416680	0040	3/11/08	\$505,000	\$401,000	2441	8	2007	3	8438	N	N	31103 2ND AVE SW
013	416680	0030	9/10/08	\$475,000	\$404,000	2751	8	2007	3	7254	N	N	31123 2ND AVE SW
013	554760	0010	9/15/08	\$490,000	\$418,000	3202	8	2008	3	9347	N	N	626 S 310TH ST
017	894500	0450	9/23/09	\$150,000	\$145,000	820	6	1962	3	8512	N	N	2245 SW 331ST ST
017	932090	1070	7/31/08	\$178,000	\$149,000	900	6	1977	4	2380	N	N	33308 24TH AVE SW
017	932090	0350	5/9/08	\$184,250	\$150,000	980	6	1978	4	3400	N	N	33406 24TH AVE SW
017	894500	0970	10/20/09	\$160,000	\$156,000	900	6	1962	2	8556	N	N	2422 SW 330TH ST
017	894520	0150	2/5/08	\$227,000	\$178,000	840	6	1962	4	8400	N	N	32809 26TH AVE SW
017	894430	0330	2/2/09	\$199,950	\$179,000	970	6	1967	4	6622	N	N	2739 SW 332ND CT
017	894510	0560	9/28/09	\$190,000	\$184,000	860	6	1962	4	10842	N	N	2402 SW 329TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	894430	0470	8/28/09	\$191,475	\$184,000	970	6	1967	3	9350	N	N	2625 SW 332ND PL
017	330630	0410	6/25/09	\$199,000	\$187,000	1230	6	1968	3	11224	N	N	2320 SW 342ND ST
017	109960	0540	7/29/09	\$198,000	\$188,000	1120	6	1970	4	6600	N	N	33581 36TH AVE SW
017	894520	0420	1/29/08	\$243,000	\$190,000	1210	6	1966	4	8850	N	N	32920 28TH AVE SW
017	894530	0120	6/27/08	\$231,750	\$192,000	1200	6	1963	4	8470	N	N	33113 28TH AVE SW
017	010060	0350	5/19/08	\$242,000	\$197,000	970	6	1968	4	7700	N	N	2693 SW 334TH PL
017	894510	0440	11/6/09	\$200,000	\$197,000	1060	6	1962	4	8563	N	N	2425 SW 328TH ST
017	330630	0270	1/16/08	\$260,000	\$202,000	1620	6	1967	3	9750	N	N	34024 22ND PL SW
017	894430	0460	3/18/08	\$262,000	\$209,000	1430	6	1967	4	7700	N	N	33260 27TH AVE SW
017	894430	0730	10/16/09	\$230,000	\$224,000	970	6	1968	4	6000	N	N	2620 SW 332ND PL
017	894430	0180	4/7/09	\$186,000	\$170,000	970	7	1967	4	7992	N	N	2811 SW 332ND PL
017	438800	0180	12/24/08	\$210,000	\$186,000	1170	7	1970	4	6440	N	N	31705 32ND AVE SW
017	858120	0390	5/28/08	\$233,000	\$191,000	1510	7	1977	3	7350	N	N	34016 33RD AVE SW
017	502945	1100	11/16/09	\$195,000	\$192,000	970	7	1981	4	7500	N	N	2703 SW 347TH ST
017	176110	0290	5/23/08	\$239,950	\$196,000	1230	7	1986	3	7200	N	N	34909 23RD AVE SW
017	502945	0110	12/1/08	\$223,000	\$196,000	780	7	1982	3	7200	N	N	34520 27TH AVE SW
017	109961	0760	11/19/08	\$227,000	\$198,000	1100	7	1976	4	7128	N	N	33475 38TH AVE SW
017	615100	0040	12/18/09	\$199,000	\$198,000	1140	7	1990	3	7539	N	N	34229 38TH PL SW
017	638660	0070	1/8/08	\$257,000	\$199,000	1210	7	1968	3	9328	N	N	2501 SW 325TH PL
017	109960	0570	7/15/08	\$239,950	\$200,000	950	7	1970	4	8140	N	N	33508 37TH AVE SW
017	921152	0040	5/21/09	\$217,000	\$202,000	1670	7	1989	3	9305	N	N	4244 SW 337TH PL
017	010921	0470	2/13/08	\$260,000	\$204,000	1110	7	1986	3	8000	N	N	2744 SW 342ND ST
017	921151	0690	2/13/08	\$259,000	\$204,000	1340	7	1979	3	6860	N	N	33708 40TH CT SW
017	011460	0240	7/14/08	\$245,000	\$204,000	1390	7	1968	3	12412	N	N	2710 SW 345TH PL
017	011460	0010	8/27/09	\$212,000	\$204,000	1630	7	1969	3	10192	N	N	34403 28TH PL SW
017	193840	0500	8/5/09	\$215,000	\$205,000	1480	7	1976	3	8000	N	N	2401 SW 318TH ST
017	858120	0030	10/1/09	\$212,000	\$206,000	1220	7	1970	5	9100	N	N	3403 SW 340TH PL
017	858120	0190	11/20/09	\$210,000	\$207,000	1090	7	1977	3	7140	N	N	3009 SW 341ST ST
017	896590	0050	5/7/08	\$256,000	\$208,000	1280	7	1968	3	9817	N	N	2436 SW 326TH ST
017	438800	0230	9/18/08	\$243,500	\$208,000	1140	7	1971	3	6963	N	N	3025 SW 317TH PL
017	011460	0040	5/19/08	\$255,000	\$208,000	1200	7	1969	3	9548	N	N	34417 28TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	109975	0580	1/18/08	\$269,500	\$210,000	1266	7	1969	4	12210	N	N	3320 SW 329TH ST
017	873216	0320	6/20/08	\$255,450	\$211,000	1350	7	1984	3	8460	N	N	3147 SW 339TH ST
017	951090	0160	5/7/09	\$230,000	\$213,000	1260	7	1968	3	7280	N	N	3313 SW 327TH ST
017	951090	0040	8/19/09	\$223,950	\$215,000	1200	7	1968	4	7200	N	N	3312 SW 327TH ST
017	109976	0370	9/9/09	\$223,000	\$215,000	1450	7	1975	4	7200	N	N	3315 SW 333RD ST
017	638515	0210	8/28/08	\$255,000	\$216,000	1110	7	1979	3	7200	N	N	34201 36TH PL SW
017	330620	0165	7/31/08	\$258,000	\$216,000	1090	7	1965	4	9619	N	N	2139 SW 338TH ST
017	894510	0310	6/13/08	\$262,000	\$216,000	1736	7	1962	5	8580	N	N	32818 23RD AVE SW
017	502945	1270	9/4/09	\$224,000	\$216,000	970	7	1980	4	8176	N	N	2702 SW 344TH PL
017	954280	1720	12/22/09	\$218,000	\$217,000	1370	7	1978	4	8030	N	N	2926 SW 337TH ST
017	011470	0210	3/26/08	\$272,700	\$218,000	1220	7	1975	3	9585	N	N	2303 SW 346TH ST
017	327900	0620	1/29/08	\$280,000	\$219,000	890	7	1979	4	9900	N	N	4035 SW 334TH PL
017	921151	0720	8/17/09	\$230,000	\$220,000	1080	7	1978	3	7000	N	N	3919 SW 337TH ST
017	894430	0520	8/31/09	\$229,950	\$221,000	970	7	1968	5	7150	N	N	33255 26TH PL SW
017	109975	0620	11/19/08	\$252,500	\$221,000	1620	7	1973	4	7700	N	N	32750 35TH AVE SW
017	954280	1700	8/25/09	\$229,950	\$221,000	1500	7	1978	4	7632	N	N	2914 SW 337TH ST
017	896590	0090	4/23/08	\$275,000	\$222,000	1520	7	1969	4	10312	N	N	32602 26TH AVE SW
017	951090	0220	11/16/09	\$226,000	\$223,000	1200	7	1968	4	7275	N	N	3330 SW 327TH PL
017	502945	0340	8/31/09	\$236,000	\$227,000	1040	7	1980	4	7425	N	N	2626 SW 348TH PL
017	010060	0980	5/27/09	\$243,850	\$227,000	1670	7	1976	4	7313	N	N	33404 29TH PL SW
017	330620	0225	8/13/09	\$239,950	\$229,000	980	7	1968	4	9606	N	N	2144 SW 339TH ST
017	109961	0510	7/15/09	\$242,000	\$229,000	1340	7	1976	3	6400	N	N	3734 SW 336TH ST
017	242103	9011	6/6/09	\$245,000	\$229,000	1160	7	1998	4	13526	N	N	2641 SW 335TH CT
017	873216	0090	7/21/08	\$274,950	\$230,000	1360	7	1984	3	7212	N	N	3033 SW 339TH ST
017	330620	0260	7/25/08	\$275,000	\$230,000	1120	7	1963	4	10455	N	N	2313 SW 339TH ST
017	873213	0590	4/24/09	\$249,950	\$230,000	1180	7	1978	3	8625	N	N	33040 38TH AVE SW
017	438801	0290	1/17/08	\$297,500	\$231,000	1300	7	1976	4	8250	N	N	3108 SW 313TH PL
017	502946	0120	12/8/08	\$262,500	\$231,000	1200	7	1983	4	7000	N	N	34812 30TH AVE SW
017	873213	0580	3/3/08	\$291,000	\$231,000	1240	7	1978	4	8625	N	N	33046 38TH AVE SW
017	330620	0255	12/22/08	\$262,900	\$232,000	1120	7	1963	3	10455	N	N	2321 SW 339TH ST
017	932432	0010	5/6/08	\$288,000	\$234,000	1240	7	1980	3	9826	N	N	2510 SW 322ND ST

Improved Sales Used in this Annual Update Analysis
Area 53
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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
017	954280	0480	8/26/09	\$245,000	\$235,000	1330	7	1978	3	8480	N	N	3305 SW 338TH ST
017	010921	0480	11/6/08	\$272,000	\$236,000	1570	7	1984	3	7200	N	N	34122 28TH AVE SW
017	279150	0190	8/11/08	\$280,000	\$236,000	1980	7	1988	3	7215	N	N	34811 31ST PL SW
017	921151	0190	7/8/09	\$249,900	\$236,000	1640	7	1978	3	7752	N	N	33706 38TH PL SW
017	921150	0510	11/9/09	\$239,950	\$236,000	1300	7	1979	3	5500	N	N	33839 37TH AVE SW
017	330620	0105	3/18/08	\$300,000	\$239,000	2130	7	1964	4	9619	N	N	2311 SW 338TH ST
017	327900	0220	9/15/09	\$247,000	\$239,000	890	7	1979	3	9440	N	N	33421 41ST AVE SW
017	176110	0320	3/4/09	\$265,000	\$240,000	1340	7	1985	3	7174	N	N	2308 SW 350TH PL
017	010920	0410	4/28/08	\$299,950	\$243,000	1130	7	1987	3	6800	N	N	2611 SW 339TH ST
017	873213	0090	7/10/08	\$292,000	\$243,000	1370	7	1978	4	7665	N	N	3703 SW 331ST PL
017	873216	0240	8/31/09	\$255,000	\$245,000	1360	7	1984	4	10573	N	N	3114 SW 339TH ST
017	873216	0160	2/5/08	\$315,000	\$247,000	1100	7	1984	3	7622	N	N	3028 SW 339TH ST
017	109960	0690	2/9/09	\$275,000	\$247,000	1080	7	1970	5	7742	N	N	3710 SW 335TH ST
017	109976	0290	12/2/09	\$250,000	\$248,000	1750	7	1977	3	6970	N	N	3404 SW 333RD ST
017	873213	0300	1/17/08	\$320,000	\$249,000	1370	7	1978	3	8400	N	N	33017 36TH AVE SW
017	109961	1270	6/5/08	\$304,000	\$250,000	1740	7	1976	3	6400	N	N	33233 36TH AVE SW
017	873213	1060	2/11/09	\$278,000	\$250,000	1390	7	1978	3	8056	N	N	3511 SW 328TH PL
017	954280	0420	5/16/08	\$310,000	\$253,000	1950	7	1977	3	9106	N	N	33615 33RD PL SW
017	394550	0060	5/13/09	\$273,000	\$253,000	1730	7	1962	4	22372	N	N	2142 SW 317TH PL
017	010060	0940	7/11/08	\$305,000	\$254,000	1160	7	1976	4	7344	N	N	33428 29TH PL SW
017	279150	0480	4/30/09	\$275,000	\$254,000	1860	7	1988	3	6983	N	N	34712 31ST PL SW
017	954280	1050	6/19/08	\$310,000	\$256,000	1460	7	1977	3	8400	N	N	33229 30TH AVE SW
017	954280	1780	12/4/09	\$258,000	\$256,000	1180	7	1977	4	8510	N	N	33416 30TH AVE SW
017	109960	0150	10/22/09	\$263,900	\$258,000	1130	7	1976	3	6400	N	N	33510 35TH AVE SW
017	010921	0070	5/27/08	\$318,000	\$260,000	2020	7	1985	3	7412	N	N	34022 30TH AVE SW
017	951090	0480	9/4/08	\$307,450	\$261,000	1510	7	1969	4	13120	N	N	32722 32ND AVE SW
017	873213	1210	2/6/08	\$335,000	\$263,000	1460	7	1978	3	7992	N	N	3906 SW 328TH PL
017	954280	1120	8/18/09	\$275,000	\$263,000	1600	7	1978	3	8520	N	N	33607 30TH AVE SW
017	109976	0180	3/17/09	\$290,000	\$264,000	1720	7	1975	4	7600	N	N	3309 SW 332ND ST
017	109976	0190	5/27/08	\$324,000	\$265,000	1380	7	1975	4	8000	N	N	3303 SW 332ND ST
017	438801	0480	12/17/08	\$299,999	\$265,000	1730	7	1974	4	8357	N	N	31404 31ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	638670	0200	10/28/08	\$308,000	\$267,000	1350	7	1972	3	9512	N	N	32500 23RD AVE SW
017	788878	0060	8/28/08	\$317,695	\$269,000	1660	7	1996	3	6969	N	N	34515 32ND CT SW
017	279150	0130	7/2/09	\$285,000	\$269,000	1860	7	1988	3	7218	N	N	34701 31ST PL SW
017	010060	1040	4/30/08	\$335,000	\$271,000	1050	7	1976	4	8908	N	N	33306 29TH PL SW
017	873204	0890	8/5/09	\$286,000	\$273,000	1300	7	1979	3	8800	N	N	32847 39TH PL SW
017	954280	0910	12/1/09	\$277,000	\$274,000	1160	7	1978	3	8190	N	N	33007 30TH AVE SW
017	954280	0410	11/4/09	\$280,000	\$275,000	1870	7	1977	3	8308	N	N	33607 33RD PL SW
017	921151	0580	9/29/08	\$334,000	\$286,000	1180	7	1979	3	8181	N	N	3930 SW 337TH ST
017	954280	0060	7/9/09	\$312,000	\$295,000	1390	7	1978	4	9000	N	N	33203 32ND PL SW
017	954280	1140	10/7/08	\$348,000	\$299,000	1670	7	1978	3	8400	N	N	33623 32ND AVE SW
017	109976	0340	10/5/09	\$309,000	\$301,000	1550	7	1976	4	7200	N	N	3411 SW 333RD ST
017	873213	1370	10/15/08	\$352,000	\$304,000	1480	7	1978	3	8560	N	N	3822 SW 331ST ST
017	255700	0140	11/19/08	\$230,000	\$201,000	1040	8	1979	3	9750	N	N	33613 27TH PL SW
017	502946	0080	6/9/09	\$230,000	\$215,000	1230	8	1984	3	7162	N	N	2823 SW 347TH ST
017	502946	0370	7/9/08	\$272,000	\$226,000	1200	8	1984	3	6970	N	N	2740 SW 347TH PL
017	873201	0520	8/31/09	\$234,950	\$226,000	1410	8	1980	3	8664	N	N	32531 42ND PL SW
017	873190	0070	7/21/08	\$271,450	\$227,000	1340	8	1966	4	8400	N	N	2610 SW 320TH PL
017	010921	0420	2/28/08	\$291,000	\$230,000	1120	8	1986	3	6600	N	N	2739 SW 342ND ST
017	255700	0710	3/14/08	\$290,000	\$231,000	1330	8	1980	3	8050	N	N	2639 SW 337TH ST
017	873190	2680	4/29/09	\$251,000	\$232,000	1280	8	1968	4	7084	N	N	32019 40TH PL SW
017	193840	0130	12/14/09	\$234,000	\$233,000	1350	8	1976	4	8400	N	N	2400 SW 318TH ST
017	211551	0360	1/23/08	\$300,000	\$234,000	1470	8	1983	3	7210	N	N	31621 45TH PL SW
017	873195	0430	1/14/09	\$262,500	\$234,000	1980	8	1968	4	8019	N	N	32728 36TH AVE SW
017	502946	0330	2/11/08	\$299,000	\$235,000	2030	8	1984	3	6666	N	N	2739 SW 347TH PL
017	255700	0870	4/21/09	\$256,200	\$236,000	1880	8	1979	3	7000	N	N	33603 26TH CT SW
017	873190	1820	1/30/09	\$264,999	\$237,000	1660	8	1967	4	9000	N	N	32508 39TH PL SW
017	873198	2690	7/31/09	\$250,000	\$238,000	1740	8	1970	4	8000	N	N	31625 41ST AVE SW
017	150330	0040	1/2/08	\$309,300	\$239,000	1850	8	1971	4	13200	N	N	2745 SW 315TH ST
017	873204	0810	11/20/08	\$275,000	\$240,000	1250	8	1979	3	10184	N	N	4101 SW 328TH PL
017	873204	0820	3/24/08	\$300,000	\$240,000	1820	8	1987	4	8740	N	N	4031 SW 328TH PL
017	255700	0750	4/7/08	\$300,000	\$241,000	1420	8	1980	3	7140	N	N	2609 SW 337TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	873180	0690	7/2/09	\$260,000	\$245,000	1630	8	1965	4	7350	N	N	32124 27TH AVE SW
017	873180	0540	10/28/09	\$249,950	\$245,000	1100	8	1966	3	7400	N	N	32110 26TH AVE SW
017	502946	0040	5/28/08	\$300,000	\$246,000	1420	8	1985	3	7000	N	N	2725 SW 347TH ST
017	873180	0700	5/7/08	\$303,000	\$246,000	1940	8	1965	4	7107	N	N	32120 27TH AVE SW
017	873195	1370	7/21/09	\$259,000	\$246,000	1100	8	1969	3	10000	N	N	3814 SW 326TH ST
017	954280	1400	4/10/09	\$268,000	\$246,000	1550	8	1978	3	7000	N	N	33724 32ND AVE SW
017	873203	0170	4/4/08	\$309,950	\$249,000	1330	8	1977	3	7980	N	N	4211 SW 328TH ST
017	255700	0130	11/27/09	\$252,000	\$249,000	1100	8	1979	3	8470	N	N	33609 27TH PL SW
017	873198	2640	6/29/09	\$264,500	\$249,000	1850	8	1975	4	8200	N	N	31519 41ST AVE SW
017	873190	0710	8/25/08	\$295,000	\$250,000	1400	8	1968	4	7875	N	N	32133 33RD AVE SW
017	873202	0420	12/18/08	\$283,500	\$250,000	1530	8	1978	4	8840	N	N	32222 46TH PL SW
017	873190	2400	2/19/08	\$319,000	\$251,000	1770	8	1967	3	8800	N	N	3921 SW 321ST ST
017	010921	0190	4/10/08	\$314,000	\$252,000	1330	8	1983	3	7500	N	N	2845 SW 341ST CT
017	873202	0520	5/7/08	\$310,250	\$252,000	1730	8	1978	4	8050	N	N	4417 SW 323RD ST
017	873201	0370	11/2/09	\$259,000	\$254,000	1570	8	1978	3	7500	N	N	4219 SW 328TH ST
017	010920	0210	3/27/08	\$319,950	\$256,000	1640	8	1981	3	7000	N	N	2843 SW 340TH PL
017	873195	1610	5/12/08	\$315,000	\$256,000	1660	8	1969	4	8453	N	N	32664 39TH PL SW
017	873195	1100	7/30/09	\$272,500	\$259,000	1330	8	1973	4	7900	N	N	3632 SW 328TH ST
017	279150	0290	5/9/08	\$320,000	\$260,000	1840	8	1990	4	6675	N	N	34809 30TH AVE SW
017	873198	3310	3/20/09	\$285,000	\$260,000	1290	8	1977	3	8000	N	N	31949 36TH AVE SW
017	242103	9117	7/24/09	\$278,100	\$264,000	2030	8	1994	3	8959	N	N	34918 23RD AVE SW
017	873190	0160	9/5/08	\$312,000	\$265,000	1480	8	1967	4	7875	N	N	32015 28TH AVE SW
017	873203	0360	6/22/09	\$282,000	\$265,000	1300	8	1977	3	8137	N	N	4122 SW 328TH ST
017	150330	0220	8/18/09	\$277,500	\$266,000	1250	8	1967	3	12782	N	N	31405 28TH PL SW
017	873195	0540	7/6/09	\$284,000	\$268,000	1770	8	1967	4	8888	N	N	32614 35TH AVE SW
017	873195	1120	10/14/08	\$318,000	\$274,000	1990	8	1969	4	7900	N	N	3644 SW 328TH ST
017	873190	1070	2/20/08	\$349,000	\$275,000	1530	8	1966	3	7875	N	N	32124 33RD AVE SW
017	193840	0380	10/7/08	\$320,000	\$275,000	2020	8	1977	4	9900	N	N	31843 25TH AVE SW
017	873195	0710	11/3/09	\$280,000	\$275,000	2860	8	1967	3	8000	N	N	3240 SW 326TH ST
017	167300	0160	6/2/09	\$294,680	\$275,000	2033	8	2005	3	8454	N	N	31113 29TH CT SW
017	873196	0920	6/20/08	\$334,250	\$276,000	1770	8	1973	3	9555	N	N	32507 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	873190	1060	10/14/09	\$285,000	\$278,000	1370	8	1966	4	7875	N	N	32128 33RD AVE SW
017	193840	0310	9/18/09	\$290,000	\$281,000	1350	8	1978	4	6390	N	N	31801 25TH AVE SW
017	211551	0110	8/25/08	\$335,000	\$284,000	1270	8	1981	4	7210	N	N	31636 45TH PL SW
017	010920	0220	8/18/08	\$340,000	\$287,000	1740	8	1981	4	7210	N	N	2837 SW 340TH PL
017	150310	0400	10/28/09	\$292,495	\$287,000	1740	8	1963	3	15131	N	N	31437 27TH AVE SW
017	873198	0270	8/27/08	\$342,300	\$290,000	2450	8	1974	3	12006	N	N	3609 SW 318TH ST
017	873195	0980	7/25/09	\$305,000	\$290,000	1370	8	1975	3	11495	N	N	32545 36TH AVE SW
017	873195	1260	10/13/09	\$297,000	\$290,000	1250	8	1968	4	8428	N	N	3808 SW 327TH ST
017	873198	1620	4/14/08	\$361,000	\$291,000	1620	8	1974	4	9000	N	N	31756 42ND AVE SW
017	954280	1570	9/1/09	\$303,000	\$292,000	1660	8	1978	4	8250	N	N	33752 31ST AVE SW
017	873204	0140	3/6/08	\$369,900	\$293,000	1310	8	1988	4	7650	N	N	4020 SW 328TH PL
017	873190	2230	11/12/09	\$297,950	\$293,000	3400	8	1968	4	8900	N	N	32021 41ST AVE SW
017	873199	0440	4/28/09	\$320,000	\$295,000	1560	8	1977	4	7200	N	N	4211 SW 314TH PL
017	873198	1680	10/20/09	\$302,000	\$295,000	3340	8	1973	4	8000	N	N	4111 SW 317TH ST
017	010920	0210	9/9/09	\$308,000	\$297,000	1640	8	1981	3	7000	N	N	2843 SW 340TH PL
017	873190	2630	11/17/08	\$346,000	\$302,000	1840	8	1968	4	8505	N	N	32020 40TH PL SW
017	873190	1620	9/30/08	\$354,225	\$304,000	1620	8	1968	4	7548	N	N	3248 SW 325TH ST
017	150310	0240	12/4/08	\$350,000	\$307,000	2880	8	1962	4	11175	N	N	2922 SW 314TH ST
017	294450	0060	5/6/08	\$380,000	\$309,000	1910	8	1989	3	7801	N	N	2667 SW 343RD ST
017	873198	2970	11/10/08	\$359,900	\$313,000	3750	8	1973	4	11648	N	N	4218 SW 317TH ST
017	242103	9109	1/31/08	\$403,000	\$315,000	2320	8	1994	3	22233	N	N	2225 SW 342ND PL
017	873190	2620	6/26/09	\$335,000	\$315,000	1770	8	1967	4	8280	N	N	4028 SW 321ST ST
017	167300	0530	11/30/09	\$321,000	\$318,000	2256	8	2007	3	8002	N	N	3110 SW 310TH ST
017	873196	0390	6/16/08	\$387,000	\$319,000	3220	8	1971	4	8424	N	N	32202 40TH PL SW
017	167300	0220	12/16/09	\$325,000	\$323,000	3006	8	2005	3	15414	N	N	31110 29TH CT SW
017	294450	0480	4/28/08	\$400,000	\$324,000	2520	8	1992	3	8342	N	N	2823 SW 342ND PL
017	873198	1380	11/3/09	\$329,950	\$324,000	2380	8	1973	4	7700	N	N	31619 37TH AVE SW
017	873190	0280	1/7/08	\$422,500	\$327,000	2040	8	1966	4	8784	N	N	2631 SW 320TH PL
017	542090	0030	6/12/09	\$348,750	\$327,000	2550	8	2004	3	7680	N	N	34229 34TH AVE SW
017	873190	1970	4/9/09	\$358,000	\$328,000	2060	8	1967	4	9558	N	N	3237 SW 325TH ST
017	167300	0320	6/24/09	\$350,000	\$329,000	2495	8	2005	3	7203	N	N	2900 S 311TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	167300	0830	7/8/08	\$399,950	\$333,000	2208	8	2007	3	7600	N	N	30900 30TH AVE SW
017	167300	0780	5/19/08	\$413,845	\$338,000	2423	8	2008	3	7500	N	N	3100 SE 309TH ST
017	167300	0550	4/11/08	\$425,000	\$342,000	2495	8	2007	3	7973	N	N	3018 SW 310TH ST
017	873198	1090	4/14/08	\$431,500	\$347,000	2300	8	1973	4	7900	N	N	31518 37TH AVE SW
017	873190	0390	1/18/08	\$450,000	\$350,000	3110	8	1967	4	9120	N	N	2738 SW 323RD ST
017	167300	0650	8/1/08	\$420,615	\$353,000	2495	8	2005	3	7512	N	N	3008 SW 311TH ST
017	873198	2840	10/14/08	\$415,000	\$358,000	3490	8	1969	4	9030	N	N	31503 42ND AVE SW
017	873198	0750	10/7/08	\$420,000	\$361,000	2440	8	1972	4	8200	Y	N	31433 36TH AVE SW
017	167300	0850	4/2/09	\$399,950	\$366,000	2931	8	2007	3	7600	N	N	30914 30TH AVE SW
017	873190	2520	6/16/08	\$469,500	\$387,000	2710	8	1968	4	7560	N	N	3906 SW 321ST ST
017	873199	0330	1/25/08	\$501,141	\$391,000	1930	8	1978	4	12800	Y	N	31411 42ND PL SW
017	873202	0670	7/17/09	\$424,950	\$403,000	1830	8	1978	4	9620	Y	Y	4301 SW 323RD ST
017	167300	0770	3/31/08	\$517,012	\$414,000	2931	8	2008	3	7500	N	N	3108 SW 309TH ST
017	167300	0820	2/19/08	\$545,212	\$430,000	2931	8	2007	3	7858	N	N	30818 30TH AVE SW
017	873198	1000	3/3/08	\$312,000	\$247,000	1560	9	1973	3	9116	N	N	3640 SW 317TH CT
017	873198	0630	11/13/09	\$282,500	\$278,000	3190	9	1975	3	12064	N	N	31203 36TH AVE SW
017	873198	1460	12/11/09	\$299,500	\$298,000	2210	9	1974	4	8000	N	N	31809 37TH AVE SW
017	873195	0310	2/12/09	\$406,000	\$365,000	1730	9	1968	5	9435	N	N	3625 SW 328TH ST
017	873196	0100	11/17/09	\$423,000	\$417,000	1270	9	1978	3	8988	Y	Y	32532 40TH CT SW
017	327905	0140	10/27/08	\$530,000	\$459,000	2179	9	2006	3	18139	N	N	33140 42ND PL SW
017	286730	0260	10/29/09	\$470,000	\$461,000	3023	10	2008	3	7200	N	N	33338 42ND AVE SW
017	286730	0200	6/25/09	\$499,000	\$470,000	3114	10	2008	3	8195	N	N	33426 42ND AVE SW
017	286730	0020	5/22/08	\$580,000	\$474,000	3313	10	2007	3	8562	N	N	33301 42ND AVE SW
017	286730	0110	1/20/09	\$560,000	\$500,000	3175	10	2008	3	7869	N	N	33407 42ND AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	024800	0250	2/27/09	\$184,900	BANKRUPTCY - RECEIVER OR TRUSTEE
013	024800	0250	10/28/08	\$182,689	EXEMPT FROM EXCISE TAX; NON-REPRESN SALE
013	025300	0125	8/5/08	\$239,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	025300	0155	10/24/08	\$246,000	FORCED SALE
013	025300	0375	7/6/09	\$90,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
013	039580	0330	12/16/09	\$175,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	039580	0490	2/25/08	\$229,900	BANKRUPTCY - RECEIVER OR TRUSTEE
013	052104	9164	4/21/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
013	052104	9164	8/25/08	\$206,010	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	064310	0100	8/27/09	\$189,000	SHORT SALE
013	072104	9158	4/21/09	\$289,900	BANKRUPTCY - RECEIVER OR TRUSTEE
013	072104	9158	3/24/08	\$477,985	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
013	081850	0610	3/17/09	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	082104	9253	2/20/09	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	082104	9276	9/1/09	\$343,000	DIAGNOSTIC OUTLIER
013	091900	0075	8/7/09	\$222,950	EXEMPT FROM EXCISE TAX
013	091900	0285	4/13/09	\$133,331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	150240	0390	8/19/09	\$168,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	150241	0040	2/6/08	\$285,000	ESTATE ADMIN, GUARDIAN, OR EXEC, OR NEIGHBOR
013	150241	0270	6/2/08	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	150241	0330	10/9/09	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178830	0090	11/23/09	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178830	0135	9/29/09	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178830	0170	7/17/08	\$150,000	CORPORATE AFFILIATES
013	178850	0005	12/8/09	\$132,000	FINANCIAL INSTITUTION RESALE
013	178850	0025	11/30/09	\$142,000	BANKRUPTCY - REC OR TRUSTEE; STATMT TO DOR
013	178870	0160	12/21/09	\$135,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	178880	0140	11/11/09	\$135,000	DIAGNOSTIC OUTLIER
013	178880	0370	5/6/09	\$130,000	BANKRUPTCY - REC OR TRUSTEE; STATMT TO DOR
013	178890	0290	12/30/09	\$134,950	DIAGNOSTIC OUTLIER
013	178890	0320	12/16/09	\$92,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
013	178890	0450	8/15/08	\$50,074	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
013	178890	0540	11/18/09	\$123,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	178890	0620	10/8/09	\$145,000	DIAGNOSTIC OUTLIER
013	232950	0230	11/25/09	\$238,799	RELOCATION - SALE TO SERVICE
013	232970	0010	6/11/09	\$120,000	DIAGNOSTIC OUTLIER
013	233730	0380	10/14/09	\$215,000	DIAGNOSTIC OUTLIER
013	241330	0550	12/29/09	\$210,000	FINANCIAL INSTITUTION RESALE
013	241330	0640	6/2/09	\$264,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	326070	0010	5/28/09	\$200,000	SHORT SALE
013	326070	0160	3/28/08	\$219,200	BANKRUPTCY - REC OR TRUSTEE; EXEMPT FROM
013	326070	0570	9/16/09	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	339180	0190	7/30/09	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	339180	0220	7/5/09	\$155,000	SHORT SALE
013	339180	0220	7/5/09	\$155,000	SHORT SALE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	339210	0330	2/17/09	\$195,000	SHORT SALE
013	358400	0330	5/23/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	416795	0030	9/8/08	\$295,000	1031 TRADE; BANKRUPTCY - REC OR TRUSTEE
013	416796	0010	11/13/08	\$252,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	416796	0450	7/18/08	\$62,759	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
013	416800	0130	3/19/08	\$302,667	NON-PROFIT ORGANIZATION
013	416800	0130	3/18/08	\$300,000	NON-PROFIT ORGANIZATION
013	416810	0280	2/29/08	\$238,000	NO MARKET EXPOSURE
013	416810	0400	9/1/09	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	416810	0440	6/2/09	\$219,950	RELOCATION - SALE TO SERVICE
013	416810	0460	4/3/09	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	515365	0160	9/4/09	\$200,000	SHORT SALE
013	515370	0030	6/15/09	\$163,605	EXEMPT FROM EXCISE TAX
013	515370	0050	9/25/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	515390	0150	5/21/09	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	515390	0150	3/13/09	\$235,872	EXEMPT FROM EXCISE TAX
013	515390	0380	4/10/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555731	0150	7/20/09	\$140,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555731	0330	6/5/09	\$201,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555731	0340	1/16/08	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECTOR
013	555750	0030	7/27/09	\$128,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
013	555750	0040	6/16/09	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECTOR
013	555780	0070	12/15/09	\$156,000	FINANCIAL INSTITUTION RESALE
013	555780	0220	7/16/08	\$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	555780	0230	11/6/08	\$196,000	NON-REPRESENTATIVE SALE
013	555820	0140	8/6/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555820	0140	11/20/09	\$162,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555920	0105	9/23/08	\$453,500	DIAGNOSTIC OUTLIER
013	556000	0040	3/31/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	0480	7/21/09	\$148,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	0710	11/10/09	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	1150	8/11/09	\$137,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556050	0170	7/22/08	\$265,000	BANKRUPTCY REC OR TRUSTEE; NON-REPRESENT
013	609390	0070	9/30/08	\$100,000	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
013	609390	0210	8/21/08	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
013	609390	0270	4/10/08	\$285,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
013	609400	0030	2/13/08	\$284,250	RELATED PARTY, FRIEND, OR NEIGHBOR
013	667265	0010	10/10/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	667265	0160	12/15/09	\$240,000	FINANCIAL INSTITUTION RESALE
013	771620	0060	2/5/09	\$180,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
013	787500	0040	10/7/09	\$110,000	DIAGNOSTIC OUTLIER
013	787520	0015	11/2/09	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	787520	0025	5/20/09	\$162,000	DIAGNOSTIC OUTLIER
013	787520	0055	5/15/08	\$185,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
013	787520	0060	5/7/09	\$178,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	787520	0090	9/8/09	\$205,000	SHORT SALE
013	787520	0250	5/13/09	\$131,100	EXEMPT FROM EXCISE TAX
013	787540	0075	7/23/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	787540	0140	9/9/09	\$180,000	SHORT SALE
013	794150	0240	12/29/08	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	794170	0270	11/10/08	\$217,900	BANKRUPTCY - RECEIVER OR TRUSTEE
013	794170	0270	5/17/08	\$233,325	BANKRUPTCY - REC OR TRUSTEE; EXEMPT
013	794300	0160	5/15/09	\$235,000	SHORT SALE
013	931500	0060	7/24/09	\$192,000	SHORT SALE
017	010060	0150	7/6/09	\$138,000	EXEMPT FROM EXCISE TAX
017	010060	0190	11/13/09	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	010060	0240	10/27/08	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	0630	5/15/09	\$170,100	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	0760	9/25/08	\$251,831	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERN
017	010060	0880	9/15/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	0880	5/16/08	\$207,358	EXEMPT FROM EXCISE TAX
017	010061	0020	6/17/09	\$75,299	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
017	010920	0260	12/3/08	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109960	0310	2/28/08	\$225,000	DIAGNOSTIC OUTLIER
017	109960	0440	5/29/09	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109960	0440	1/6/09	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109960	0530	5/28/08	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109960	0610	3/21/08	\$229,000	DIAGNOSTIC OUTLIER
017	109961	0390	5/13/08	\$219,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEM
017	109961	0410	1/8/08	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109961	0440	12/2/09	\$171,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	109961	0720	10/5/09	\$185,000	BANKRUPTCY - REC OR TRUST STATEMNT TO DOR
017	109961	1290	12/24/08	\$238,100	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109961	1330	8/22/08	\$216,950	DIAGNOSTIC OUTLIER
017	109975	0610	3/16/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	150310	0020	11/9/09	\$335,000	DIAGNOSTIC OUTLIER
017	150310	0270	7/29/08	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	150310	0280	10/16/08	\$265,000	FORCED SALE
017	150310	0290	11/5/08	\$235,000	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	150330	0040	1/2/08	\$309,300	RELOCATION - SALE TO SERVICE
017	167300	0130	1/7/09	\$327,500	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	167300	0700	12/15/08	\$340,000	BANKRUPTCY - RECE OR TRUSTEE; FORCED SALE
017	167300	0750	6/4/09	\$328,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	193840	0170	8/21/08	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
017	193840	0460	5/20/09	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
017	255700	0420	3/13/08	\$113,912	DOR RATIO;CORP AFFILIATES; QUIT CLAIM DEED
017	255700	0530	4/30/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	255700	0710	3/14/08	\$290,000	DOUBLE SALE
017	286730	0060	6/11/08	\$670,000	ACTIVE PERMIT BEFORE SALE>25K
017	286730	0080	10/2/08	\$579,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	286730	0090	5/7/08	\$320,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;IMP.
017	286730	0120	10/28/08	\$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	286730	0140	7/31/09	\$497,000	ACTIVE PERMIT BEFORE SALE>25K
017	286730	0180	12/8/09	\$543,099	EXEMPT FROM EXCISE TAX
017	286730	0180	5/12/08	\$820,000	NON-REPRESENTATIVE SALE
017	286730	0230	3/25/09	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	286730	0240	2/24/09	\$205,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BANKR
017	327900	0620	6/1/09	\$110,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
017	327905	0090	7/14/08	\$430,319	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
017	330620	0170	1/28/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMNT
017	330630	0040	2/13/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	330630	0390	11/15/09	\$144,001	EXEMPT FROM EXCISE TAX
017	330630	0470	1/10/08	\$225,000	FORCED SALE
017	330630	0500	3/25/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	330630	0600	7/17/09	\$144,151	EXEMPT FROM EXCISE TAX
017	330630	0620	10/24/08	\$169,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
017	438800	0100	8/17/09	\$181,220	BANKRUPTCY - RECEIVER OR TRUSTEE
017	438800	0350	2/7/08	\$207,100	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	438801	0210	12/1/08	\$245,000	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	438801	0250	11/6/08	\$206,000	FORCED SALE
017	438801	0250	11/6/08	\$225,950	NON-REPRESENTATIVE SALE
017	502945	1270	12/17/08	\$216,000	NON-REPRESENTATIVE SALE
017	502946	0380	7/23/09	\$220,000	BANKRUPTCY - REC OR TRUSTEE; STATNT TO DOR
017	536020	0056	3/26/09	\$228,100	BANKRUPTCY - RECEIVER OR TRUSTEE
017	638670	0340	6/23/09	\$180,000	DIAGNOSTIC OUTLIER
017	858120	0320	8/7/08	\$180,000	NO MARKET EXPOSURE
017	858120	0350	7/2/08	\$180,000	NO MARKET EXPOSURE
017	873180	0120	9/3/09	\$185,000	DIAGNOSTIC OUTLIER
017	873180	0150	6/19/08	\$267,500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873180	0460	7/23/09	\$337,000	DIAGNOSTIC OUTLIER
017	873180	0650	11/5/09	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
017	873180	1180	7/8/09	\$235,500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873190	0090	11/26/08	\$250,000	BANKRUPTCY - RECR OR TRUSTEE; FORCED SALE
017	873190	0110	2/12/09	\$195,000	ESTATE ADMIN GUARDIAN, OR EXECUTOR
017	873190	1630	7/23/09	\$332,500	ESTATE ADMINSTOR, GUARDIAN, OR EXECUTOR
017	873190	1920	12/11/09	\$215,000	DIAGNOSTIC OUTLIER
017	873190	2460	10/28/08	\$405,000	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	873190	2690	8/19/09	\$260,000	ESTATE ADMIN GUARDIAN, OR EXECUTOR
017	873195	0760	7/9/08	\$266,000	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	873195	0830	3/3/09	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
017	873195	1190	6/6/08	\$293,000	FORCED SALE
017	873195	1260	10/13/09	\$297,000	RELOCATION - SALE TO SERVICE
017	873196	0020	8/5/08	\$475,000	DIAGNOSTIC OUTLIER
017	873196	0260	8/10/09	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873196	0640	4/23/09	\$192,545	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	873196	0780	4/25/08	\$425,000	DIAGNOSTIC OUTLIER
017	873198	0440	10/9/09	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	873198	1100	11/20/09	\$350,000	DIAGNOSTIC OUTLIER
017	873198	1230	6/27/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGH; STATE DOR
017	873198	1950	9/18/09	\$425,000	DIAGNOSTIC OUTLIER
017	873198	2510	11/18/09	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
017	873198	2870	9/1/09	\$225,000	DIAGNOSTIC OUTLIER
017	873199	0230	7/22/09	\$265,000	DIAGNOSTIC OUTLIER
017	873199	0660	9/4/08	\$540,000	DIAGNOSTIC OUTLIER
017	873199	0660	6/9/08	\$540,000	RELOCATION - SALE TO SERVICE
017	873201	0540	7/23/09	\$240,000	DIAGNOSTIC OUTLIER
017	873201	0560	8/13/08	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	873202	0700	1/4/08	\$48,333	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); REL
017	873202	0850	9/11/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873203	0140	6/5/08	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873204	0270	6/1/09	\$231,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873204	0660	6/4/08	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	894430	0160	11/25/09	\$159,950	DIAGNOSTIC OUTLIER
017	894430	0520	9/14/08	\$150,500	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	894500	0520	11/23/09	\$160,000	DIAGNOSTIC OUTLIER
017	894500	0560	3/13/08	\$193,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	894500	0610	10/29/09	\$155,000	BANKRUPTCY - REC OR TRUSTEE; STATNT TO DOR
017	894500	0630	7/14/09	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894510	0300	1/7/08	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	894510	0520	7/21/09	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894520	0070	10/1/09	\$239,900	OBSOL;BANKRUPTCY - REC OR TRUSTEE; STATMEN
017	894520	0360	4/19/09	\$118,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894520	0600	12/18/09	\$299,000	DIAGNOSTIC OUTLIER
017	894520	0610	9/29/08	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894520	0960	11/12/09	\$140,700	DIAGNOSTIC OUTLIER
017	894530	0130	11/10/09	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
017	896580	0080	9/16/08	\$275,000	1031 TRADE
017	921151	0380	8/16/09	\$263,975	BANKRUPTCY REC OR TRUSTEE; STATENT TO DOR
017	921152	0470	3/31/08	\$250,000	DIAGNOSTIC OUTLIER
017	921152	0520	12/10/08	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	921152	0530	4/29/09	\$194,900	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0060	8/28/08	\$230,000	DIAGNOSTIC OUTLIER
017	932090	0110	2/11/08	\$173,500	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE;
017	932090	0120	5/1/08	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0510	9/26/08	\$118,000	NON-REPRESENTATIVE SALE
017	932090	0630	3/29/08	\$137,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0970	6/3/09	\$80,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0980	1/14/08	\$104,500	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
017	932090	0990	12/16/09	\$70,875	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	1120	3/3/09	\$128,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	932090	1140	4/24/08	\$153,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
017	932090	1240	3/20/09	\$208,000	BANKRUPTCY - RECER OR TRUSTEE; GOV AGENCY
017	932090	1240	1/24/08	\$162,000	GOV AGENCY; NON-REPRESENTATIVE SALE
017	932090	1330	12/22/09	\$55,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	1340	6/30/09	\$75,000	DOR RATIO;GOV AGENCY; EXEMPT FROM EXCSE TAX
017	932430	0120	11/14/08	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	951090	0080	2/23/09	\$211,000	BANKRUPT - REC OR TRUSTEE; STATMENT TO DOR
017	951090	0560	4/22/09	\$200,000	DIAGNOSTIC OUTLIER
017	954280	0430	9/25/09	\$205,000	BANKRUPT - REC OR TRUSTEE; STATMENT TO DOR
017	954280	0750	11/19/08	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	0750	9/5/08	\$215,295	BANKRUPT - REC OR TRUSTEE; EXEMPT FROM EXC
017	954280	0770	9/11/09	\$202,500	DIAGNOSTIC OUTLIER
017	954280	0820	6/8/09	\$221,900	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	1660	10/7/09	\$190,000	DIAGNOSTIC OUTLIER
017	954280	1690	1/10/08	\$242,000	QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 53***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
13	082104	9178	4/10/2009	120000	20544	N	N
17	536020	0012	8/7/2008	180000	8289	N	N
17	536020	0023	9/21/2009	112000	9038	N	N
17	536020	0024	9/21/2009	115000	9986	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 53***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
17	536020	0013	5/8/2008	165000	NEW CONSTRUCTION
17	286730	0310	3/26/2008	260000	NEW CONSTRUCTION
13	554760	0150	12/16/2009	289950	DOUBLE SALE
13	554760	0070	12/3/2009	289950	DOUBLE SALE

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

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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