

Residential Revalue

2011 Assessment Roll

**Area Name Madison
Park / Leschi**

AREA 14

**King County Department of Assessments
Seattle, Washington**



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Characteristics-Based Market Adjustment for 2011 Assessment Roll

Area Name / Number: Madison Park/ Leschi / Area 14

Previous Physical Inspection: 2010

Improved Sales:

Number of Sales: 316

Range of Sale Dates: 1/1/2008 - 1/1/2011

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2010 Value	\$684,400	\$520,900	\$1,205,300			
2011 Value	\$649,100	\$483,500	\$1,132,600	\$1,258,400	90.0%	14.95%
Change	-\$35,300	-\$37,400	-\$72,700			
% Change	-5.2%	-7.2%	-6.0%			

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

** Sales time adjusted to 1/1/2011.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011. 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 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 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 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

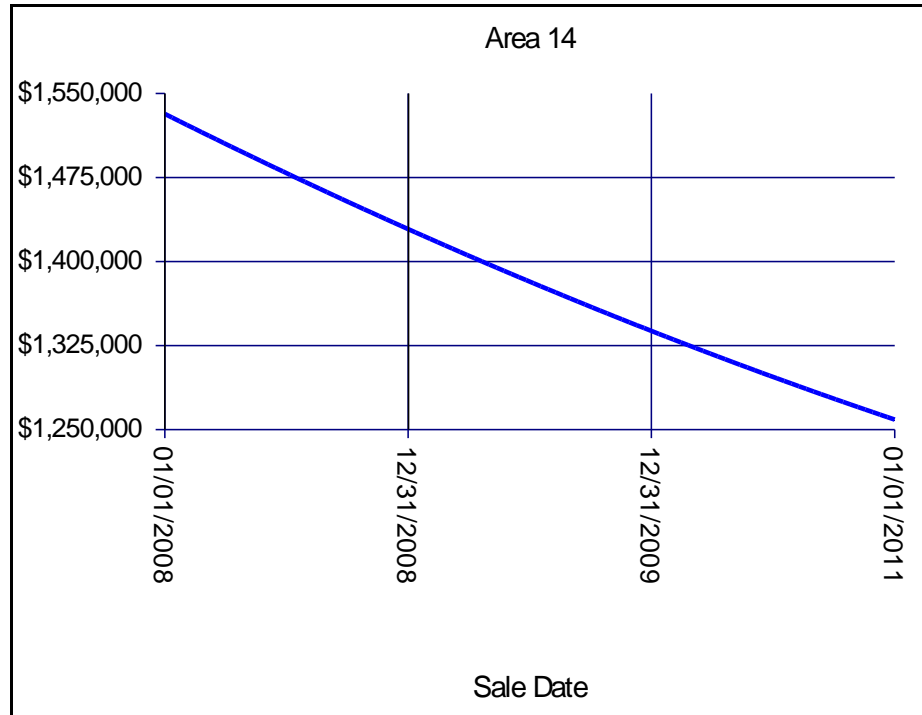
Population - Improved Parcel Summary:			
	Land	Imps	Total
2010 Value	\$665,500	\$470,800	\$1,136,300
2011 Value	\$631,200	\$438,200	\$1,069,400
Percent Change	-5.2%	-6.9%	-5.9%

Number of one to three unit residences in the Population: 3393

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 except waterfront parcels, which received an additional downward adjustment due to higher assessment ratio than other parcels.

Exceptions may be found in the Improved Parcel Update section.

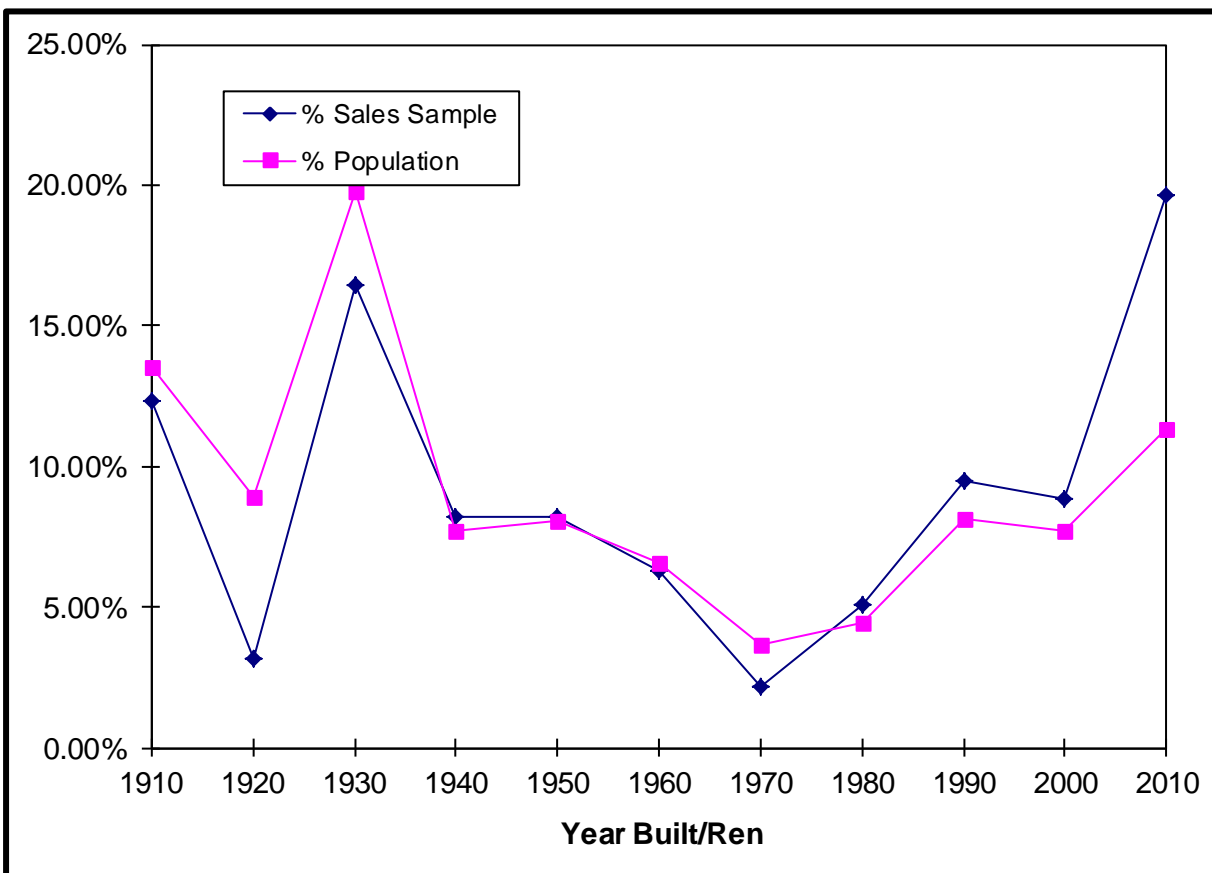
Market Change of Average Sale Price in Area 14
From 1/1/2008 to 1/1/2011



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	39	12.34%
1920	10	3.16%
1930	52	16.46%
1940	26	8.23%
1950	26	8.23%
1960	20	6.33%
1970	7	2.22%
1980	16	5.06%
1990	30	9.49%
2000	28	8.86%
2010	62	19.62%
	316	

Population		
Year Built/Ren	Frequency	% Population
1910	460	13.56%
1920	304	8.96%
1930	672	19.81%
1940	261	7.69%
1950	274	8.08%
1960	224	6.60%
1970	124	3.65%
1980	150	4.42%
1990	277	8.16%
2000	263	7.75%
2010	384	11.32%
	3393	

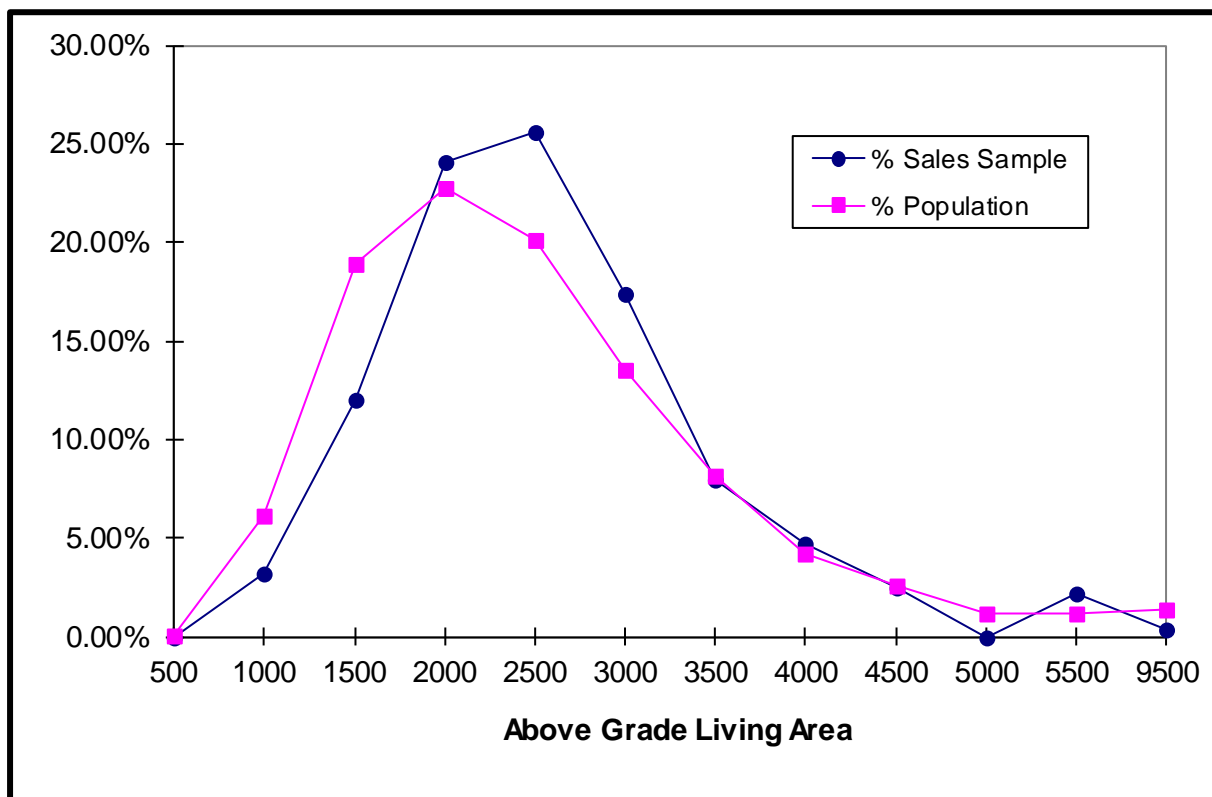


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	3.16%
1500	38	12.03%
2000	76	24.05%
2500	81	25.63%
3000	55	17.41%
3500	25	7.91%
4000	15	4.75%
4500	8	2.53%
5000	0	0.00%
5500	7	2.22%
9500	1	0.32%
	316	

Population		
AGLA	Frequency	% Population
500	3	0.09%
1000	209	6.16%
1500	640	18.86%
2000	772	22.75%
2500	681	20.07%
3000	458	13.50%
3500	277	8.16%
4000	142	4.19%
4500	86	2.53%
5000	39	1.15%
5500	38	1.12%
9500	48	1.41%
	3393	

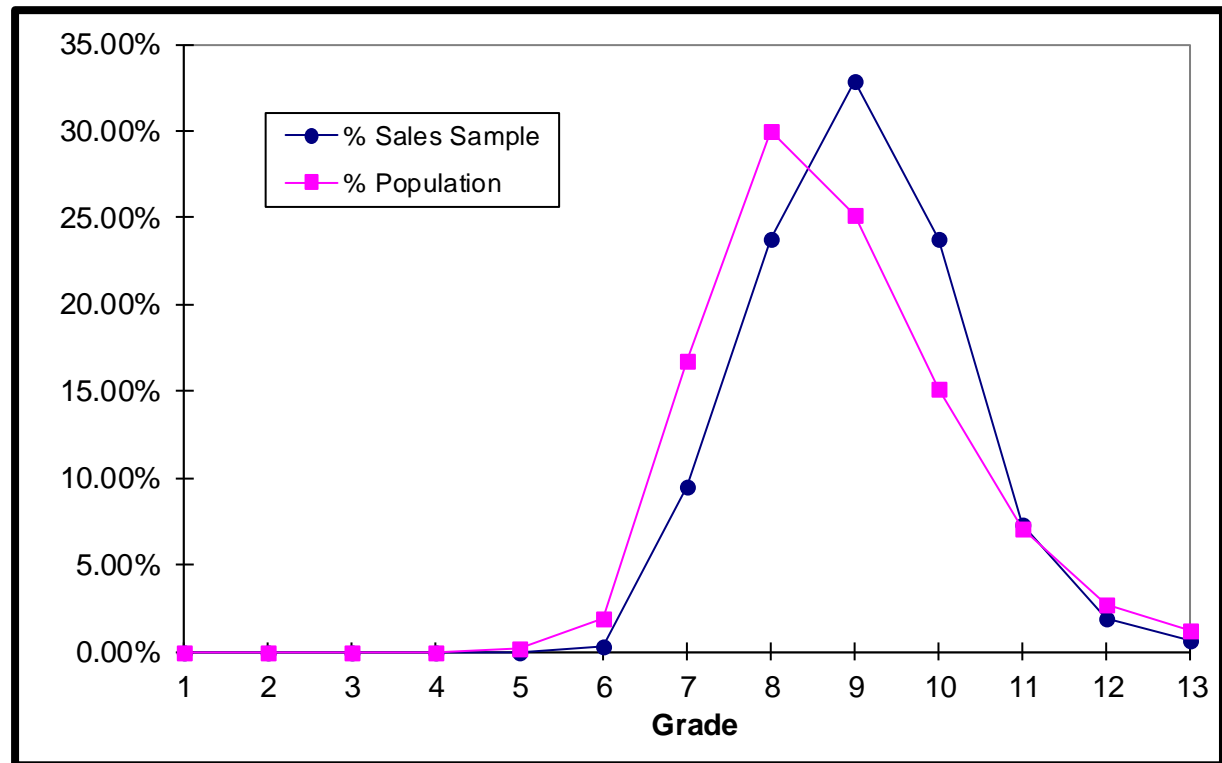


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

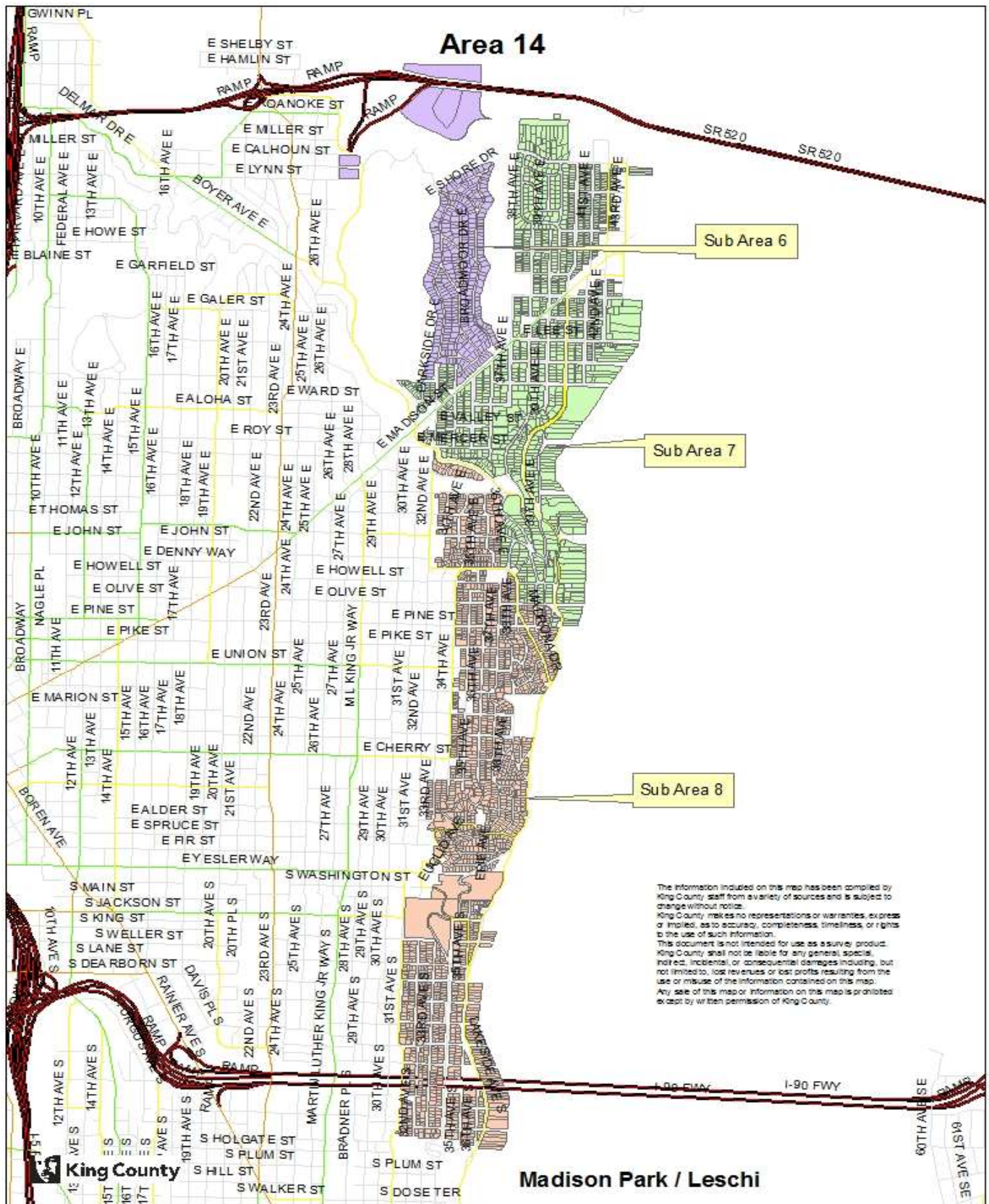
Sales Sample Representation of Population - Grade

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	1	0.32%
7	30	9.49%
8	75	23.73%
9	104	32.91%
10	75	23.73%
11	23	7.28%
12	6	1.90%
13	2	0.63%
316		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.12%
6	65	1.92%
7	569	16.77%
8	1016	29.94%
9	855	25.20%
10	514	15.15%
11	240	7.07%
12	90	2.65%
13	40	1.18%
3393		



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.



Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: July 20, 2011

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.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2011 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 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 5 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 5.2% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is:

2011 Land Value = 2010 Land Value x 0.948, 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 except waterfront parcels, which received an additional downward adjustment due to higher assessment ratio than other parcels.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 316 Useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

Model Validation

The resulting assessment level is 90.0%. 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 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -5.9%. 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.

Area 14 Annual Update Model Adjustments

2011 Total Value = 2010 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.

Standard Area Adjustment

-5.08%

Waterfront	Yes
% Adjustment	-12.19%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Waterfront parcel would *approximately* receive a 12.19% downward adjustment. 100 parcels in the improved population would receive this adjustment. There were 10 sales.

97% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 14 Sale Price changes (Relative to 1/1/2011 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 1/1/2011		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.821	-17.9%
2/1/2008	0.826	-17.4%
3/1/2008	0.831	-16.9%
4/1/2008	0.836	-16.4%
5/1/2008	0.841	-15.9%
6/1/2008	0.846	-15.4%
7/1/2008	0.851	-14.9%
8/1/2008	0.856	-14.4%
9/1/2008	0.861	-13.9%
10/1/2008	0.866	-13.4%
11/1/2008	0.871	-12.9%
12/1/2008	0.876	-12.4%
1/1/2009	0.881	-11.9%
2/1/2009	0.886	-11.4%
3/1/2009	0.891	-10.9%
4/1/2009	0.896	-10.4%
5/1/2009	0.900	-10.0%
6/1/2009	0.906	-9.4%
7/1/2009	0.910	-9.0%
8/1/2009	0.915	-8.5%
9/1/2009	0.921	-7.9%
10/1/2009	0.925	-7.5%
11/1/2009	0.930	-7.0%
12/1/2009	0.935	-6.5%
1/1/2010	0.940	-6.0%
2/1/2010	0.946	-5.4%
3/1/2010	0.950	-5.0%
4/1/2010	0.955	-4.5%
5/1/2010	0.960	-4.0%
6/1/2010	0.965	-3.5%
7/1/2010	0.970	-3.0%
8/1/2010	0.975	-2.5%
9/1/2010	0.980	-2.0%
10/1/2010	0.985	-1.5%
11/1/2010	0.990	-1.0%
12/1/2010	0.995	-0.5%
1/1/2011	1.000	0.0%

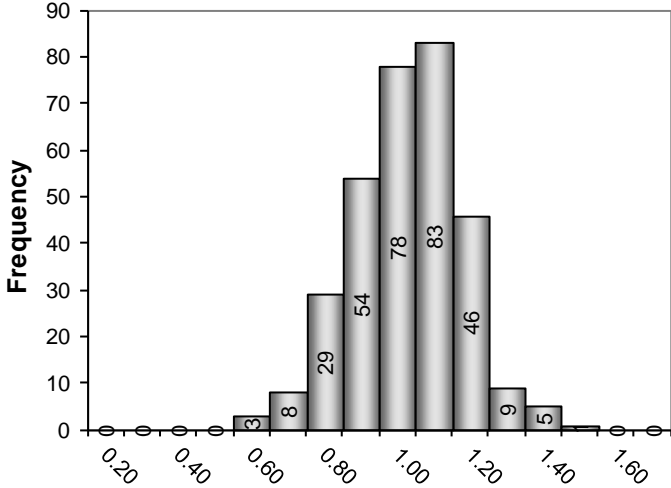
The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.836	\$438,000
Sale 2	\$475,000	10/1/2009	0.925	\$439,000
Sale 3	\$515,000	7/1/2010	0.970	\$500,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team: WC/ Team 1	Appr. Date: 1/1/2010	Date of Report: 7/20/2011	Sales Dates: 1/2008 - 12/2010
Area Madison Park/Leschi	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		<div>Ratio Frequency</div> 	
Sample size (n)	316		
Mean Assessed Value	1,205,300		
Mean Adj. Sales Price	1,258,400		
Standard Deviation AV	1,034,782		
Standard Deviation SP	1,045,600		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.977		
Median Ratio	0.980		
Weighted Mean Ratio	0.958		
UNIFORMITY			
Lowest ratio	0.550		
Highest ratio:	1.432		
Coefficient of Dispersion	11.83%		
Standard Deviation	0.147		
Coefficient of Variation	15.00%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.957		
Upper limit	1.002		
95% Confidence: Mean			
Lower limit	0.961		
Upper limit	0.993		
SAMPLE SIZE EVALUATION			
N (population size)	3393		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.147		
Recommended minimum:	34		
Actual sample size:	316		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	157		
# ratios above mean:	159		
z:	0.113		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 14.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:																																										
WC/ Team 1	1/1/2011	7/20/2011	1/2008 - 12/2010																																										
Area	Appr ID:	Property Type:	Adjusted for time?:																																										
Madison Park/Leschi	RPAN	1 to 3 Unit Residences	YES																																										
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.65</td><td>3</td></tr><tr><td>0.65-0.70</td><td>11</td></tr><tr><td>0.70-0.75</td><td>43</td></tr><tr><td>0.75-0.80</td><td>74</td></tr><tr><td>0.80-0.85</td><td>102</td></tr><tr><td>0.85-0.90</td><td>53</td></tr><tr><td>0.90-0.95</td><td>19</td></tr><tr><td>0.95-1.00</td><td>9</td></tr><tr><td>1.00-1.05</td><td>1</td></tr><tr><td>1.05-1.10</td><td>1</td></tr><tr><td>1.10-1.15</td><td>1</td></tr><tr><td>1.15-1.20</td><td>1</td></tr><tr><td>1.20-1.25</td><td>1</td></tr><tr><td>1.25-1.30</td><td>1</td></tr><tr><td>1.30-1.35</td><td>1</td></tr><tr><td>1.35-1.40</td><td>1</td></tr><tr><td>1.40-1.45</td><td>1</td></tr><tr><td>1.45-1.50</td><td>1</td></tr><tr><td>1.50-1.55</td><td>1</td></tr><tr><td>1.55-1.60</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.60-0.65	3	0.65-0.70	11	0.70-0.75	43	0.75-0.80	74	0.80-0.85	102	0.85-0.90	53	0.90-0.95	19	0.95-1.00	9	1.00-1.05	1	1.05-1.10	1	1.10-1.15	1	1.15-1.20	1	1.20-1.25	1	1.25-1.30	1	1.30-1.35	1	1.35-1.40	1	1.40-1.45	1	1.45-1.50	1	1.50-1.55	1	1.55-1.60	1
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COMMENTS:

1 to 3 Unit Residences throughout area 14.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

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 14
(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
006	111800	0580	6/21/10	\$1,185,000	\$1,147,000	1740	9	1954	3	8550	N	N	2132 BROADMOOR DR E
006	111800	0045	3/30/08	\$1,285,000	\$1,074,000	1770	9	1939	3	7200	N	N	3409 E SAINT ANDREWS WAY
006	111800	2125	1/20/10	\$1,275,000	\$1,203,000	1870	9	1952	4	12395	N	N	3414 E SAINT ANDREWS WAY
006	111800	2080	4/29/10	\$985,000	\$945,000	2030	9	1947	4	7200	N	N	3215 E MORLEY WAY
006	111800	0575	8/19/08	\$1,000,000	\$859,000	2070	9	1952	4	7075	N	N	2128 BROADMOOR DR E
006	111800	0420	8/11/08	\$2,100,000	\$1,801,000	2080	9	1968	5	7268	N	N	3362 E SHORE DR
006	111800	1201	9/12/08	\$1,425,000	\$1,229,000	2240	9	1962	4	8402	N	N	1645 SHENANDOAH DR E
006	111800	2140	4/16/08	\$1,500,000	\$1,258,000	2940	9	1955	3	14266	N	N	1227 LEXINGTON WAY E
006	111800	2085	6/23/10	\$1,690,000	\$1,637,000	3540	9	2004	3	7200	N	N	3221 E MORLEY WAY
006	111800	1231	6/3/10	\$1,600,000	\$1,545,000	3920	9	1950	3	17945	N	N	1675 SHENANDOAH DR E
006	111800	1175	3/17/10	\$987,500	\$941,000	1990	10	1950	3	7884	N	N	1600 WINDERMERE DR E
006	111800	0025	7/24/08	\$1,570,000	\$1,342,000	2070	10	1950	4	7200	N	N	3325 E SAINT ANDREWS WAY
006	111800	0935	9/20/10	\$1,500,000	\$1,475,000	2260	10	1937	3	6513	N	N	1987 SHENANDOAH DR E
006	111800	2060	6/12/09	\$1,850,000	\$1,679,000	2630	10	1936	3	13443	N	N	1113 PARKSIDE DR E
006	111800	1355	6/6/08	\$1,800,000	\$1,524,000	2680	10	1928	4	7080	N	N	1443 BROADMOOR DR E
006	111800	1966	11/29/10	\$1,260,030	\$1,253,000	2770	10	1941	3	9200	N	N	1515 PARKSIDE DR E
006	111800	0525	6/4/08	\$2,400,000	\$2,032,000	2790	10	1941	4	9389	N	N	2229 WAVERLY WAY E
006	111800	1625	2/9/10	\$1,283,000	\$1,215,000	2830	10	1928	3	8400	N	N	1615 WINDERMERE DR E
006	111800	0135	5/1/08	\$2,314,000	\$1,946,000	3040	10	2001	4	7370	N	N	1440 BROADMOOR DR E
006	111800	1805	7/6/10	\$1,348,645	\$1,309,000	3090	10	1941	3	7623	N	N	1256 PARKSIDE DR E
006	111800	1560	5/11/10	\$1,675,000	\$1,611,000	3140	10	1955	3	6825	N	N	1624 SHENANDOAH DR E
006	111800	0090	6/4/08	\$3,737,356	\$3,164,000	3160	10	1929	5	7597	N	N	1318 BROADMOOR DR E
006	111800	1545	9/22/08	\$2,000,000	\$1,729,000	3290	10	1964	4	11644	N	N	1612 SHENANDOAH DR E
006	111800	2174	1/3/08	\$2,100,000	\$1,725,000	3300	10	1948	4	11267	N	N	1214 SHENANDOAH DR E
006	111800	0395	10/22/09	\$2,687,500	\$2,496,000	3510	10	1938	4	8670	N	N	3417 E SHORE DR
006	111800	1800	7/1/10	\$1,795,000	\$1,741,000	3730	10	1935	3	7865	N	N	1250 PARKSIDE DR E
006	111800	1700	6/1/10	\$1,610,000	\$1,554,000	3760	10	1940	3	13969	N	N	1403 SHENANDOAH DR E
006	111800	0165	6/15/10	\$2,675,000	\$2,588,000	3760	10	1939	3	13821	N	N	1620 BROADMOOR DR E
006	111800	0615	7/24/09	\$1,495,000	\$1,367,000	3860	10	1936	3	8087	N	N	2141 BROADMOOR DR E
006	111800	0990	7/8/08	\$3,050,000	\$2,599,000	4250	10	1941	3	19637	N	N	2017 PARKSIDE DR E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
006	111800	2035	11/10/09	\$1,940,000	\$1,808,000	2560	11	1931	4	10590	N	N	1201 PARKSIDE DR E
006	111800	1985	4/2/10	\$1,645,000	\$1,571,000	2590	11	1927	4	7642	N	N	1261 PARKSIDE DR E
006	111800	0715	5/13/08	\$1,900,382	\$1,602,000	3030	11	1928	4	9217	N	N	1804 BLENHEIM DR E
006	111800	1890	11/30/09	\$1,425,000	\$1,333,000	3240	11	1980	3	6384	N	N	1584 PARKSIDE DR E
006	111800	0320	6/4/09	\$2,675,000	\$2,424,000	3280	11	2010	3	11765	N	N	2110 WAVERLY WAY E
006	111800	1721	2/19/10	\$1,600,000	\$1,518,000	3360	11	1926	3	8125	N	N	1233 SHENANDOAH DR E
006	111800	1275	6/13/08	\$1,918,000	\$1,626,000	3430	11	2005	3	8075	N	N	1655 BROADMOOR DR E
006	111800	2065	2/2/09	\$5,300,000	\$4,696,000	4110	12	2005	5	12805	N	N	1105 PARKSIDE DR E
007	533220	0245	6/2/08	\$642,000	\$543,000	940	6	1990	3	3025	N	N	3119 E WARD ST
007	438570	1500	6/26/08	\$525,000	\$446,000	700	7	1940	3	2600	N	N	2333 41ST AVE E
007	438570	1250	5/23/08	\$810,000	\$684,000	930	7	1941	3	4800	N	N	2338 41ST AVE E
007	438570	0945	11/5/09	\$630,000	\$587,000	950	7	1940	3	6000	N	N	2056 42ND AVE E
007	533220	0320	7/23/10	\$580,000	\$565,000	1000	7	1991	3	5000	N	N	1031 32ND AVE E
007	533220	0290	8/26/08	\$535,000	\$460,000	1020	7	1919	3	4000	N	N	1010 31ST AVE E
007	438670	0031	11/17/09	\$604,000	\$564,000	1240	7	1948	4	4000	N	N	1823 MCGILVRA BLVD E
007	438570	0525	2/25/10	\$835,000	\$793,000	1340	7	1938	3	4000	N	N	2012 MCGILVRA BLVD E
007	531810	0980	5/13/10	\$915,500	\$881,000	1700	7	1941	3	7200	N	N	1614 39TH AVE E
007	501700	0025	4/10/08	\$760,000	\$637,000	1800	7	1947	3	5400	N	N	1139 33RD AVE E
007	531610	0265	11/16/09	\$1,060,000	\$989,000	1930	7	1927	4	7200	N	N	1433 MCGILVRA BLVD E
007	531610	0685	12/13/10	\$1,100,000	\$1,097,000	1980	7	1926	3	7200	Y	N	1203 41ST AVE E
007	531810	1379	9/27/10	\$700,000	\$689,000	2320	7	1918	4	3147	N	N	1601 43RD AVE E
007	438570	0585	7/2/10	\$625,000	\$606,000	890	8	1927	3	4000	N	N	2033 41ST AVE E
007	501700	0255	5/1/08	\$780,000	\$656,000	1070	8	1920	5	4080	N	N	831 33RD AVE E
007	438570	1265	2/22/10	\$610,000	\$579,000	1140	8	1927	3	4000	N	N	2324 41ST AVE E
007	438570	0205	4/14/10	\$721,000	\$690,000	1170	8	1939	3	4000	N	N	1864 MCGILVRA BLVD E
007	531610	0270	3/10/10	\$529,000	\$503,000	1200	8	1925	3	5061	N	N	3809 E MADISON ST
007	438570	0465	6/30/08	\$860,000	\$732,000	1240	8	1950	4	6000	N	N	2056 MCGILVRA BLVD E
007	438570	0030	12/15/09	\$1,100,000	\$1,031,000	1410	8	1926	4	4000	N	N	1844 41ST AVE E
007	501700	0160	6/15/10	\$835,000	\$808,000	1540	8	1906	4	4396	N	N	1022 32ND AVE E
007	501700	0395	8/15/08	\$760,000	\$652,000	1600	8	1908	5	4420	N	N	3204 E MERCER ST
007	533220	0405	8/12/08	\$833,000	\$714,000	1620	8	1938	4	5000	N	N	1024 WASHINGTON PL E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	438570	0520	12/30/09	\$720,000	\$677,000	1640	8	1941	3	4000	N	N	2016 MCGILVRA BLVD E
007	531810	0760	8/22/08	\$1,029,000	\$884,000	1640	8	1902	3	3600	N	N	1501 38TH AVE E
007	438570	0660	8/18/10	\$960,000	\$939,000	1660	8	1927	3	4000	N	N	2048 41ST AVE E
007	438570	0420	2/18/09	\$1,200,000	\$1,066,000	1710	8	1982	4	4000	N	N	1853 41ST AVE E
007	660000	0266	9/9/10	\$630,000	\$618,000	1760	8	1946	3	7957	N	N	536 LAKE WASHINGTON BLVD E
007	438670	0115	11/14/09	\$600,000	\$560,000	1780	8	1947	3	5000	N	N	2331 MCGILVRA BLVD E
007	531810	1688	10/27/10	\$940,000	\$930,000	1820	8	1977	3	3600	N	N	1818 37TH AVE E
007	533220	0335	6/24/09	\$835,000	\$759,000	1860	8	1984	4	4000	N	N	1023 32ND AVE E
007	438570	0005	4/20/10	\$895,000	\$858,000	1890	8	1926	4	4000	N	N	1866 41ST AVE E
007	533220	0445	9/5/08	\$980,000	\$844,000	2160	8	2003	3	9110	N	N	1021 31ST AVE E
007	533220	0410	8/8/08	\$907,000	\$777,000	2180	8	1967	3	5000	N	N	1030 WASHINGTON PL E
007	438670	0085	5/5/08	\$950,000	\$800,000	2400	8	1945	4	8000	N	N	1875 MCGILVRA BLVD E
007	531810	2055	5/13/09	\$860,000	\$776,000	1080	9	1924	3	7200	N	N	1911 39TH AVE E
007	531710	0166	12/8/09	\$1,655,000	\$1,550,000	1160	9	1977	3	20262	Y	N	3725 E PROSPECT ST
007	660000	0261	3/1/10	\$538,400	\$512,000	1170	9	1956	3	5000	Y	N	3306 E FORD PL
007	438570	0775	10/1/09	\$715,000	\$662,000	1420	9	1987	4	2970	N	N	2017 42ND AVE E
007	531610	0780	12/10/09	\$1,100,000	\$1,031,000	1440	9	1965	4	3800	N	N	4100 E HIGHLAND DR
007	133030	0115	1/8/09	\$985,000	\$869,000	1510	9	1960	3	8965	N	N	3831 E MCGILVRA ST
007	438570	1220	8/25/10	\$930,600	\$911,000	1620	9	1992	3	2510	Y	N	2345 43RD AVE E
007	660000	0265	11/22/10	\$1,280,000	\$1,272,000	1710	9	1930	4	5400	Y	N	3307 E MERCER ST
007	501700	0190	8/11/10	\$745,000	\$728,000	1740	9	1907	3	6650	N	N	1102 32ND AVE E
007	501700	0065	7/24/09	\$662,800	\$606,000	1830	9	1986	3	4800	N	N	1115 33RD AVE E
007	531810	0845	5/13/10	\$975,000	\$938,000	2050	9	1999	3	3600	N	N	1620 38TH AVE E
007	531810	0060	10/27/10	\$795,400	\$787,000	2080	9	1986	3	3600	N	N	1518 41ST AVE E
007	531610	0315	8/13/09	\$1,300,000	\$1,193,000	2090	9	1986	5	4380	Y	N	1401 39TH AVE E
007	438670	0010	3/1/10	\$1,171,500	\$1,113,000	2110	9	1951	4	7313	N	N	1805 MCGILVRA BLVD E
007	632100	0086	10/20/08	\$1,350,000	\$1,173,000	2120	9	1906	5	4000	N	N	1708 MADRONA DR
007	438570	0200	11/11/09	\$1,240,000	\$1,156,000	2180	9	2008	3	4000	N	N	1870 MCGILVRA BLVD E
007	133030	0451	6/23/09	\$1,160,000	\$1,055,000	2190	9	1957	4	8500	N	N	2314 38TH AVE E
007	918570	0606	2/23/10	\$1,430,000	\$1,357,000	2270	9	1955	3	7200	N	N	1201 37TH AVE E
007	531710	0580	5/20/09	\$1,200,000	\$1,084,000	2280	9	1930	3	8247	N	N	509 MCGILVRA BLVD E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	531810	0835	1/23/08	\$1,220,000	\$1,006,000	2290	9	1987	3	3600	N	N	1624 38TH AVE E
007	531710	0530	3/3/10	\$1,050,000	\$998,000	2330	9	1926	4	5518	N	N	529 MCGILVRA BLVD E
007	438570	0910	4/21/09	\$975,000	\$876,000	2370	9	1994	3	4437	N	N	2068 42ND AVE E
007	531810	0840	3/5/10	\$975,000	\$927,000	2370	9	1999	3	3600	N	N	1622 38TH AVE E
007	918570	0330	1/20/10	\$1,160,000	\$1,095,000	2420	9	1939	3	7200	N	N	1015 34TH AVE E
007	133030	0410	10/2/08	\$1,200,000	\$1,039,000	2440	9	1959	4	8711	N	N	2128 38TH AVE E
007	533220	0418	6/23/10	\$1,065,000	\$1,032,000	2470	9	1996	3	3928	N	N	1048 WASHINGTON PL E
007	228890	0065	7/15/08	\$1,440,000	\$1,229,000	2500	9	1997	3	5300	N	N	2315 MCGILVRA BLVD E
007	133030	0531	11/3/09	\$1,089,000	\$1,014,000	2510	9	1960	3	8550	N	N	2236 38TH PL E
007	531810	1590	10/5/09	\$1,310,000	\$1,213,000	2550	9	2005	3	4200	N	N	3804 E BLAINE ST
007	228890	0140	8/18/10	\$1,450,000	\$1,418,000	2570	9	2009	3	4000	N	N	2053 MCGILVRA BLVD E
007	531610	0350	3/9/10	\$1,225,000	\$1,165,000	2610	9	1926	5	7200	Y	N	1427 39TH AVE E
007	411510	0060	8/31/09	\$1,750,000	\$1,611,000	2610	9	1947	4	5717	Y	Y	2346 43RD AVE E
007	531810	1230	9/8/10	\$1,493,750	\$1,466,000	2660	9	2003	3	4800	N	N	1619 42ND AVE E
007	531710	0520	11/4/09	\$1,350,000	\$1,257,000	2820	9	1930	4	9229	Y	N	610 HILLSIDE DR E
007	531810	1030	4/29/08	\$1,510,000	\$1,269,000	2870	9	1907	5	8400	N	N	1611 MCGILVRA BLVD E
007	133030	0225	9/16/09	\$1,060,000	\$978,000	2890	9	1959	3	9600	N	N	2191 38TH AVE E
007	531610	1006	8/28/08	\$2,435,000	\$2,095,000	3000	9	1937	2	10800	Y	N	3825 E HIGHLAND DR
007	133030	0615	10/5/09	\$1,235,000	\$1,144,000	3110	9	1962	4	10732	N	N	2201 40TH AVE E
007	195470	0590	5/25/10	\$1,250,000	\$1,205,000	3130	9	1925	3	9970	N	N	125 MAIDEN LN E
007	438570	0955	1/26/09	\$1,715,000	\$1,518,000	3370	9	2008	3	6000	N	N	2050 42ND AVE E
007	195470	0520	7/17/08	\$2,900,000	\$2,475,000	5150	9	1902	4	13741	Y	N	3740 E JOHN ST
007	438570	0860	4/23/10	\$1,300,000	\$1,246,000	1980	10	2007	3	4400	N	N	2049 42ND AVE E
007	133030	0106	3/4/08	\$1,955,000	\$1,626,000	2020	10	2000	4	7700	N	N	3823 E MCGILVRA ST
007	438570	1295	4/29/08	\$1,362,500	\$1,145,000	2040	10	1997	3	4000	N	N	4102 E LYNN ST
007	438570	0385	11/17/08	\$1,100,000	\$961,000	2060	10	2008	3	4000	N	N	1825 41ST AVE E
007	438570	0385	3/29/10	\$1,266,000	\$1,209,000	2060	10	2008	3	4000	N	N	1825 41ST AVE E
007	438570	1090	7/1/10	\$1,050,000	\$1,018,000	2160	10	1994	3	4800	N	N	2324 42ND AVE E
007	411460	0660	11/8/10	\$2,050,000	\$2,032,000	2170	10	2003	3	2400	Y	N	4237 E LEE ST
007	438570	0425	8/24/09	\$1,100,000	\$1,011,000	2220	10	2000	3	4000	N	N	1857 41ST AVE E
007	438570	0655	8/5/08	\$1,755,000	\$1,503,000	2440	10	2003	3	4000	N	N	2052 41ST AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	531710	0130	6/14/10	\$1,500,000	\$1,451,000	2470	10	1949	3	14400	Y	N	3717 E PROSPECT ST
007	531710	0804	2/22/08	\$3,800,000	\$3,153,000	2490	10	1951	5	18857	Y	N	849 HILLSIDE DR E
007	438570	1255	9/16/09	\$1,648,000	\$1,521,000	2570	10	2008	3	4000	N	N	2334 41ST AVE E
007	438570	1460	8/10/10	\$1,650,000	\$1,611,000	2570	10	2010	3	4000	N	N	2311 41ST AVE E
007	531810	0485	12/14/10	\$1,195,000	\$1,191,000	2590	10	1979	4	5400	N	N	1515 MCGILVRA BLVD E
007	502690	0260	10/1/08	\$4,600,000	\$3,983,000	2590	10	1936	5	6565	Y	Y	1600 LAKE WASHINGTON BLVD
007	531810	2020	5/3/10	\$1,550,000	\$1,489,000	2600	10	1930	3	6000	N	N	1908 38TH AVE E
007	531810	0700	7/24/08	\$2,042,500	\$1,746,000	2630	10	2008	3	4500	N	N	1526 37TH AVE E
007	531810	0695	12/14/09	\$1,875,000	\$1,758,000	2640	10	2008	3	4500	N	N	1528 37TH AVE E
007	438570	1060	10/5/09	\$1,047,000	\$970,000	2670	10	2006	3	3000	N	N	4205 E MCGILVRA ST
007	531810	0110	2/24/09	\$1,475,000	\$1,312,000	2690	10	2007	3	3600	N	N	4116 E GALER ST
007	531610	1070	11/22/10	\$1,465,000	\$1,455,000	2760	10	1928	4	7200	N	N	1121 38TH AVE E
007	531610	0355	2/11/08	\$1,725,000	\$1,428,000	2780	10	2002	3	8400	Y	N	3821 E GALER ST
007	981970	0005	11/9/09	\$1,570,000	\$1,463,000	2780	10	1930	4	6240	Y	N	1734 LAKE WASHINGTON BLVD
007	531810	1905	4/13/10	\$1,835,000	\$1,756,000	2857	10	1995	3	6600	N	N	1901 38TH AVE E
007	531810	1310	12/30/10	\$1,925,000	\$1,924,000	2870	10	2006	3	4920	N	N	1622 42ND AVE E
007	438570	0540	3/24/09	\$1,620,000	\$1,449,000	2940	10	2005	3	4000	N	N	2000 MCGILVRA BLVD E
007	532010	0010	8/18/09	\$2,640,000	\$2,424,000	2990	10	1960	5	13230	N	N	1500 G 42ND AVE E
007	531710	0250	1/16/08	\$3,275,000	\$2,697,000	3090	10	2004	3	10850	Y	N	1001 MCGILVRA BLVD E
007	133030	0300	7/1/08	\$2,200,000	\$1,872,000	3150	10	2007	3	8550	N	N	2221 38TH PL E
007	531710	0670	2/19/10	\$3,200,000	\$3,035,000	3180	10	1940	3	5400	Y	Y	408 39TH AVE E
007	918570	0480	2/25/10	\$2,490,000	\$2,364,000	3630	10	1904	3	8400	N	N	1002 36TH AVE E
007	438570	1240	5/3/10	\$1,875,000	\$1,801,000	3720	10	2005	3	6000	N	N	2342 41ST AVE E
007	195470	0706	7/23/10	\$2,600,000	\$2,531,000	3766	10	2005	3	9009	Y	N	153 MADRONA PL E
007	531810	0785	5/5/10	\$2,700,000	\$2,594,000	3900	10	2010	3	7200	N	N	1523 38TH AVE E
007	531810	0735	6/6/08	\$2,700,000	\$2,286,000	5110	10	2008	3	6000	N	N	1510 37TH AVE E
007	531810	1910	4/8/09	\$2,125,000	\$1,906,000	2970	11	2005	4	5400	N	N	1907 38TH AVE E
007	438570	1080	12/17/08	\$1,250,000	\$1,098,000	3030	11	1987	3	4800	N	N	2332 42ND AVE E
007	531710	0085	1/18/08	\$3,000,000	\$2,472,000	3370	11	1930	4	14239	Y	N	1108 MCGILVRA BLVD E
007	531710	0085	10/7/09	\$2,800,000	\$2,594,000	3370	11	1930	4	14239	Y	N	1108 MCGILVRA BLVD E
007	531710	0040	6/16/09	\$1,728,125	\$1,569,000	3380	11	1999	3	7560	N	N	1112 41ST AVE E

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	411460	0312	4/29/10	\$2,675,000	\$2,567,000	3410	11	1970	3	27265	Y	Y	3802 E MCGILVRA ST
007	531610	0815	12/11/09	\$2,350,000	\$2,202,000	3720	11	2007	3	3600	N	N	1231 42ND AVE E
007	918570	0100	9/21/10	\$2,600,000	\$2,557,000	4310	11	2009	3	7200	N	N	602 34TH AVE E
007	133030	0385	4/22/08	\$2,708,000	\$2,273,000	4380	11	2008	3	8721	N	N	3804 E CROCKETT ST
007	531610	0945	12/15/10	\$2,800,000	\$2,792,000	4500	11	1928	3	13650	N	N	1133 MCGILVRA BLVD E
007	531610	0600	4/22/08	\$5,925,000	\$4,974,000	5220	11	1988	3	15460	Y	N	1212 39TH AVE E
007	531710	0611	9/16/09	\$2,850,000	\$2,631,000	5280	11	2002	3	7209	Y	N	508 HILLSIDE DR E
007	195470	0245	2/11/10	\$3,505,000	\$3,320,000	3680	12	1999	3	17730	Y	N	280 MAIDEN LN E
007	195720	0010	12/28/09	\$9,560,000	\$8,984,000	4020	12	1925	5	25493	Y	Y	320 39TH AVE E
007	531710	0033	10/19/10	\$6,700,000	\$6,619,000	5030	12	1983	3	18000	Y	Y	4205 E HIGHLAND DR
007	532010	0035	12/17/09	\$10,600,000	\$9,943,000	5830	12	1978	3	31168	Y	Y	1500 E 42ND AVE E
007	411460	0705	1/3/08	\$6,700,000	\$5,504,000	5060	13	2002	3	7482	Y	Y	1116 41ST AVE E
007	195470	0280	6/1/10	\$6,250,000	\$6,032,000	5130	13	2001	3	23066	Y	N	210 MAIDEN LN E
008	982920	0360	9/26/09	\$434,500	\$402,000	700	7	1951	3	6300	Y	N	329 RANDOLPH AVE
008	982920	0360	8/27/10	\$490,000	\$480,000	700	7	1951	3	6300	Y	N	329 RANDOLPH AVE
008	502690	0165	11/25/08	\$615,000	\$538,000	970	7	1906	4	2800	N	N	3900 E PINE ST
008	535120	0219	3/19/10	\$580,000	\$553,000	1080	7	1909	5	2000	Y	N	1528 GRAND AVE
008	142220	0201	3/3/08	\$875,000	\$727,000	1110	7	1935	3	5109	Y	N	630 RANDOLPH PL
008	531710	0312	8/25/10	\$375,000	\$367,000	1130	7	1956	3	6020	N	N	3223 E HARRISON ST
008	910300	0125	10/13/09	\$681,500	\$632,000	1170	7	1947	5	5922	N	N	105 33RD AVE E
008	034500	0485	8/2/10	\$622,000	\$607,000	1180	7	1927	3	3790	Y	N	707 37TH AVE
008	531710	0313	6/9/09	\$395,000	\$358,000	1250	7	1972	3	6240	N	N	323 33RD AVE E
008	982920	0450	5/6/08	\$1,120,000	\$943,000	1280	7	1940	4	6000	Y	N	328 RANDOLPH AVE
008	715320	0145	11/17/08	\$505,000	\$441,000	1320	7	1910	3	3710	N	N	1423 36TH AVE
008	690920	0585	9/12/08	\$350,000	\$302,000	1330	7	1900	3	4000	N	N	1413 32ND AVE S
008	715170	0230	12/28/09	\$620,000	\$583,000	1460	7	1906	3	4000	Y	N	1101 36TH AVE
008	757620	0095	5/1/08	\$525,000	\$441,000	1470	7	1935	3	4360	N	N	1630 34TH AVE
008	757670	0020	2/1/08	\$719,000	\$594,000	1520	7	1915	4	4311	N	N	3415 E HOWELL ST
008	414180	0295	10/14/08	\$560,000	\$486,000	1590	7	1926	3	4000	N	N	1518 36TH AVE
008	034500	0495	2/27/08	\$765,000	\$635,000	1620	7	1926	3	3050	Y	N	3616 E CHERRY ST
008	982920	0015	11/6/09	\$1,200,000	\$1,118,000	1880	7	1943	4	7650	Y	N	3801 E JAMES ST

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	531710	0400	1/18/08	\$727,000	\$599,000	890	8	1941	4	4560	N	N	331 35TH AVE E
008	125020	2750	8/6/08	\$535,000	\$458,000	1150	8	1926	3	5040	Y	N	918 33RD AVE S
008	910300	0180	6/11/08	\$862,000	\$731,000	1310	8	1910	4	4155	N	N	135 34TH AVE E
008	535020	1283	3/23/10	\$800,000	\$763,000	1310	8	1950	3	6300	Y	N	1412 MADRONA DR
008	690920	0575	8/27/08	\$556,000	\$478,000	1330	8	1931	4	2900	N	N	1421 32ND AVE S
008	535120	0103	8/6/10	\$725,000	\$707,000	1380	8	1904	3	4146	Y	N	1415 NEWPORT WAY
008	211020	0245	7/1/09	\$600,000	\$546,000	1420	8	1908	4	3000	N	N	726 34TH AVE
008	571200	0015	7/23/10	\$525,000	\$511,000	1470	8	1929	4	2400	Y	N	406 35TH AVE S
008	569900	0170	12/13/10	\$645,050	\$643,000	1500	8	2007	3	4590	Y	N	3207 S NORMAN ST
008	194730	0005	7/7/08	\$612,000	\$521,000	1510	8	1907	5	2970	N	N	277 LAKE DELL AVE
008	427890	0120	12/12/10	\$595,000	\$593,000	1570	8	1981	3	4977	N	N	422 33RD AVE
008	428990	0060	12/15/09	\$664,000	\$623,000	1600	8	1907	4	4600	N	N	1557 MADRONA DR
008	125020	1640	8/11/09	\$745,000	\$683,000	1600	8	1905	4	7200	Y	N	526 31ST AVE S
008	910300	0345	8/7/08	\$627,000	\$537,000	1610	8	1977	4	4000	N	N	3608 E DENNY WAY
008	535120	0210	6/10/09	\$720,000	\$653,000	1610	8	1904	5	5100	Y	N	1525 MADRONA DR
008	125020	3165	4/28/09	\$650,000	\$585,000	1650	8	1928	4	3600	Y	N	419 35TH AVE S
008	757620	0100	7/6/10	\$735,000	\$714,000	1690	8	1908	4	4360	N	N	1626 34TH AVE
008	042404	9027	1/27/10	\$665,000	\$628,000	1720	8	1936	4	4635	Y	N	835 32ND AVE S
008	535020	0610	12/17/08	\$890,000	\$782,000	1720	8	1909	4	3250	Y	N	1128 38TH AVE
008	502690	0100	4/2/08	\$1,079,000	\$902,000	1730	8	1917	5	4066	Y	N	1617 GRAND AVE
008	177850	0285	5/10/10	\$712,500	\$685,000	1740	8	1939	4	6000	N	N	3410 E JOHN ST
008	742470	0125	5/1/10	\$750,000	\$720,000	1740	8	1926	3	8480	Y	N	1639 37TH AVE
008	414180	0045	4/24/09	\$579,950	\$522,000	1750	8	1901	3	4000	N	N	1523 35TH AVE
008	632100	0170	5/14/09	\$817,500	\$738,000	1790	8	1905	5	5600	N	N	1703 MADRONA DR
008	082300	0120	10/21/09	\$849,900	\$789,000	1840	8	1988	5	4120	Y	N	814 31ST AVE S
008	125020	3135	11/16/10	\$685,000	\$680,000	1860	8	1959	4	6000	Y	N	3450 S KING ST
008	125020	3255	4/26/10	\$550,500	\$528,000	1870	8	1999	3	4050	N	N	523 35TH AVE S
008	535020	0630	6/28/10	\$650,000	\$630,000	1880	8	1982	4	4339	N	N	1109 NEWPORT WAY
008	535020	0315	7/23/08	\$1,225,000	\$1,047,000	1880	8	1924	5	4692	Y	N	1128 37TH AVE
008	982920	0330	3/24/08	\$850,000	\$710,000	1900	8	1986	3	7000	Y	N	503 RANDOLPH AVE
008	632100	0150	9/7/10	\$969,000	\$951,000	1930	8	2003	3	4609	N	N	1714 37TH AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	757670	0140	6/30/09	\$844,000	\$768,000	1932	8	1914	5	3654	Y	N	1711 37TH AVE
008	757620	0105	3/15/10	\$746,000	\$710,000	1960	8	1910	4	4360	N	N	1622 34TH AVE
008	414180	0095	10/9/09	\$732,500	\$679,000	2010	8	1994	3	4000	N	N	1518 35TH AVE
008	414180	0095	10/8/09	\$732,500	\$679,000	2010	8	1994	3	4000	N	N	1518 35TH AVE
008	910300	0550	8/6/09	\$695,000	\$637,000	2040	8	1933	4	3368	N	N	3409 E DENNY WAY
008	535120	0190	6/22/10	\$675,900	\$655,000	2060	8	1978	4	7000	Y	N	1515 MADRONA DR
008	535120	0190	4/21/10	\$725,000	\$695,000	2060	8	1978	4	7000	Y	N	1515 MADRONA DR
008	757620	0085	12/1/08	\$750,000	\$657,000	2120	8	1913	4	4320	N	N	1636 34TH AVE
008	118600	0015	9/29/10	\$700,000	\$689,000	2120	8	1918	4	5437	N	N	1612 34TH AVE
008	742470	0175	1/7/08	\$1,179,000	\$969,000	2150	8	1904	4	5000	Y	N	1625 36TH AVE
008	042404	9005	7/24/08	\$790,500	\$676,000	2160	8	1954	4	6050	Y	N	908 31ST AVE S
008	125020	2916	8/1/08	\$660,000	\$565,000	2220	8	1981	3	4620	N	N	517 LAKE WASHINGTON BLVD S
008	531710	0285	12/21/10	\$598,000	\$597,000	2220	8	1979	3	5679	N	N	545 LAKE WASHINGTON BLVD E
008	535020	0870	3/10/08	\$1,150,000	\$957,000	2240	8	1923	4	3400	Y	N	1535 GRAND AVE
008	034500	0075	9/28/09	\$900,000	\$832,000	2270	8	1926	4	5000	N	N	727 35TH AVE
008	125020	3735	6/11/10	\$685,000	\$662,000	2380	8	1923	3	8837	Y	N	1521 35TH AVE S
008	982920	0680	11/24/09	\$877,000	\$819,000	2380	8	1925	4	6175	Y	N	201 ERIE AVE
008	125020	3310	7/23/09	\$1,250,000	\$1,143,000	2480	8	1999	3	6300	Y	N	820 LAKE WASHINGTON BLVD S
008	125020	1645	9/1/10	\$879,000	\$862,000	2548	8	1905	4	7200	Y	N	532 31ST AVE S
008	535020	0435	5/23/08	\$900,000	\$760,000	2560	8	1907	5	3229	N	N	3816 E SPRING ST
008	414180	0240	8/4/08	\$915,000	\$784,000	2650	8	1906	3	8480	Y	N	1602 36TH AVE
008	757670	0036	12/18/08	\$1,050,000	\$923,000	2970	8	1922	4	6700	N	N	3506 E SCHUBERT PL
008	194730	0030	3/3/09	\$595,000	\$530,000	1220	9	1978	3	7425	N	N	3440 E SPRUCE ST
008	125020	4565	8/4/10	\$1,325,000	\$1,293,000	1410	9	1981	3	4960	Y	Y	1310 LAKESIDE AVE S
008	715320	0120	11/18/08	\$851,000	\$744,000	1420	9	1925	3	4558	Y	N	1435 36TH AVE
008	042404	9034	9/14/09	\$640,000	\$591,000	1440	9	1985	3	3150	Y	N	3103 S CHARLES ST
008	982920	0580	5/4/10	\$675,000	\$648,000	1550	9	1979	4	6350	Y	N	214 ERIE AVE
008	910300	0720	12/2/10	\$760,000	\$756,000	1600	9	1949	3	7672	N	N	122 37TH AVE E
008	400300	0053	4/23/09	\$740,000	\$665,000	1630	9	1991	3	9600	Y	N	3521 E SPRUCE ST
008	125020	3305	7/30/10	\$652,600	\$636,000	1640	9	1994	3	3150	Y	N	816 LAKE WASHINGTON BLVD S
008	428990	0075	7/10/09	\$800,000	\$730,000	1660	9	2009	3	5720	N	N	1546 MADRONA DR

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	034500	0375	3/1/10	\$1,170,000	\$1,112,000	1690	9	1925	4	5300	Y	N	728 36TH AVE
008	125020	2520	6/5/08	\$925,000	\$783,000	1720	9	1925	4	3600	Y	N	1378 33RD AVE S
008	982920	0969	10/20/09	\$710,000	\$659,000	1740	9	1981	3	6000	Y	N	3435 E SUPERIOR ST
008	632100	0155	10/21/08	\$975,000	\$847,000	1760	9	1982	5	4955	N	N	1710 37TH AVE
008	742470	0051	8/3/09	\$835,000	\$765,000	1820	9	1985	5	5292	N	N	1703 37TH AVE
008	742470	0051	7/22/10	\$795,000	\$774,000	1820	9	1985	5	5292	N	N	1703 37TH AVE
008	177850	0550	3/28/08	\$940,000	\$785,000	1840	9	1936	4	4400	N	N	173 37TH AVE E
008	715320	0160	7/30/10	\$1,175,000	\$1,145,000	1860	9	1905	4	6360	N	N	1413 36TH AVE
008	034500	0325	4/30/10	\$1,248,000	\$1,198,000	1880	9	1927	4	4240	Y	N	3602 E CHERRY ST
008	034500	0365	7/12/10	\$1,203,000	\$1,169,000	1890	9	1984	3	5300	Y	N	724 36TH AVE
008	042404	9028	7/1/10	\$1,060,000	\$1,028,000	1920	9	1947	5	4635	Y	N	831 32ND AVE S
008	742470	0135	5/18/09	\$1,196,500	\$1,081,000	1960	9	2004	3	5000	N	N	1638 35TH AVE
008	515770	0058	12/15/10	\$625,000	\$623,000	2020	9	2005	3	1718	N	N	3401 E SPRING ST
008	515770	0060	8/20/08	\$835,000	\$717,000	2020	9	2005	3	1729	N	N	3405 E SPRING ST
008	515770	0060	11/17/10	\$780,000	\$774,000	2020	9	2005	3	1729	N	N	3405 E SPRING ST
008	125020	1650	4/28/08	\$940,000	\$790,000	2040	9	1979	5	6600	Y	N	3100 S LANE ST
008	447340	0200	5/28/08	\$859,950	\$727,000	2070	9	1996	3	4000	Y	N	3210 S DEARBORN ST
008	142220	0530	7/15/09	\$980,000	\$894,000	2070	9	1930	4	4620	N	N	3700 E MARION ST
008	414180	0200	12/1/10	\$935,000	\$930,000	2070	9	1926	5	4000	N	N	3514 E PINE ST
008	125020	3170	3/2/10	\$1,000,000	\$950,000	2080	9	1915	5	8400	Y	N	415 35TH AVE S
008	142220	0497	9/23/09	\$505,000	\$467,000	2100	9	1977	3	5400	N	N	914 RANDOLPH AVE
008	742470	0055	11/24/09	\$1,220,000	\$1,140,000	2100	9	1924	5	7950	Y	N	1636 36TH AVE
008	982920	0356	11/20/09	\$650,680	\$607,000	2110	9	1985	3	5030	N	N	327 RANDOLPH AVE
008	910300	0205	11/3/09	\$1,195,000	\$1,112,000	2143	9	2003	3	4368	N	N	141 34TH AVE E
008	447340	0155	9/14/10	\$900,000	\$884,000	2180	9	1999	3	4200	Y	N	710 31ST AVE S
008	125020	2030	8/25/10	\$739,000	\$723,000	2200	9	1910	5	3818	Y	N	1303 33RD AVE S
008	690920	0150	10/25/10	\$725,000	\$717,000	2210	9	1905	3	8500	N	N	3104 S IRVING ST
008	174470	0070	3/11/08	\$1,000,000	\$833,000	2260	9	1921	4	7084	Y	N	439 36TH AVE
008	757670	0160	7/29/08	\$1,050,000	\$898,000	2360	9	1914	3	6820	N	N	3511 E SCHUBERT PL
008	414180	0285	1/4/10	\$1,300,000	\$1,223,000	2360	9	2002	3	8000	N	N	1526 36TH AVE
008	428990	0145	6/4/10	\$1,450,000	\$1,400,000	2370	9	1924	4	7810	Y	N	1522 40TH AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	632100	0245	7/18/08	\$1,136,500	\$970,000	2420	9	1990	3	5040	N	N	3863 E OLIVE ST
008	910300	0410	11/18/10	\$1,175,000	\$1,167,000	2450	9	2008	3	3865	N	N	3425 E FLORENCE CT
008	125120	0096	4/22/08	\$950,000	\$797,000	2490	9	2006	3	4085	Y	N	1129 LAKE WASHINGTON BLVD S
008	428990	0085	8/11/09	\$879,500	\$807,000	2570	9	1986	3	5720	N	N	1534 MADRONA DR
008	414180	0185	11/24/08	\$1,075,000	\$940,000	2570	9	1993	3	4000	N	N	1610 35TH AVE
008	715170	0025	7/7/10	\$1,150,000	\$1,117,000	2580	9	1905	5	5500	N	N	1139 35TH AVE
008	715320	0205	3/23/10	\$802,000	\$765,000	2650	9	1905	3	6500	Y	N	1435 37TH AVE
008	571200	0065	5/1/08	\$1,600,000	\$1,345,000	2850	9	2007	3	3181	Y	N	419 LAKESIDE AVE S
008	742470	0185	3/10/10	\$1,369,000	\$1,303,000	2870	9	1903	5	5000	Y	N	1629 36TH AVE
008	715170	0465	2/5/08	\$1,865,000	\$1,542,000	2880	9	1929	5	5000	Y	N	1118 36TH AVE
008	918470	0545	1/4/10	\$1,361,270	\$1,281,000	3660	9	1998	3	10000	Y	N	822 36TH AVE
008	177850	0471	5/17/10	\$1,500,000	\$1,444,000	3790	9	1909	4	8000	N	N	219 37TH AVE E
008	177850	0460	8/11/10	\$1,400,000	\$1,367,000	4230	9	1909	5	6000	N	N	225 37TH AVE E
008	063500	0011	9/29/08	\$1,050,000	\$909,000	1450	10	2007	3	2621	Y	N	309 B LAKESIDE AVE S
008	125020	3105	8/18/10	\$1,636,000	\$1,600,000	1670	10	1998	3	7200	N	N	414 34TH AVE S
008	660000	0335	7/22/10	\$1,340,000	\$1,304,000	1900	10	2007	3	8320	N	N	320 36TH AVE E
008	125020	3915	12/19/09	\$970,000	\$910,000	1930	10	1980	3	7200	Y	N	1521 36TH AVE S
008	063500	0001	2/20/09	\$760,000	\$676,000	1950	10	2007	3	1248	N	N	305 B LAKESIDE AVE S
008	177850	0555	7/24/08	\$1,315,000	\$1,124,000	1970	10	1973	5	4400	Y	N	182 35TH AVE E
008	063500	0005	9/10/08	\$850,000	\$733,000	2030	10	2007	3	1249	N	N	305 A LAKESIDE AVE S
008	742470	0165	5/25/10	\$1,100,000	\$1,060,000	2230	10	1999	3	5000	N	N	1622 35TH AVE
008	194730	0100	8/11/10	\$962,500	\$940,000	2300	10	1988	3	5438	N	N	317 35TH AVE
008	174470	0200	8/17/10	\$1,455,000	\$1,422,000	2400	10	1926	4	6360	N	N	429 35TH AVE
008	125020	3320	4/1/08	\$1,500,000	\$1,254,000	2510	10	2005	3	4200	Y	N	834 LAKE WASHINGTON BLVD S
008	600650	0005	12/14/10	\$1,200,000	\$1,196,000	2540	10	1909	4	5400	Y	N	3303 S DEARBORN ST
008	125020	3445	12/16/10	\$983,150	\$981,000	2550	10	1991	3	7324	Y	N	903 LAKESIDE AVE S
008	125020	2645	7/24/09	\$1,200,000	\$1,097,000	2690	10	2007	3	7350	Y	N	1333 LAKE WASHINGTON BLVD S
008	715170	0475	6/17/08	\$1,780,000	\$1,511,000	2720	10	2007	3	5000	Y	N	1110 36TH AVE
008	535020	1365	1/20/09	\$1,795,493	\$1,587,000	2880	10	1991	3	5090	Y	N	1448 MADRONA DR
008	414180	0010	1/12/10	\$1,260,000	\$1,187,000	2940	10	2008	3	4000	N	N	1615 35TH AVE
008	910300	0710	3/5/08	\$1,185,000	\$985,000	3100	10	2005	3	5536	N	N	110 37TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	660000	0190	6/16/09	\$1,190,000	\$1,081,000	3170	10	1983	3	7250	N	N	453 LAKE WASHINGTON BLVD E
008	125070	0050	11/25/08	\$1,600,000	\$1,400,000	4140	10	1990	3	4160	Y	N	717 35TH AVE S
008	414180	0350	6/20/09	\$1,520,000	\$1,381,000	2020	11	1904	5	8000	Y	N	1525 37TH AVE
008	082300	0065	3/10/10	\$1,350,000	\$1,285,000	2440	11	2005	3	3770	Y	N	807 32ND AVE S
008	411460	1535	6/30/10	\$2,625,000	\$2,546,000	2670	11	2006	3	3610	Y	Y	1108 LAKESIDE AVE S
008	125070	0025	10/2/08	\$1,650,000	\$1,429,000	3130	11	2008	3	4200	Y	N	712 LAKE WASHINGTON BLVD S
008	982920	0555	3/23/09	\$1,400,000	\$1,252,000	2510	12	1985	3	5187	Y	N	211 LAKE WASHINGTON BLVD

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	111800	0375	01/15/08	\$1,300,000	DOR RATIO
006	111800	0680	04/08/09	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	0680	04/08/09	\$560,000	QUIT CLAIM DEED
006	111800	0810	09/11/09	\$1,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	0935	12/16/10	\$1,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	111800	1180	03/11/10	\$1,245,000	DIAGNOSTIC OUTLIERS
006	111800	1195	10/15/10	\$1,640,000	DIAGNOSTIC OUTLIERS
006	111800	1215	03/12/10	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	1825	02/01/08	\$990,000	DOR RATIO
006	111800	1955	09/16/10	\$1,900,000	DIAGNOSTIC OUTLIERS
007	133030	0515	07/01/08	\$1,350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	195470	0135	08/12/08	\$8,325,000	IMP COUNT
007	195470	0200	11/29/10	\$1,375,000	UNFINISHED AREA CODED
007	195470	0420	12/14/10	\$2,700,000	UNFINISHED AREA CODED
007	195470	0704	04/23/10	\$3,490,359	PERCENT COMPLETE CODED
007	228890	0140	09/30/08	\$710,000	DIAGNOSTIC OUTLIERS
007	411460	0810	06/11/08	\$13,300,000	IMP COUNT
007	438570	0430	11/16/10	\$773,796	FINANCIAL INSTITUTION RESALE
007	438570	0465	09/08/09	\$678,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	438570	0700	08/13/08	\$336,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	438570	0870	08/05/09	\$582,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	1265	07/29/09	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	501700	0360	03/06/09	\$613,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	501700	0470	09/13/10	\$1,180,000	FINANCIAL INSTITUTION RESALE
007	502690	0270	02/11/08	\$15,800,000	IMP COUNT
007	502690	0271	07/07/10	\$2,150,000	OBSOLESCENCE CODED
007	531610	0350	03/02/10	\$1,225,000	RELOCATION - SALE TO SERVICE
007	531610	0520	10/13/10	\$1,150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531610	0930	03/25/08	\$1,367,000	NO MARKET EXPOSURE
007	531710	0270	06/15/10	\$1,650,000	DIAGNOSTIC OUTLIERS
007	531710	0481	05/02/08	\$1,600,000	NO MARKET EXPOSURE
007	531710	0660	11/06/09	\$3,200,000	NO MARKET EXPOSURE
007	531710	0785	11/23/10	\$836,000	PREVIMP<=25K
007	531810	0415	10/06/08	\$764,000	NO MARKET EXPOSURE
007	531810	0690	06/30/08	\$1,600,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	531810	0745	05/14/09	\$1,650,000	OBSOLESCENCE CODED
007	531810	1235	06/19/09	\$273,000	QUIT CLAIM DEED
007	531810	1379	04/06/09	\$700,000	NO MARKET EXPOSURE
007	531810	1665	06/13/08	\$93,097	QUIT CLAIM DEED
007	531810	1680	06/16/09	\$945,000	DOR RATIO
007	632100	0020	01/14/08	\$2,200,010	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	660000	0311	09/23/08	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	660000	0430	12/09/08	\$3,248,916	PERCENT COMPLETE CODED
007	918570	0140	06/03/08	\$1,650,000	NO MARKET EXPOSURE
007	918570	0315	06/28/10	\$2,685,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	918570	0410	09/10/09	\$1,900,000	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	042404	9009	05/04/09	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	042404	9027	08/31/09	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	042404	9027	10/16/09	\$390,000	DOR RATIO
008	082300	0174	09/09/09	\$689,000	PREVIMP<=25K
008	118600	0020	04/16/09	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	125020	1710	11/05/09	\$408,200	DOR RATIO
008	125020	1955	04/27/10	\$280,000	DOR RATIO
008	125020	2025	07/09/09	\$289,000	DOR RATIO
008	125020	2546	03/16/10	\$1,300,000	FINANCIAL INSTITUTION RESALE
008	125020	3000	06/06/08	\$325,000	QUIT CLAIM DEED
008	125020	3095	11/20/09	\$1,100,000	SHORT SALE
008	125020	3270	12/08/10	\$1,100,000	FINANCIAL INSTITUTION RESALE
008	125020	3725	01/08/10	\$650,000	SHORT SALE
008	125020	3845	11/28/08	\$138,090	QUIT CLAIM DEED
008	125020	4130	04/12/10	\$632,500	FINANCIAL INSTITUTION RESALE
008	125020	4795	09/13/10	\$2,385,000	DIAGNOSTIC OUTLIERS
008	125020	4883	02/24/10	\$595,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	125070	0015	04/16/08	\$812,000	NO MARKET EXPOSURE
008	125120	0260	09/27/10	\$735,500	DIAGNOSTIC OUTLIERS
008	142220	0020	06/05/08	\$925,000	PREVIMP<=25K
008	142220	0115	05/12/08	\$920,375	NO MARKET EXPOSURE
008	177850	0530	12/07/10	\$550,000	DIAGNOSTIC OUTLIERS
008	320090	0085	06/19/08	\$747,000	NO MARKET EXPOSURE
008	411460	1520	06/24/08	\$5,520,000	DIAGNOSTIC OUTLIERS
008	411460	1550	04/02/10	\$1,510,000	FINANCIAL INSTITUTION RESALE
008	428990	0075	09/05/08	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	428990	0075	02/12/08	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	502690	0070	03/17/09	\$101,868	QUIT CLAIM DEED
008	515770	0058	12/03/10	\$625,000	RELOCATION - SALE TO SERVICE
008	531710	0287	10/13/08	\$350,000	DIAGNOSTIC OUTLIERS
008	531710	0292	05/21/09	\$280,000	OBSOLESCENCE CODED
008	535020	1283	09/05/08	\$850,000	NO MARKET EXPOSURE
008	535020	1365	03/08/10	\$1,525,000	FINANCIAL INSTITUTION RESALE
008	632100	0160	01/12/10	\$499,000	DOR RATIO
008	660000	0055	03/19/09	\$93,328	DOR RATIO
008	660000	0100	11/11/08	\$550,000	FORCED SALE
008	660000	0105	04/24/09	\$435,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	690920	0575	08/20/10	\$266,117	QUIT CLAIM DEED
008	715170	0310	09/29/08	\$775,000	OBSOLESCENCE CODED
008	715170	0310	03/06/08	\$775,000	OBSOLESCENCE CODED
008	808340	0240	10/30/09	\$1,170,000	OBSOLESCENCE CODED
008	910300	0296	08/25/10	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	910300	0425	06/17/10	\$615,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	982920	0030	09/11/08	\$715,000	QUIT CLAIM DEED
008	982920	0245	08/25/09	\$1,200,000	NO MARKET EXPOSURE
008	982920	0260	02/27/08	\$1,300,000	OBSOLESCENCE CODED

***Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	982920	0550	08/31/10	\$450,000	PERCENT COMPLETE CODED
008	982920	0585	09/23/08	\$508,700	OBSOLESCENCE CODED
008	982920	0590	12/02/10	\$400,000	DOR RATIO
008	982920	1045	03/27/08	\$769,000	DIAGNOSTIC OUTLIERS

***Vacant Sales Used in this Annual Update Analysis
Area 14***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
006	111800	0256	07/22/10	\$1,712,500	10739	N	N
008	125020	3740	06/29/10	\$349,900	5563	Y	N
008	535020	0460	05/23/08	\$470,000	4707	N	N
008	571200	0070	11/13/09	\$360,000	5089	Y	N
008	660000	0102	10/28/09	\$120,000	5530	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 14***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	111800	0531	01/28/08	\$1,150,000	BUILDER OR DEVELOPER SALES;
006	111800	0675	05/23/08	\$1,100,000	TEAR DOWN;
007	438570	1083	12/01/10	\$539,000	DIAGNOSTIC OUTLIERS
007	531710	0716	05/06/08	\$4,800,000	TEAR DOWN; MULTI-PARCEL SALE;
007	531810	0790	02/25/08	\$2,300,000	SEGREGATION AND/OR MERGER;
007	531810	0810	02/08/08	\$1,500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531810	1805	02/29/08	\$928,500	BUILDER OR DEVELOPER SALES;
008	125020	2150	03/31/10	\$1,175,000	MULTI-PARCEL SALE;
008	125020	2150	05/21/08	\$1,060,000	MULTI-PARCEL SALE;
008	125020	4070	08/18/10	\$100,000	DOR RATIO
008	125020	4720	06/05/08	\$7,400,000	MULTI-PARCEL SALE;
008	174470	0081	09/19/08	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	411460	1441	04/22/09	\$2,650,000	MULTI-PARCEL SALE;
008	428990	0140	01/29/08	\$1,115,500	NO MARKET EXPOSURE;
008	531710	0286	07/15/09	\$148,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

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 of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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



King County

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Lloyd Hara Assessor

As we start preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 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;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved 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 and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor