

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: DesMoines/SeaTac/Kent / 88

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 296

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$96,900	\$141,100	\$238,000			
2010 Value	\$96,900	\$133,000	\$229,900	\$251,400	91.4%	9.12%
Change	+\$0	-\$8,100	-\$8,100			
% Change	+0.0%	-5.7%	-3.4%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$105,500	\$143,300	\$248,800
2010 Value	\$105,500	\$134,800	\$240,300
Percent Change	+0.0%	-5.9%	-3.4%

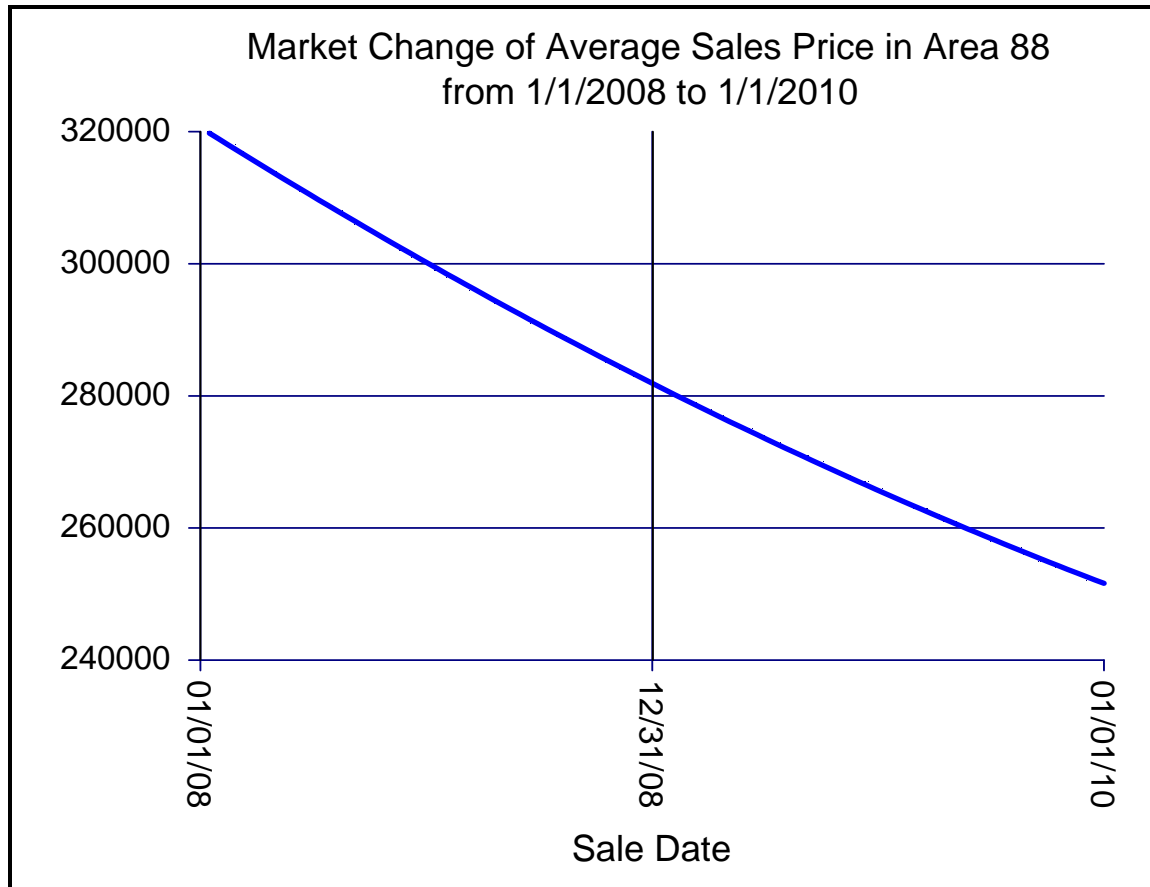
Number of one to three unit residences in the Population: 6436

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

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

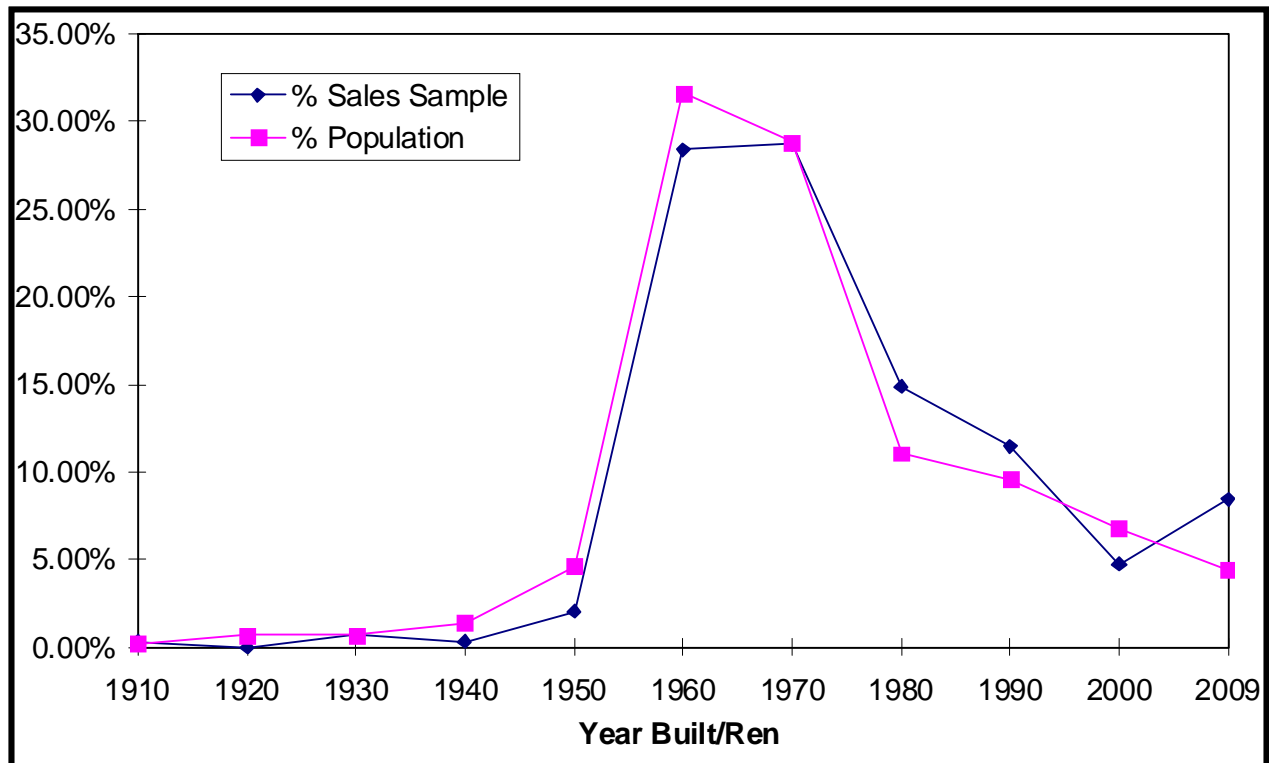
**Market Change of Average Sale Price in Area 88
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.34%
1920	0	0.00%
1930	2	0.68%
1940	1	0.34%
1950	6	2.03%
1960	84	28.38%
1970	85	28.72%
1980	44	14.86%
1990	34	11.49%
2000	14	4.73%
2009	25	8.45%
	296	

Population		
Year Built/Ren	Frequency	% Population
1910	15	0.23%
1920	46	0.71%
1930	46	0.71%
1940	92	1.43%
1950	297	4.61%
1960	2035	31.62%
1970	1856	28.84%
1980	712	11.06%
1990	616	9.57%
2000	438	6.81%
2009	283	4.40%
	6436	

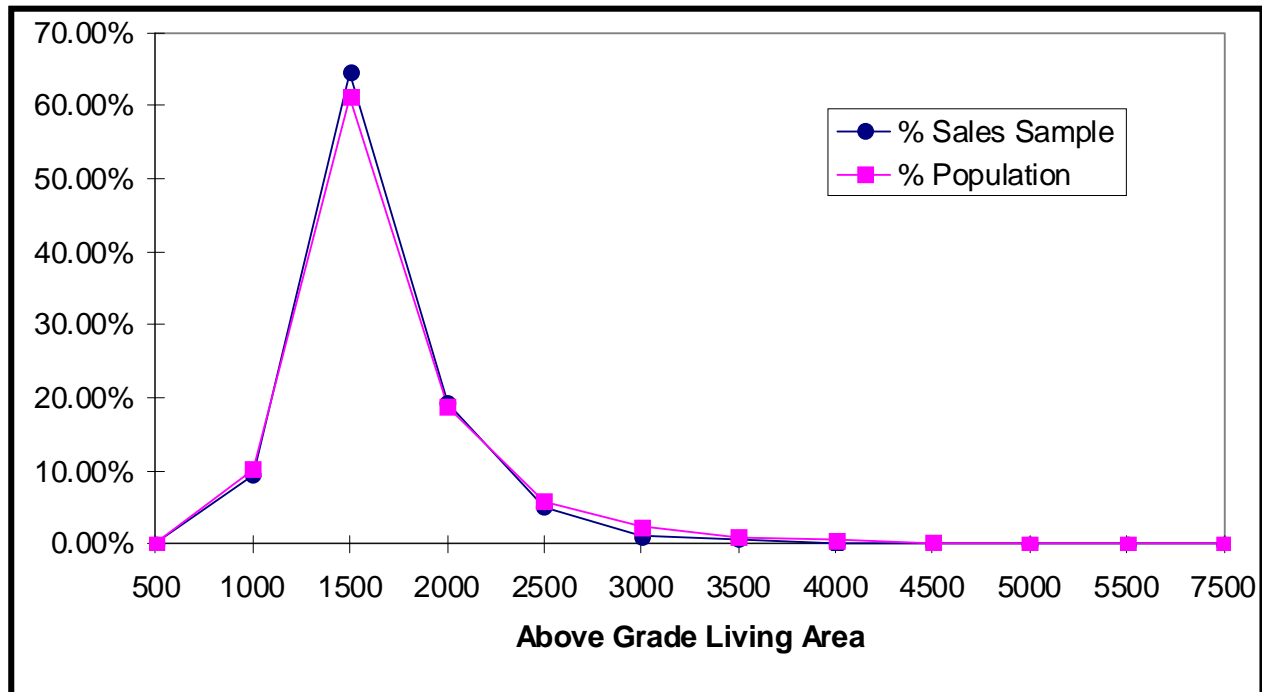


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	28	9.46%
1500	191	64.53%
2000	57	19.26%
2500	15	5.07%
3000	3	1.01%
3500	2	0.68%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	296	

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	661	10.27%
1500	3937	61.17%
2000	1209	18.78%
2500	379	5.89%
3000	150	2.33%
3500	57	0.89%
4000	30	0.47%
4500	6	0.09%
5000	1	0.02%
5500	0	0.00%
7500+	3	0.05%
	6436	

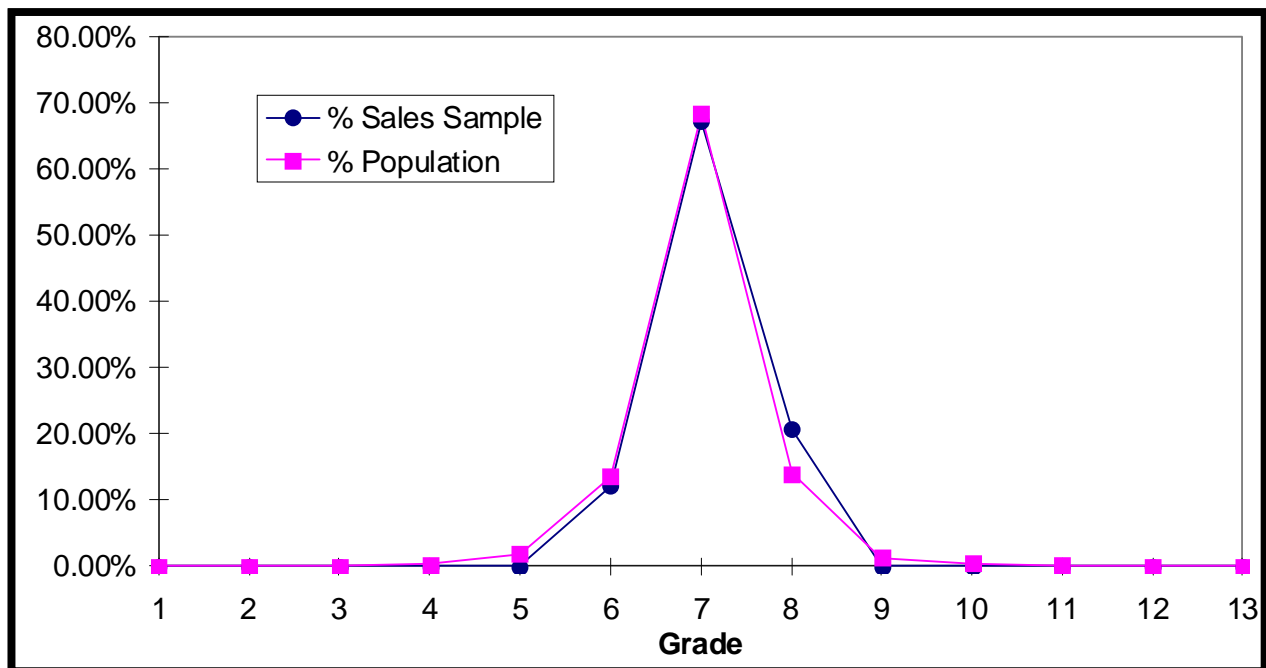


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

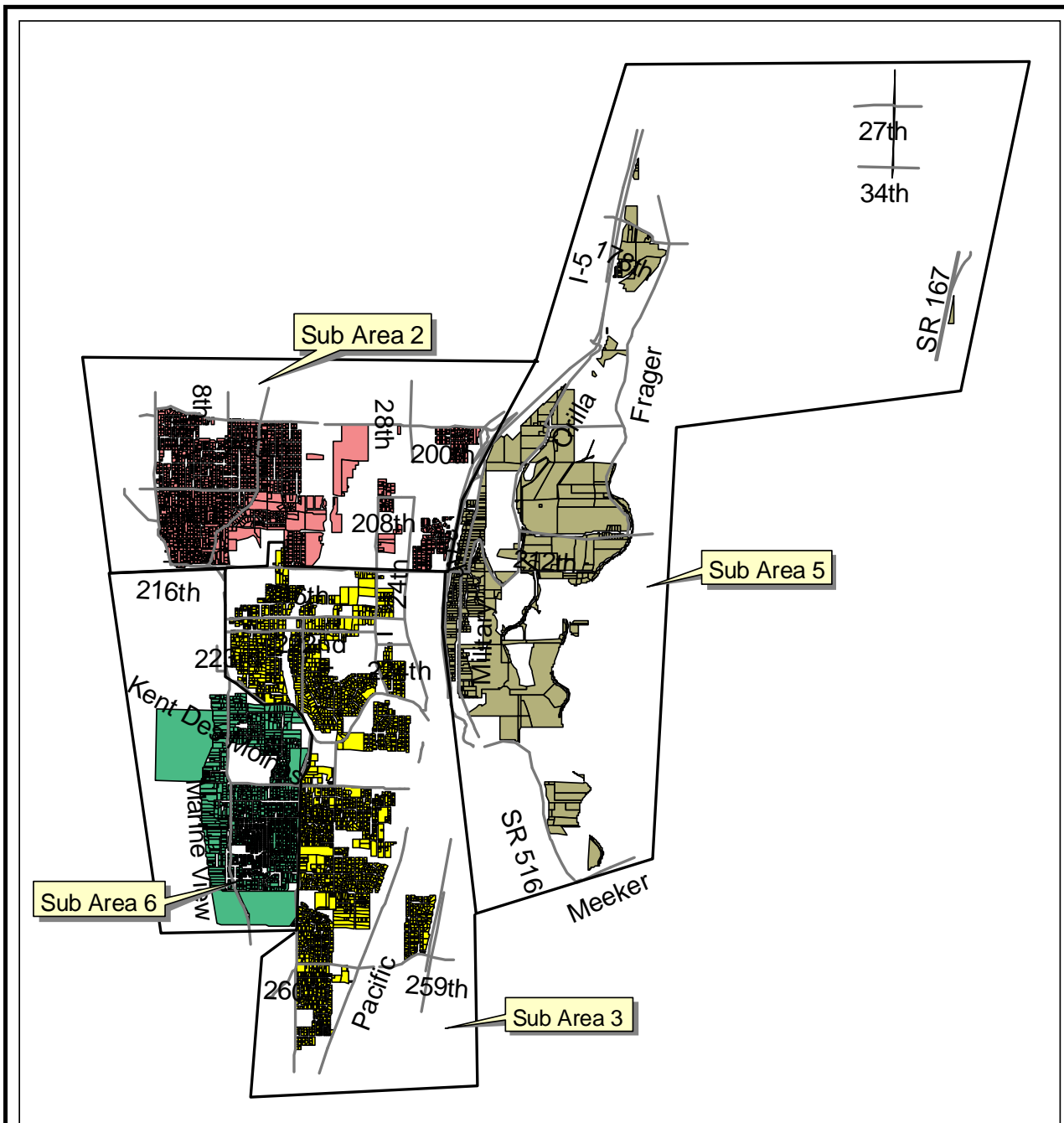
Sales Sample Representation of Population - Grade

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	36	12.16%
7	199	67.23%
8	61	20.61%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		296

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.05%
4	18	0.28%
5	122	1.90%
6	868	13.49%
7	4398	68.33%
8	897	13.94%
9	88	1.37%
10	32	0.50%
11	9	0.14%
12	0	0.00%
13	1	0.02%
		6436



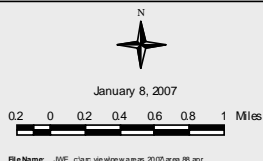
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 88

Des Moines/Sea Tac/Kent

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Legend

- Area 88 freeways.shp
- Area 88 streets.shp
- New area 88.shp
- 002
- 003
- 005
- 006

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 10, 2010

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

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

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

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 5 useable residential sales in the area.

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

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .9557953 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 38

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total -3.4 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .966.
- *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 -3.4% Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * .966
- *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 -3.4% Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)*.966

Model Validation

The resulting assessment level is .914%. 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 -3.4%. This decrease is due partly to market changes over time and the previous assessment levels.

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

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

Area 88 Annual Update Model Adjustments

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

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

Standard Area Adjustment

-3.22%

Comments

The percentages listed are total adjustments not additive adjustments.

There were no properties that would receive a multiple variable adjustment.

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

Area 88 Sale Price changes (Relative to 1/1/2010 valuation date.)

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

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.784	-21.6%
2/1/2008	0.793	-20.7%
3/1/2008	0.801	-19.9%
4/1/2008	0.811	-18.9%
5/1/2008	0.819	-18.1%
6/1/2008	0.829	-17.1%
7/1/2008	0.837	-16.3%
8/1/2008	0.847	-15.3%
9/1/2008	0.856	-14.4%
10/1/2008	0.865	-13.5%
11/1/2008	0.874	-12.6%
12/1/2008	0.883	-11.7%
1/1/2009	0.892	-10.8%
2/1/2009	0.901	-9.9%
3/1/2009	0.909	-9.1%
4/1/2009	0.919	-8.1%
5/1/2009	0.927	-7.3%
6/1/2009	0.937	-6.3%
7/1/2009	0.946	-5.4%
8/1/2009	0.955	-4.5%
9/1/2009	0.964	-3.6%
10/1/2009	0.973	-2.7%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

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

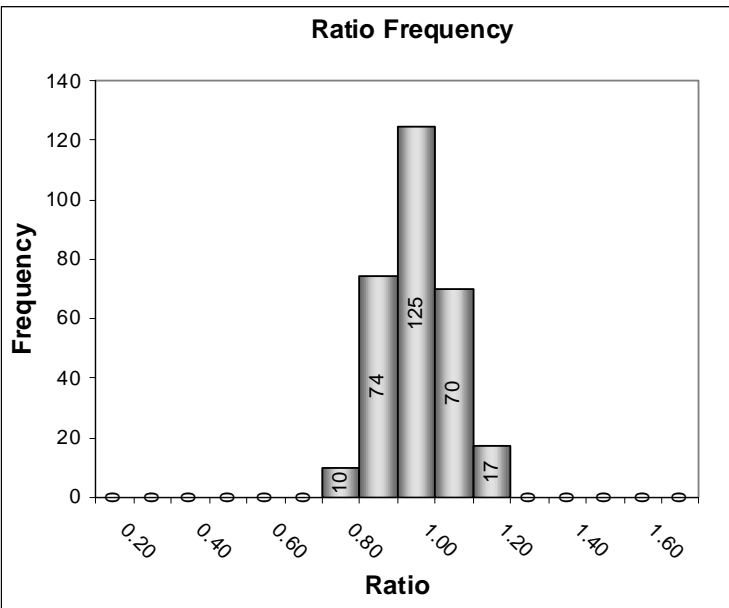
Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.811	\$426,000
Sale 2	\$475,000	10/1/2009	0.973	\$462,000
Sale 3	\$515,000	7/1/2009	0.946	\$487,000

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

The time adjustment formula for Area 88 is $(0.9557953 + 0.0002829934 * \text{SaleDay}) / 0.9557953$
 $\text{SaleDay} = \text{SaleDate} - 40179$

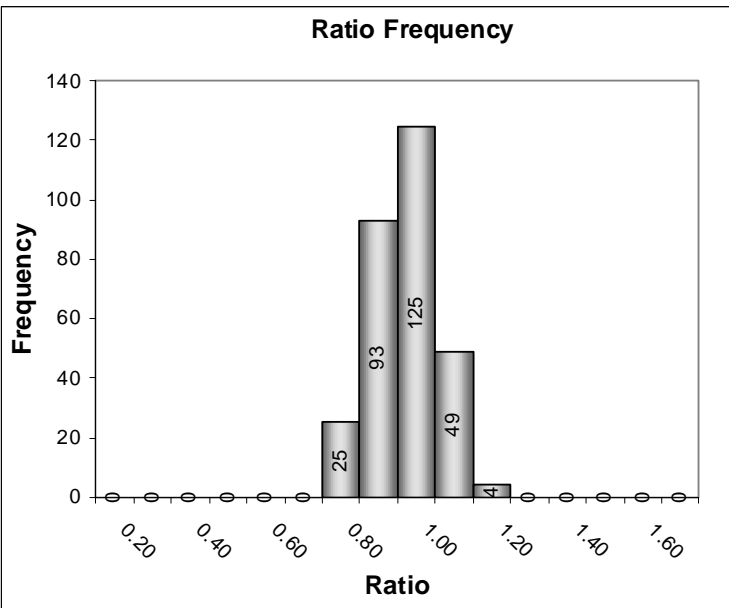
Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/Team 1	Appr. Date: 01/01/2009	Date of Report: 06/10/2010	Sales Dates: 1/2008 - 12/2009
Area DesMoines/SeaTac/Kent	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 140 with increments of 20. The histogram has five bars with the following frequencies: 10 for the 0.70-0.80 bin, 74 for the 0.80-0.90 bin, 125 for the 0.90-1.00 bin, 70 for the 1.00-1.10 bin, and 17 for the 1.10-1.20 bin. All other bins have a frequency of 0.</p>	
Sample size (n)	296		
Mean Assessed Value	238,000		
Mean Adj. Sales Price	251,400		
Standard Deviation AV	37,907		
Standard Deviation SP	48,394		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.956		
Median Ratio	0.958		
Weighted Mean Ratio	0.947		
UNIFORMITY			
Lowest ratio	0.752		
Highest ratio:	1.176		
Coefficient of Dispersion	7.30%		
Standard Deviation	0.087		
Coefficient of Variation	9.12%		
Price Related Differential (PRD)	1.010		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 88 Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
95% Confidence: Median			
Lower limit	0.943		
Upper limit	0.969		
95% Confidence: Mean			
Lower limit	0.946		
Upper limit	0.966		
SAMPLE SIZE EVALUATION			
N (population size)	6436		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.087		
Recommended minimum:	12		
Actual sample size:	296		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	143		
# ratios above mean:	153		
z:	0.581		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: SW/Team 1	Appr. Date: 01/01/2010	Date of Report: 06/10/2010	Sales Dates: 1/2008 - 12/2009
Area DesMoines/SeaTac/Kent	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 140 in increments of 20. The histogram has several bars with the following frequencies labeled on them: 25 (ratio ~0.75), 93 (ratio ~0.85), 125 (ratio ~0.95), 49 (ratio ~1.05), and 4 (ratio ~1.15). There are also several very small bars at ratios 0.20, 0.30, 0.40, 0.50, 0.60, 1.20, 1.30, 1.40, and 1.50.</p>	
Sample size (n)	296		
Mean Assessed Value	229,900		
Mean Sales Price	251,400		
Standard Deviation AV	36,683		
Standard Deviation SP	48,394		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.923		
Weighted Mean Ratio	0.914		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 88 Sales Prices are adjusted for time to the Assesment Date of 1/1/2010	
Lowest ratio	0.727		
Highest ratio:	1.137		
Coefficient of Dispersion	7.32%		
Standard Deviation	0.084		
Coefficient of Variation	9.12%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.911		
Upper limit	0.936		
95% Confidence: Mean			
Lower limit	0.913		
Upper limit	0.932		
SAMPLE SIZE EVALUATION			
N (population size)	6436		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.084		
Recommended minimum:	11		
Actual sample size:	296		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	147		
# ratios above mean:	149		
z:	0.116		
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 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9/8/09	\$185,000	\$179,000	800	6	1954	4	7000	N	N	20618 15TH AVE S
7/22/08	\$212,250	\$179,000	1020	6	1954	3	7500	N	N	20132 13TH AVE S
10/20/08	\$210,000	\$183,000	1060	6	1979	3	8063	N	N	20223 5TH AVE S
10/22/09	\$191,798	\$188,000	1270	6	1954	3	8000	N	N	20119 14TH AVE S
4/3/08	\$234,000	\$190,000	1130	6	1954	4	6250	N	N	20403 13TH AVE S
2/28/08	\$240,000	\$192,000	1020	6	1954	3	8000	N	N	20403 14TH AVE S
11/6/08	\$220,000	\$193,000	1180	6	1967	4	5800	N	N	20004 14TH AVE S
1/7/08	\$253,500	\$199,000	1170	6	1950	3	11969	N	N	21009 11TH AVE S
1/18/08	\$255,000	\$201,000	1210	6	1954	4	8000	N	N	20111 15TH AVE S
10/20/08	\$235,000	\$205,000	990	6	1953	3	8150	N	N	231 S 199TH ST
12/16/08	\$232,000	\$206,000	1160	6	1986	4	9188	N	N	20705 11TH AVE S
6/21/09	\$220,000	\$207,000	970	6	1954	4	8000	N	N	20136 14TH AVE S
5/6/08	\$256,000	\$210,000	1240	6	1955	3	9720	N	N	21203 31ST AVE S
3/27/08	\$265,000	\$214,000	1010	6	1954	3	8000	N	N	20434 15TH AVE S
8/6/09	\$230,000	\$220,000	1490	6	1954	4	8000	N	N	20104 12TH PL S
9/8/08	\$260,000	\$223,000	1310	6	1953	3	7597	N	N	305 S 199TH ST
8/26/08	\$275,000	\$235,000	1160	6	1980	4	2500	Y	N	21431 4TH PL S
10/1/08	\$299,000	\$259,000	1260	6	1953	4	7597	N	N	311 S 199TH ST
4/18/08	\$329,950	\$269,000	920	6	1949	5	5000	Y	N	21030 4TH AVE S
7/7/08	\$359,950	\$302,000	1240	6	1954	4	8000	N	N	20104 15TH AVE S
11/30/09	\$205,000	\$203,000	1030	7	1960	4	10660	N	N	910 S 211TH PL
7/2/09	\$217,000	\$205,000	1010	7	1962	4	8576	N	N	20822 25TH AVE S
11/20/08	\$234,100	\$206,000	1260	7	1953	3	8350	N	N	19903 4TH AVE S
2/20/09	\$230,000	\$209,000	950	7	1961	4	7525	N	N	20635 2ND AVE S
10/29/09	\$217,000	\$213,000	1330	7	1965	4	7500	N	N	20708 4TH PL S
8/24/09	\$225,000	\$216,000	1010	7	1960	4	9000	N	N	20621 12TH PL S
10/28/09	\$224,000	\$220,000	1220	7	1956	3	7500	N	N	20403 12TH PL S
12/18/08	\$249,950	\$222,000	1380	7	2006	3	4556	N	N	20737 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5/13/08	\$275,999	\$227,000	1140	7	1988	3	6500	N	N	602 S 208TH ST
11/26/08	\$260,000	\$229,000	1590	7	1969	3	7215	N	N	21009 12TH AVE S
3/21/08	\$285,500	\$230,000	1320	7	1962	4	7000	N	N	20430 6TH AVE S
4/2/08	\$285,000	\$231,000	1370	7	1999	3	4429	N	N	20625 12TH AVE S
5/27/08	\$279,950	\$232,000	1080	7	1961	4	6500	N	N	20709 9TH AVE S
8/10/09	\$244,000	\$234,000	1570	7	1954	4	9129	N	N	20724 5TH AVE S
9/10/09	\$245,000	\$237,000	1070	7	1958	4	6700	N	N	20116 9TH AVE S
9/24/09	\$244,500	\$237,000	1390	7	1960	3	8400	N	N	3221 S 203RD ST
6/10/08	\$285,000	\$237,000	1090	7	1960	4	11322	N	N	20355 34TH AVE S
4/10/08	\$295,000	\$240,000	1710	7	1960	4	8714	N	N	3205 S 203RD ST
9/12/08	\$280,000	\$241,000	1420	7	1965	4	7500	N	N	20724 4TH PL S
6/20/08	\$289,000	\$241,000	1320	7	1955	4	6400	N	N	20224 OCCIDENTAL AVE S
1/18/08	\$310,000	\$244,000	1910	7	1956	4	8887	N	N	3022 S 201ST ST
11/24/08	\$280,000	\$247,000	1150	7	1970	4	6200	Y	N	20624 9TH AVE S
2/17/09	\$275,000	\$249,000	1430	7	1968	4	10750	N	N	321 S 206TH ST
6/10/09	\$266,150	\$250,000	1390	7	1960	4	8640	N	N	20212 10TH AVE S
3/25/09	\$274,000	\$251,000	1430	7	1968	4	10750	N	N	321 S 206TH ST
1/29/09	\$280,000	\$252,000	940	7	1955	4	7750	Y	N	1016 S 206TH ST
7/30/08	\$299,000	\$253,000	1350	7	1999	3	4311	N	N	20617 12TH AVE S
9/28/09	\$262,000	\$255,000	960	7	1955	4	9000	N	N	20017 8TH AVE S
5/21/09	\$273,000	\$255,000	1210	7	1954	4	6250	N	N	20214 2ND AVE S
1/7/09	\$287,000	\$256,000	1750	7	1954	4	15500	Y	N	21314 1ST PL S
11/25/09	\$260,000	\$257,000	1010	7	1955	4	6555	Y	N	20805 10TH AVE S
9/2/09	\$267,750	\$258,000	1140	7	1963	4	7500	Y	N	909 S 206TH ST
6/17/09	\$275,000	\$259,000	2020	7	1904	4	11520	N	N	21424 13TH AVE S
10/2/08	\$299,000	\$259,000	1210	7	1956	4	6500	N	N	20223 2ND AVE S
7/24/08	\$315,000	\$266,000	1010	7	1958	3	7500	N	N	20129 4TH AVE S
6/3/09	\$285,000	\$267,000	1870	7	1940	5	14815	N	N	21117 12TH PL S
2/27/08	\$335,000	\$268,000	1230	7	1951	3	19824	N	N	20631 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6/3/08	\$325,000	\$269,000	1220	7	1957	4	8750	N	N	816 S 201ST ST
10/1/09	\$280,000	\$272,000	1190	7	1961	4	9583	Y	N	21240 29TH AVE S
5/14/08	\$330,400	\$272,000	1400	7	1955	4	7500	Y	N	115 S 212TH ST
5/6/08	\$332,000	\$273,000	1290	7	1962	4	8000	N	N	20234 DES MOINES MEMORIAL DR S
9/22/08	\$319,995	\$276,000	1600	7	1954	4	10000	N	N	714 S 206TH ST
1/21/09	\$310,000	\$278,000	1300	7	1960	4	9213	N	N	21439 15TH AVE S
12/16/08	\$315,000	\$279,000	1130	7	1959	4	7500	N	N	20121 2ND AVE S
2/27/08	\$349,000	\$279,000	1200	7	1958	4	5000	N	N	20127 2ND AVE S
3/3/08	\$349,950	\$281,000	1200	7	1961	4	10218	N	N	21201 14TH AVE S
1/22/08	\$370,000	\$292,000	1300	7	1962	4	14552	N	N	1314 S 210TH ST
3/24/09	\$324,940	\$298,000	1740	7	1961	4	6500	N	N	20717 9TH AVE S
7/11/08	\$360,400	\$303,000	1260	7	1960	4	7420	N	N	20422 7TH PL S
12/9/08	\$360,000	\$319,000	1520	7	1984	4	7812	Y	N	21420 4TH PL S
4/8/09	\$350,000	\$322,000	1150	7	1967	5	11287	Y	N	21003 6TH AVE S
1/16/09	\$360,000	\$323,000	1290	7	2007	3	5313	N	N	20928 1ST AVE S
5/28/09	\$360,000	\$337,000	1270	7	1961	4	8062	Y	N	21221 4TH PL S
10/2/08	\$411,653	\$356,000	1090	7	1963	4	8600	Y	N	21229 5TH AVE S
5/20/08	\$505,000	\$417,000	1660	7	1955	3	8400	Y	N	219 S 213TH ST
1/8/08	\$419,000	\$329,000	2330	8	2007	3	10933	N	N	917 S 200TH ST
2/25/08	\$415,000	\$332,000	1630	8	1960	3	12250	Y	N	21002 9TH AVE S
4/15/09	\$440,000	\$406,000	1940	8	1985	4	8896	Y	N	21412 4TH PL S
3/25/08	\$210,000	\$170,000	960	6	1962	3	12000	N	N	3027 S 220TH ST
10/5/09	\$224,500	\$219,000	920	6	1925	4	11250	N	N	1105 S 222ND ST
4/23/09	\$270,000	\$250,000	1750	6	1997	3	9603	N	N	2471 S 224TH ST
4/3/08	\$310,000	\$251,000	1200	6	1953	3	15561	Y	N	1034 S 230TH ST
11/5/08	\$302,000	\$264,000	1160	6	1950	3	42809	N	N	2056 S 222ND ST
7/31/09	\$186,000	\$178,000	1060	7	1958	3	8280	N	N	24822 20TH AVE S
1/30/08	\$235,000	\$186,000	1070	7	1961	3	8710	N	N	24606 16TH AVE S
6/19/09	\$201,000	\$189,000	1250	7	1962	3	8040	N	N	1833 S 246TH PL

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8/6/09	\$200,000	\$191,000	1400	7	1979	3	7500	N	N	24314 22ND AVE S
5/7/09	\$206,000	\$191,000	1370	7	1961	3	9246	N	N	1857 S 246TH PL
4/9/08	\$238,950	\$194,000	1280	7	1962	3	9144	N	N	1660 S 264TH PL
2/4/09	\$216,300	\$195,000	1110	7	1962	3	8625	N	N	1707 S 244TH ST
5/22/09	\$209,000	\$195,000	1030	7	1958	3	7786	N	N	25028 21ST AVE S
9/22/08	\$226,000	\$195,000	980	7	1968	4	9115	N	N	25404 16TH PL S
11/25/09	\$198,000	\$196,000	1780	7	1989	3	7200	N	N	24018 16TH AVE S
4/10/08	\$252,500	\$205,000	990	7	1960	4	13694	N	N	1614 S 251ST PL
11/6/08	\$236,934	\$207,000	1180	7	1958	4	9860	N	N	25635 30TH AVE S
4/28/09	\$227,000	\$210,000	1690	7	1981	3	14616	N	N	2109 S 252ND ST
3/31/08	\$259,500	\$210,000	1510	7	1964	3	8245	N	N	1803 S 244TH PL
7/31/08	\$248,000	\$210,000	1210	7	1962	4	7420	N	N	26510 19TH PL S
6/24/09	\$223,975	\$211,000	1090	7	2002	3	18546	N	N	2026 KENT-DES MOINES RD
4/18/08	\$260,000	\$212,000	1920	7	1995	3	7447	N	N	25122 23RD PL S
4/23/08	\$260,000	\$212,000	1600	7	1959	4	8250	N	N	2217 S 248TH ST
6/5/08	\$255,000	\$212,000	1330	7	1962	3	8040	N	N	1620 S 246TH PL
5/19/08	\$258,450	\$213,000	1220	7	1962	4	9380	N	N	1638 S 246TH PL
2/5/08	\$270,000	\$214,000	1360	7	1979	3	6000	N	N	22026 12TH AVE S
2/4/08	\$271,000	\$215,000	1330	7	1961	4	8040	N	N	1609 S 246TH ST
4/11/08	\$265,000	\$216,000	1560	7	1963	3	7063	N	N	26037 20TH AVE S
9/22/09	\$224,000	\$217,000	1470	7	1962	4	9900	N	N	22630 24TH AVE S
10/8/08	\$250,000	\$217,000	1720	7	1958	4	12830	N	N	2321 S 251ST ST
5/12/08	\$267,000	\$220,000	1420	7	1961	4	8040	N	N	1633 S 246TH PL
4/30/08	\$270,000	\$221,000	1840	7	1960	3	8325	N	N	25712 19TH AVE S
9/11/09	\$233,000	\$225,000	1570	7	1992	3	7684	N	N	2123 S 254TH ST
6/18/09	\$240,000	\$226,000	1650	7	1988	4	9225	N	N	23037 16TH AVE S
11/24/09	\$230,000	\$227,000	1630	7	1992	3	8886	N	N	22626 15TH AVE S
4/10/09	\$245,950	\$227,000	1610	7	1961	3	11160	N	N	22865 26TH AVE S
10/7/09	\$232,500	\$227,000	1380	7	1956	4	8250	N	N	23259 28TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9/3/08	\$265,000	\$227,000	990	7	1958	4	7560	N	N	25030 20TH AVE S
7/22/09	\$240,000	\$228,000	1020	7	1962	4	7689	N	N	26133 20TH AVE S
12/10/08	\$258,000	\$228,000	1060	7	1981	4	9522	N	N	2015 S 244TH PL
3/27/08	\$282,000	\$228,000	1370	7	1967	4	7790	N	N	1627 S 244TH PL
3/23/09	\$250,000	\$229,000	1170	7	1962	3	10053	Y	N	26309 17TH AVE S
6/2/09	\$244,000	\$229,000	1160	7	1958	4	8391	N	N	2220 S 251ST ST
5/27/08	\$277,000	\$229,000	1740	7	1956	4	9840	N	N	22230 30TH AVE S
3/6/08	\$285,000	\$229,000	1730	7	1962	4	8182	N	N	1810 S 261ST PL
8/6/08	\$270,000	\$229,000	1160	7	1968	3	9652	N	N	2120 S 252ND ST
6/16/08	\$275,000	\$229,000	1060	7	1958	4	8800	N	N	2106 S 249TH ST
3/31/09	\$250,000	\$230,000	1070	7	1958	4	11970	N	N	2943 S 253RD ST
2/27/09	\$253,500	\$230,000	1020	7	1962	4	8040	N	N	1653 S 246TH PL
11/9/09	\$234,950	\$231,000	1380	7	1959	3	7298	N	N	25817 19TH AVE S
9/21/09	\$241,500	\$234,000	1330	7	1968	3	8912	N	N	1809 S 255TH PL
2/23/09	\$259,000	\$235,000	2280	7	1962	3	8957	N	N	1809 S 262ND PL
4/17/08	\$288,500	\$235,000	1380	7	1959	4	8500	N	N	25631 29TH AVE S
6/26/09	\$250,000	\$236,000	1020	7	1962	4	10360	N	N	1815 S 264TH PL
2/20/08	\$295,000	\$236,000	1020	7	1961	3	7705	N	N	23218 25TH AVE S
9/22/08	\$275,000	\$237,000	1040	7	1958	4	9243	N	N	2260 S 251ST ST
9/21/09	\$245,000	\$238,000	1360	7	1961	3	9450	N	N	22301 EMMETT LN S
5/9/08	\$290,000	\$238,000	1260	7	1965	4	7275	N	N	26816 17TH AVE S
12/14/09	\$239,950	\$239,000	1500	7	1962	3	9100	N	N	23175 24TH AVE S
10/21/09	\$245,000	\$240,000	1650	7	1985	3	8166	N	N	1801 S 245TH PL
9/1/09	\$249,950	\$241,000	1020	7	1961	4	8527	N	N	1820 S 257TH ST
9/19/08	\$279,500	\$241,000	1300	7	1963	4	8352	N	N	1841 S 243RD ST
2/5/09	\$267,000	\$241,000	1020	7	1962	4	8040	N	N	1844 S 246TH PL
11/4/09	\$247,500	\$243,000	1350	7	1957	3	8250	N	N	23234 28TH AVE S
7/10/08	\$290,000	\$244,000	1180	7	1961	3	28796	N	N	1315 S 229TH ST
9/23/09	\$253,000	\$246,000	1310	7	1959	4	8750	Y	N	2626 S 236TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5/6/09	\$265,000	\$246,000	1220	7	1962	3	7636	Y	N	1604 S 257TH PL
7/10/09	\$259,400	\$246,000	1390	7	1960	4	10500	N	N	2439 S 226TH ST
11/19/08	\$280,000	\$246,000	1720	7	1968	4	8400	N	N	1726 S 254TH PL
7/27/09	\$259,000	\$247,000	1020	7	1961	4	8040	N	N	1803 S 246TH PL
6/17/08	\$296,000	\$247,000	820	7	1981	4	6800	N	N	22010 16TH AVE S
10/23/08	\$285,000	\$248,000	1640	7	1965	4	12267	N	N	1835 S 244TH PL
12/11/08	\$280,000	\$248,000	1000	7	1959	4	11416	N	N	25021 21ST AVE S
9/24/08	\$288,600	\$249,000	1320	7	1978	3	10126	N	N	24410 20TH AVE S
6/23/08	\$300,000	\$251,000	1620	7	1959	3	6000	N	N	2315 S 240TH ST
12/16/08	\$285,000	\$253,000	1280	7	1960	4	10178	N	N	22634 13TH AVE S
5/28/08	\$307,500	\$254,000	1680	7	1968	4	10290	N	N	21821 13TH AVE S
11/2/09	\$259,950	\$255,000	2010	7	1960	3	7919	N	N	25720 20TH AVE S
11/6/08	\$293,550	\$257,000	1150	7	1956	4	8750	Y	N	1811 S 223RD ST
10/21/08	\$299,000	\$260,000	1110	7	1977	4	22475	N	N	25318 31ST AVE S
7/7/09	\$276,000	\$261,000	1427	7	2009	3	11500	N	N	26106 20TH AVE S
3/20/09	\$284,950	\$261,000	1170	7	1959	4	8250	N	N	2204 S 250TH ST
7/25/08	\$308,950	\$261,000	1790	7	1963	4	11656	N	N	22936 19TH AVE S
7/21/08	\$312,000	\$263,000	1320	7	1963	4	12125	Y	N	1803 S 232ND ST
4/20/09	\$285,000	\$263,000	1370	7	1963	4	11808	N	N	1918 S 229TH ST
3/17/08	\$327,950	\$264,000	1150	7	1957	4	9052	N	N	23217 26TH AVE S
8/28/09	\$275,000	\$265,000	1230	7	1992	3	8885	N	N	22638 15TH AVE S
10/17/08	\$307,500	\$267,000	1320	7	1961	4	9720	N	N	22645 28TH AVE S
5/9/08	\$325,000	\$267,000	1620	7	1965	3	8400	N	N	22933 21ST AVE S
7/8/08	\$320,000	\$269,000	1430	7	1962	3	8151	N	N	1633 S 261ST PL
11/11/09	\$274,000	\$270,000	1200	7	1964	4	8276	N	N	21443 13TH AVE S
2/13/09	\$300,000	\$271,000	1370	7	1957	3	10950	N	N	23219 25TH AVE S
4/9/09	\$295,300	\$272,000	1660	7	2005	3	20000	N	N	24034 18TH PL S
8/5/09	\$290,000	\$277,000	1350	7	1963	3	8352	N	N	1828 S 244TH ST
5/19/09	\$300,000	\$280,000	2280	7	1998	3	7290	N	N	1841 S 251ST PL

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3/13/09	\$307,000	\$280,000	1140	7	1960	4	14210	N	N	23423 27TH AVE S
9/21/09	\$290,000	\$281,000	1900	7	1998	3	5000	N	N	24038 19TH AVE S
6/18/09	\$300,000	\$283,000	1330	7	1965	3	10723	N	N	23321 17TH PL S
2/12/09	\$313,000	\$283,000	1420	7	1964	4	9555	N	N	2105 S 229TH ST
12/22/09	\$285,000	\$284,000	1680	7	1968	4	10290	N	N	21821 13TH AVE S
11/12/08	\$325,000	\$285,000	1560	7	1963	3	14274	Y	N	22907 19TH AVE S
2/26/08	\$360,000	\$288,000	1010	7	1955	3	9660	Y	N	1204 S 230TH ST
9/4/09	\$300,000	\$289,000	1694	7	2009	3	6420	N	N	23453 23RD AVE S
4/2/08	\$357,000	\$289,000	1360	7	1979	4	7360	Y	N	25908 16TH AVE S
7/22/08	\$345,000	\$291,000	950	7	1958	3	6000	Y	N	904 S 223RD ST
9/17/08	\$340,000	\$293,000	1390	7	1957	3	8250	N	N	23419 28TH AVE S
3/28/08	\$365,500	\$296,000	1310	7	1989	3	9000	N	N	22032 12TH AVE S
11/25/09	\$299,975	\$297,000	1240	7	1963	4	10379	N	N	22929 19TH AVE S
7/24/09	\$315,000	\$300,000	1400	7	1961	3	10801	Y	N	22443 12TH AVE S
8/27/08	\$351,300	\$300,000	1390	7	1989	3	10076	N	N	21820 15TH AVE S
2/17/09	\$339,000	\$307,000	1060	7	1955	3	8350	N	N	22026 24TH AVE S
4/10/09	\$337,000	\$310,000	1480	7	1962	3	12480	Y	N	1145 RAINBOW LN
6/11/08	\$401,500	\$334,000	1380	7	1956	4	14025	Y	N	23435 27TH AVE S
10/26/09	\$345,000	\$338,000	2214	7	2009	3	5221	N	N	23408 23RD AVE S
3/25/08	\$423,500	\$342,000	2212	7	1986	4	17859	Y	N	1108 S 220TH ST
11/13/09	\$359,950	\$355,000	1935	7	2009	3	5364	N	N	23407 23RD AVE S
1/23/08	\$450,000	\$356,000	1460	7	1960	4	10248	Y	N	23003 17TH AVE S
11/17/09	\$369,950	\$365,000	2502	7	2009	3	5915	N	N	23404 23RD AVE S
7/22/08	\$284,900	\$240,000	1290	8	1966	4	7920	N	N	1916 S 232ND ST
6/11/08	\$301,500	\$251,000	1250	8	1979	3	8000	N	N	24034 21ST AVE S
2/11/08	\$321,900	\$256,000	1492	8	2006	3	1875	N	N	23831 20TH AVE S
2/27/09	\$285,000	\$259,000	1250	8	1979	3	7500	N	N	24020 21ST AVE S
7/23/08	\$320,000	\$270,000	1950	8	1957	4	8250	N	N	23260 28TH AVE S
5/12/08	\$348,500	\$287,000	1840	8	1991	3	7620	N	N	2409 S 220TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1/23/09	\$339,950	\$305,000	2060	8	2007	3	10076	N	N	1605 S 253RD PL
9/30/08	\$355,000	\$307,000	1860	8	2008	3	12952	N	N	1830 S 265TH PL
3/3/08	\$406,000	\$326,000	2110	8	2007	3	7320	N	N	1603 S 253RD PL
2/23/09	\$399,950	\$363,000	2492	8	2008	3	7200	N	N	2213 S 254TH CT
8/28/08	\$436,000	\$373,000	2993	8	2008	3	7200	N	N	2209 S 254TH CT
9/16/08	\$439,000	\$378,000	2993	8	2008	3	7200	N	N	2219 S 254TH CT
9/9/08	\$439,950	\$378,000	3002	8	2008	3	7990	N	N	2308 S 254TH CT
8/25/09	\$497,000	\$478,000	3240	8	1984	4	6000	Y	N	910 S 223RD ST
10/7/09	\$280,000	\$273,000	1410	6	1949	3	86684	N	N	17825 54TH PL S
5/6/09	\$210,000	\$195,000	1430	7	1955	4	7500	N	N	21430 33RD AVE S
6/17/08	\$250,000	\$208,000	1000	7	1959	3	12150	N	N	21222 33RD AVE S
11/21/08	\$238,500	\$210,000	1140	7	1959	3	12979	N	N	20825 MILITARY RD S
2/12/08	\$299,999	\$239,000	1420	7	1981	3	39701	N	N	22017 MILITARY RD S
8/27/09	\$274,000	\$264,000	1623	8	2009	3	1863	N	N	23704 64TH PL S
8/14/09	\$300,000	\$288,000	1710	8	2009	3	2666	N	N	23703 64TH PL S
9/21/09	\$300,000	\$291,000	1716	8	2009	3	3090	N	N	23711 64TH PL S
2/13/08	\$475,000	\$378,000	2260	8	1985	3	38200	Y	N	20916 MILITARY RD S
1/25/08	\$504,000	\$398,000	1640	8	1963	4	59677	Y	N	21930 34TH AVE S
4/15/08	\$543,750	\$443,000	2050	8	1958	4	128151	N	N	21801 40TH AVE S
5/6/09	\$199,000	\$185,000	990	6	1954	3	8737	N	N	916 S 247TH ST
3/5/08	\$230,000	\$185,000	970	6	1963	4	8030	N	N	24915 15TH AVE S
1/29/08	\$237,500	\$188,000	900	6	1930	4	5000	N	N	24511 15TH AVE S
4/1/08	\$242,500	\$197,000	1250	6	1965	4	7500	N	N	24706 9TH AVE S
1/9/08	\$255,000	\$200,000	1010	6	1961	4	7777	N	N	24926 15TH AVE S
9/28/09	\$215,000	\$209,000	1060	6	1976	3	3750	N	N	24416 15TH AVE S
12/12/08	\$250,000	\$222,000	1060	6	1943	4	8800	N	N	1501 S 248TH ST
4/21/08	\$284,950	\$233,000	1190	6	1961	4	8140	N	N	24855 16TH AVE S
8/17/09	\$250,000	\$240,000	1150	6	1978	3	7920	N	N	24309 16TH AVE S
1/17/08	\$310,000	\$244,000	2330	6	1950	4	16125	N	N	1017 S 242ND ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9/19/08	\$245,000	\$211,000	970	7	1966	4	12000	N	N	24025 16TH AVE S
6/22/09	\$229,000	\$216,000	980	7	1962	3	12385	N	N	24111 15TH AVE S
8/1/08	\$260,250	\$220,000	980	7	1962	4	10748	N	N	24102 15TH AVE S
1/14/08	\$288,850	\$227,000	1350	7	1985	3	9055	N	N	23907 13TH CT S
12/18/09	\$230,000	\$229,000	1490	7	1986	2	7317	N	N	23804 14TH AVE S
5/15/09	\$248,000	\$231,000	1580	7	1979	3	8910	N	N	24003 16TH AVE S
5/21/09	\$250,000	\$233,000	1510	7	1988	3	7237	N	N	24220 10TH AVE S
6/16/08	\$285,000	\$237,000	1100	7	1986	3	5375	N	N	24207 14TH AVE S
11/17/08	\$285,000	\$250,000	1610	7	1988	3	6507	N	N	1117 SALT AIRE PL S
8/28/08	\$294,000	\$251,000	1220	7	1989	3	7380	N	N	23226 10TH AVE S
4/23/09	\$277,000	\$256,000	1650	7	1993	3	7226	N	N	24329 10TH AVE S
8/24/09	\$268,500	\$258,000	1300	7	1963	4	9603	N	N	1211 S 234TH PL
12/5/08	\$300,000	\$265,000	1820	7	1993	3	8424	N	N	1418 S 234TH ST
7/6/09	\$279,950	\$265,000	1150	7	1986	3	6939	N	N	1205 S 236TH PL
11/4/09	\$277,000	\$272,000	1460	7	1976	4	9300	N	N	24043 13TH PL S
11/23/09	\$280,000	\$277,000	1160	7	1978	4	6500	N	N	24710 MARINE VIEW DR S
3/24/08	\$343,600	\$278,000	1120	7	1961	4	13016	N	N	830 S 235TH PL
8/4/08	\$332,500	\$282,000	1520	7	1979	3	8025	N	N	804 S 252ND ST
7/1/09	\$299,950	\$284,000	1290	7	2003	3	5375	N	N	24910 9TH AVE S
8/27/08	\$335,000	\$286,000	1200	7	1976	4	6075	N	N	24523 13TH PL S
11/12/09	\$299,950	\$296,000	1350	7	1990	3	7632	N	N	24314 9TH AVE S
5/5/08	\$365,000	\$300,000	1320	7	1962	4	8413	N	N	824 S 234TH PL
9/24/08	\$349,950	\$302,000	1240	7	1991	3	8472	N	N	24957 13TH PL S
6/17/09	\$325,000	\$306,000	1280	7	2009	3	11046	N	N	24321 16TH AVE S
3/24/08	\$379,950	\$307,000	1350	7	1990	3	7797	N	N	24305 9TH AVE S
8/14/08	\$365,000	\$310,000	1940	7	2001	3	10750	N	N	24209 10TH AVE S
8/12/08	\$375,000	\$319,000	1450	7	1990	4	10750	N	N	25112 9TH AVE S
12/17/08	\$178,000	\$158,000	840	8	1974	4	2604	N	N	24705 11TH AVE S
11/26/08	\$192,400	\$170,000	1000	8	1977	4	4080	N	N	24436 10TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8/17/09	\$182,000	\$175,000	1030	8	1977	4	4000	N	N	24508 11TH AVE S
3/18/08	\$220,000	\$177,000	950	8	1972	4	2784	N	N	24805 10TH AVE S
8/11/09	\$191,000	\$183,000	1050	8	1981	4	2880	N	N	24926 11TH AVE S
4/1/09	\$199,975	\$184,000	1350	8	1978	4	3399	N	N	930 S 245TH PL
2/11/08	\$240,000	\$191,000	1200	8	1976	4	3904	N	N	24514 11TH AVE S
3/18/08	\$239,000	\$193,000	1070	8	1974	4	4158	N	N	24710 11TH AVE S
1/14/08	\$250,000	\$197,000	1090	8	1980	4	1770	N	N	24938 11TH AVE S
9/3/09	\$206,200	\$199,000	1100	8	1977	4	2931	N	N	24441 9TH PL S
4/2/08	\$245,000	\$199,000	1000	8	1975	4	3554	N	N	24610 11TH AVE S
7/7/08	\$238,000	\$200,000	1360	8	1981	4	2591	N	N	24922 11TH AVE S
3/27/08	\$247,500	\$200,000	970	8	1974	4	2689	N	N	24718 13TH AVE S
6/10/08	\$246,000	\$204,000	1000	8	1975	4	3456	N	N	24604 11TH AVE S
6/12/08	\$250,000	\$208,000	1240	8	1974	4	4158	N	N	24716 11TH AVE S
3/27/09	\$230,000	\$211,000	1470	8	1979	4	2884	N	N	24439 11TH AVE S
7/18/08	\$250,000	\$211,000	1010	8	1978	4	3547	N	N	24435 12TH AVE S
4/28/08	\$260,000	\$213,000	1480	8	1981	4	2397	N	N	1119 S 249TH PL
6/10/08	\$271,000	\$225,000	1240	8	1975	4	4876	N	N	24815 13TH AVE S
6/26/09	\$240,000	\$227,000	1410	8	1979	4	4228	N	N	1116 S 244TH PL
4/25/08	\$280,000	\$229,000	1300	8	1973	4	5610	N	N	24807 11TH AVE S
4/10/08	\$289,000	\$235,000	1190	8	1985	4	5185	N	N	24405 10TH AVE S
5/20/08	\$289,950	\$239,000	1220	8	1985	4	4560	N	N	24409 10TH AVE S
4/1/08	\$294,500	\$239,000	1440	8	1981	4	2516	N	N	24918 11TH AVE S
3/12/09	\$265,000	\$242,000	1190	8	1972	4	4000	N	N	24818 10TH AVE S
9/5/08	\$285,000	\$244,000	1450	8	1975	4	5547	N	N	24800 13TH AVE S
11/25/09	\$260,000	\$257,000	1180	8	1980	4	4859	N	N	24513 9TH PL S
4/14/09	\$280,000	\$258,000	2000	8	1975	4	4770	N	N	24827 13TH AVE S
8/21/09	\$274,000	\$263,000	1430	8	1975	4	4558	N	N	24842 13TH AVE S
10/15/08	\$305,000	\$265,000	1540	8	1982	4	2370	N	N	1120 S 249TH PL
10/19/09	\$275,000	\$269,000	1440	8	1978	4	5680	N	N	24429 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1/10/08	\$345,000	\$271,000	1380	8	1983	4	4953	N	N	24804 9TH PL S
5/19/09	\$300,000	\$280,000	1400	8	1978	4	5893	N	N	1014 S 244TH PL
6/10/09	\$299,950	\$282,000	1490	8	1975	4	5540	N	N	24621 11TH AVE S
6/30/08	\$342,000	\$286,000	1380	8	1977	4	4847	N	N	24447 13TH AVE S
7/9/08	\$350,000	\$294,000	2430	8	1977	4	8025	N	N	25125 11TH AVE S
12/11/09	\$300,000	\$298,000	2130	8	1993	3	7823	N	N	25171 13TH AVE S
2/18/09	\$345,000	\$313,000	1946	8	2005	3	7273	N	N	931 S 232ND ST

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082204	9103	7/21/09	\$190,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	092204	9189	11/9/09	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	200800	0530	9/9/09	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	200800	0571	6/5/09	\$209,990	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	294600	0305	9/16/08	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	294600	0421	9/10/09	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	294600	1800	12/21/09	\$132,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	1880	6/17/08	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	2522	8/21/09	\$196,000	Diagnostic Outlier-SAS
002	294600	2710	2/19/09	\$252,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	294600	3481	4/3/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	294600	3810	8/7/09	\$139,900	Diagnostic Outlier-SAS
002	294600	3865	8/21/09	\$100,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
002	294600	4037	3/10/08	\$285,000	RELOCATION - SALE TO SERVICE
002	294600	4052	5/21/09	\$227,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	432470	0015	8/28/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	508300	0440	3/4/09	\$175,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	508300	0445	3/25/09	\$225,925	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	768620	3850	9/15/09	\$160,000	Diagnostic Outlier-Box Plot
002	768620	4170	3/6/09	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	768620	4490	12/8/09	\$164,948	FINANCIAL INSTITUTION RESALE
002	768620	4810	4/20/09	\$171,050	BANKRUPTCY - RECEIVER OR TRUSTEE
002	768620	4820	1/17/08	\$194,500	FORCED SALE
002	768620	4820	2/14/09	\$220,000	QUIT CLAIM DEED
002	789320	0235	4/9/09	\$107,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
002	789320	0530	12/23/09	\$225,000	IMP COUNT
002	789320	0924	6/25/08	\$206,000	NO MARKET EXPOSURE; DIVORCE
002	789320	1625	11/16/09	\$371,037	EXEMPT FROM EXCISE TAX
002	789320	1845	8/5/09	\$269,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	2235	2/20/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	3975	3/18/09	\$224,950	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789320	4335	4/30/08	\$245,000	Diagnostic Outlier-SAS
002	789320	4931	8/19/08	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	789320	4931	2/12/08	\$205,202	FORCED SALE; EXEMPT FROM EXCISE TAX
002	789320	5120	11/19/09	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789320	5670	5/20/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789320	6165	3/24/08	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	789320	6475	6/15/09	\$224,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	789320	7955	10/19/09	\$216,950	Diagnostic Outlier-SAS
002	789380	0460	1/9/09	\$440,000	RELOCATION - SALE TO SERVICE
002	789380	1724	3/18/08	\$296,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789380	2740	9/28/09	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	789380	3020	8/17/09	\$292,950	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789380	3040	2/25/09	\$310,750	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	3200	11/25/09	\$200,000	DOR RATIO;QUIT CLAIM DEED
002	789380	3200	11/25/09	\$64,242	DOR RATIO;QUIT CLAIM DEED;
002	789380	3955	10/16/09	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789380	4135	5/15/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	789380	4150	1/7/08	\$390,000	Diagnostic Outlier-SAS
002	789380	6735	3/4/09	\$262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	6855	3/11/09	\$225,000	Diagnostic Outlier-SAS
002	789380	7480	3/13/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	859390	0060	9/12/08	\$458,000	Diagnostic Outlier-SAS
002	864400	0010	7/7/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	931530	0090	12/18/08	\$132,528	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
002	931530	0220	9/15/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	931530	0260	7/9/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	931531	0040	10/22/09	\$172,000	Diagnostic Outlier-SAS
003	057600	0740	3/18/08	\$259,000	Lack of Representation-Grade 5
003	057600	0931	10/17/08	\$331,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	059120	0150	9/8/08	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	082204	9144	11/20/09	\$274,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
003	092204	9264	9/2/09	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	092204	9264	2/7/08	\$376,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	093430	0170	12/16/08	\$167,000	NON-REPRESENTATIVE SALE
003	093430	0230	8/20/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	111300	0130	9/9/08	\$48,575	DOR RATIO;QUIT CLAIM DEED;
003	111300	0180	4/20/09	\$154,875	BANKRUPTCY - RECEIVER OR TRUSTEE
003	111300	0200	5/23/08	\$228,750	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	111300	0470	12/16/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
003	144635	0030	2/12/09	\$239,400	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144635	0030	8/11/08	\$282,575	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	144635	0060	1/6/09	\$240,000	Diagnostic Outlier-SAS
003	144635	0060	10/29/08	\$290,000	RELOCATION - SALE TO SERVICE
003	144635	0150	3/10/09	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	168380	0010	3/14/08	\$230,000	NON-REPRESENTATIVE SALE
003	169700	0010	11/17/09	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	169700	0210	1/16/08	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	169700	0320	4/15/09	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	195090	0035	5/28/09	\$183,000	Diagnostic Outlier-SAS
003	195090	0295	1/9/08	\$206,625	NON-REPRESENTATIVE SALE
003	195110	0045	7/20/09	\$163,000	Diagnostic Outlier-SAS
003	195130	0005	10/15/08	\$92,091	DOR RATIO;QUIT CLAIM DEED;
003	195130	0030	6/16/08	\$130,000	NON-REPRESENTATIVE SALE
003	195140	0005	11/20/09	\$140,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	200630	0010	12/4/09	\$72,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	201100	0370	12/17/09	\$236,000	FINANCIAL INSTITUTION RESALE
003	201140	0111	10/28/09	\$335,000	Diagnostic Outlier-SAS
003	201140	0154	10/1/08	\$143,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	201140	0701	8/20/08	\$453,500	OBSOL
003	201140	0729	7/24/09	\$315,000	RELOCATION - SALE TO SERVICE
003	201140	0760	3/25/09	\$112,500	DOR RATIO;QUIT CLAIM DEED;
003	201140	0775	12/15/08	\$70,625	DOR RATIO;QUIT CLAIM DEED;
003	201320	0090	11/3/08	\$226,700	BANKRUPTCY - RECEIVER OR TRUSTEE
003	212204	9043	5/4/09	\$185,000	FINANCIAL INSTITUTION RESALE
003	212204	9070	6/11/08	\$258,000	Lack of Representation-Grade 5
003	212204	9103	8/25/08	\$104,361	DOR RATIO;QUIT CLAIM DEED;
003	212204	9107	7/24/09	\$228,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	215640	0022	6/30/08	\$233,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	215640	0467	4/15/08	\$92,000	DOR RATIO;NON-REPRESENTATIVE SALE;
003	250060	0305	9/2/09	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	250060	0309	10/16/09	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	272420	1560	3/10/09	\$142,000	Diagnostic Outlier-Box Plot
003	282204	9073	10/31/08	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	282204	9099	4/10/08	\$220,000	NON-REPRESENTATIVE SALE
003	282204	9120	10/14/08	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	282204	9202	4/24/08	\$198,000	NON-REPRESENTATIVE SALE
003	285500	0120	11/19/09	\$370,000	%COMPL
003	321040	0260	11/18/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	360060	0535	8/26/09	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	360120	0050	4/20/09	\$163,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	360300	0410	2/11/09	\$125,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
003	509200	0040	9/22/09	\$77,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	509700	0020	3/19/08	\$240,000	NON-REPRESENTATIVE SALE
003	509700	0090	7/31/08	\$145,546	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	529620	0050	5/8/08	\$367,000	Diagnostic Outlier-SAS
003	551460	0065	10/15/09	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	601400	0025	9/21/09	\$250,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	605240	0085	10/1/09	\$224,500	RELOCATION - SALE TO SERVICE
003	605240	1460	12/22/08	\$154,900	NON-REPRESENTATIVE SALE
003	605240	1565	6/5/09	\$157,600	RELATED PARTY, FRIEND, OR NEIGHBOR
003	605240	2835	8/11/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	660049	0140	9/8/08	\$125,500	DOR RATIO;QUIT CLAIM DEED;
003	692960	0055	9/15/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	692960	0275	2/23/09	\$1,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY;
003	692960	1982	3/28/08	\$485,000	Lack of Representation-Grade9
003	692960	3365	2/8/08	\$257,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	692960	4020	7/15/08	\$260,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	692960	4325	12/17/09	\$266,200	BANKRUPTCY - RECEIVER OR TRUSTEE
003	692960	4325	5/13/08	\$337,372	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	713800	0140	4/9/09	\$126,000	DOR RATIO;QUIT CLAIM DEED;
003	727200	0275	4/29/08	\$191,708	NON-REPRESENTATIVE SALE
003	727200	0835	9/18/08	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	727200	0835	6/18/08	\$257,098	EXEMPT FROM EXCISE TAX
003	727200	1120	10/30/09	\$242,300	BANKRUPTCY - RECEIVER OR TRUSTEE
003	727200	1725	3/11/08	\$250,000	EXEMPT FROM EXCISE TAX
003	752255	0010	7/2/09	\$83,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	752370	0130	11/26/08	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	752370	0310	10/30/09	\$60,236	DOR RATIO;EXEMPT FROM EXCISE TAX
003	752370	0585	7/21/08	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	752370	0650	4/22/08	\$180,000	NON-REPRESENTATIVE SALE
003	752390	0150	5/2/09	\$300,000	RELOCATION - SALE TO SERVICE
003	769530	0170	2/29/08	\$225,000	EXEMPT FROM EXCISE TAX
003	769530	0250	5/20/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	769530	0360	3/26/08	\$252,000	EXEMPT FROM EXCISE TAX
003	769530	0360	1/20/09	\$119,800	NON-REPRESENTATIVE SALE
003	788800	0100	12/29/08	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	788800	0210	8/5/09	\$49,252	DOR RATIO;QUIT CLAIM DEED;
003	788800	0210	4/10/08	\$94,000	DOR RATIO;QUIT CLAIM DEED;
003	788800	0310	12/19/08	\$208,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
003	788810	0120	11/5/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	788810	0200	11/24/08	\$219,000	NON-REPRESENTATIVE SALE
003	788820	0130	7/10/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	788830	0350	12/2/09	\$280,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	788840	0180	4/20/09	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	864300	0055	4/10/08	\$243,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	864300	0080	10/21/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
003	864300	0195	10/6/09	\$365,000	Diagnostic Outlier-SAS
003	888888	0060	2/6/09	\$238,995	Diagnostic Outlier-SAS
003	911000	0025	11/6/08	\$480,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	990200	0025	3/25/09	\$525,000	Diagnostic Outlier-SAS
005	102204	9088	2/27/09	\$189,000	NON-REPRESENTATIVE SALE
005	102204	9102	10/9/08	\$216,900	RELATED PARTY, FRIEND, OR NEIGHBOR
005	152204	9060	10/26/09	\$116,000	DOR RATIO;QUIT CLAIM DEED;
005	263200	0015	9/11/08	\$204,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	263200	0085	4/7/08	\$209,708	QUIT CLAIM DEED;
005	263200	0095	4/7/08	\$156,704	QUIT CLAIM DEED;
005	352304	9032	5/5/09	\$143,000	DOR RATIO
005	367340	0010	7/15/08	\$202,332	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	725920	0016	8/3/09	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	775780	0030	10/14/08	\$16,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	172204	9013	7/20/09	\$1,545,000	Lack of Representation-Waterfront
006	172204	9016	8/25/09	\$2,200,000	IMP COUNT;
006	172204	9112	2/8/08	\$243,460	BANKRUPTCY - RECEIVER OR TRUSTEE
006	172204	9147	12/30/09	\$299,950	EXEMPT FROM EXCISE TAX
006	175330	0090	7/27/09	\$350,000	Diagnostic Outlier-SAS
006	175350	0060	5/6/08	\$440,000	Diagnostic Outlier-SAS
006	200900	4145	4/23/08	\$353,000	Diagnostic Outlier-SAS
006	200900	4160	4/23/08	\$430,000	CHANGE OF USE
006	201140	0110	2/4/08	\$319,000	UNFIN AREA
006	201140	0342	11/12/08	\$155,000	DOR RATIO;QUIT CLAIM DEED;
006	201140	0342	8/13/08	\$599,000	NON-REPRESENTATIVE SALE
006	201140	0345	9/4/08	\$442,900	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201140	0502	7/9/08	\$383,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0045	6/20/08	\$125,000	DOR RATIO;QUIT CLAIM DEED;
006	201380	0381	8/4/08	\$161,835	QUIT CLAIM DEED;
006	201380	0740	5/11/09	\$401,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	201380	0740	4/6/09	\$390,600	EXEMPT FROM EXCISE TAX
006	201380	0864	3/13/08	\$95,995	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	201380	0959	9/8/09	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	201380	1800	5/31/08	\$131,542	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	1800	5/31/08	\$131,542	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	1800	5/30/08	\$131,542	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	256080	0265	7/18/08	\$348,050	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	256080	0265	11/14/08	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
006	256080	0355	3/18/08	\$112,909	DOR RATIO;QUIT CLAIM DEED; FORCED SALE
006	256080	0365	10/14/08	\$253,816	FORCED SALE; EXEMPT FROM EXCISE TAX
006	256080	0365	6/16/09	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	256080	0595	3/27/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	256080	0650	2/29/08	\$237,000	QUIT CLAIM DEED;
006	256080	0765	6/24/08	\$210,000	NON-REPRESENTATIVE SALE
006	256080	1065	10/6/09	\$194,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	256080	1160	4/9/09	\$205,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	256080	3250	12/21/09	\$65,500	DOR RATIO
006	256080	4115	2/8/08	\$246,000	QUIT CLAIM DEED
006	256080	4475	9/3/08	\$221,572	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	256080	4475	5/18/09	\$233,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	256080	5340	2/2/08	\$609,000	Lack of Representation-Grade9
006	256080	5405	10/21/08	\$585,000	Lack of Representation-Grade10
006	330079	0090	7/22/09	\$235,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	353041	0080	10/20/08	\$139,833	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353042	0045	11/4/09	\$162,000	Diagnostic Outlier-SAS
006	353043	0120	6/30/08	\$19,019	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
006	353043	0155	11/4/09	\$179,975	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	353046	0020	6/25/09	\$175,500	Diagnostic Outlier-SAS
006	353047	0050	6/10/09	\$262,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	936131	0010	6/10/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
006	945620	0375	1/9/08	\$409,900	Lack of Representation-Grade9

***Vacant Sales Used in this Annual Update Analysis
Area 88***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	789380	3570	01/16/2008	150000	7500	Y	N
3	057600	1035	07/07/2008	213500	38613	N	N
3	360180	0565	10/08/2008	10920	3000	N	N
5	032204	9104	05/02/2008	120000	94960	N	N
6	172204	9171	04/23/2008	360000	12768	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 88***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	789320	0320	02/19/2008	185000	QUIT CLAIM DEED;
3	092204	9305	11/12/2008	75000	NO MARKET EXPOSURE;
3	360180	0570	06/24/2008	2000	QUIT CLAIM DEED;
6	201380	1730	03/07/2008	200000	QUIT CLAIM DEED;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*

Appraiser II

Date



King County

Department of Assessments

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor