

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** North Bend\Snoqualmie / 80

**Previous Physical Inspection:** 2009

**Improved Sales:**

Number of Sales: 229

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>	\$148,300	\$188,100	\$336,400			
<b>2010 Value</b>	\$148,300	\$172,200	\$320,500	\$349,500	91.7%	9.40%
<b>Change</b>	\$0	-\$15,900	-\$15,900			
<b>% Change</b>	0.0%	-8.5%	-4.7%			

\*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>	\$157,900	\$190,700	\$348,600
<b>2010 Value</b>	\$157,900	\$174,300	\$332,200
<b>Percent Change</b>	0.0%	-8.6%	-4.7%

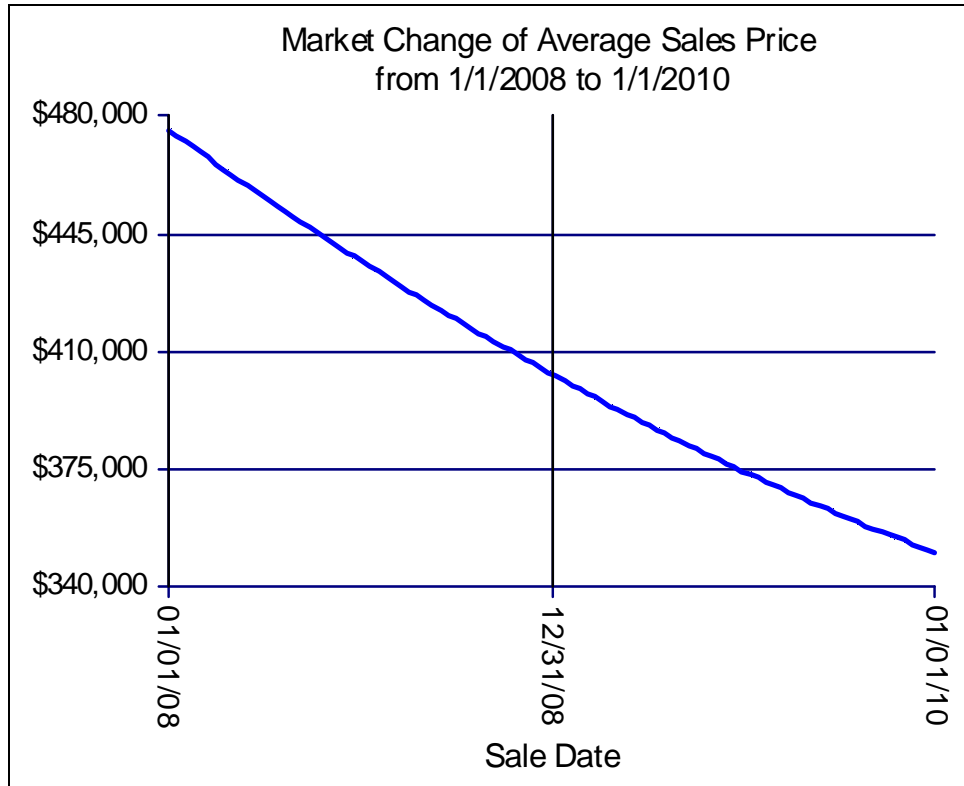
Number of one to three unit residences in the Population: 5307

**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.

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

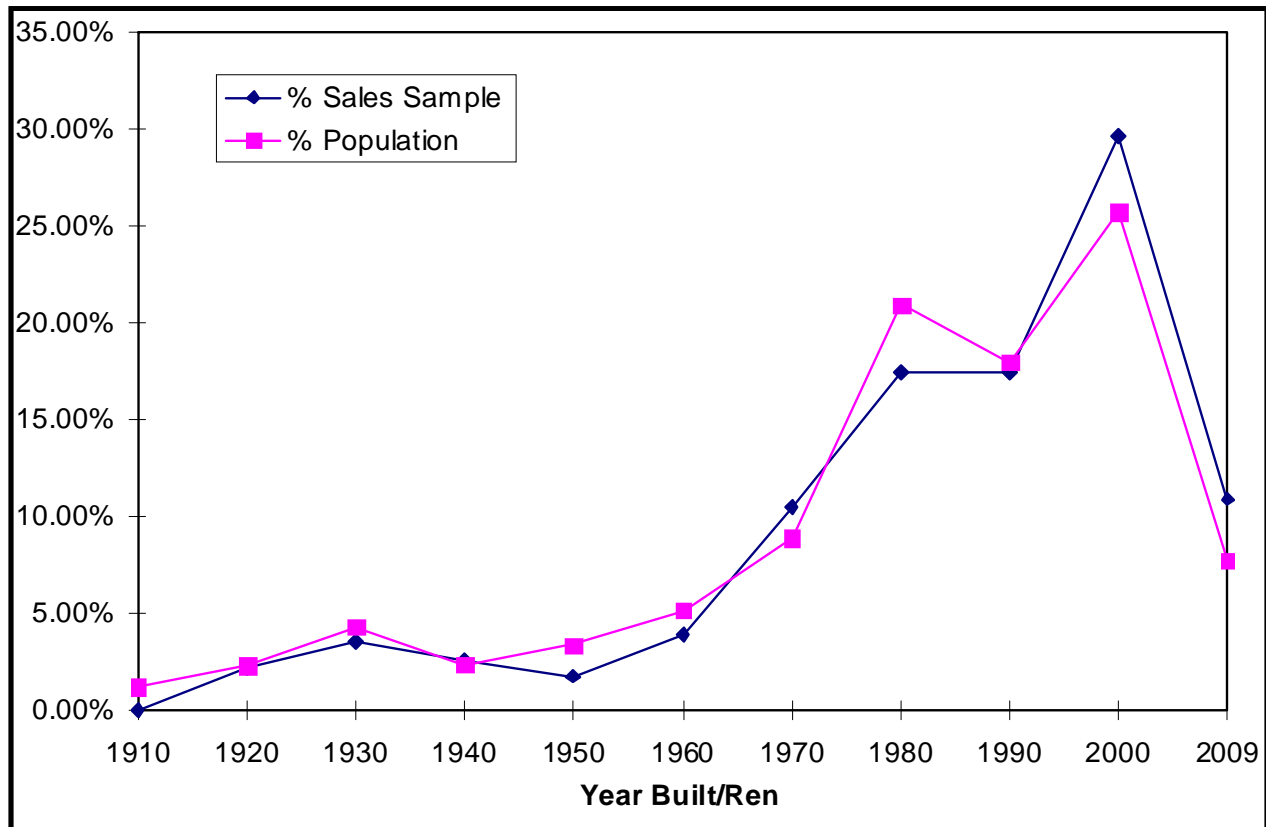
**Market Change of Average Sale Price in Area 80  
From 1/1/08 to 1/1/10**



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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	2.18%
1930	8	3.49%
1940	6	2.62%
1950	4	1.75%
1960	9	3.93%
1970	24	10.48%
1980	40	17.47%
1990	40	17.47%
2000	68	29.69%
2009	25	10.92%
	229	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	63	1.19%
1920	123	2.32%
1930	229	4.32%
1940	125	2.36%
1950	178	3.35%
1960	273	5.14%
1970	471	8.88%
1980	1112	20.95%
1990	954	17.98%
2000	1367	25.76%
2009	412	7.76%
	5307	

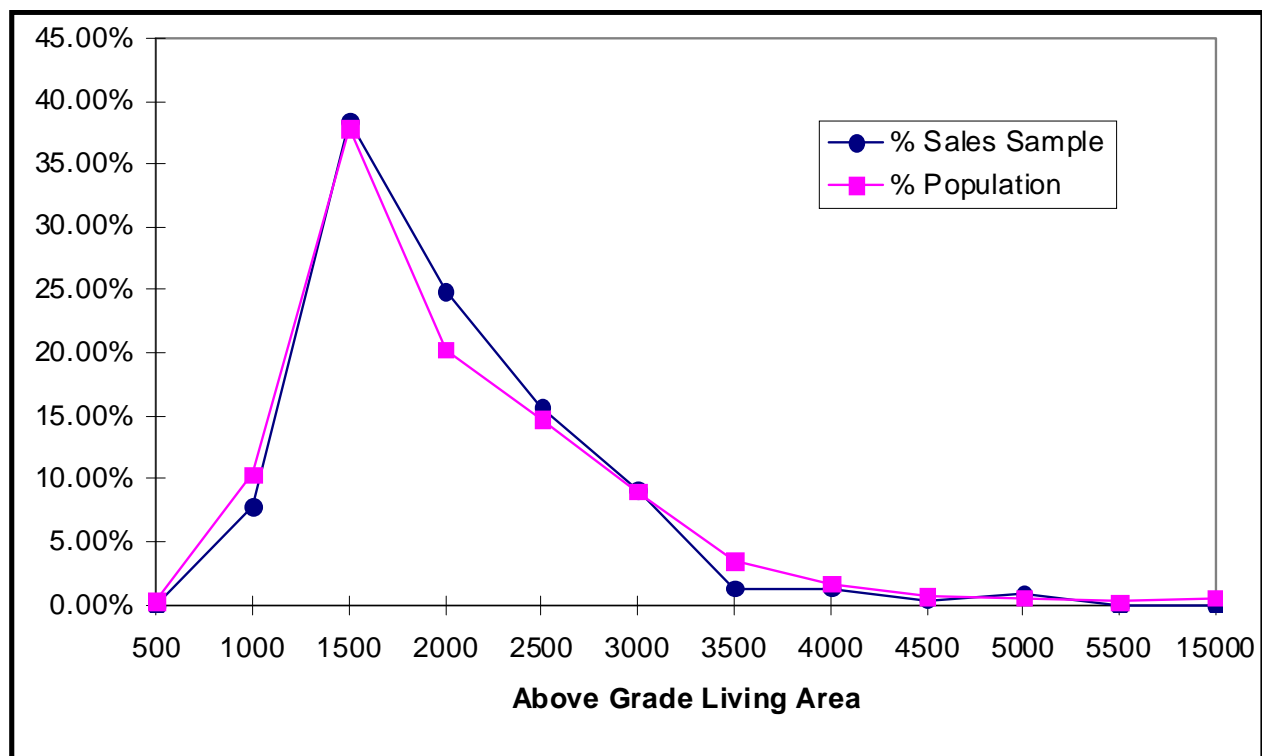


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	7.86%
1500	88	38.43%
2000	57	24.89%
2500	36	15.72%
3000	21	9.17%
3500	3	1.31%
4000	3	1.31%
4500	1	0.44%
5000	2	0.87%
5500	0	0.00%
15000	0	0.00%
	229	

<b>Population</b>		
AGLA	Frequency	% Population
500	18	0.34%
1000	552	10.40%
1500	2006	37.80%
2000	1076	20.28%
2500	786	14.81%
3000	480	9.04%
3500	185	3.49%
4000	90	1.70%
4500	36	0.68%
5000	33	0.62%
5500	13	0.24%
15000	32	0.60%
	5307	

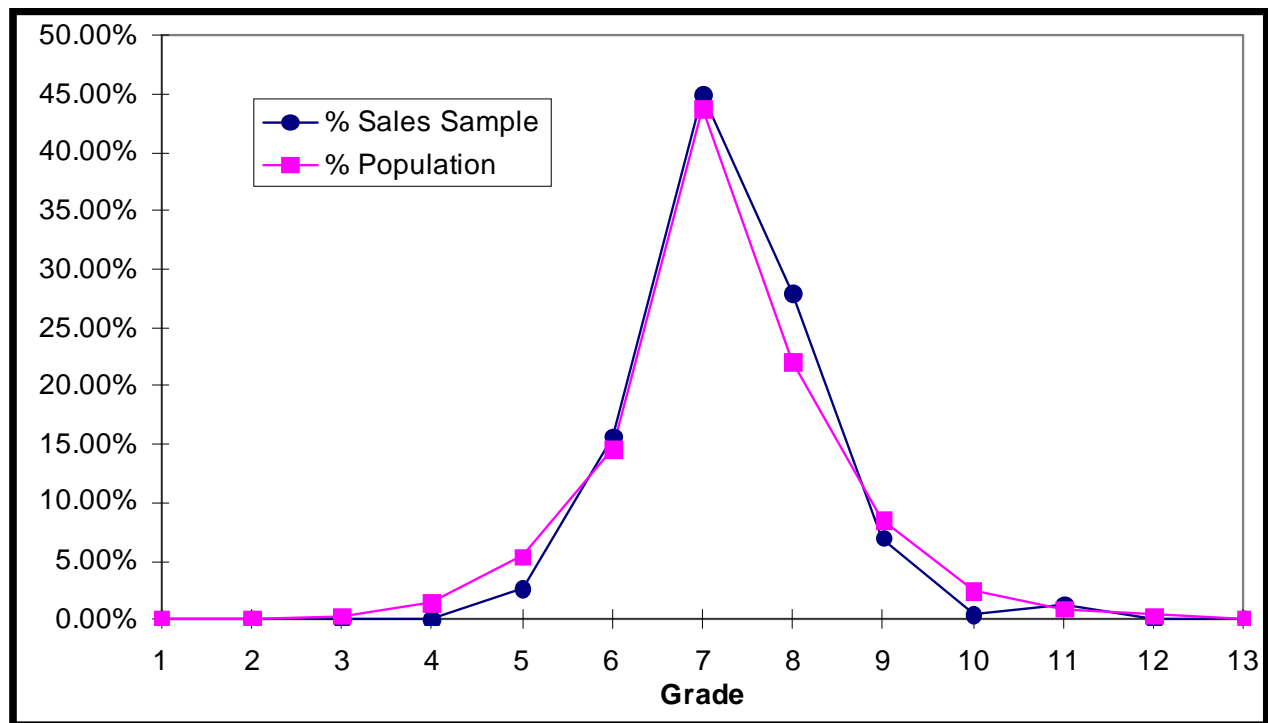


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

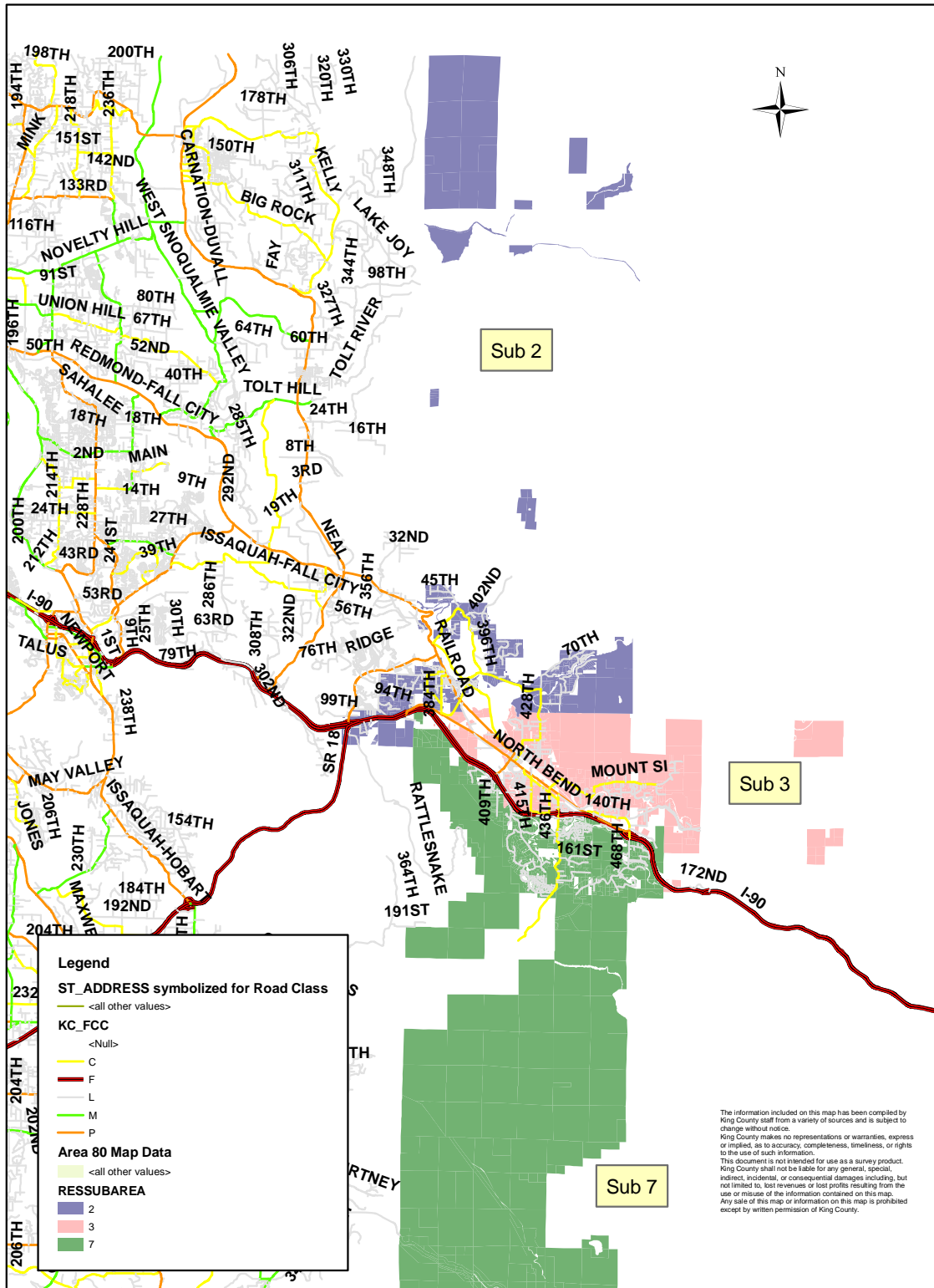
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	2.62%
6	36	15.72%
7	103	44.98%
8	64	27.95%
9	16	6.99%
10	1	0.44%
11	3	1.31%
12	0	0.00%
13	0	0.00%
	229	

Grade	Frequency	% Population
1	0	0.00%
2	6	0.11%
3	17	0.32%
4	77	1.45%
5	288	5.43%
6	773	14.57%
7	2320	43.72%
8	1170	22.05%
9	453	8.54%
10	129	2.43%
11	50	0.94%
12	20	0.38%
13	4	0.08%
	5307	



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 80



## **Annual Update Process**

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

***Date of Appraisal Report:*** April 13, 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 the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 229 usable residential sales in the area.

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

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.969434 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 30



## ***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) \* .953.
- \*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) \* .953.
- \*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 % Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)\*.953.

## ***Model Validation***

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

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -4.7%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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 80 Annual Update Model Adjustments

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

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

### Standard Area Adjustment

-4.58%

#### Comments

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

**Area 80 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	0.734	-26.6%
2/1/2008	0.745	-25.5%
3/1/2008	0.756	-24.4%
4/1/2008	0.767	-23.3%
5/1/2008	0.778	-22.2%
6/1/2008	0.789	-21.1%
7/1/2008	0.800	-20.0%
8/1/2008	0.811	-18.9%
9/1/2008	0.823	-17.7%
10/1/2008	0.834	-16.6%
11/1/2008	0.845	-15.5%
12/1/2008	0.856	-14.4%
1/1/2009	0.867	-13.3%
2/1/2009	0.878	-12.2%
3/1/2009	0.889	-11.1%
4/1/2009	0.900	-10.0%
5/1/2009	0.911	-8.9%
6/1/2009	0.922	-7.8%
7/1/2009	0.933	-6.7%
8/1/2009	0.944	-5.6%
9/1/2009	0.956	-4.4%
10/1/2009	0.966	-3.4%
11/1/2009	0.978	-2.2%
12/1/2009	0.989	-1.1%
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	0.767	\$403,000
Sale 2	\$475,000	10/1/2009	0.966	\$459,000
Sale 3	\$515,000	7/1/2009	0.933	\$480,000

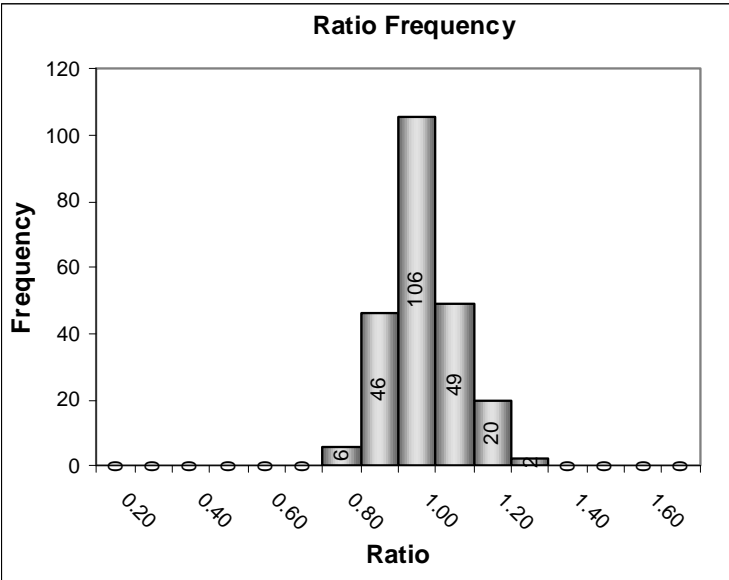
\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 80 is  $(0.9694335 + 0.0003530353 * \text{SaleDay}) / 0.9694335$

$\text{SaleDay} = \text{SaleDate} - 40179$

# Annual Update Ratio Study Report (Before)

## 2009 Assessments

District/Team: NE/Team 3	Appr. Date: 1/1/2009	Date of Report: 4/13/2010	Sales Dates: 1/2008 - 12/2009
Area 80	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 80. 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 120 in increments of 20. The histogram has several bars with their frequencies labeled on top: 6 for the 0.70-0.80 bin, 46 for 0.80-0.90, 106 for 0.90-1.00, 49 for 1.00-1.10, 20 for 1.10-1.20, and 2 for 1.20-1.30. There are also very small bars at 0.60-0.70 and 1.30-1.40.</p>	
Sample size (n)	229		
Mean Assessed Value	336,400		
Mean Adj. Sales Price	349,500		
Standard Deviation AV	126,133		
Standard Deviation SP	139,423		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.969		
Median Ratio	0.963		
Weighted Mean Ratio	0.963		
UNIFORMITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 80</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2010</div>	
Lowest ratio	0.770		
Highest ratio:	1.204		
Coefficient of Dispersion	7.43%		
Standard Deviation	0.091		
Coefficient of Variation	9.40%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.948		
Upper limit	0.975		
95% Confidence: Mean			
Lower limit	0.958		
Upper limit	0.981		
SAMPLE SIZE EVALUATION			
N (population size)	5307		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.091		
Recommended minimum:	13		
Actual sample size:	229		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	120		
# ratios above mean:	109		
z:	0.727		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

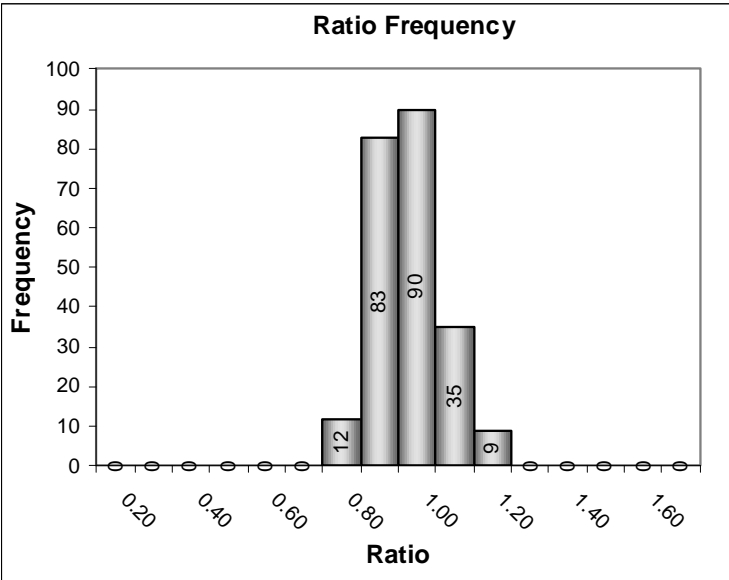
### COMMENTS:

1 to 3 Unit Residences throughout area 80

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 3	Appr. Date: 1/1/2010	Date of Report: 5/3/2010	Sales Dates: 1/2008 - 12/2009
Area 80	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	229		
Mean Assessed Value	320,500		
Mean Sales Price	349,500		
Standard Deviation AV	120,366		
Standard Deviation SP	139,423		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.917		
Weighted Mean Ratio	0.917		
UNIFORMITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 80</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2010</div>	
Lowest ratio	0.732		
Highest ratio:	1.147		
Coefficient of Dispersion	7.43%		
Standard Deviation	0.087		
Coefficient of Variation	9.40%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.905		
Upper limit	0.929		
95% Confidence: Mean			
Lower limit	0.912		
Upper limit	0.935		
SAMPLE SIZE EVALUATION			
N (population size)	5307		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.087		
Recommended minimum:	12		
Actual sample size:	229		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	120		
# ratios above mean:	109		
z:	0.727		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

## ***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 80**  
**(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>
002	541760	0140	11/25/09	\$137,000	\$135,000	860	5	1937	3	9000	N	N	39763 SE WALNUT ST
002	784920	1345	7/10/09	\$185,000	\$173,000	1380	5	1911	3	7200	N	N	8350 MAPLE AVE SE
002	784920	2765	7/16/09	\$229,000	\$215,000	820	5	1940	3	7200	N	N	8377 MAPLE AVE SE
002	942380	0135	9/22/09	\$232,000	\$223,000	720	5	1917	4	7000	N	N	38134 SE 85TH ST
002	202408	9051	2/21/08	\$325,000	\$245,000	1980	5	1920	4	50965	N	N	40221 SE 60TH ST
002	322408	9069	2/26/08	\$240,000	\$181,000	710	6	1960	4	7200	N	N	8995 MEADOWBROOK WAY SE
002	784920	0275	8/28/09	\$210,000	\$200,000	1300	6	1977	3	7200	N	N	8191 PARK AVE SE
002	784920	0885	4/2/09	\$245,000	\$221,000	1280	6	1977	5	7200	N	N	39172 SE GAMMA ST
002	942380	0045	2/8/08	\$297,500	\$222,000	790	6	1917	5	7700	N	N	8526 382ND AVE SE
002	784920	2540	6/9/08	\$299,900	\$238,000	1360	6	1911	5	4200	N	N	8323 DOONE AVE SE
002	322408	9037	7/9/08	\$305,000	\$245,000	950	6	1960	4	10695	N	N	8975 MEADOWBROOK WAY SE
002	312408	9060	7/17/09	\$279,999	\$263,000	1250	6	1931	4	13503	N	N	8303 384TH AVE SE
002	541760	0135	4/1/08	\$345,000	\$265,000	1180	6	1969	4	9000	N	N	39781 SE WALNUT ST
002	760620	0170	7/24/08	\$335,000	\$271,000	1380	6	1923	5	5500	N	N	38376 SE MAPLE ST
002	312408	9043	8/27/09	\$289,000	\$276,000	1960	6	1927	3	16117	N	N	8215 384TH AVE SE
002	322408	9059	7/9/08	\$354,000	\$284,000	1660	6	1982	4	18933	N	N	39011 SE 90TH ST
002	784920	2265	6/30/08	\$357,500	\$286,000	1450	6	2008	3	5400	N	N	8377 SILVA AVE SE
002	784970	0065	2/8/08	\$399,900	\$299,000	1910	6	1926	5	7200	N	N	8001 MAPLE AVE SE
002	312408	9029	7/22/08	\$375,000	\$303,000	1340	6	2007	3	21344	N	N	8508 384TH AVE SE
002	780290	0561	1/15/09	\$370,000	\$323,000	1620	6	1939	3	177724	N	N	8222 372ND PL SE
002	780410	0087	6/19/08	\$310,000	\$247,000	1190	7	1959	4	7500	N	N	8410 MAPLE AVE SE
002	942380	0095	3/3/08	\$332,500	\$251,000	1090	7	2005	3	7000	N	N	38244 SE 85TH ST
002	784920	2295	5/28/08	\$344,100	\$271,000	1470	7	1999	3	4014	N	N	8311 PEGGY'S PL SE
002	780410	0020	10/19/09	\$280,000	\$272,000	1390	7	1966	4	9001	N	N	8476 SE REINIG RD
002	780290	0021	7/8/08	\$344,000	\$276,000	1500	7	1973	3	15600	N	N	8330 382ND AVE SE
002	784920	2231	6/1/09	\$308,000	\$284,000	1470	7	1999	3	3976	N	N	8310 OLMSTEAD PL SE
002	322408	9030	7/8/08	\$365,000	\$293,000	1160	7	1931	5	7405	N	N	8498 MEADOWBROOK WAY SE
002	760620	0205	11/18/09	\$317,500	\$312,000	1510	7	2007	3	12000	N	N	38170 SE CEDAR ST
002	780290	0481	4/1/08	\$410,000	\$314,000	1650	7	1969	4	27767	N	N	37705 SE 84TH PL
002	312408	9133	10/1/09	\$333,000	\$322,000	1400	7	1996	3	21344	N	N	38451 SE 85TH CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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
002	920270	0070	7/25/08	\$436,000	\$353,000	1760	7	1970	5	12150	N	N	8404 375TH AVE SE
002	202408	9068	6/5/08	\$477,500	\$378,000	1100	7	1959	4	30927	N	N	5905 404TH AVE SE
002	342408	9078	10/1/08	\$587,000	\$489,000	1760	7	1964	4	217364	Y	N	43406 SE 88TH ST
002	510390	0020	6/3/08	\$386,000	\$305,000	2070	8	2004	3	9986	N	N	38010 SE CEDAR ST
002	784920	1087	2/23/09	\$363,376	\$322,000	2390	8	2008	3	7200	N	N	8738 FALLS AVE SE
002	182408	9072	3/16/09	\$539,000	\$482,000	2310	8	2008	3	47916	N	N	38615 SE 47TH ST
002	262408	9099	6/11/09	\$610,000	\$565,000	2640	8	1999	3	32234	N	Y	7155 MOON VALLEY RD SE
002	746290	0014	7/14/08	\$495,000	\$398,000	1910	9	1992	3	43378	N	N	9720 355TH AVE SE
002	386260	0120	7/2/08	\$599,950	\$480,000	2680	9	1998	3	17046	N	N	38562 SE KIMBALL CREEK DR
002	182408	9073	8/17/09	\$570,000	\$542,000	3000	9	2008	3	60450	N	N	4731 383RD AVE SE
002	182408	9074	4/30/08	\$700,000	\$544,000	2990	9	2008	3	47230	N	N	4733 383RD AVE SE
002	262408	9101	6/24/08	\$1,240,000	\$989,000	4240	11	2007	3	111009	N	N	8003 MOON VALLEY RD SE
003	270060	0316	1/14/08	\$285,000	\$210,000	1270	6	1947	4	10290	N	N	321 E 2ND ST
003	032308	9133	9/12/08	\$269,000	\$222,000	1150	6	1971	3	10236	N	N	917 NE 12TH ST
003	857090	0028	3/20/08	\$297,000	\$226,000	960	6	1930	4	8925	N	N	102 E 6TH ST
003	077660	0140	3/17/08	\$312,500	\$238,000	1060	6	1984	3	9836	N	N	41422 SE 125TH ST
003	373490	0020	1/12/09	\$275,000	\$240,000	1190	6	1926	4	8400	N	N	304 E PARK ST
003	102308	9144	6/9/08	\$325,000	\$257,000	960	6	1950	4	24000	Y	N	307 NE 8TH ST
003	032308	9134	10/6/08	\$328,000	\$274,000	1300	6	1971	4	10236	N	N	909 NE 12TH ST
003	172309	9024	5/12/08	\$370,000	\$289,000	1420	6	1986	3	72309	N	N	49037 SE MIDDLE FORK RD
003	373490	0085	4/14/08	\$375,000	\$289,000	1520	6	1927	4	9800	N	N	323 E PARK ST
003	032308	9095	5/20/08	\$400,000	\$314,000	1300	6	1943	5	12378	N	N	300 NE 8TH ST
003	102308	9109	10/22/08	\$380,000	\$320,000	830	6	1963	4	43321	N	N	43321 SE MOUNT SI RD
003	032308	9078	8/13/08	\$423,950	\$346,000	1570	6	1948	2	249163	N	Y	11002 428TH AVE SE
003	102308	9071	8/19/09	\$475,000	\$452,000	1660	6	1927	3	196891	N	N	801 MALONEY GROVE AVE SE
003	102308	9214	9/11/08	\$305,000	\$252,000	1420	7	1968	3	8437	N	N	209 THRASHER AVE NE
003	779580	0040	1/29/08	\$340,000	\$253,000	1220	7	1969	3	9630	Y	N	825 NE 6TH ST
003	019245	0200	2/25/08	\$342,000	\$258,000	840	7	1985	3	20383	N	N	13809 437TH PL SE
003	019246	0030	2/13/09	\$292,900	\$259,000	1560	7	1987	3	24889	N	N	13614 439TH AVE SE
003	115110	0135	2/14/08	\$345,000	\$259,000	1070	7	1956	3	32932	N	N	13504 421ST AVE SE
003	570245	0440	10/8/08	\$335,000	\$280,000	1250	7	1989	4	15423	Y	N	325 NE 4TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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
003	779582	0020	12/3/09	\$285,000	\$282,000	1250	7	1976	4	14610	Y	N	408 TAYLOR PL NE
003	857090	0020	4/1/09	\$321,000	\$289,000	1500	7	1961	3	15232	N	N	106 E 6TH ST
003	019245	0310	3/9/09	\$325,000	\$290,000	850	7	1985	3	16763	N	N	43810 SE 139TH ST
003	152308	9067	10/1/09	\$300,000	\$290,000	1250	7	1979	3	13068	N	N	43108 SE 134TH CT
003	102308	9170	10/22/09	\$300,000	\$292,000	1570	7	1993	3	23921	Y	N	701 BORST AVE NE
003	803880	0110	7/11/08	\$365,000	\$293,000	1290	7	1972	3	11500	N	N	452 SE ALDER DR
003	570245	0070	4/17/08	\$380,000	\$294,000	1700	7	1989	3	9637	Y	N	310 NE 4TH ST
003	803880	0170	8/24/09	\$310,000	\$295,000	1550	7	1984	3	10000	N	N	437 SE ALDER DR
003	142308	9118	8/27/09	\$310,900	\$297,000	1170	7	1983	3	42000	N	N	44701 SE MOUNT SI RD
003	019246	0220	4/17/08	\$389,950	\$301,000	1960	7	1986	4	15200	N	N	13618 437TH PL SE
003	019246	0270	9/25/08	\$369,950	\$308,000	1680	7	1985	3	15306	N	N	13724 437TH PL SE
003	102308	9172	10/5/09	\$321,500	\$311,000	1160	7	1958	4	12222	Y	N	711 NE 8TH ST
003	162308	9116	12/2/09	\$320,000	\$317,000	2110	7	1988	3	25682	N	N	13036 412TH WAY SE
003	392840	0120	12/1/08	\$370,000	\$317,000	1960	7	1998	3	9750	N	N	811 NE 9TH ST
003	803990	0365	4/8/08	\$420,000	\$323,000	1650	7	1964	4	14500	N	N	451 MEADOW DR SE
003	570245	0160	8/11/08	\$400,000	\$326,000	1270	7	1989	4	9600	Y	N	440 NE 4TH ST
003	770830	0040	7/6/09	\$350,000	\$327,000	1680	7	1997	3	11560	N	N	41227 SE 123RD ST
003	803990	0045	11/26/08	\$385,000	\$329,000	2040	7	1982	4	11000	N	N	427 SE ORCHARD DR
003	570245	0020	9/11/08	\$400,000	\$331,000	1340	7	1989	3	9645	Y	N	220 NE 4TH ST
003	803880	0090	4/15/09	\$370,000	\$335,000	1840	7	1993	3	11250	N	N	451 SE CHERRY DR
003	019246	0220	11/24/09	\$342,000	\$337,000	1960	7	1986	4	15200	N	N	13618 437TH PL SE
003	856480	0030	8/18/09	\$360,000	\$342,000	1600	7	1989	3	39521	N	N	13908 453RD PL SE
003	803990	0225	2/10/09	\$390,000	\$344,000	1500	7	1966	5	13829	N	N	455 SE MAPLE DR
003	032308	9041	7/8/08	\$435,000	\$349,000	1510	7	1939	3	118483	N	N	10118 428TH AVE SE
003	032308	9119	10/1/09	\$400,000	\$387,000	1550	7	1966	3	44866	N	N	9905 428TH AVE SE
003	132308	9063	7/9/09	\$418,000	\$391,000	970	7	1985	3	43560	N	N	12924 464TH AVE SE
003	142308	9064	3/23/09	\$454,000	\$407,000	2100	7	1955	3	26228	N	N	43605 SE TANNER RD
003	112308	9052	7/10/08	\$575,000	\$462,000	1740	7	1997	3	12505	N	N	44220 SE MOUNT SI RD
003	132308	9120	3/2/09	\$637,500	\$567,000	1300	7	1968	3	265716	N	N	45312 SE 140TH ST
003	032308	9048	6/19/09	\$361,000	\$335,000	1620	8	1961	4	12632	N	N	214 NE 8TH ST
003	077660	0110	10/10/08	\$403,500	\$338,000	1720	8	1987	3	16464	N	N	12500 415TH AVE SE

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**Area 80**  
**(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
003	152308	9266	2/12/08	\$475,000	\$356,000	2320	8	1990	3	15024	N	N	1390 LA FOREST DR SE
003	182309	9072	4/30/09	\$405,000	\$369,000	1780	8	1993	3	51836	N	N	14005 475TH AVE SE
003	778710	0410	1/28/09	\$421,900	\$370,000	2320	8	1996	3	7418	N	N	620 SE 7TH ST
003	778712	0290	3/30/09	\$415,000	\$373,000	2150	8	1998	3	7367	N	N	315 SE 10TH CIR
003	778710	0270	5/20/08	\$484,500	\$380,000	2420	8	1996	3	7621	N	N	580 SE 6TH ST
003	778712	0090	5/2/08	\$489,900	\$381,000	2620	8	1999	3	9750	N	N	140 SE 10TH ST
003	159300	0450	7/23/08	\$480,000	\$388,000	1910	8	1996	3	12350	Y	Y	10227 416TH AVE SE
003	032308	9140	5/9/08	\$499,900	\$390,000	1760	8	1974	3	43560	N	N	10506 420TH AVE SE
003	803990	0135	9/16/08	\$471,500	\$390,000	1860	8	1977	4	16988	Y	Y	909 RIVERSIDE DR SE
003	778712	0400	7/9/09	\$417,500	\$391,000	2130	8	1998	3	9750	N	N	1190 MOUNTAIN VIEW BLVD SE
003	778712	0090	8/24/09	\$415,000	\$395,000	2620	8	1999	3	9750	N	N	140 SE 10TH ST
003	778712	0320	10/31/08	\$469,500	\$396,000	2000	8	1998	3	9518	N	N	240 SE 10TH CIR
003	778712	0580	8/6/08	\$487,000	\$396,000	2430	8	1999	3	8091	N	N	390 SE 13TH PL
003	380800	0115	10/30/09	\$405,001	\$396,000	3540	8	2000	3	6300	N	N	521 MAIN ST
003	778711	0450	5/27/09	\$432,000	\$398,000	2320	8	1997	3	9750	N	N	1130 MOUNTAIN VIEW BLVD SE
003	778710	0830	8/8/08	\$495,000	\$403,000	2450	8	1997	3	7410	N	N	540 SE 9TH ST
003	778712	0330	6/10/09	\$435,000	\$403,000	2320	8	1998	3	9117	N	N	220 SE 10TH CIR
003	142308	9174	6/9/08	\$516,000	\$409,000	2050	8	1997	3	43560	N	N	44828 SE 129TH ST
003	778710	0680	10/9/09	\$421,500	\$409,000	1990	8	1996	3	8482	N	N	440 SE 8TH ST
003	778711	0270	7/6/09	\$440,000	\$411,000	2430	8	1998	3	7037	N	N	1040 SE 11TH PL
003	112308	9058	11/20/09	\$425,000	\$418,000	2770	8	2006	3	19264	N	Y	43627 SE MOUNT SI RD
003	778710	0540	12/30/09	\$420,000	\$420,000	2000	8	1996	3	7630	N	N	505 SE 7TH ST
003	132308	9085	1/26/09	\$495,000	\$434,000	2600	8	2007	3	12800	N	N	45411 SE 140TH ST
003	142308	9071	2/12/08	\$599,888	\$449,000	2840	8	1959	4	43560	N	N	44431 SE 132ND ST
003	132308	9171	3/20/09	\$510,000	\$457,000	2850	8	2006	3	71728	N	N	45524 SE 141ST ST
003	072309	9066	3/13/08	\$610,000	\$464,000	2960	8	2007	3	62726	N	N	12635 474TH AVE SE
003	803990	0085	9/11/08	\$577,000	\$477,000	2290	8	1994	3	32087	Y	Y	441 MEADOW DR SE
003	072309	9022	7/14/08	\$605,000	\$487,000	3050	8	2007	3	58500	N	N	47915 SE MOUNT SI RD
003	132308	9087	5/1/08	\$649,950	\$506,000	2550	8	2007	3	16150	N	N	14005 455TH AVE SE
003	733820	0250	5/4/09	\$419,000	\$382,000	2010	9	1992	3	35448	Y	N	12813 470TH AVE SE
003	162308	9004	11/16/09	\$425,000	\$418,000	2240	9	2001	3	163722	N	Y	41934 SE 136TH ST

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**Area 80**  
**(1 to 3 Unit Residences)**

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003	152308	9268	7/30/08	\$528,000	\$428,000	2370	9	1990	3	15007	N	N	1350 430TH AVE SE
003	951030	0200	12/14/09	\$435,750	\$433,000	2840	9	1995	3	41418	N	N	46127 SE 137TH ST
003	733820	0360	2/12/08	\$595,000	\$446,000	2050	9	1993	3	35051	Y	N	47114 SE 129TH ST
003	733820	0040	9/4/09	\$475,000	\$454,000	3020	9	1992	3	30476	Y	N	46917 SE 126TH ST
003	733820	0400	4/14/08	\$605,000	\$467,000	2670	9	1992	3	35693	Y	N	47001 SE 128TH PL
003	951031	0320	3/31/08	\$638,625	\$490,000	2820	9	1996	3	43001	N	N	45844 SE 137TH ST
003	951032	0280	8/26/09	\$579,000	\$552,000	2825	9	1996	3	35626	N	N	45702 SE 139TH PL
003	951032	0310	5/26/09	\$603,000	\$555,000	2960	9	1997	3	33162	N	N	45711 SE 138TH CT
003	182309	9066	2/14/08	\$775,000	\$581,000	2850	9	1998	3	64033	Y	N	13526 476TH AVE SE
003	550650	0150	10/27/09	\$661,000	\$645,000	3760	10	1997	3	40126	Y	Y	13065 459TH AVE SE
007	733440	0570	12/29/08	\$200,000	\$173,000	590	5	1963	3	10412	N	N	14512 444TH AVE SE
007	733440	0700	2/3/09	\$238,800	\$210,000	1100	6	1967	4	9728	N	N	44506 SE 147TH ST
007	733460	1220	8/7/08	\$280,000	\$228,000	1250	6	1970	4	12093	N	N	44812 SE 146TH ST
007	940710	0180	4/10/08	\$300,000	\$231,000	960	6	1970	4	9600	N	N	17214 435TH AVE SE
007	733460	0820	4/8/08	\$320,000	\$246,000	770	6	1966	5	9906	N	N	14405 445TH AVE SE
007	733460	1210	9/25/09	\$277,500	\$268,000	1250	6	1970	4	11571	N	N	44804 SE 146TH ST
007	162308	9078	8/25/08	\$360,650	\$296,000	1320	6	1953	4	45057	N	N	13701 415TH WAY SE
007	152308	9137	2/3/09	\$380,000	\$334,000	880	6	1968	2	174235	Y	Y	42619 SE 142ND ST
007	302309	9035	8/21/08	\$410,000	\$336,000	1030	6	1964	4	52100	Y	Y	47119 SE 160TH ST
007	733440	0640	2/26/09	\$227,000	\$201,000	1400	7	1971	3	10950	N	N	44525 SE 146TH ST
007	147161	0270	10/23/09	\$212,400	\$207,000	1010	7	1981	2	15233	N	N	14211 443RD PL SE
007	940711	1420	9/27/09	\$215,000	\$207,000	960	7	1970	3	8910	N	N	42766 SE 173RD PL
007	733460	0970	7/16/09	\$225,000	\$211,000	1010	7	1973	3	9750	N	N	44611 SE 145TH ST
007	940711	0740	12/4/09	\$218,000	\$216,000	1240	7	1979	3	9600	N	N	16854 427TH PL SE
007	733450	0540	7/15/09	\$235,000	\$220,000	1230	7	1978	3	22891	N	N	44217 SE 149TH PL
007	733440	0250	5/20/08	\$283,000	\$222,000	1070	7	1987	3	9600	N	N	43812 SE 149TH ST
007	147160	0250	9/23/08	\$275,900	\$229,000	1020	7	1982	2	25771	N	N	44216 SE 142ND ST
007	733440	1140	1/18/08	\$324,000	\$240,000	990	7	1977	4	10488	N	N	14614 444TH AVE SE
007	940710	0430	10/14/08	\$291,000	\$244,000	1430	7	1972	3	8888	N	N	43320 SE 173RD ST
007	733460	1330	3/3/08	\$324,000	\$245,000	1160	7	1978	3	10624	N	N	45016 SE 146TH ST
007	940710	0150	1/3/08	\$335,000	\$246,000	1140	7	1977	4	12636	N	N	17300 435TH AVE SE

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**Area 80**  
**(1 to 3 Unit Residences)**

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007	940710	2400	3/13/09	\$274,950	\$246,000	1140	7	1990	4	9600	N	N	42603 SE 175TH PL
007	940710	2690	5/20/09	\$272,000	\$250,000	1440	7	1979	3	9600	N	N	43126 SE 175TH LN
007	940711	0120	12/29/09	\$250,000	\$250,000	1170	7	1992	3	14850	N	N	16960 431ST AVE SE
007	733440	1290	4/16/08	\$330,000	\$255,000	1180	7	1977	4	11100	N	N	14712 442ND AVE SE
007	733440	1360	2/20/09	\$289,000	\$256,000	1490	7	1964	3	9775	N	N	14746 442ND AVE SE
007	940700	1870	8/17/09	\$274,000	\$260,000	1390	7	1979	3	10000	N	N	16810 426TH PL SE
007	940711	1080	4/1/09	\$289,950	\$261,000	1030	7	1990	3	9720	N	N	42822 SE 170TH PL
007	940711	0970	12/17/08	\$304,450	\$262,000	1120	7	1984	4	10541	N	N	16925 430TH PL SE
007	940700	0510	6/2/09	\$285,000	\$263,000	1130	7	1980	3	9690	N	N	17228 430TH AVE SE
007	940711	0680	2/25/08	\$349,400	\$263,000	1370	7	1980	3	11400	N	N	16849 427TH PL SE
007	147160	0100	2/3/09	\$299,950	\$264,000	1060	7	1982	4	18095	N	N	43826 SE 142ND ST
007	733460	0710	8/11/08	\$329,000	\$268,000	1390	7	1977	4	7250	N	N	14417 446TH AVE SE
007	940710	0650	8/25/09	\$281,950	\$269,000	1180	7	1980	3	10800	N	N	42834 SE 176TH ST
007	733460	1730	6/24/08	\$339,950	\$271,000	1270	7	1977	4	9794	N	N	14625 450TH AVE SE
007	940700	1030	4/8/08	\$352,000	\$271,000	1130	7	1978	4	9700	N	N	42774 SE 172ND PL
007	940710	1990	7/22/08	\$335,500	\$271,000	1400	7	1980	4	9240	N	N	42300 SE 168TH CT
007	940700	1830	8/5/09	\$289,000	\$273,000	1860	7	1980	3	9000	N	N	16815 426TH PL SE
007	940710	2500	11/6/09	\$279,000	\$273,000	1210	7	1979	4	9296	N	N	42801 SE 176TH ST
007	940710	0720	9/25/09	\$284,900	\$275,000	1390	7	1979	3	13200	N	N	17450 427TH AVE SE
007	940711	1350	1/29/09	\$319,500	\$280,000	1370	7	1979	4	8050	N	N	42926 SE 173RD ST
007	940700	0450	11/6/09	\$290,000	\$284,000	1280	7	1977	4	9660	N	N	43101 SE 172ND ST
007	940700	1740	6/24/09	\$309,300	\$288,000	1060	7	1995	3	9900	N	N	16819 426TH AVE SE
007	940710	1980	7/3/08	\$365,000	\$292,000	1130	7	1990	3	9520	N	N	42308 SE 168TH CT
007	940710	2580	5/13/08	\$374,950	\$293,000	1410	7	1979	4	11305	Y	N	17604 429TH AVE SE
007	940710	2245	6/16/09	\$319,000	\$296,000	1110	7	1995	3	11150	N	N	42329 SE 171ST ST
007	940710	0260	3/17/09	\$332,838	\$298,000	1680	7	1998	3	11615	N	N	43406 SE 172ND PL
007	940710	0920	11/5/09	\$310,000	\$304,000	1970	7	1999	3	11100	N	N	17321 426TH AVE SE
007	940710	1850	3/25/09	\$342,000	\$307,000	1690	7	1979	4	14615	N	N	41928 SE 168TH ST
007	142308	9162	12/2/08	\$360,000	\$308,000	1310	7	1988	3	22703	N	N	43654 SE 143RD PL
007	940710	0320	8/24/09	\$329,000	\$313,000	1970	7	1971	3	9500	N	N	17206 434TH AVE SE
007	940710	1320	9/24/09	\$325,000	\$313,000	1140	7	1978	4	9680	N	N	16711 423RD PL SE

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007	940711	0670	5/18/08	\$405,000	\$318,000	1100	7	2001	3	11920	N	N	16841 427TH PL SE
007	147163	0370	9/4/08	\$390,000	\$321,000	1210	7	1981	3	13995	N	N	14221 441ST PL SE
007	733460	2060	8/8/08	\$399,999	\$326,000	1130	7	1998	3	10950	N	N	44557 SE 146TH ST
007	940710	1160	1/30/09	\$372,150	\$327,000	1930	7	2008	3	9968	N	N	16810 424TH AVE SE
007	152308	9153	8/29/08	\$410,000	\$337,000	1670	7	1928	4	71874	N	N	42001 SE 141ST ST
007	940700	1010	6/19/09	\$370,000	\$344,000	1420	7	1978	3	9975	N	N	42762 SE 172ND PL
007	222308	9039	7/28/08	\$433,875	\$351,000	1280	7	1987	3	40956	Y	Y	43300 SE 149TH ST
007	788050	0040	11/20/08	\$416,400	\$355,000	1890	7	2001	3	17720	Y	Y	47507 SE 160TH ST
007	262308	9145	1/21/09	\$423,000	\$370,000	1860	7	1996	3	51475	N	N	16725 CEDAR FALLS RD SE
007	262308	9093	4/13/09	\$416,000	\$376,000	1750	7	1980	3	213444	N	N	44225 SE 170TH ST
007	262308	9098	5/1/08	\$557,500	\$434,000	1760	7	1983	4	216493	N	N	16717 443RD AVE SE
007	262308	9129	7/16/09	\$483,000	\$453,000	1890	7	1985	4	47020	N	N	16029 441ST PL SE
007	147163	0320	9/29/09	\$305,000	\$295,000	1240	8	1981	3	15360	N	N	44010 SE 143RD ST
007	940710	2130	11/12/08	\$355,000	\$301,000	1580	8	1979	4	9360	Y	N	17003 420TH AVE SE
007	147161	0070	12/29/09	\$309,950	\$310,000	1360	8	1983	3	18123	N	N	43719 SE 142ND ST
007	260773	0280	1/15/09	\$386,500	\$337,000	2350	8	1993	3	10178	Y	N	1055 SW 10TH ST
007	260773	0450	2/1/08	\$459,000	\$342,000	2240	8	1993	3	13336	Y	N	970 SW 11TH PL
007	733440	0150	4/14/09	\$380,000	\$344,000	1870	8	1992	3	10440	Y	Y	14825 438TH AVE SE
007	260774	0030	1/15/09	\$395,000	\$345,000	1970	8	1994	3	9815	Y	N	1125 HEMLOCK AVE SW
007	272308	9023	10/29/09	\$356,500	\$348,000	1750	8	1993	3	106286	N	N	17342 CEDAR FALLS RD SE
007	733460	0240	7/1/08	\$445,000	\$356,000	1530	8	1983	3	11654	Y	Y	44558 SE 144TH ST
007	940700	0790	6/16/09	\$410,000	\$380,000	2310	8	1992	3	11115	N	N	17219 429TH AVE SE
007	260774	0040	7/15/09	\$410,000	\$385,000	2070	8	1994	3	10454	Y	N	1135 HEMLOCK AVE SW
007	260776	0010	7/27/09	\$410,000	\$386,000	1930	8	1995	3	9861	N	N	1325 FORSTER BLVD SW
007	260776	0080	10/10/09	\$415,000	\$402,000	2400	8	1995	3	10313	Y	N	1365 HEMLOCK AVE SW
007	260776	0650	4/29/08	\$520,000	\$404,000	2390	8	1997	3	9868	Y	N	1325 SW 12TH PL
007	260774	0020	4/14/08	\$524,500	\$405,000	2400	8	1993	3	9525	Y	N	1115 HEMLOCK AVE SW
007	260772	0200	9/3/09	\$425,000	\$406,000	2440	8	1994	3	9842	Y	N	1460 SW 10TH ST
007	192309	9021	10/27/08	\$485,000	\$409,000	1680	8	1993	4	53143	N	N	46809 SE 153RD ST
007	260772	0280	1/3/08	\$559,900	\$411,000	2620	8	1994	3	12330	Y	N	1477 SW 10TH ST
007	260776	0060	5/27/09	\$451,000	\$415,000	2000	8	1995	3	10258	Y	N	1150 FORSTER BLVD SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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>
007	262308	9141	11/4/08	\$495,000	\$419,000	2250	8	1998	3	50155	N	N	43804 SE 168TH ST
007	260776	0550	7/8/09	\$460,000	\$430,000	2390	8	1995	3	10058	N	N	1425 SW 13TH PL
007	570301	0210	9/14/09	\$449,000	\$431,000	1460	8	1989	3	194278	N	N	44624 SE 159TH ST
007	260772	0320	9/22/08	\$530,000	\$440,000	2480	8	1994	3	10069	Y	N	1437 SW 10TH ST
007	260776	0370	6/24/08	\$554,000	\$442,000	2310	8	1995	3	11199	N	N	1145 11TH PL SW
007	302309	9074	11/2/09	\$462,500	\$452,000	2100	8	2005	3	30389	N	N	47203 SE 162ND ST
007	272308	9101	8/26/08	\$609,999	\$500,000	3220	8	2007	3	38240	N	N	16432 CEDAR FALLS RD SE
007	302309	9066	9/19/09	\$558,200	\$537,000	2860	8	2004	3	36700	N	Y	47562 SE 162ND ST
007	262308	9003	7/23/09	\$615,000	\$579,000	2340	8	1997	3	213879	N	N	44415 SE 166TH ST
007	570301	0140	7/18/08	\$780,000	\$629,000	2780	8	1989	3	117487	Y	N	15501 451ST AVE SE
007	192309	9055	6/16/08	\$865,000	\$687,000	3930	9	2001	3	239580	N	N	47206 SE 157TH PL
007	883580	0700	2/8/08	\$1,600,000	\$1,196,000	4610	11	1999	3	256948	Y	N	15815 UPLANDS WAY SE
007	883578	0010	8/13/09	\$1,535,000	\$1,456,000	4570	11	2007	3	124261	Y	N	15425 RESERVE DR SE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	182408	9044	5/1/09	\$240,000	DIAGNOSTIC OUTLIER
002	212408	9029	12/29/08	\$205,500	DIAGNOSTIC OUTLIER
002	262408	9008	7/14/08	\$100,000	NO MARKET EXPOSURE
002	262408	9032	11/26/08	\$2,000	DOR RATIO
002	262408	9047	11/26/08	\$1,250	OBSOL;PREVIMP<=25K;QUIT CLAIM DEED
002	262408	9187	12/28/09	\$795,000	DIAGNOSTIC OUTLIER
002	312408	9019	6/29/09	\$305,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
002	322408	9035	10/29/09	\$332,500	DIAGNOSTIC OUTLIER
002	322408	9070	12/30/09	\$20,000	DOR RATIO
002	332408	9029	7/20/09	\$475,000	DIAGNOSTIC OUTLIER
002	352408	9056	2/1/08	\$224,950	DIAGNOSTIC OUTLIER
002	362407	9049	4/28/09	\$121,000	OBSOL
002	362407	9067	3/4/09	\$255,000	NO MARKET EXPOSURE
002	510390	0045	1/14/08	\$267,000	OBSOL
002	541710	0140	12/1/09	\$212,000	DIAGNOSTIC OUTLIER
002	541760	0125	7/6/09	\$350,000	DIAGNOSTIC OUTLIER
002	541760	0195	11/16/09	\$145,000	DIAGNOSTIC OUTLIER
002	760620	0066	9/14/09	\$3,361,676	DOR RATIO
002	760620	0275	5/19/09	\$175,000	FORCED SALE; STATEMENT TO DOR
002	780290	0020	8/19/08	\$392,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	780290	0561	4/30/08	\$22,000	NO MARKET EXPOSURE
002	780290	0642	1/14/08	\$820,000	DIAGNOSTIC OUTLIER
002	784920	0095	6/11/09	\$135,000	DIAGNOSTIC OUTLIER
002	784920	0165	6/11/09	\$80,000	OBSOL;PREVIMP<=25K
002	784920	0165	1/16/08	\$209,070	NO MARKET EXPOSURE
002	784920	2405	9/17/09	\$95,099	QUIT CLAIM DEED; STATEMENT TO DOR
002	784970	0235	8/20/08	\$200,000	NO MARKET EXPOSURE
002	785120	0045	4/22/09	\$199,990	DIAGNOSTIC OUTLIER
002	942380	0270	12/7/09	\$140,411	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
002	942380	0275	1/8/09	\$172,760	QUIT CLAIM DEED
003	019246	0270	5/7/08	\$252,000	NON-REPRESENTATIVE SALE
003	032308	9044	10/7/09	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	082309	9035	11/23/09	\$187,000	DIAGNOSTIC OUTLIER
003	102308	9215	7/30/08	\$241,282	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	122308	9083	10/21/09	\$600,000	REAL MH;%COMPL
003	132308	9118	6/2/09	\$335,000	DIAGNOSTIC OUTLIER
003	132308	9134	10/1/09	\$380,000	RELOCATION - SALE TO SERVICE
003	142308	9057	7/22/09	\$710,000	DIAGNOSTIC OUTLIER
003	159300	1240	5/26/09	\$385,000	DIAGNOSTIC OUTLIER
003	159300	1240	2/1/08	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	172309	9029	3/10/09	\$900,000	DIAGNOSTIC OUTLIER
003	182309	9027	1/30/08	\$900,000	NO MARKET EXPOSURE
003	182309	9065	11/16/09	\$1,000,000	DIAGNOSTIC OUTLIER
003	182309	9066	2/11/08	\$775,000	RELOCATION - SALE TO SERVICE
003	182309	9072	5/21/09	\$405,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	380800	0120	10/17/09	\$245,000	DIAGNOSTIC OUTLIER
003	392840	0030	10/2/09	\$165,357	QUIT CLAIM DEED
003	550650	0150	10/26/09	\$580,000	RELOCATION - SALE TO SERVICE
003	778710	0260	3/21/08	\$203,131	QUIT CLAIM DEED
003	784620	0140	11/13/09	\$450,000	DIAGNOSTIC OUTLIER
003	857290	0130	1/29/08	\$2,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	857290	0255	1/29/08	\$3,400	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	147161	0070	9/11/09	\$184,000	NON-REPRESENTATIVE SALE
007	252308	9032	7/25/08	\$535,000	UNFIN AREA
007	252308	9081	2/14/08	\$745,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	260776	0550	7/7/09	\$460,000	RELOCATION - SALE TO SERVICE
007	262308	9063	10/30/08	\$449,950	FORCED SALE
007	262308	9093	4/13/09	\$416,000	RELOCATION - SALE TO SERVICE
007	262308	9119	10/15/08	\$489,900	QUESTIONABLE PER APPRAISAL
007	733440	0100	5/12/09	\$200,000	NON-REPRESENTATIVE SALE
007	733440	1040	6/18/09	\$255,000	DIAGNOSTIC OUTLIER
007	733450	0120	1/31/08	\$206,000	NO MARKET EXPOSURE
007	733450	1340	6/5/08	\$351,450	NO MARKET EXPOSURE
007	733460	0270	4/21/09	\$240,642	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	0270	5/18/09	\$250,200	QUESTIONABLE PER APPRAISAL
007	733460	0480	9/8/09	\$225,000	DIAGNOSTIC OUTLIER
007	733460	1030	2/18/09	\$122,311	RELATED PARTY, FRIEND, OR NEIGHBOR
007	733460	1450	12/30/09	\$305,000	DIAGNOSTIC OUTLIER
007	733460	1830	6/2/09	\$302,500	DIAGNOSTIC OUTLIER
007	733470	0130	12/18/09	\$160,000	DIAGNOSTIC OUTLIER
007	883580	0040	12/1/09	\$801,000	DIAGNOSTIC OUTLIER
007	883580	0380	4/13/09	\$560,000	NON-REPRESENTATIVE SALE
007	940700	1590	9/29/09	\$220,500	EXEMPT FROM EXCISE TAX
007	940710	0050	12/8/08	\$265,000	FORCED SALE
007	940711	1350	5/20/08	\$273,500	DIAGNOSTIC OUTLIER
007	940711	1720	7/28/09	\$235,000	DIAGNOSTIC OUTLIER



***Vacant Sales Used in this Annual Update Analysis  
Area 80***

<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>
2	182408	9065	4/24/2009	\$160,000	38088	N	N
2	362407	9041	4/23/2009	\$217,621	108900	N	N
2	362407	9053	4/28/2009	\$100,000	199940	N	N
2	362407	9054	8/20/2009	\$25,000	108900	N	N
2	362407	9058	12/23/2008	\$15,000	108900	N	N
2	362407	9087	12/29/2009	\$350,000	328442	N	N
2	510390	0040	1/1/2008	\$129,950	11232	N	N
2	570250	0205	5/6/2008	\$250,000	32235	Y	Y
2	570250	0300	7/23/2008	\$230,000	22572	N	Y
3	082309	9029	9/29/2008	\$207,500	216493	N	N
3	152308	9171	5/12/2008	\$210,000	19166	N	N
3	172309	9034	5/13/2008	\$595,000	148104	N	Y
3	380800	0226	5/2/2008	\$302,900	3737	N	N
3	816860	0010	12/2/2008	\$102,000	17925	N	N
7	252308	9052	2/24/2009	\$35,000	71250	N	N
7	252308	9120	5/5/2008	\$370,000	614196	N	N
7	883577	0010	3/17/2009	\$650,000	215595	Y	N
7	940710	2150	4/9/2009	\$6,000	9000	Y	N
7	940710	2160	1/15/2009	\$12,000	9000	Y	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 80***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	022307	9008	8/19/2008	\$324,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	022307	9053	11/28/2008	\$8,000	QUIT CLAIM DEED
2	282408	9036	12/4/2009	\$320,000	MOBILEHOME
2	362407	9030	2/22/2008	\$580,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
2	362407	9043	7/14/2008	\$57,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	362407	9057	2/9/2009	\$34,000	NO MARKET EXPOSURE
2	362407	9091	2/22/2008	\$3,370,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
2	362407	9098	2/21/2008	\$275,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
2	362407	9102	2/21/2008	\$275,000	CORPORATE AFFILIATES; PLOTTAGE
2	780290	0520	7/30/2008	\$322,450	MULTI-PARCEL SALE
2	784920	0064	3/26/2008	\$110,000	NO MARKET EXPOSURE
2	784920	0405	10/1/2008	\$90,000	NO MARKET EXPOSURE
3	032308	9042	10/1/2009	\$225,000	QUESTIONABLE PER APPRAISAL
3	142308	9010	12/29/2008	\$790,000	MULTI-PARCEL SALE
3	202309	9023	8/8/2008	\$35,000	NON-REPRESENTATIVE SALE
7	152308	9039	1/29/2009	\$1,800,000	MULTI-PARCEL SALE
7	733450	0210	6/24/2008	\$2,000	QUIT CLAIM DEED
7	883580	0360	9/22/2009	\$250,001	BANKRUPTCY - RECEIVER OR TRUSTEE

## **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

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
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