

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** Lake Hills\Robinswood\Crossroad/ 67

**Previous Physical Inspection:** 2009

### Improved Sales:

Number of Sales: 273

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2009 Value</b>	\$231,000	\$170,600	\$401,600			
<b>2010 Value</b>	\$231,000	\$170,600	\$401,600	\$442,200	90.8%	6.88%
<b>Change</b>	\$0	\$0	\$0			
<b>% Change</b>	0.0%	0.0%	0.0%			

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

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

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

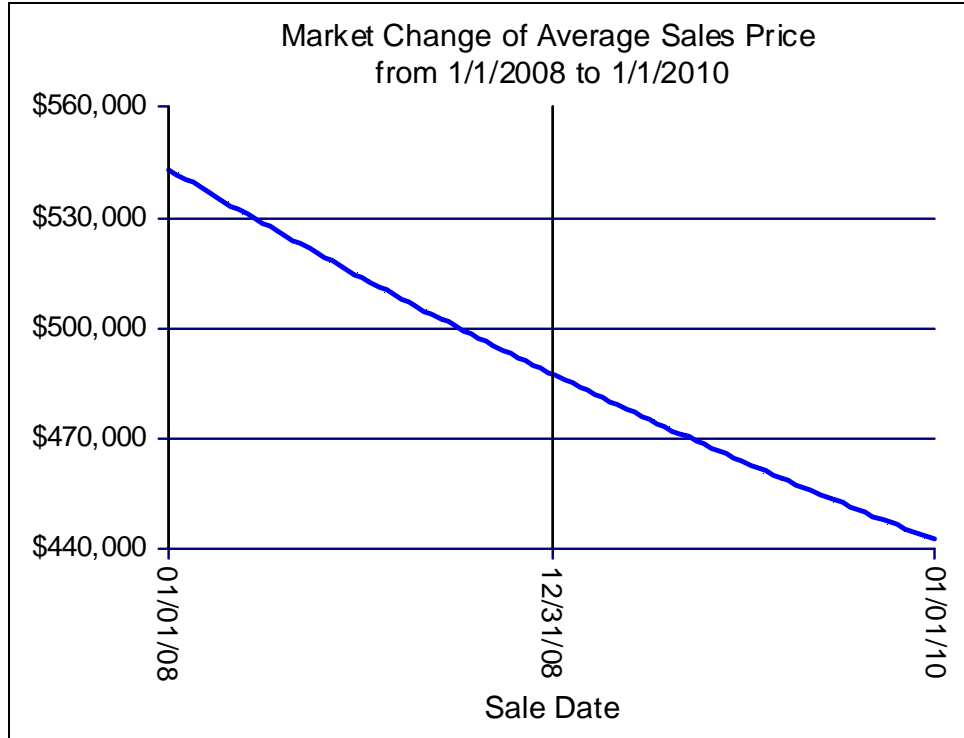
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2009 Value</b>	\$234,800	\$152,800	\$387,600
<b>2010 Value</b>	\$234,800	\$152,800	\$387,600
<b>Percent Change</b>	0.0%	0.0%	0.0%

Number of one to three unit residences in the Population: 5842

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary

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

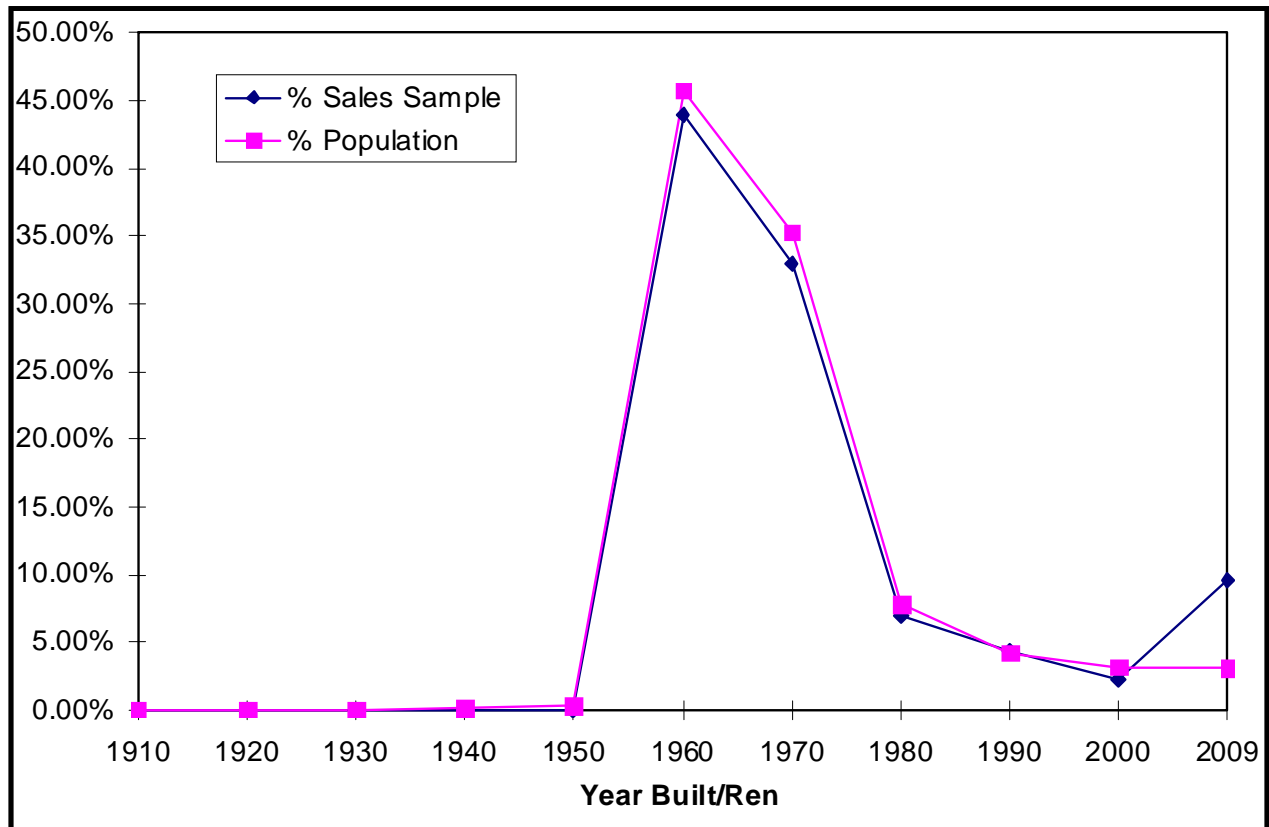
**Market Change of Average Sale Price in Area 67  
From 1/1/08 to 1/1/10**



### Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	120	43.96%
1970	90	32.97%
1980	19	6.96%
1990	12	4.40%
2000	6	2.20%
2009	26	9.52%
	273	

Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	2	0.03%
1930	4	0.07%
1940	8	0.14%
1950	17	0.29%
1960	2674	45.77%
1970	2062	35.30%
1980	457	7.82%
1990	248	4.25%
2000	186	3.18%
2009	182	3.12%
	5842	



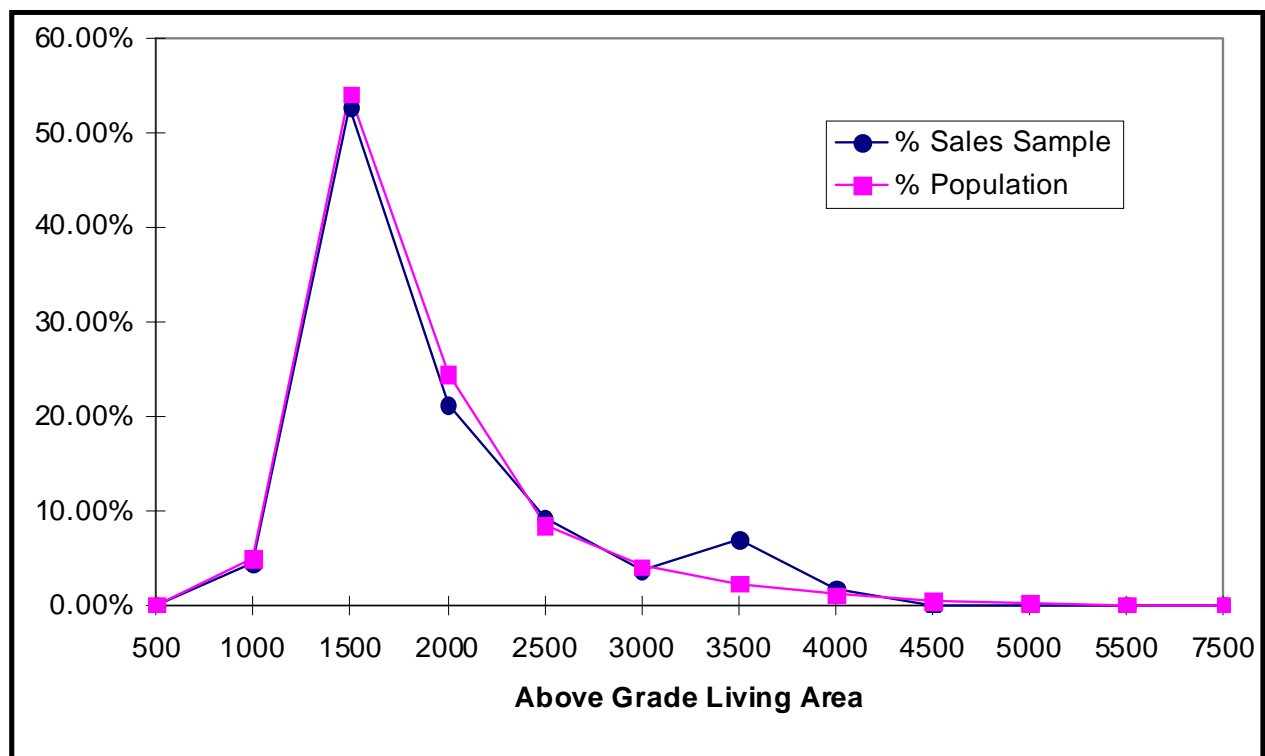
Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

This over representation was found to lack statistical significance during the modeling process.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	4.40%
1500	144	52.75%
2000	58	21.25%
2500	25	9.16%
3000	10	3.66%
3500	19	6.96%
4000	5	1.83%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	273	

<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	290	4.96%
1500	3160	54.09%
2000	1430	24.48%
2500	490	8.39%
3000	240	4.11%
3500	133	2.28%
4000	63	1.08%
4500	23	0.39%
5000	7	0.12%
5500	4	0.07%
7500	2	0.03%
	5842	

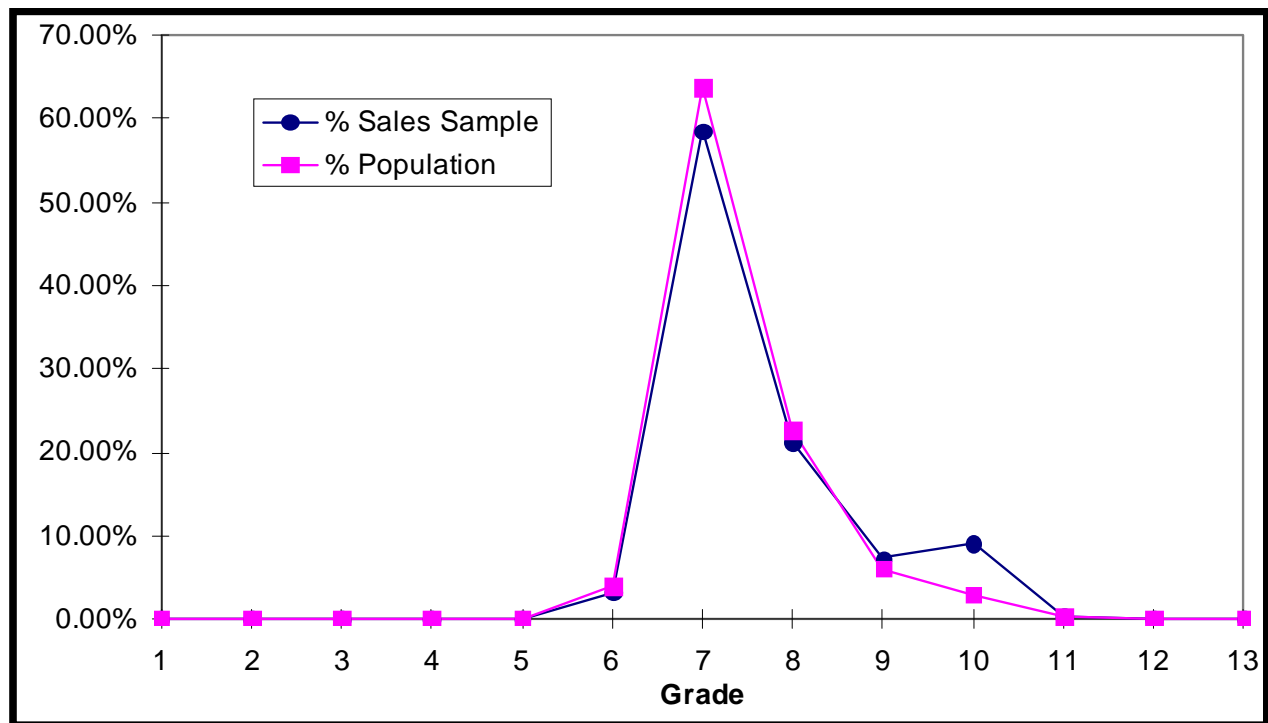


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

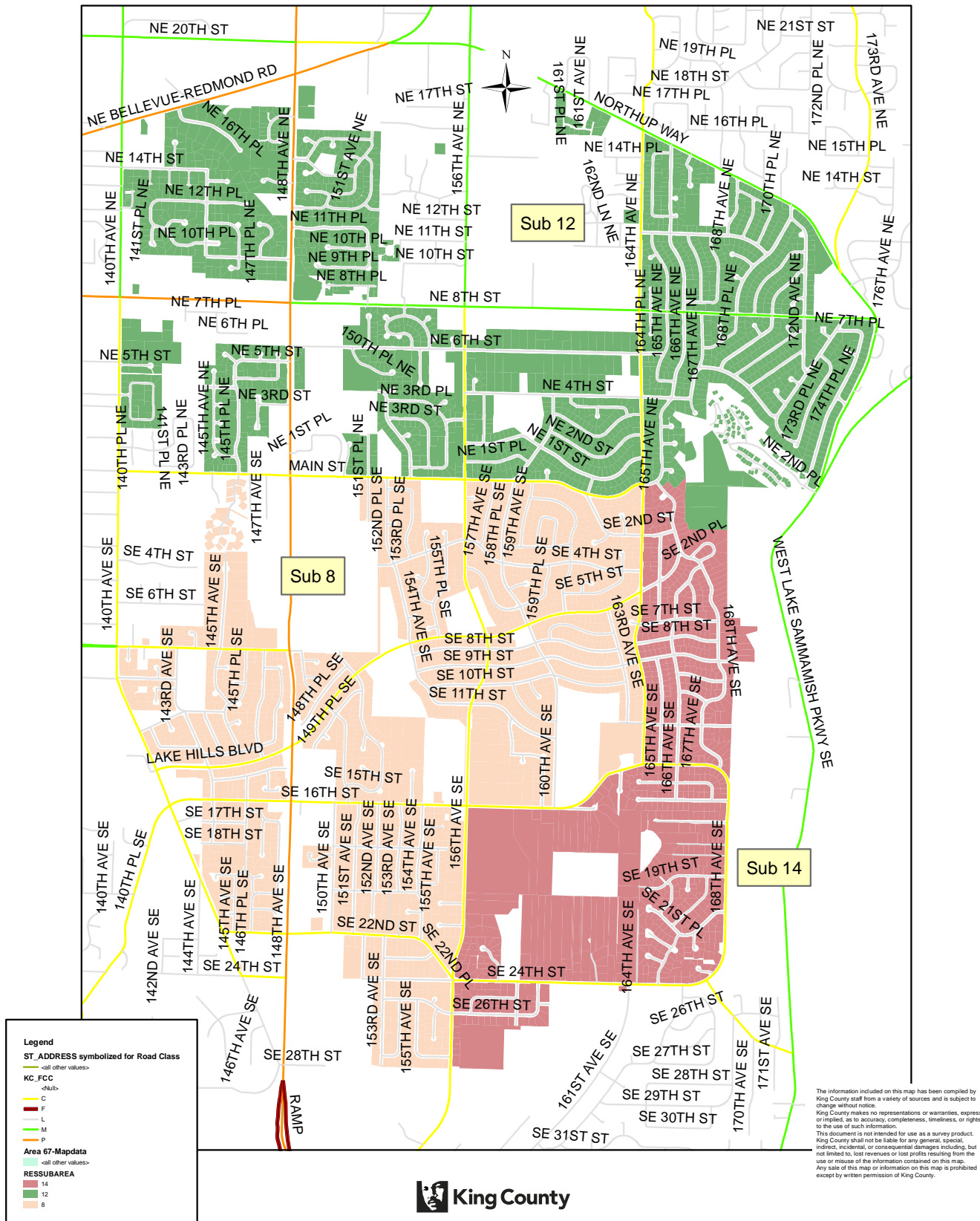
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	3.30%
7	160	58.61%
8	58	21.25%
9	20	7.33%
10	25	9.16%
11	1	0.37%
12	0	0.00%
13	0	0.00%
273		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.07%
6	232	3.97%
7	3725	63.76%
8	1326	22.70%
9	356	6.09%
10	177	3.03%
11	19	0.33%
12	3	0.05%
13	0	0.00%
5842		



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 67



# Annual Update Process

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: April 20, 2010***

## ***King County Revaluation Cycle***

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

## ***Data Utilized***

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

## ***Sales Screening for Improved Parcel Analysis***

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

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

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

## ***Land Update***

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

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

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary. With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 273 usable residential sales in the area.

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

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 1.00

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.



## ***Improved Parcel Update (continued)***

### **Exceptions:**

- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) \* 1.00.
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) \* 1.00.
- \*If land value  $\leq$  \$1,000 no adjustment is applied.
- \*If improvements and accessories  $\leq$  \$1,000 no further adjustment applied.
- \* If adjusted land value falls  $<$  \$1,000, then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls  $<$  \$1,000, then improvement value = \$1,000 or previous whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in RealProperty.

## ***Mobile Home Update***

There were no mobile homes in this area.

## ***Model Validation***

The resulting assessment level is 90.8%. 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 no change from the 2009 assessments.

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

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

## Area 67 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value

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

### Standard Area Adjustment

0.00%

Comments

No adjustment required

**Area 67 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.

<b>Market Adjustment to 1/1/2010</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.814	-18.6%
2/1/2008	0.822	-17.8%
3/1/2008	0.829	-17.1%
4/1/2008	0.837	-16.3%
5/1/2008	0.845	-15.5%
6/1/2008	0.853	-14.7%
7/1/2008	0.860	-14.0%
8/1/2008	0.868	-13.2%
9/1/2008	0.876	-12.4%
10/1/2008	0.884	-11.6%
11/1/2008	0.892	-10.8%
12/1/2008	0.899	-10.1%
1/1/2009	0.907	-9.3%
2/1/2009	0.915	-8.5%
3/1/2009	0.922	-7.8%
4/1/2009	0.930	-7.0%
5/1/2009	0.938	-6.2%
6/1/2009	0.946	-5.4%
7/1/2009	0.953	-4.7%
8/1/2009	0.961	-3.9%
9/1/2009	0.969	-3.1%
10/1/2009	0.977	-2.3%
11/1/2009	0.984	-1.6%
12/1/2009	0.992	-0.8%
1/1/2010	1.000	0.0%

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

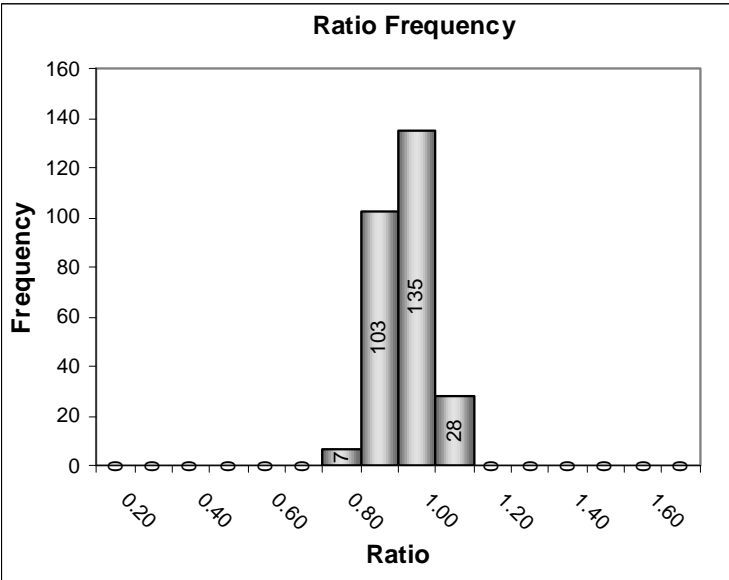
<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2008	0.837	\$440,000
Sale 2	\$475,000	10/1/2009	0.977	\$464,000
Sale 3	\$515,000	7/1/2009	0.953	\$491,000

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

The time adjustment formula for Area 67 is  $(0.913684 + 0.000232275 * \text{SaleDay}) / 0.913684$   
 $\text{SaleDay} = \text{SaleDate} - 40179$

# Annual Update Ratio Study Report (Before)

## 2009 Assessments

District/Team: NE/Team 1	Appr. Date: 1/1/2009	Date of Report: 4/14/2010	Sales Dates: 1/2008 - 12/2009										
Area 67	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 67. 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 160 in increments of 20. The histogram has several bars, with the most prominent ones at ratios 0.80, 0.90, and 1.00. The frequencies for these bars are 7, 103, and 135 respectively. There is also a bar at ratio 1.00 with a frequency of 28. The distribution is roughly bell-shaped, centered around 1.00.</p> <table border="1"><caption>Histogram Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70</td><td>7</td></tr><tr><td>0.80</td><td>103</td></tr><tr><td>0.90</td><td>135</td></tr><tr><td>1.00</td><td>28</td></tr></tbody></table>		Ratio	Frequency	0.70	7	0.80	103	0.90	135	1.00	28
Ratio	Frequency												
0.70	7												
0.80	103												
0.90	135												
1.00	28												
Sample size (n)	273												
Mean Assessed Value	401,600												
Mean Adj. Sales Price	442,200												
Standard Deviation AV	116,094												
Standard Deviation SP	134,803												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.914												
Median Ratio	0.912												
Weighted Mean Ratio	0.908												
UNIFORMITY													
Lowest ratio	0.756												
Highest ratio:	1.058												
Coefficient of Dispersion	5.59%												
Standard Deviation	0.063												
Coefficient of Variation	6.88%												
Price Related Differential (PRD)	1.006												
RELIABILITY													
95% Confidence: Median													
Lower limit	0.906												
Upper limit	0.922												
95% Confidence: Mean													
Lower limit	0.906												
Upper limit	0.921												
SAMPLE SIZE EVALUATION													
N (population size)	5842												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.063												
Recommended minimum:	6												
Actual sample size:	273												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	138												
# ratios above mean:	135												
z:	0.182												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

COMMENTS:

1 to 3 Unit Residences throughout area 67

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

### COMMENTS:

1 to 3 Unit Residences throughout area 67

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

# Annual Update Ratio Study Report (After)

## 2010 Assessments

District/Team: NE/Team 1	Appr. Date: 1/1/2010	Date of Report: 5/3/2010	Sales Dates: 1/2008 - 12/2009										
Area 67	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES										
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75</td><td>7</td></tr><tr><td>0.85</td><td>103</td></tr><tr><td>0.95</td><td>135</td></tr><tr><td>1.05</td><td>28</td></tr></tbody></table>		Ratio	Frequency	0.75	7	0.85	103	0.95	135	1.05	28
Ratio	Frequency												
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Sample size (n)	273												
Mean Assessed Value	401,600												
Mean Sales Price	442,200												
Standard Deviation A V	116,094												
Standard Deviation SP	134,803												
ASSESSMENT LEVEL													
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Median Ratio	0.912												
Weighted Mean Ratio	0.908												
UNIFORMITY													
Lowest ratio	0.756												
Highest ratio:	1.058												
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Price Related Differential (PRD)	1.006												
RELIABILITY													
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SAMPLE SIZE EVALUATION													
N (population size)	5842												
B (acceptable error - in decimal)	0.05												
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NORMALITY													
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# ratios below mean:	138												
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z:	0.182												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

COMMENTS:

1 to 3 Unit Residences throughout area 67

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

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

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1 to 3 Unit Residences throughout area 67

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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 67**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	403680	0455	8/27/08	\$386,300	\$338,000	880	7	1956	4	10001	N	N	15629 SE 10TH ST
008	403680	0645	3/6/09	\$385,000	\$356,000	880	7	1956	4	10080	N	N	15651 SE 11TH ST
008	220720	0865	7/15/08	\$355,000	\$307,000	970	7	1959	4	7800	N	N	15452 SE 11TH ST
008	403680	1430	12/18/09	\$295,000	\$294,000	990	7	1956	3	7300	N	N	704 163RD AVE SE
008	403680	1120	11/5/09	\$315,000	\$310,000	990	7	1958	4	7400	N	N	16012 SE 9TH ST
008	403700	0050	6/18/08	\$393,000	\$337,000	990	7	1957	4	8100	N	N	913 164TH AVE SE
008	220710	0360	9/2/08	\$390,000	\$342,000	990	7	1955	4	7990	N	N	14522 SE 14TH ST
008	664830	0055	5/5/09	\$329,950	\$310,000	1010	7	1956	3	9100	N	N	1623 146TH AVE SE
008	403940	0080	5/29/08	\$415,000	\$354,000	1010	7	1960	3	8750	N	N	451 154TH AVE SE
008	403950	0760	9/21/09	\$388,000	\$378,000	1010	7	1961	4	8400	N	N	15909 SE 3RD ST
008	403930	0670	6/2/09	\$440,000	\$416,000	1010	7	1962	4	8050	N	N	204 153RD PL SE
008	403680	0890	7/29/08	\$375,500	\$326,000	1020	7	1958	4	7000	N	N	16235 SE 9TH ST
008	403740	0425	2/18/09	\$379,000	\$348,000	1020	7	1958	3	8496	N	N	501 160TH AVE SE
008	403810	0175	6/6/08	\$415,000	\$354,000	1020	7	1959	3	7280	N	N	14 157TH AVE SE
008	403680	0295	3/4/09	\$398,000	\$367,000	1020	7	1956	4	7350	N	N	1009 159TH PL SE
008	792360	0330	7/9/08	\$490,158	\$423,000	1020	7	1961	4	5280	N	N	1820 147TH AVE SE
008	064350	0130	9/17/08	\$487,000	\$429,000	1020	7	1962	5	8200	N	N	14506 SE 20TH PL
008	220710	0075	11/21/08	\$350,000	\$314,000	1030	7	1955	4	7490	N	N	14220 SE 14TH ST
008	403750	0285	2/25/08	\$457,500	\$379,000	1030	7	1958	5	8176	N	N	154 163RD PL SE
008	220720	0290	8/12/08	\$385,000	\$335,000	1050	7	1956	5	7875	N	N	1249 149TH PL SE
008	064650	0070	3/20/08	\$405,000	\$338,000	1060	7	1966	5	7638	N	N	14819 SE 18TH PL
008	220710	0785	10/8/08	\$382,649	\$339,000	1060	7	1956	4	10633	N	N	1525 143RD AVE SE
008	403950	0640	10/13/08	\$360,000	\$319,000	1070	7	1961	4	7875	N	N	15902 SE 4TH ST
008	792330	0305	6/17/09	\$350,000	\$332,000	1070	7	1956	4	8331	N	N	15315 SE 18TH ST
008	403950	0400	8/11/09	\$395,000	\$381,000	1070	7	1961	4	7400	N	N	138 159TH AVE SE
008	403750	0220	8/18/09	\$310,000	\$299,000	1080	7	1958	3	10064	N	N	16257 MAIN ST
008	403950	0410	8/6/09	\$400,000	\$385,000	1080	7	1961	3	7400	N	N	130 159TH AVE SE
008	220710	0605	4/1/08	\$350,000	\$293,000	1120	7	1955	4	8160	N	N	1319 142ND AVE SE
008	220710	0480	4/14/08	\$396,000	\$333,000	1120	7	1955	4	7176	N	N	1234 147TH AVE SE
008	675110	0240	6/29/09	\$340,000	\$324,000	1150	7	1955	3	9200	N	N	2417 153RD AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 67**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	403720	0700	4/24/09	\$375,000	\$351,000	1150	7	1957	4	8400	N	N	16308 SE 7TH ST
008	403740	0035	9/23/09	\$396,500	\$386,000	1150	7	1957	3	11388	N	N	16046 SE 4TH ST
008	403720	0745	11/2/09	\$310,000	\$305,000	1170	7	1957	3	9000	N	N	16014 LAKE HILLS BLVD
008	403750	0245	11/20/09	\$356,000	\$352,000	1170	7	1958	3	9600	N	N	131 164TH AVE SE
008	403810	0320	6/23/09	\$375,000	\$357,000	1170	7	1959	4	8250	N	N	76 158TH PL SE
008	675130	0105	5/15/08	\$389,950	\$331,000	1180	7	1957	3	8000	N	N	2644 153RD AVE SE
008	403940	0930	5/27/09	\$338,000	\$319,000	1200	7	1962	4	10350	N	N	600 155TH AVE SE
008	792330	0045	2/19/09	\$350,500	\$322,000	1210	7	1956	4	10870	N	N	15220 SE 18TH ST
008	403740	0515	6/24/09	\$363,000	\$345,000	1210	7	1958	3	7650	N	N	15823 SE 5TH PL
008	220710	0450	3/18/09	\$366,000	\$339,000	1220	7	1955	4	8000	N	N	1202 146TH AVE SE
008	403940	0630	9/24/08	\$404,950	\$357,000	1220	7	1961	4	7700	N	N	419 155TH AVE SE
008	403930	0620	4/15/09	\$395,000	\$369,000	1220	7	1962	3	7700	N	N	118 153RD PL SE
008	220720	0590	5/1/08	\$347,000	\$293,000	1250	7	1956	4	7000	N	N	15525 SE 8TH ST
008	220710	0795	11/21/08	\$337,000	\$302,000	1250	7	1955	3	8970	N	N	14312 SE 15TH ST
008	220710	0070	2/20/08	\$407,000	\$337,000	1250	7	1955	5	8025	N	N	14214 SE 14TH ST
008	220710	0245	9/16/09	\$360,000	\$350,000	1250	7	1955	4	7000	N	N	1311 145TH AVE SE
008	792350	0010	4/9/08	\$435,000	\$365,000	1250	7	1957	3	9509	N	N	1813 155TH AVE SE
008	220710	0330	7/14/08	\$438,000	\$378,000	1250	7	1955	5	11016	N	N	1304 145TH AVE SE
008	403810	0060	9/2/09	\$341,500	\$331,000	1260	7	1959	3	8640	N	N	5 157TH AVE SE
008	211050	0050	8/20/09	\$409,000	\$395,000	1260	7	1961	3	8369	N	N	15426 SE 22ND PL
008	675130	0175	7/8/09	\$365,000	\$349,000	1270	7	1956	4	8000	N	N	2568 154TH AVE SE
008	403680	0355	5/8/09	\$520,000	\$489,000	1270	7	1961	5	10880	N	N	1015 160TH AVE SE
008	664830	0115	3/25/09	\$362,000	\$336,000	1320	7	1958	4	9700	N	N	1723 146TH AVE SE
008	403680	0010	3/14/08	\$425,000	\$354,000	1320	7	1956	3	9798	N	N	15611 LAKE HILLS BLVD
008	403680	1110	10/22/09	\$374,000	\$367,000	1320	7	1958	4	7400	N	N	16028 SE 9TH ST
008	415770	0210	3/16/09	\$450,000	\$417,000	1320	7	1962	4	9404	N	N	2020 152ND AVE SE
008	403810	0105	10/27/08	\$340,000	\$303,000	1350	7	1959	3	10197	N	N	315 158TH PL SE
008	792390	0250	6/2/08	\$369,950	\$316,000	1370	7	1961	4	16038	N	N	15015 SE 15TH ST
008	220710	0630	1/29/08	\$425,000	\$349,000	1370	7	1955	4	7000	N	N	14217 SE 14TH ST
008	064350	0120	10/20/09	\$359,950	\$353,000	1400	7	1962	3	5400	N	N	14508 SE 20TH PL
008	064340	0090	2/11/08	\$525,000	\$433,000	1400	7	1977	5	6500	N	N	1523 147TH AVE SE



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**Area 67**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	675130	0260	8/13/09	\$332,000	\$320,000	1410	7	1956	3	8000	N	N	2567 155TH AVE SE
008	675130	0290	12/3/09	\$354,000	\$351,000	1410	7	1957	4	10799	N	N	15527 SE 27TH ST
008	403940	0610	5/12/08	\$425,000	\$360,000	1430	7	1961	4	11000	N	N	405 155TH AVE SE
008	675110	0230	7/29/09	\$430,000	\$413,000	1430	7	1956	3	9200	N	N	2503 153RD AVE SE
008	403680	0895	4/29/09	\$351,000	\$329,000	1480	7	1958	4	7000	N	N	16243 SE 9TH ST
008	403740	0120	6/19/08	\$377,500	\$324,000	1490	7	1958	4	8880	N	N	219 164TH AVE SE
008	403680	0430	3/25/09	\$414,900	\$385,000	1500	7	1956	4	9975	N	N	1004 158TH PL SE
008	675110	0140	6/16/08	\$450,000	\$385,000	1510	7	1956	5	10750	N	N	15327 SE 23RD ST
008	403680	0080	5/28/08	\$396,000	\$337,000	1540	7	1956	3	7000	N	N	15619 SE 8TH ST
008	220710	0365	5/21/09	\$416,500	\$393,000	1570	7	1955	4	8450	N	N	1239 146TH AVE SE
008	403740	0720	9/24/08	\$435,000	\$384,000	1580	7	1958	3	8175	N	N	503 157TH AVE SE
008	403950	0490	8/10/09	\$385,000	\$371,000	1590	7	1961	4	8855	N	N	15939 SE 1ST ST
008	403750	0170	7/23/09	\$395,000	\$379,000	1600	7	1958	5	10528	N	N	155 160TH PL SE
008	220710	0190	8/14/09	\$360,000	\$347,000	1610	7	1955	4	7000	N	N	1232 143RD AVE SE
008	675130	0015	2/12/09	\$385,000	\$353,000	1660	7	1956	4	9200	N	N	2651 153RD AVE SE
008	403750	0180	9/17/09	\$393,000	\$382,000	1670	7	1958	4	9737	N	N	135 160TH PL SE
008	792330	0225	1/8/08	\$485,000	\$396,000	1690	7	1956	5	8918	N	N	15215 SE 18TH ST
008	220710	0185	11/5/09	\$345,000	\$340,000	1700	7	1955	4	7000	N	N	1238 143RD AVE SE
008	403940	0220	10/16/08	\$469,900	\$417,000	1730	7	1960	4	5772	N	N	15414 SE 6TH PL
008	403950	0320	9/21/09	\$440,000	\$429,000	1740	7	1961	4	7700	N	N	141 159TH PL SE
008	403700	0005	5/6/08	\$466,500	\$395,000	1800	7	1957	4	8000	N	N	983 164TH AVE SE
008	403940	0410	4/21/08	\$485,000	\$409,000	1820	7	1960	5	6600	N	N	15426 SE 4TH PL
008	415750	0090	8/11/09	\$450,000	\$434,000	1850	7	1961	4	8528	N	N	15317 SE 21ST ST
008	403700	0055	3/12/08	\$445,000	\$370,000	1980	7	1984	4	8200	N	N	16317 SE 9TH ST
008	403950	0920	3/28/08	\$570,000	\$477,000	2200	7	1961	5	9016	N	N	15857 SE 4TH ST
008	066250	0050	3/6/08	\$565,000	\$469,000	2260	7	1969	4	6887	N	N	14202 SE 10TH ST
008	403740	0530	6/5/08	\$564,900	\$482,000	2290	7	1958	5	6035	N	N	15828 SE 5TH PL
008	403950	0450	9/30/08	\$552,000	\$488,000	2320	7	1961	5	7700	N	N	15909 SE 1ST ST
008	675110	0010	3/19/08	\$589,950	\$492,000	2480	7	1955	4	9770	N	N	2313 153RD AVE SE
008	353000	0110	6/25/08	\$524,675	\$451,000	1190	8	1967	3	6402	N	N	1022 142ND AVE SE
008	173680	0960	10/13/09	\$412,000	\$404,000	1350	8	1967	3	7500	N	N	14604 SE 9TH PL

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**Area 67**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	353000	0080	4/17/08	\$500,000	\$421,000	1350	8	1967	4	7004	N	N	1013 142ND AVE SE
008	173680	0070	8/11/08	\$475,000	\$414,000	1360	8	1966	3	7500	N	N	1011 144TH PL SE
008	173680	0610	4/8/08	\$480,000	\$403,000	1400	8	1967	5	9350	N	N	805 146TH AVE SE
008	353000	0070	10/21/09	\$458,000	\$450,000	1430	8	1967	4	8802	N	N	1009 142ND AVE SE
008	801630	0300	9/26/09	\$527,500	\$514,000	1530	8	1966	4	8880	N	N	1417 159TH AVE SE
008	894460	0420	7/8/09	\$525,000	\$501,000	1580	8	1989	3	3772	N	N	328 145TH PL SE
008	894460	0460	9/19/08	\$590,000	\$520,000	1580	8	1989	4	3900	N	N	286 145TH PL SE
008	801630	0020	8/10/09	\$460,000	\$443,000	1630	8	1967	4	8712	N	N	1438 159TH AVE SE
008	801630	0210	2/18/09	\$450,000	\$414,000	1660	8	1968	3	12917	N	N	1309 158TH PL SE
008	801630	0220	6/27/08	\$515,000	\$443,000	1730	8	1968	3	5980	N	N	1313 158TH PL SE
008	173680	0470	11/5/08	\$496,000	\$443,000	1890	8	1964	4	12420	N	N	1040 145TH PL SE
008	173680	0300	6/19/09	\$498,000	\$473,000	2250	8	1966	4	9683	N	N	14420 SE 10TH PL
008	173680	0630	7/29/08	\$570,000	\$495,000	2250	8	1967	4	8910	N	N	821 146TH AVE SE
008	022405	9107	4/10/09	\$570,000	\$531,000	2520	8	2007	3	12960	N	N	2055 153RD AVE SE
008	111760	0080	10/23/08	\$610,000	\$543,000	2520	8	1978	3	8774	N	N	711 142ND PL SE
008	792350	0055	7/10/08	\$698,000	\$602,000	3010	8	1998	3	8106	N	N	1814 154TH AVE SE
008	889445	0060	2/8/08	\$840,000	\$692,000	3050	9	2005	3	7208	N	N	1628 154TH AVE SE
008	883890	0237	4/14/09	\$795,000	\$742,000	3160	10	2008	3	8135	N	N	1832 145TH PL SE
008	883890	0239	7/24/08	\$848,000	\$735,000	3190	10	2008	3	7913	N	N	1834 145TH PL NE
008	883890	0241	1/13/09	\$850,500	\$774,000	3190	10	2008	3	7920	N	N	1836 145TH PL SE
008	032405	9050	11/5/09	\$660,000	\$650,000	3310	10	2003	3	11611	N	N	1146 140TH AVE SE
008	883890	0243	9/17/08	\$919,500	\$809,000	3420	10	2008	3	7385	N	N	1830 145TH PL SE
008	883890	0245	1/26/09	\$900,000	\$822,000	3420	10	2008	3	7385	N	N	1840 145TH PL SE
008	342505	9281	7/1/09	\$850,000	\$810,000	3470	11	2002	3	13748	N	N	259 145TH AVE SE
012	329830	0190	12/22/08	\$325,000	\$294,000	990	6	1959	4	6500	N	N	16503 NE 13TH ST
012	329830	0520	7/22/08	\$350,000	\$303,000	990	6	1959	4	7260	N	N	1379 164TH PL NE
012	329830	0430	9/16/08	\$363,500	\$320,000	990	6	1959	4	7590	N	N	1372 164TH PL NE
012	329830	0110	2/20/08	\$360,000	\$298,000	1210	6	1959	4	6552	N	N	1338 NE 13TH PL
012	329830	0250	10/9/08	\$360,000	\$319,000	1210	6	1959	5	7590	N	N	1353 165TH AVE NE
012	329820	0320	6/27/08	\$448,000	\$385,000	1250	6	1959	5	7400	N	N	16421 NE 12TH ST
012	329830	0410	8/15/08	\$380,000	\$331,000	1260	6	1959	5	7590	N	N	1358 164TH PL NE

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**Area 67**  
**(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
012	329830	0200	8/25/09	\$350,000	\$339,000	1260	6	1959	4	8250	N	N	16433 NE 15TH ST
012	329830	0360	6/2/08	\$410,000	\$350,000	1370	6	1959	4	7590	N	N	1324 164TH PL NE
012	404080	0440	10/17/08	\$460,000	\$408,000	960	7	1963	4	7500	N	N	1222 169TH AVE NE
012	403820	0140	6/12/08	\$459,000	\$393,000	1010	7	1959	4	8625	N	N	131 157TH AVE NE
012	403850	0390	6/4/09	\$388,000	\$367,000	1020	7	1959	3	7500	N	N	16509 NE 5TH ST
012	403770	0200	9/16/08	\$440,000	\$387,000	1020	7	1958	5	8284	N	N	15916 NE 1ST ST
012	403820	0180	12/22/09	\$389,000	\$388,000	1070	7	1959	4	8050	N	N	327 157TH AVE NE
012	403850	0720	10/17/08	\$369,000	\$328,000	1120	7	1959	4	7900	N	N	659 166TH AVE NE
012	403800	0095	9/18/09	\$380,000	\$370,000	1130	7	1958	5	8240	N	N	16012 NE 3RD ST
012	403800	0210	5/12/09	\$338,000	\$318,000	1150	7	1958	3	11220	N	N	16121 NE 3RD PL
012	403870	0940	4/21/09	\$415,000	\$388,000	1150	7	1960	4	8800	Y	N	17127 NE 5TH PL
012	403870	0480	4/10/08	\$530,000	\$445,000	1150	7	1961	4	7350	Y	N	17174 NE 5TH ST
012	404020	0080	7/28/08	\$416,000	\$361,000	1160	7	1964	3	6615	N	N	14725 NE 4TH PL
012	403850	0890	12/16/08	\$388,700	\$351,000	1170	7	1959	3	9100	N	N	16610 NE 4TH ST
012	403820	1000	12/18/09	\$388,000	\$387,000	1170	7	1959	4	8400	N	N	112 158TH PL NE
012	403850	0370	7/10/08	\$450,000	\$388,000	1170	7	1959	4	7777	Y	N	405 166TH AVE NE
012	403850	0140	4/2/08	\$479,500	\$402,000	1170	7	1959	4	7128	N	N	659 165TH AVE NE
012	403870	0600	5/21/08	\$559,998	\$476,000	1170	7	1960	4	8025	Y	N	17104 NE 5TH PL
012	403870	0290	4/14/09	\$525,000	\$490,000	1170	7	1960	5	8023	N	N	16802 NE 6TH ST
012	329820	0780	6/27/08	\$470,000	\$404,000	1190	7	2007	3	8000	N	N	16608 NE 9TH ST
012	572801	0100	8/5/09	\$425,000	\$409,000	1190	7	1973	4	7140	N	N	400 154TH AVE NE
012	404080	0120	9/11/09	\$375,000	\$364,000	1220	7	1965	4	7200	N	N	1263 168TH AVE NE
012	404080	0370	5/6/09	\$354,000	\$332,000	1230	7	1963	4	7500	N	N	1241 169TH PL NE
012	403870	0690	3/9/09	\$445,000	\$411,000	1250	7	1960	3	8560	N	N	16857 NE 6TH ST
012	403820	0330	4/1/08	\$417,000	\$349,000	1280	7	1959	4	8400	N	N	15740 NE 1ST ST
012	403820	0950	6/16/09	\$350,000	\$332,000	1300	7	1959	3	8362	N	N	15865 NE 1ST ST
012	403770	0225	6/10/08	\$420,000	\$359,000	1300	7	1958	4	9600	N	N	15952 NE 1ST ST
012	403870	0230	2/20/08	\$575,000	\$475,000	1310	7	1960	4	8560	Y	N	16850 NE 6TH ST
012	404020	0010	7/17/09	\$499,000	\$478,000	1310	7	1963	4	9570	N	N	14553 NE 4TH PL
012	403870	0520	7/16/09	\$360,000	\$345,000	1320	7	1960	3	8560	N	N	17152 NE 5TH ST
012	404010	0570	11/2/09	\$420,000	\$414,000	1320	7	1962	3	7875	N	N	14519 NE 4TH ST

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012	403800	0005	4/10/08	\$400,000	\$336,000	1340	7	1958	4	9797	N	N	16032 NE 3RD PL
012	404040	0310	10/30/08	\$400,000	\$356,000	1350	7	1961	3	8250	N	N	110 155TH AVE NE
012	404040	0230	9/24/09	\$395,000	\$385,000	1350	7	1961	4	8250	N	N	123 155TH AVE NE
012	404060	0070	4/21/08	\$470,000	\$396,000	1350	7	1961	4	5950	N	N	15236 NE 1ST PL
012	404040	0030	12/17/08	\$415,600	\$375,000	1360	7	1960	3	10710	N	N	15417 NE 3RD PL
012	404060	0450	11/17/09	\$450,000	\$445,000	1360	7	1962	3	10920	N	N	15220 NE 3RD PL
012	404060	0410	3/4/09	\$415,000	\$383,000	1370	7	1962	3	8250	N	N	15244 NE 3RD PL
012	511950	0030	12/16/09	\$476,000	\$474,000	1410	7	1966	4	7725	N	N	417 145TH AVE NE
012	403880	0630	6/13/08	\$570,000	\$488,000	1420	7	1961	4	9500	Y	N	453 171ST PL NE
012	404020	0070	10/7/09	\$442,000	\$432,000	1430	7	1963	3	8250	N	N	14717 NE 4TH PL
012	279430	0010	10/24/08	\$550,000	\$489,000	1440	7	1958	4	39790	N	N	14316 NE 16TH ST
012	403880	0650	4/7/09	\$494,000	\$460,000	1460	7	1962	3	13320	Y	N	437 171ST PL NE
012	403800	0220	10/7/09	\$357,000	\$349,000	1530	7	1958	5	7968	N	N	16105 NE 3RD PL
012	403820	0810	4/29/08	\$412,000	\$348,000	1560	7	1959	4	8250	N	N	15634 MAIN ST
012	403880	0370	9/16/08	\$756,000	\$665,000	1670	7	1962	4	11400	Y	N	412 171ST PL NE
012	403910	0310	4/11/08	\$560,000	\$470,000	1760	7	1963	5	7140	N	N	1035 170TH PL NE
012	403780	0310	10/21/08	\$415,000	\$369,000	1830	7	1958	4	9000	N	N	218 164TH AVE NE
012	404010	0050	1/10/08	\$510,000	\$416,000	1880	7	1962	4	8103	N	N	219 145TH AVE NE
012	404020	0270	9/11/09	\$420,000	\$408,000	1910	7	1965	4	7700	N	N	14570 NE 4TH PL
012	404060	0170	8/27/09	\$475,000	\$460,000	1940	7	1962	4	8800	N	N	307 152ND PL NE
012	403870	0320	9/29/09	\$405,000	\$395,000	2040	7	1960	4	8768	N	N	16711 NE 6TH PL
012	403910	0250	6/24/09	\$415,000	\$395,000	2040	7	1963	4	7800	N	N	1204 170TH AVE NE
012	403870	1020	5/27/09	\$540,000	\$510,000	2210	7	1960	5	8800	Y	N	17177 NE 5TH PL
012	885731	0020	11/5/08	\$290,000	\$259,000	660	8	1969	3	1646	N	N	210 168TH AVE NE
012	261960	0350	6/6/08	\$540,000	\$461,000	1190	8	1968	4	12803	N	N	1014 151ST PL NE
012	885731	0140	7/2/08	\$485,000	\$417,000	1290	8	1968	5	2034	Y	N	222 167TH PL NE
012	403900	0230	11/23/09	\$470,000	\$465,000	1290	8	1962	4	10216	N	N	835 172ND AVE NE
012	885730	0040	9/10/08	\$300,000	\$264,000	1320	8	1967	3	1311	N	N	216 169TH AVE NE
012	885731	0160	9/24/08	\$416,950	\$368,000	1350	8	1968	3	2002	N	N	211 168TH AVE NE
012	885710	0260	6/23/08	\$391,980	\$336,000	1370	8	1967	4	1340	N	N	16924 NE 2ND PL
012	156220	0550	4/30/08	\$650,000	\$549,000	1410	8	1966	4	6106	N	N	15010 NE 15TH ST

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012	403880	0070	4/2/09	\$465,000	\$433,000	1440	8	1962	3	8790	Y	N	17225 NE 7TH PL
012	215990	0130	3/5/08	\$500,000	\$415,000	1470	8	1985	4	2301	N	N	1240 140TH PL NE
012	215990	0120	3/11/08	\$500,000	\$416,000	1470	8	1985	4	2034	N	N	1260 140TH PL NE
012	885731	0110	4/6/09	\$455,000	\$424,000	1500	8	1967	4	1843	Y	N	216 167TH PL NE
012	215990	0090	3/20/09	\$351,000	\$325,000	1510	8	1985	3	2202	N	N	1290 140TH PL NE
012	215990	0160	6/27/08	\$450,000	\$387,000	1510	8	1985	4	2055	N	N	1210 140TH PL NE
012	403910	0020	7/7/08	\$430,000	\$371,000	1530	8	1963	3	7700	N	N	1275 170TH AVE NE
012	001120	0250	8/14/09	\$433,000	\$418,000	1530	8	1998	3	3696	N	N	15026 NE 8TH PL
012	403910	0330	9/25/09	\$425,000	\$414,000	1630	8	1963	3	6935	N	N	1201 172ND AVE NE
012	403960	0040	4/10/08	\$622,000	\$522,000	1660	8	1962	5	20680	Y	N	356 167TH AVE NE
012	156210	0260	7/2/09	\$510,000	\$486,000	1700	8	1965	4	8400	N	N	15003 NE 14TH ST
012	403910	0350	7/11/08	\$580,000	\$501,000	1700	8	1963	5	5300	N	N	1215 172ND AVE NE
012	261920	0050	8/1/08	\$515,000	\$447,000	1720	8	1981	3	14627	N	N	14816 NE 9TH PL
012	261920	0060	6/23/08	\$509,950	\$438,000	1850	8	1981	3	11202	N	N	14809 NE 9TH PL
012	403890	0110	9/3/08	\$475,000	\$416,000	1860	8	1965	4	11625	N	N	805 168TH PL NE
012	403910	0390	7/7/08	\$495,000	\$427,000	1890	8	1963	4	11025	N	N	1020 170TH PL NE
012	403970	0680	10/22/09	\$643,000	\$631,000	2080	8	1963	4	11895	Y	N	620 172ND PL NE
012	738530	0120	5/23/08	\$565,000	\$481,000	2160	8	1967	3	11948	N	N	14401 NE 11TH PL
012	156200	0030	3/10/08	\$785,000	\$653,000	2200	8	2007	3	8400	N	N	15115 NE 12TH ST
012	156220	0170	7/21/09	\$488,000	\$468,000	2240	8	1966	3	8295	N	N	15032 NE 16TH ST
012	417831	0050	7/15/09	\$605,400	\$579,000	2270	8	1979	4	15680	N	N	910 145TH PL NE
012	252505	9039	9/2/09	\$532,500	\$516,000	2290	8	2001	3	8383	N	N	16937 NORTHUP WAY
012	329600	0210	7/21/08	\$650,000	\$563,000	2550	8	1972	4	17145	N	N	14811 NE 11TH PL
012	691872	0220	12/12/08	\$540,000	\$487,000	2600	8	1970	3	12400	N	N	14601 NE 3RD ST
012	403970	0920	4/1/08	\$815,000	\$682,000	1550	9	1964	4	8400	Y	N	200 173RD PL NE
012	885732	0210	9/19/08	\$424,700	\$374,000	1670	9	1979	4	2459	N	N	3 168TH AVE NE
012	885732	0150	10/24/08	\$464,555	\$413,000	1730	9	1979	5	2722	Y	N	12 168TH AVE NE
012	403970	1260	10/27/09	\$643,000	\$632,000	1760	9	1972	4	10030	Y	N	409 173RD PL NE
012	885732	0120	6/17/09	\$502,000	\$477,000	1800	9	1979	4	2819	Y	N	18 168TH AVE NE
012	885732	0030	2/1/08	\$467,000	\$384,000	1810	9	1979	4	2738	N	N	130 168TH AVE NE
012	403970	0980	10/10/08	\$950,000	\$842,000	1890	9	1965	4	21850	Y	N	229 171ST PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 67**  
**(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
012	403970	0650	8/25/08	\$650,000	\$568,000	1910	9	1967	4	11060	Y	N	17271 NE 7TH PL
012	885732	0050	9/10/08	\$433,000	\$380,000	1980	9	1979	4	3128	N	N	122 168TH AVE NE
012	885732	0340	12/12/08	\$435,000	\$392,000	1980	9	1979	4	3096	N	N	121 168TH AVE NE
012	403970	0060	6/16/09	\$442,000	\$420,000	2010	9	1973	3	13189	N	N	640 174TH PL NE
012	403970	0240	4/9/09	\$515,000	\$480,000	2070	9	1965	3	9443	N	N	240 174TH PL NE
012	403970	0240	11/4/09	\$639,900	\$630,000	2070	9	1965	3	9443	N	N	240 174TH PL NE
012	403970	0210	3/7/08	\$660,000	\$548,000	2260	9	1968	4	9747	Y	N	262 174TH PL NE
012	417830	0340	11/11/08	\$777,000	\$695,000	2680	9	1979	5	13685	N	N	14203 NE 10TH PL
012	417830	0040	12/5/08	\$723,750	\$652,000	3080	9	1981	4	13870	N	N	1045 144TH AVE NE
012	215980	0110	6/18/09	\$710,000	\$674,000	3140	9	1981	4	16750	N	N	1200 141ST PL NE
012	066235	0070	6/25/08	\$805,000	\$691,000	2490	10	1999	3	8749	N	N	430 150TH PL NE
012	352505	9081	10/8/09	\$690,000	\$675,000	2620	10	1997	3	17334	N	N	15614 NE 6TH ST
012	127700	0200	4/25/09	\$770,000	\$721,000	2630	10	1999	3	7252	N	N	14723 NE 16TH ST
012	785970	0170	4/28/08	\$886,800	\$749,000	2680	10	2007	3	5870	N	N	16165 NORTHUP WAY
012	785970	0180	6/25/09	\$720,000	\$685,000	2700	10	2007	3	5257	N	N	16169 NORTHUP WAY
012	785970	0080	3/21/08	\$885,000	\$739,000	2870	10	2007	3	5983	N	N	16129 NORTHUP WAY
012	066235	0160	11/12/09	\$770,000	\$760,000	3010	10	1999	3	10001	N	N	598 150TH PL NE
012	785970	0070	12/30/08	\$751,800	\$682,000	3070	10	2007	3	5017	N	N	16125 NORTHUP WAY
012	785970	0020	4/22/08	\$890,000	\$750,000	3090	10	2007	3	5400	N	N	16105 NORTHUP WAY
012	785970	0160	1/8/08	\$899,800	\$734,000	3100	10	2007	3	5755	N	N	16161 NORTHUP WAY
012	417830	0330	5/21/08	\$865,000	\$735,000	3120	10	1981	4	10752	N	N	14105 NE 10TH PL
012	785970	0100	10/7/09	\$823,000	\$805,000	3300	10	2007	3	6495	N	N	16137 NORTHUP WAY
012	934670	0370	6/24/09	\$814,000	\$774,000	3340	10	2009	3	9001	N	N	218 141ST AVE NE
012	389110	0172	12/12/08	\$828,000	\$747,000	3510	10	2006	3	7143	N	N	15055 NE 6TH ST
012	785970	0010	8/22/08	\$915,400	\$800,000	3530	10	2008	3	7687	N	N	16101 NORTHUP WAY
012	934670	0369	3/26/09	\$820,000	\$761,000	3570	10	2008	3	9070	N	N	220 141ST AVE NE
012	389110	0192	10/20/08	\$912,500	\$811,000	3950	10	2007	3	10135	N	N	15251 NE 6TH ST
014	403720	0420	3/26/08	\$415,000	\$347,000	1040	7	1957	3	8080	N	N	16611 SE 4TH PL
014	403700	0825	8/18/08	\$429,000	\$374,000	1120	7	1956	3	8680	N	N	16628 SE 8TH ST
014	403720	0665	8/17/09	\$350,000	\$338,000	1150	7	1957	3	7700	N	N	423 165TH AVE SE
014	403700	0835	4/15/09	\$397,000	\$371,000	1150	7	1957	3	8262	N	N	16612 SE 8TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 67**  
**(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	403700	0665	3/21/08	\$397,960	\$332,000	1200	7	1957	3	8873	N	N	16612 SE 10TH ST
014	737530	0230	5/30/08	\$435,000	\$371,000	1220	7	1959	4	8376	N	N	16412 SE 16TH ST
014	403700	0490	5/26/09	\$366,000	\$346,000	1240	7	1957	4	7987	N	N	16629 SE 11TH ST
014	403700	0225	8/12/09	\$371,000	\$358,000	1260	7	1957	4	7510	N	N	958 164TH AVE SE
014	403720	0120	10/1/08	\$545,000	\$482,000	1310	7	1957	4	27000	N	N	16814 SE 2ND PL
014	403700	0280	9/11/08	\$393,000	\$345,000	1330	7	1957	3	7693	N	N	929 165TH AVE SE
014	403700	0380	7/20/09	\$365,000	\$350,000	1380	7	1957	3	8338	N	N	904 165TH AVE SE
014	737530	0120	4/14/09	\$391,000	\$365,000	1430	7	1959	4	7525	N	N	1415 168TH AVE SE
014	403700	0470	3/25/08	\$415,000	\$347,000	1440	7	1957	4	8957	N	N	1112 166TH AVE SE
014	675150	0055	8/18/09	\$410,000	\$396,000	1470	7	1957	4	13248	Y	N	2503 157TH AVE SE
014	675150	0190	6/19/08	\$479,950	\$412,000	1470	7	1957	4	10000	Y	N	15714 SE 26TH ST
014	675150	0020	5/12/08	\$495,000	\$420,000	1470	7	1957	4	10000	N	N	15651 SE 24TH ST
014	403720	0530	7/23/08	\$425,500	\$368,000	1830	7	1957	3	7371	N	N	258 164TH AVE SE
014	737530	0070	6/20/09	\$418,500	\$398,000	2060	7	1960	4	8800	N	N	16615 SE 14TH ST
014	404640	0240	10/7/09	\$418,750	\$410,000	1240	8	1974	3	8200	N	N	16557 SE 19TH ST
014	404640	0050	4/21/08	\$506,000	\$426,000	1370	8	1969	3	8960	N	N	16570 SE 19TH ST
014	414130	0080	1/18/08	\$562,000	\$460,000	1380	8	1967	4	10104	N	N	16616 SE 21ST PL
014	414140	0160	4/16/08	\$521,000	\$438,000	1430	8	1967	4	8850	N	N	2018 166TH AVE SE
014	404640	0330	6/15/09	\$455,000	\$432,000	1580	8	1969	3	8000	N	N	16583 SE 19TH ST
014	675200	0310	8/13/09	\$480,000	\$463,000	1850	8	1975	3	8200	N	N	16411 SE 23RD ST
014	414140	0100	7/15/09	\$520,000	\$498,000	2050	8	1967	3	9720	N	N	16535 SE 21ST PL
014	438400	0100	7/22/08	\$554,000	\$480,000	2280	8	1973	4	10793	N	N	16600 SE 17TH ST
014	012405	9079	6/29/09	\$600,000	\$572,000	1970	9	1978	4	21770	N	N	16705 SE 18TH ST
014	012405	9058	6/12/09	\$507,000	\$481,000	2090	9	1976	3	8242	N	N	1715 168TH AVE SE
014	022405	9029	2/13/08	\$1,194,820	\$986,000	3300	10	2007	3	17850	Y	N	16024 SE 24TH ST
014	664104	0030	8/10/09	\$905,000	\$872,000	3860	10	2006	3	12142	N	N	2217 167TH AVE SE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 67**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	022405	9064	7/7/09	\$370,000	ACTIVE PERMIT BEFORE SALE>25K
008	022405	9099	8/4/08	\$300,000	NO MARKET EXPOSURE
008	032405	9083	9/23/09	\$240,975	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
008	173680	0500	5/22/08	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	173680	0850	11/25/09	\$370,000	DIAGNOSTIC OUTLIER
008	194490	0070	3/25/09	\$95,900	FULL SALES PRICE NOT REPORTED; TRADE
008	194490	0070	10/21/08	\$350,000	NO MARKET EXPOSURE
008	211050	0060	7/14/09	\$385,000	DIAGNOSTIC OUTLIER
008	220710	0480	4/14/08	\$396,000	RELOCATION - SALE TO SERVICE
008	220710	0570	6/17/08	\$405,600	SELLING OR BUYING COSTS AFFECTING SALE PRICE
008	220710	0765	7/10/08	\$422,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	220720	0085	4/1/09	\$309,600	DIAGNOSTIC OUTLIER
008	220720	0165	6/4/09	\$558,000	DIAGNOSTIC OUTLIER
008	220720	0325	4/1/09	\$94,856	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
008	403680	0310	5/19/08	\$475,547	ACTIVE PERMIT BEFORE SALE>25K
008	403680	0405	9/12/08	\$315,000	NO MARKET EXPOSURE
008	403680	0470	5/13/08	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	403680	0525	5/5/08	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	403680	0575	7/18/08	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	403680	0800	7/1/09	\$337,000	DIAGNOSTIC OUTLIER
008	403680	1065	10/8/08	\$119,848	QUIT CLAIM DEED
008	403720	0775	10/9/09	\$273,000	DIAGNOSTIC OUTLIER
008	403750	0285	1/22/08	\$480,000	RELOCATION - SALE TO SERVICE
008	403840	0100	8/12/09	\$116,500	NO MARKET EXPOSURE
008	403840	0100	5/23/08	\$105,426	QUIT CLAIM DEED
008	403930	0220	6/6/08	\$412,000	NO MARKET EXPOSURE
008	403940	0080	3/5/08	\$8,374	QUIT CLAIM DEED
008	403950	0420	3/10/09	\$380,000	DIAGNOSTIC OUTLIER
008	675130	0075	1/14/08	\$345,000	NO MARKET EXPOSURE
008	675130	0300	4/11/08	\$190,000	NO MARKET EXPOSURE
008	675130	0345	3/11/08	\$500,000	DIAGNOSTIC OUTLIER
008	675130	0410	11/6/08	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	737460	0740	11/10/08	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	792330	0130	9/19/09	\$403,000	DIAGNOSTIC OUTLIER
008	792360	0280	11/3/08	\$565,000	NO MARKET EXPOSURE; TENANT
008	792370	0240	8/9/08	\$94,000	NO MARKET EXPOSURE
008	792370	0320	12/23/08	\$443,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	883890	0196	5/20/09	\$420,000	DIAGNOSTIC OUTLIER
012	001120	0380	12/16/08	\$217,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	143350	0130	6/17/09	\$446,000	DIAGNOSTIC OUTLIER
012	156080	0130	5/12/09	\$360,000	DIAGNOSTIC OUTLIER
012	156080	0470	2/15/08	\$92,000	QUIT CLAIM DEED
012	156220	0030	6/27/08	\$487,050	NON-REPRESENTATIVE SALE
012	215980	0010	10/2/09	\$725,000	DIAGNOSTIC OUTLIER
012	215980	0060	11/4/09	\$500,000	DIAGNOSTIC OUTLIER



**Improved Sales Removed from this Annual Update Analysis**  
**Area 67**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	215990	0010	12/29/09	\$2,500,000	DOR RATIO
012	262505	9290	7/18/08	\$317,000	QUIT CLAIM DEED
012	272505	9256	8/24/09	\$740,000	DIAGNOSTIC OUTLIER
012	329820	0220	8/26/09	\$235,000	DIAGNOSTIC OUTLIER
012	329820	0220	1/2/09	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	329820	1150	11/3/08	\$280,000	NO MARKET EXPOSURE
012	329830	0200	8/11/09	\$293,000	NO MARKET EXPOSURE
012	329830	0640	12/8/09	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	329830	0640	12/3/09	\$544,185	FORCED SALE
012	403770	0235	6/9/08	\$639,500	NON-REPRESENTATIVE SALE
012	403800	0180	5/11/09	\$360,000	DIAGNOSTIC OUTLIER
012	403820	1090	5/19/09	\$339,000	DIAGNOSTIC OUTLIER
012	403850	0300	8/26/08	\$378,000	NON-REPRESENTATIVE SALE
012	403860	0100	6/13/08	\$397,700	NON-REPRESENTATIVE SALE
012	403870	0470	5/21/09	\$540,000	DIAGNOSTIC OUTLIER
012	403870	1000	10/15/08	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403870	1020	2/26/08	\$476,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	403880	0160	9/12/08	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403880	0550	7/16/08	\$37,551	QUIT CLAIM DEED
012	403890	0230	8/5/09	\$426,000	DIAGNOSTIC OUTLIER
012	403890	0400	1/31/08	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403910	0180	8/10/09	\$412,500	DIAGNOSTIC OUTLIER
012	403910	0310	4/11/08	\$560,000	RELOCATION - SALE TO SERVICE
012	403910	0370	6/1/09	\$410,000	DIAGNOSTIC OUTLIER
012	404010	0200	2/17/09	\$1,600	DOR RATIO
012	404010	0300	3/19/09	\$400,000	DIAGNOSTIC OUTLIER
012	404010	0380	4/17/09	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	404020	0010	7/15/09	\$499,000	RELOCATION - SALE TO SERVICE
012	404050	0150	8/6/09	\$425,000	DIAGNOSTIC OUTLIER
012	404060	0430	4/30/09	\$370,000	DIAGNOSTIC OUTLIER
012	404080	0410	8/7/09	\$334,716	EXEMPT FROM EXCISE TAX
012	417831	0020	6/24/09	\$629,500	DIAGNOSTIC OUTLIER
012	885710	0030	9/25/08	\$470,000	DIAGNOSTIC OUTLIER
012	885731	0090	4/27/09	\$128,930	QUIT CLAIM DEED;
012	885731	0100	3/4/09	\$515,000	DIAGNOSTIC OUTLIER
012	885732	0280	12/14/09	\$469,000	DIAGNOSTIC OUTLIER
012	934670	0371	11/13/09	\$785,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
012	934670	0372	10/2/09	\$807,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
014	012405	9083	6/24/09	\$1,075,000	DIAGNOSTIC OUTLIER
014	022405	9077	9/15/08	\$775,000	OBSOL
014	327572	0030	5/8/08	\$1,250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	403720	0015	10/27/08	\$449,000	NON-REPRESENTATIVE SALE
014	403720	0410	10/2/08	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	403720	0535	9/15/09	\$275,000	NON-REPRESENTATIVE SALE;
014	675150	0310	5/22/09	\$213,830	QUIT CLAIM DEED

***Improved Sales Removed from this Annual Update Analysis  
Area 67  
(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
014	737510	0145	6/15/09	\$361,000	DIAGNOSTIC OUTLIER
014	737510	0170	2/12/08	\$79,464	QUIT CLAIM DEED
014	737510	0305	1/28/08	\$499,900	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis  
Area 67***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
8	022405	9326	9/16/2009	\$250,000	6752	N	N
8	675130	0215	2/19/2009	\$200,000	8000	N	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 67***

No land sales removed.

## **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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Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**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