

Residential Revalue

2011 Assessment Roll

Rainier Beach

AREA 22

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



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

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: Rainier Beach /22

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 252

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	\$138,900	\$143,600	\$282,500			
2011 Value	\$127,800	\$132,000	\$259,800	\$285,500	91.0%	12.90%
Change	-\$11,100	-\$11,600	-\$22,700			
% Change	-8.0%	-8.1%	-8.0%			

*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	\$149,700	\$136,100	\$285,800
2011 Value	\$137,200	\$125,700	\$262,900
Percent Change	-8.4%	-7.6%	-8.0%

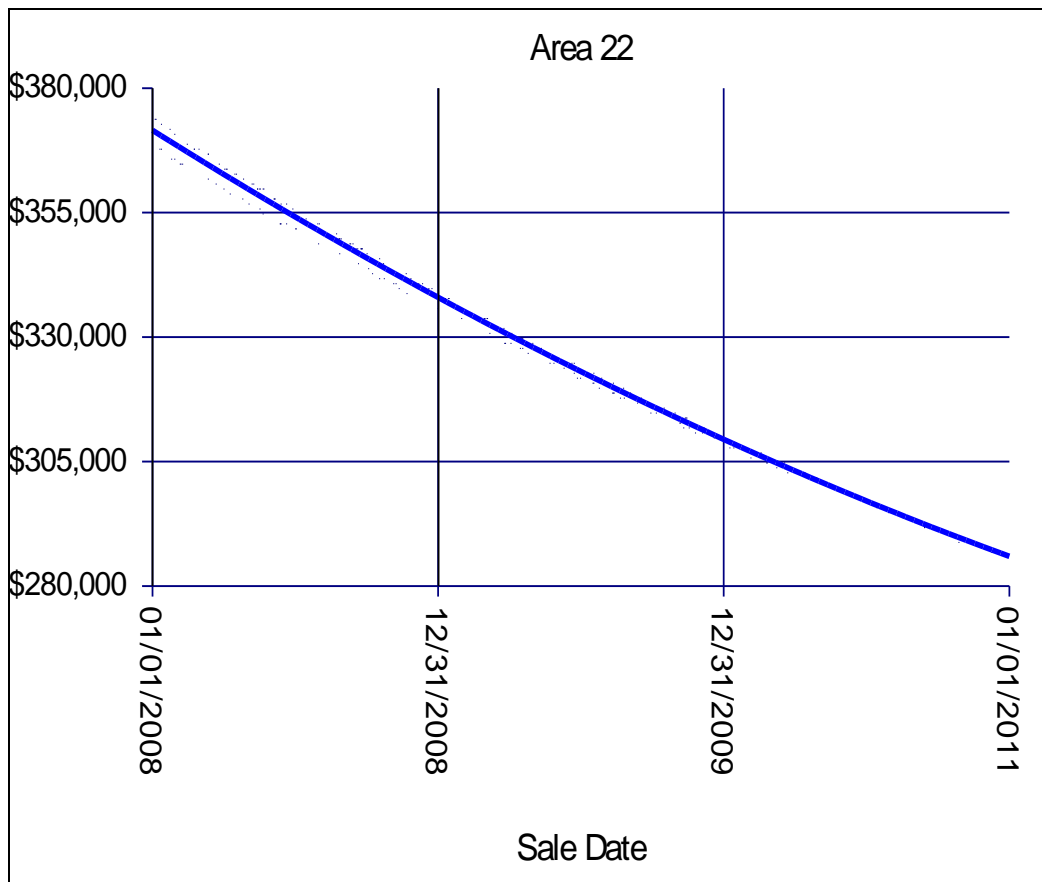
Number of one to three unit residences in the Population: 3965

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* for Sub Area 5.

We recommend posting these values for the 2011 Assessment Roll.

Market Change of Average Sale Price in Area 22

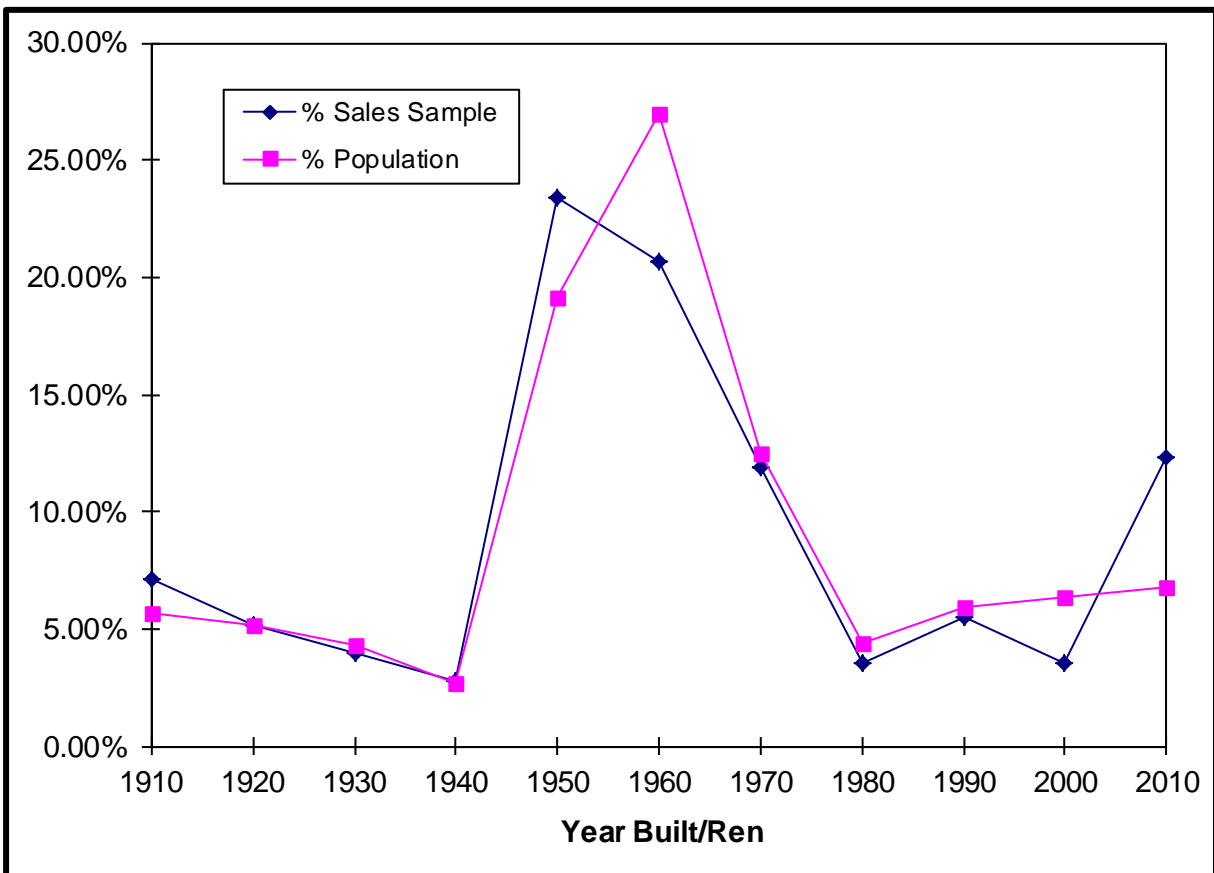
From 1/1/2008 to 1/1/2011



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	18	7.14%
1920	13	5.16%
1930	10	3.97%
1940	7	2.78%
1950	59	23.41%
1960	52	20.63%
1970	30	11.90%
1980	9	3.57%
1990	14	5.56%
2000	9	3.57%
2010	31	12.30%
	252	

Population		
Year Built/Ren	Frequency	% Population
1910	224	5.65%
1920	206	5.20%
1930	171	4.31%
1940	109	2.75%
1950	760	19.17%
1960	1070	26.99%
1970	494	12.46%
1980	175	4.41%
1990	234	5.90%
2000	254	6.41%
2010	268	6.76%
	3965	

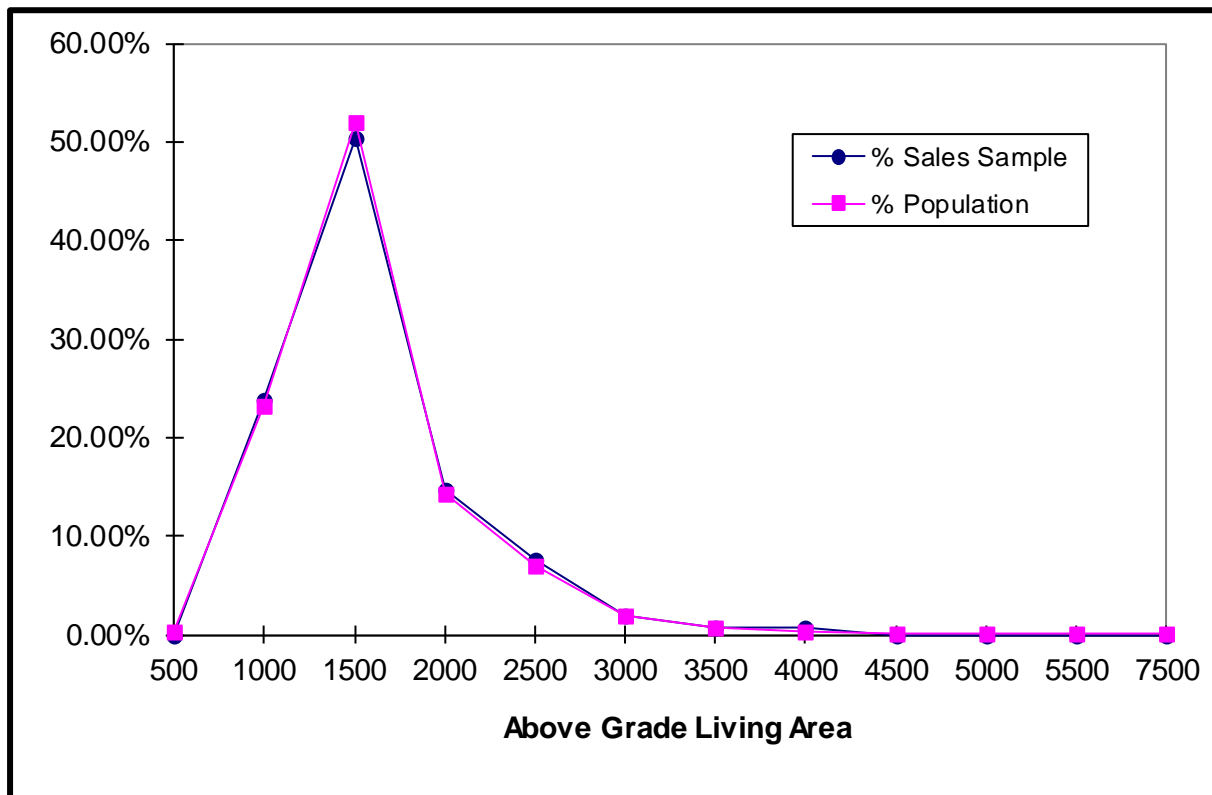


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	60	23.81%
1500	127	50.40%
2000	37	14.68%
2500	19	7.54%
3000	5	1.98%
3500	2	0.79%
4000	2	0.79%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	252	

Population		
AGLA	Frequency	% Population
500	12	0.30%
1000	917	23.13%
1500	2063	52.03%
2000	568	14.33%
2500	279	7.04%
3000	78	1.97%
3500	27	0.68%
4000	13	0.33%
4500	2	0.05%
5000	3	0.08%
5500	1	0.03%
7500	2	0.05%
	3965	

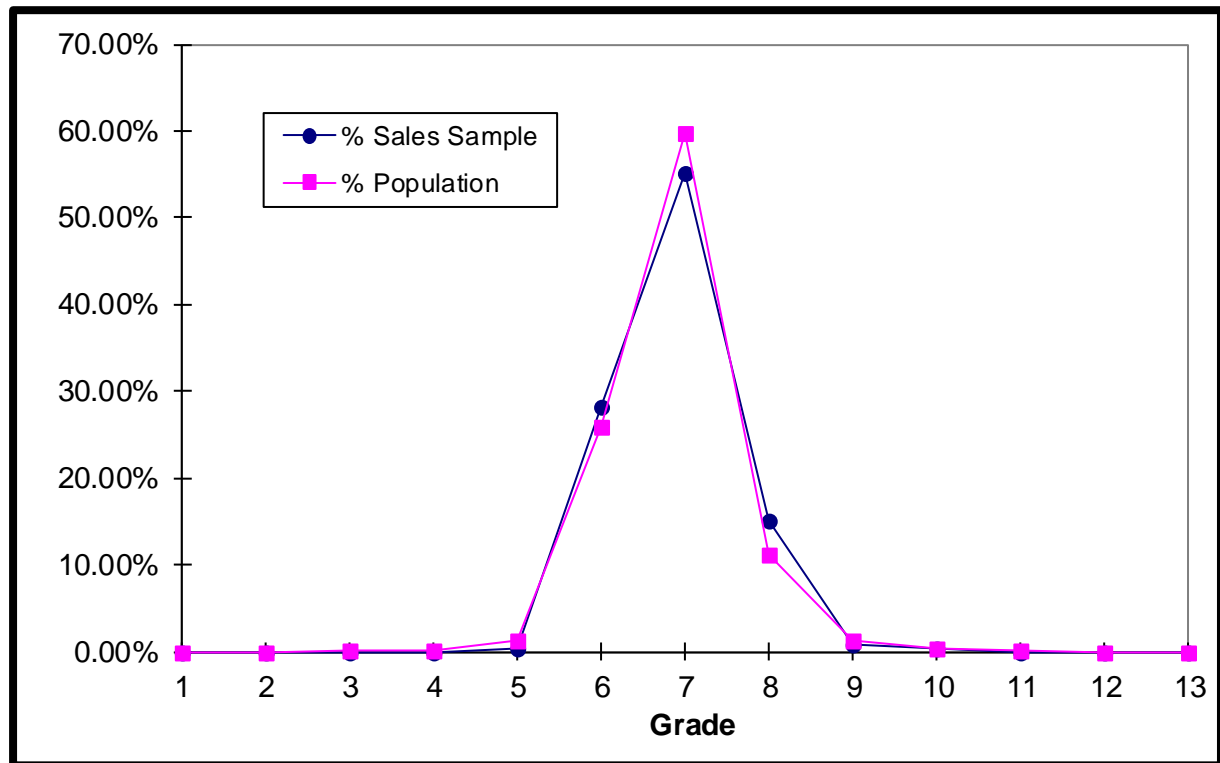


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

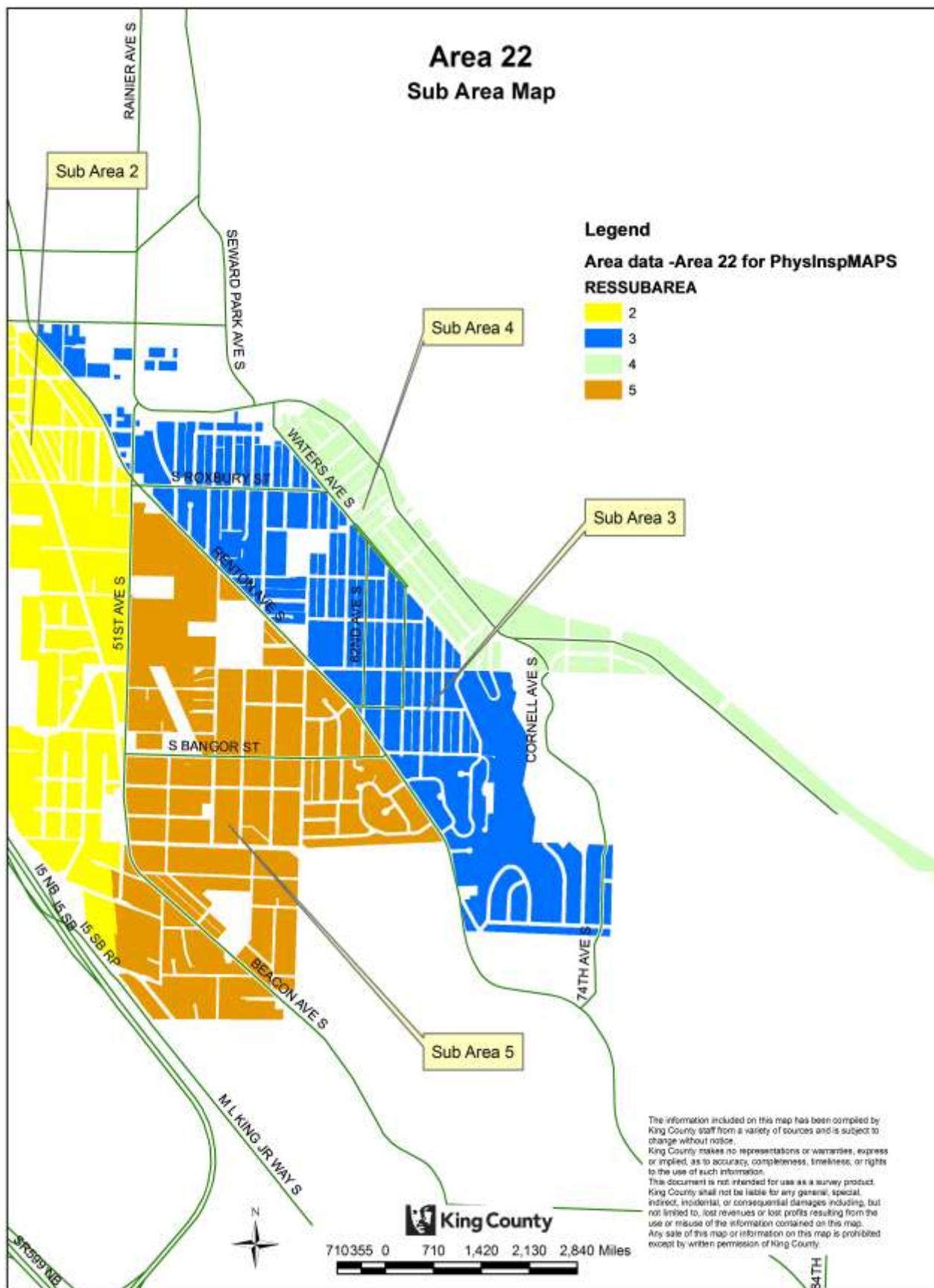
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.40%
6	71	28.17%
7	139	55.16%
8	38	15.08%
9	2	0.79%
10	1	0.40%
11	0	0.00%
12	0	0.00%
13	0	0.00%
252		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.05%
4	1	0.03%
5	50	1.26%
6	1028	25.93%
7	2372	59.82%
8	441	11.12%
9	52	1.31%
10	15	0.38%
11	4	0.10%
12	0	0.00%
13	0	0.00%
3965		



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: August 9, 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 2 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 8.4% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is:

$$2011 \text{ Land Value} = 2010 \text{ Land Value} \times .92, \text{ with the result rounded down to the next } \$1,000.$$

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* for Sub Area 5.

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 252 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 91.0%. 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 -8.0%. 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 22 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

-6.63%

Sub 5	Yes
% Adjustment	-10.83%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a improved parcel is SUB 5 would *approximately* receive a -10.83% downward adjustment. 1349 parcels in the improved population would receive this adjustment. There were 83 sales.

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

66% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 22 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	0.764	-23.6%
2/1/2008	0.770	-23.0%
3/1/2008	0.777	-22.3%
4/1/2008	0.783	-21.7%
5/1/2008	0.790	-21.0%
6/1/2008	0.797	-20.3%
7/1/2008	0.803	-19.7%
8/1/2008	0.810	-19.0%
9/1/2008	0.816	-18.4%
10/1/2008	0.823	-17.7%
11/1/2008	0.830	-17.0%
12/1/2008	0.836	-16.4%
1/1/2009	0.843	-15.7%
2/1/2009	0.849	-15.1%
3/1/2009	0.855	-14.5%
4/1/2009	0.862	-13.8%
5/1/2009	0.869	-13.1%
6/1/2009	0.875	-12.5%
7/1/2009	0.882	-11.8%
8/1/2009	0.888	-11.2%
9/1/2009	0.895	-10.5%
10/1/2009	0.902	-9.8%
11/1/2009	0.908	-9.2%
12/1/2009	0.915	-8.5%
1/1/2010	0.921	-7.9%
2/1/2010	0.928	-7.2%
3/1/2010	0.934	-6.6%
4/1/2010	0.941	-5.9%
5/1/2010	0.947	-5.3%
6/1/2010	0.954	-4.6%
7/1/2010	0.960	-4.0%
8/1/2010	0.967	-3.3%
9/1/2010	0.974	-2.6%
10/1/2010	0.980	-2.0%
11/1/2010	0.987	-1.3%
12/1/2010	0.993	-0.7%
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	0.783	\$411,000
Sale 2	\$475,000	10/1/2009	0.902	\$428,000
Sale 3	\$515,000	7/1/2010	0.960	\$494,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team:	WC/ Team 2	Appr. Date:	1/1/2010	Date of Report:	8/9/2011	Sales Dates:	1/2008 - 12/2010
Area	Rainier Beach - 22	Appr ID:	MDEL	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES
SAMPLE STATISTICS							
Sample size (n)		252					
Mean Assessed Value		282,500					
Mean Adj. Sales Price		285,500					
Standard Deviation AV		104,425					
Standard Deviation SP		110,066					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		1.006					
Median Ratio		0.993					
Weighted Mean Ratio		0.989					
UNIFORMITY							
Lowest ratio		0.722					
Highest ratio:		1.423					
Coefficient of Dispersion		10.36%					
Standard Deviation		0.131					
Coefficient of Variation		13.04%					
Price Related Differential (PRD)		1.017					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.971					
Upper limit		1.013					
95% Confidence: Mean							
Lower limit		0.990					
Upper limit		1.022					
SAMPLE SIZE EVALUATION							
N (population size)		3965					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.131					
Recommended minimum:		28					
Actual sample size:		252					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		133					
# ratios above mean:		119					
z:		0.882					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.80-0.90	14
0.90-1.00	33
1.00-1.10	84
1.10-1.20	65
1.20-1.30	33
1.30-1.40	19
1.40-1.50	2
1.50-1.60	2

COMMENTS:

1 to 3 Unit Residences throughout area 22

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

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team: WC/ Team 2	Appr. Date: 1/1/2011	Date of Report: 8/9/2011	Sales Dates: 1/2008 - 12/2010
Area Rainier Beach - 22	Appr ID: MDEL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	252
Mean Assessed Value	259,800
Mean Sales Price	285,500
Standard Deviation AV	98,303
Standard Deviation SP	110,066

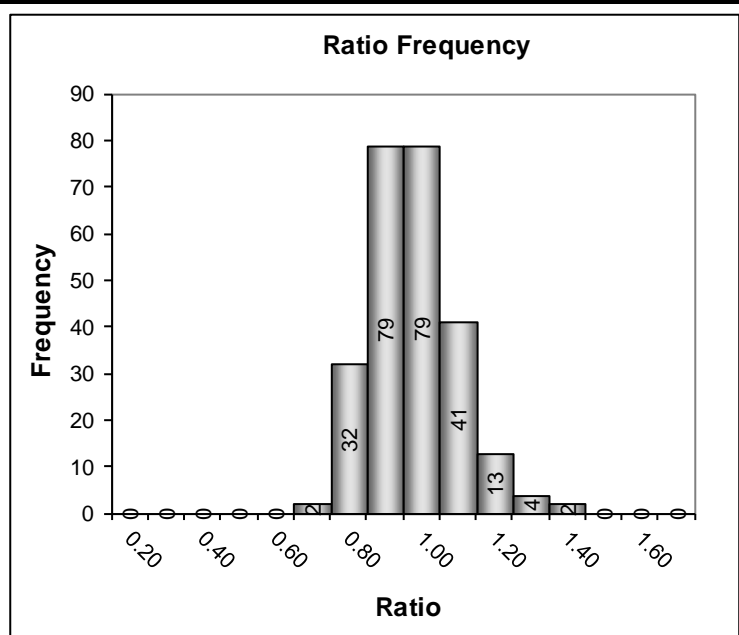
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.913
Weighted Mean Ratio	0.910

UNIFORMITY	
Lowest ratio	0.674
Highest ratio:	1.328
Coefficient of Dispersion	10.26%
Standard Deviation	0.119
Coefficient of Variation	12.90%
Price Related Differential (PRD)	1.014

RELIABILITY	
95% Confidence: Median	
Lower limit	0.894
Upper limit	0.935
95% Confidence: Mean	
Lower limit	0.908
Upper limit	0.938

SAMPLE SIZE EVALUATION	
N (population size)	3965
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.119
Recommended minimum:	23
Actual sample size:	252
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	133
# ratios above mean:	119
z:	0.882
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area ??

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 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	103500	0122	5/7/09	\$156,000	\$136,000	570	6	1942	3	6420	N	N	9712 BEACON AVE S
002	712930	5195	11/11/09	\$160,000	\$146,000	730	6	1925	3	3896	N	N	9439 RENTON AVE S
002	032304	9201	7/27/09	\$219,200	\$194,000	1400	6	1947	3	7700	Y	N	9759 BEACON AVE S
002	687420	0570	3/11/08	\$250,000	\$195,000	1550	6	1948	3	10800	N	N	10831 47TH AVE S
002	032304	9031	4/1/08	\$278,000	\$218,000	900	6	1912	3	9400	N	N	10224 BEACON AVE S
002	918820	0965	7/26/10	\$344,500	\$333,000	1120	6	1910	3	8673	Y	N	9305 48TH AVE S
002	414430	0070	7/9/09	\$225,000	\$199,000	1000	7	1931	3	7280	Y	N	9744 49TH AVE S
002	547680	0270	1/8/09	\$240,000	\$203,000	1160	7	1966	3	7360	N	N	10440 47TH AVE S
002	785860	0051	1/3/08	\$285,000	\$218,000	1280	7	1966	3	7920	N	N	4602 S COOPER ST
002	322620	0135	1/15/10	\$240,000	\$222,000	1190	7	1952	3	6900	Y	N	9234 SPEAR PL S
002	918820	0580	11/12/10	\$250,000	\$247,000	1220	7	1989	3	3868	N	N	9376 BEACON AVE S
002	103500	0071	4/7/10	\$270,450	\$255,000	1540	7	1989	3	7662	N	N	9682 BEACON AVE S
002	032304	9211	9/9/09	\$285,000	\$256,000	1060	7	1970	3	5880	N	N	4821 S ROXBURY ST
002	032304	9245	8/16/10	\$275,000	\$267,000	1450	7	1984	3	9401	Y	N	4801 D S ROXBURY ST
002	032304	9180	6/3/08	\$340,000	\$271,000	1260	7	1963	3	11005	N	N	10007 51ST AVE S
002	918820	0105	11/21/08	\$340,000	\$284,000	2410	7	2007	3	4056	N	N	4411 S SHELL ST
002	918820	0135	11/19/08	\$370,000	\$308,000	2350	7	2004	3	4055	N	N	4435 S SHELL ST
002	918820	0100	3/17/09	\$368,360	\$316,000	2960	7	2008	3	4056	N	N	4407 S SHELL ST
002	918820	0125	12/5/08	\$383,896	\$321,000	2690	7	2008	3	4055	N	N	4425 S SHELL ST
002	785900	0005	4/17/09	\$395,000	\$342,000	1540	7	1962	3	13375	N	N	9915 BEACON AVE S
002	032304	9088	9/9/08	\$445,000	\$364,000	2410	7	1953	4	8960	Y	N	9630 BEACON AVE S
002	322620	0185	2/13/08	\$550,000	\$425,000	1340	7	1968	4	6468	Y	N	9205 RENTON AVE S
002	918820	0995	8/5/10	\$389,991	\$377,000	2440	8	2005	3	4155	N	N	9318 48TH AVE S
002	212270	0109	1/4/08	\$505,000	\$386,000	1700	8	1980	3	5400	Y	N	9136 SPEAR PL S
003	712930	5035	12/30/08	\$161,000	\$136,000	1010	6	1914	3	2145	Y	N	5014 S FLETCHER ST
003	405940	0475	12/3/09	\$179,950	\$165,000	790	6	1944	3	6160	N	N	11237 WOODLEY AVE S
003	405940	0660	1/13/09	\$195,000	\$165,000	1290	6	1944	3	6050	N	N	7129 S 115TH ST
003	387890	0291	4/22/10	\$182,000	\$172,000	680	6	1923	3	3700	Y	N	10223 WATERS AVE S
003	405940	0070	2/27/09	\$215,000	\$184,000	1460	6	1944	3	6270	N	N	11214 CORNELL AVE S
003	405940	0440	10/21/08	\$230,000	\$190,000	790	6	1944	3	6050	N	N	11415 WOODLEY AVE S
003	405940	0280	11/17/09	\$214,995	\$196,000	800	6	1944	3	6050	N	N	11219 CORNELL AVE S

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	406000	0265	6/16/10	\$206,000	\$197,000	800	6	1945	4	6600	N	N	11460 69TH PL S
003	712930	0490	2/22/08	\$263,500	\$204,000	1540	6	1944	4	5650	N	N	10042 61ST AVE S
003	406000	0185	6/19/08	\$263,000	\$211,000	1180	6	1945	3	6900	N	N	11473 69TH PL S
003	189500	0075	8/22/08	\$260,000	\$212,000	1340	6	1919	3	5100	N	N	9624 56TH AVE S
003	435620	0270	6/27/08	\$264,950	\$213,000	950	6	1912	4	5200	N	N	9623 54TH AVE S
003	712930	2295	7/14/10	\$225,000	\$217,000	1330	6	1950	3	6554	N	N	9702 60TH AVE S
003	712930	4740	10/15/09	\$240,000	\$217,000	1230	6	1910	3	4950	N	N	9272 56TH AVE S
003	189500	0065	8/25/08	\$272,000	\$222,000	640	6	1931	3	5100	N	N	9634 56TH AVE S
003	406000	0240	7/17/09	\$255,000	\$226,000	880	6	1945	3	6780	N	N	11440 69TH PL S
003	387890	0930	11/12/09	\$250,000	\$228,000	860	6	1946	3	5650	N	N	10436 64TH AVE S
003	712930	0700	10/7/08	\$278,000	\$229,000	770	6	1943	4	6554	N	N	9853 61ST AVE S
003	405940	0255	10/16/08	\$279,950	\$231,000	1010	6	1944	4	6050	N	N	11401 74TH AVE S
003	406000	0210	5/3/10	\$245,000	\$232,000	1430	6	1945	4	6120	N	N	11404 69TH PL S
003	712930	0470	5/17/10	\$245,000	\$233,000	1110	6	1944	3	6102	N	N	10062 61ST AVE S
003	405940	0575	9/20/10	\$240,000	\$235,000	790	6	1945	3	16544	N	N	11247 CRESTWOOD DR S
003	387890	0550	6/22/09	\$267,850	\$236,000	970	6	1951	3	5650	N	N	10436 67TH AVE S
003	406000	0020	4/30/09	\$279,000	\$242,000	790	6	1945	4	10230	N	N	11458 71ST PL S
003	405940	0075	9/30/08	\$294,950	\$243,000	1370	6	1944	4	6050	N	N	11218 CORNELL AVE S
003	713130	0026	6/16/10	\$257,500	\$246,000	980	6	1913	3	4752	N	N	5145 S ROXBURY ST
003	406000	0305	1/22/08	\$321,000	\$247,000	790	6	1945	4	6600	N	N	11445 70TH PL S
003	406000	0410	5/20/08	\$315,000	\$250,000	790	6	1945	4	6600	N	N	11447 71ST PL S
003	712930	5095	8/10/10	\$259,800	\$252,000	1100	6	1919	4	5350	N	N	5015 S FLETCHER ST
003	022304	9078	10/12/10	\$257,000	\$253,000	1290	6	1949	4	7949	N	N	10438 63RD AVE S
003	712980	0015	6/1/10	\$265,000	\$253,000	1060	6	1904	4	8946	N	N	9719 57TH AVE S
003	405940	0170	9/2/09	\$285,000	\$255,000	1300	6	1944	3	6050	N	N	11412 WOODLEY AVE S
003	712930	4535	5/5/10	\$270,000	\$256,000	1310	6	1922	3	5600	N	N	5312 S FLETCHER ST
003	405940	0550	12/29/09	\$284,000	\$261,000	790	6	1945	4	12400	N	N	11217 CRESTWOOD DR S
003	405940	0375	6/22/10	\$274,000	\$263,000	1410	6	1945	5	6050	N	N	11402 CRESTWOOD DR S
003	712930	2320	12/15/09	\$299,999	\$275,000	1270	6	1950	3	5650	N	N	9739 60TH AVE S
003	712930	4545	4/3/08	\$350,850	\$275,000	1020	6	1947	4	5600	Y	N	9266 53RD AVE S
003	406000	0340	9/1/10	\$283,000	\$276,000	1220	6	1945	4	7600	N	N	11428 70TH PL S

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	806600	0111	9/22/08	\$360,000	\$296,000	3480	6	1967	3	7666	N	N	5118 S ROXBURY ST
003	806600	0110	7/31/08	\$384,950	\$312,000	3480	6	1963	3	7445	N	N	5120 S ROXBURY ST
003	806600	0030	12/5/09	\$370,000	\$339,000	3740	6	1964	3	8875	Y	N	9306 51ST AVE S
003	712930	4615	2/22/08	\$449,888	\$349,000	1620	6	1910	4	12870	Y	N	9281 56TH AVE S
003	712930	3655	5/16/08	\$455,000	\$361,000	1270	6	1904	4	7875	Y	N	9341 57TH AVE S
003	387890	0975	11/14/10	\$185,000	\$183,000	1170	7	1947	3	5450	N	N	10407 64TH AVE S
003	297680	0355	5/11/10	\$209,000	\$198,000	1060	7	1955	3	8560	N	N	10725 66TH AVE S
003	189500	0080	4/16/09	\$230,000	\$199,000	960	7	1952	3	5100	N	N	9618 56TH AVE S
003	297680	0150	6/23/09	\$235,000	\$207,000	1010	7	1955	3	10200	N	N	10726 66TH AVE S
003	252090	0180	6/24/09	\$240,000	\$211,000	890	7	1945	3	6000	N	N	10246 62ND AVE S
003	297680	0175	5/13/08	\$278,000	\$220,000	840	7	1955	3	7519	Y	N	10760 66TH AVE S
003	212270	0005	6/9/10	\$245,000	\$234,000	900	7	2006	3	947	N	N	9001 B 46TH AVE S
003	297680	0330	6/4/08	\$296,000	\$236,000	860	7	1955	3	6900	N	N	6509 S HAZEL ST
003	022304	9091	4/28/10	\$249,950	\$237,000	1670	7	1953	3	8330	N	N	5709 S ROXBURY ST
003	297680	0185	6/19/09	\$270,000	\$237,000	1010	7	1955	3	8610	Y	N	10802 66TH AVE S
003	297680	0385	10/21/09	\$262,500	\$238,000	1060	7	1955	3	7480	N	N	10761 66TH AVE S
003	387890	0535	3/22/10	\$255,000	\$239,000	1080	7	1916	3	5650	N	N	10450 67TH AVE S
003	297680	0205	3/24/09	\$279,000	\$240,000	970	7	1955	3	9660	N	N	10763 68TH AVE S
003	297680	0440	12/18/08	\$289,500	\$243,000	1520	7	1954	3	9900	N	N	10724 RENTON AVE S
003	712930	0660	3/11/08	\$313,500	\$244,000	890	7	1943	3	5650	N	N	9815 61ST AVE S
003	712980	0062	10/8/09	\$269,950	\$244,000	1470	7	1966	3	6171	N	N	5501 S PILGRIM ST
003	712930	0550	9/24/10	\$265,000	\$259,000	1440	7	1914	3	5650	N	N	9817 60TH AVE S
003	712930	4255	3/8/10	\$280,000	\$262,000	1440	7	1956	3	4585	Y	N	5309 S FLETCHER ST
003	022304	9108	11/16/09	\$290,000	\$264,000	1450	7	1955	3	8040	N	N	9615 58TH AVE S
003	022304	9127	3/4/10	\$282,400	\$264,000	1090	7	1962	3	8400	N	N	5723 S PILGRIM ST
003	713030	0140	8/24/09	\$295,000	\$264,000	950	7	1949	4	3430	Y	N	10023 WATERS AVE S
003	712930	4225	1/26/10	\$285,500	\$265,000	2340	7	1965	5	5250	N	N	9320 53RD AVE S
003	406000	0145	10/29/09	\$299,000	\$271,000	790	7	2005	3	11100	N	N	11441 69TH PL S
003	713130	0259	4/13/10	\$288,000	\$272,000	1170	7	1965	3	5504	N	N	5739 S COOPER ST
003	189500	0235	4/16/08	\$350,000	\$275,000	1150	7	1979	3	5000	N	N	9611 55TH AVE S
003	297680	0085	5/13/08	\$351,000	\$278,000	960	7	1955	3	12240	N	N	10817 66TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	712930	2525	9/23/08	\$340,000	\$279,000	960	7	1947	3	5650	N	N	9607 61ST AVE S
003	528520	0020	9/8/08	\$345,000	\$282,000	1040	7	1948	3	4176	N	N	9617 59TH AVE S
003	387890	0464	1/28/08	\$369,900	\$285,000	960	7	1948	4	6625	N	N	10442 WATERS AVE S
003	806700	0065	8/11/09	\$320,000	\$285,000	1940	7	1950	3	6893	N	N	10051 61ST AVE S
003	022304	9050	8/26/08	\$352,250	\$287,000	1380	7	1953	3	7182	N	N	9606 58TH AVE S
003	387890	0640	9/16/08	\$350,000	\$287,000	1300	7	1963	3	5650	Y	N	10453 67TH AVE S
003	297680	0055	9/16/09	\$331,000	\$297,000	1060	7	1955	4	7200	N	N	10746 68TH AVE S
003	712930	2025	5/17/10	\$315,000	\$299,000	1100	7	1941	4	6000	Y	N	9744 62ND AVE S
003	246640	0050	4/15/09	\$347,000	\$300,000	1250	7	1999	3	4354	N	N	9629 53RD AVE S
003	712930	3466	10/6/09	\$338,000	\$305,000	1390	7	1965	3	5250	Y	N	9420 58TH AVE S
003	712930	2150	5/27/10	\$322,500	\$307,000	1210	7	1950	4	5650	N	N	9728 61ST AVE S
003	712930	1110	2/19/10	\$332,000	\$309,000	1120	7	1973	3	5650	Y	N	9818 63RD AVE S
003	712930	2450	6/27/09	\$355,000	\$313,000	1140	7	1947	3	6554	N	N	9649 60TH AVE S
003	022304	9018	9/11/09	\$349,500	\$314,000	2040	7	1900	4	9478	N	N	9742 57TH AVE S
003	712930	2520	2/25/10	\$352,000	\$328,000	1400	7	1948	4	5650	Y	N	9603 61ST AVE S
003	806700	0098	9/23/08	\$399,950	\$328,000	2250	7	2007	3	5001	N	N	10014 59TH AVE S
003	712930	0765	12/1/09	\$360,000	\$329,000	1450	7	1907	4	5650	Y	N	9807 62ND AVE S
003	806600	0240	5/21/08	\$415,000	\$330,000	1630	7	1994	3	6750	N	N	9313 52ND AVE S
003	387890	0040	11/13/09	\$365,000	\$332,000	1090	7	1951	4	5400	Y	N	10237 64TH AVE S
003	806700	0006	6/2/09	\$380,000	\$333,000	1460	7	2007	3	6470	N	N	10036 61ST AVE S
003	297680	0015	5/16/08	\$422,500	\$335,000	1750	7	1955	4	7200	N	N	10700 68TH AVE S
003	189500	0190	12/8/10	\$342,575	\$341,000	1170	7	1961	3	5100	N	N	9630 55TH AVE S
003	387890	0216	4/27/10	\$362,500	\$343,000	1510	7	1945	3	5876	Y	N	10242 65TH AVE S
003	387890	0495	2/16/10	\$374,000	\$348,000	1180	7	1912	3	5229	Y	N	10439 WATERS AVE S
003	712930	0245	12/22/08	\$415,000	\$349,000	1580	7	1995	3	5101	Y	N	10022 63RD AVE S
003	806700	0017	4/2/10	\$375,000	\$353,000	2400	7	2000	3	5004	N	N	10033 B 61ST AVE S
003	712930	2240	6/16/10	\$377,500	\$361,000	1270	7	1965	3	6554	N	N	6004 S NORFOLK ST
003	713030	0400	4/12/10	\$432,000	\$407,000	980	7	1948	3	5650	Y	N	10012 65TH AVE S
003	712930	1141	5/18/10	\$435,000	\$414,000	1350	7	1977	4	7750	Y	N	9941 65TH AVE S
003	713030	0075	12/3/09	\$465,000	\$426,000	2000	7	1904	3	5650	Y	N	10126 66TH AVE S
003	212270	0013	7/29/08	\$255,000	\$206,000	980	8	2007	3	939	N	N	4537 B S HENDERSON ST

Improved Sales Used in this Annual Update Analysis
Area 22
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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
003	212270	0019	9/24/08	\$257,500	\$211,000	920	8	2007	3	1370	N	N	4537 D S HENDERSON ST
003	212270	0021	7/14/08	\$262,000	\$211,000	980	8	2007	3	1325	N	N	4539 A S HENDERSON ST
003	212270	0017	9/18/08	\$259,999	\$213,000	980	8	2007	3	941	N	N	4537 C S HENDERSON ST
003	212270	0029	9/12/08	\$265,000	\$217,000	980	8	2007	3	1346	N	N	4539 D S HENDERSON ST
003	212270	0015	1/12/09	\$267,999	\$226,000	980	8	2007	3	1329	N	N	4537 A S HENDERSON ST
003	212270	0027	8/4/09	\$255,000	\$227,000	980	8	2007	3	929	N	N	4539 C S HENDERSON ST
003	112304	9204	1/8/09	\$285,000	\$241,000	1750	8	1990	3	11007	N	N	11238 RENTON AVE S
003	713030	0425	3/11/10	\$360,000	\$337,000	1880	8	1913	4	9379	Y	N	10003 65TH AVE S
003	414168	0210	12/3/09	\$376,000	\$344,000	1600	8	1987	3	5760	N	N	10626 68TH PL S
003	387890	0280	2/28/08	\$459,800	\$357,000	1540	8	1983	4	2250	N	N	10215 WATERS AVE S
003	712930	2280	3/25/08	\$489,000	\$382,000	1630	8	1902	4	11300	N	N	9714 60TH AVE S
003	387890	0105	4/4/08	\$520,000	\$408,000	1460	8	1954	4	5650	Y	N	10248 64TH AVE S
003	713030	0540	3/9/10	\$475,162	\$445,000	1600	8	1978	3	8136	Y	N	10061 65TH AVE S
003	387890	0965	8/26/08	\$657,000	\$536,000	1580	8	1963	4	5650	Y	N	6405 S PRENTICE ST
003	712930	1001	3/18/10	\$620,000	\$581,000	1630	8	1908	5	6780	Y	N	9804 62ND AVE S
003	712930	0372	10/22/10	\$430,000	\$423,000	1850	9	2006	3	5311	N	N	10028 62ND AVE S
003	712930	1075	5/6/08	\$650,000	\$514,000	1450	9	1931	4	6554	Y	N	9856 63RD AVE S
004	807000	0095	9/1/09	\$137,000	\$123,000	770	6	1915	3	2400	N	N	9292 WATERS AVE S
004	807100	0035	5/20/10	\$283,000	\$269,000	1050	6	1924	3	4680	N	N	9304 WATERS AVE S
004	712930	1600	8/28/08	\$333,000	\$272,000	700	6	1922	4	6250	Y	N	9853 RAINIER AVE S
004	807000	0190	1/11/08	\$379,000	\$290,000	1860	6	1908	5	3420	N	N	9280 ITHACA PL S
004	712930	1590	4/25/08	\$390,888	\$308,000	1080	6	1914	4	6250	Y	N	9847 RAINIER AVE S
004	807100	0090	1/13/10	\$314,000	\$290,000	1250	7	1927	3	3995	N	N	9340 WATERS AVE S
004	713030	1050	1/22/10	\$325,000	\$301,000	1130	7	1947	3	5650	Y	N	6718 S THAYER ST
004	524180	0005	3/19/09	\$360,000	\$309,000	1620	7	1928	3	7192	Y	N	9306 LIMA TER S
004	712930	1940	5/8/08	\$401,300	\$318,000	1510	7	1909	4	5775	Y	N	9748 WATERS AVE S
004	713030	1060	11/25/08	\$381,000	\$318,000	1080	7	1951	3	5250	Y	N	10066 WATERS AVE S
004	712930	1375	3/1/09	\$395,000	\$338,000	1110	7	1952	3	5198	Y	N	10064 ARROWSMITH AVE S
004	713030	0785	11/29/10	\$350,000	\$348,000	1460	7	1960	3	6250	Y	N	9949 RAINIER AVE S
004	807100	0080	4/14/08	\$449,000	\$353,000	1440	7	1927	3	4324	N	N	9336 WATERS AVE S
004	713030	0910	3/15/10	\$388,000	\$364,000	840	7	1957	3	8249	Y	N	9902 ARROWSMITH AVE S

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Area 22
(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
004	712930	0085	6/4/08	\$460,000	\$367,000	1070	7	1960	4	6000	Y	N	7246 S RYAN ST
004	712930	2955	5/8/09	\$500,000	\$435,000	1780	7	1908	4	16560	Y	N	9663 RAINIER AVE S
004	712930	1205	6/12/08	\$563,000	\$450,000	1050	7	1945	5	6000	Y	N	7220 S TAFT ST
004	807300	0410	3/24/10	\$520,000	\$488,000	2320	7	1909	3	14500	Y	N	7109 S TAFT ST
004	712930	1720	8/17/09	\$675,000	\$602,000	1140	7	1941	4	4670	Y	Y	9756 RAINIER AVE S
004	167840	0010	7/8/10	\$650,000	\$625,000	800	7	1951	3	6050	Y	Y	11016 RAINIER AVE S
004	405820	1550	2/11/10	\$748,000	\$696,000	1180	7	1962	3	11074	Y	Y	10878 RAINIER AVE S
004	712930	1440	4/3/09	\$360,000	\$311,000	1040	8	1952	3	5650	Y	N	9843 ARROWSMITH AVE S
004	713030	1280	5/11/09	\$550,000	\$479,000	1750	8	1971	3	5650	Y	N	9830 ARROWSMITH AVE S
004	712930	3105	5/6/10	\$660,000	\$626,000	1640	8	1963	4	2521	Y	Y	9664 RAINIER AVE S
004	712930	1654	10/7/09	\$774,000	\$699,000	2870	8	1983	3	1670	Y	Y	9836 RAINIER AVE S
004	062305	9018	12/10/08	\$1,145,000	\$959,000	1370	8	1959	4	6091	Y	Y	11128 RAINIER AVE S
004	807300	0445	5/3/10	\$1,072,500	\$1,016,000	3820	8	1985	3	13160	Y	Y	9946 RAINIER AVE S
004	712930	1899	3/3/09	\$449,000	\$384,000	2070	10	2004	3	5650	Y	N	9763 ARROWSMITH AVE S
005	547620	0197	12/3/09	\$160,000	\$147,000	600	5	1947	4	6496	N	N	5129 S CRESTON ST
005	335240	1003	2/5/08	\$199,000	\$156,000	620	6	1949	4	4500	N	N	5609 S AVON ST
005	297680	0756	4/24/09	\$180,000	\$157,000	1030	6	1959	3	6030	N	N	10637 RENTON AVE S
005	936870	0185	11/10/08	\$192,900	\$162,000	660	6	1944	3	3792	N	N	10817 56TH AVE S
005	936870	0193	3/21/08	\$205,000	\$162,000	700	6	1942	3	4788	N	N	5500 S LEO ST
005	335240	2130	9/3/10	\$179,000	\$175,000	1140	6	1946	3	11200	N	N	11280 57TH AVE S
005	335240	2190	2/4/08	\$226,599	\$177,000	670	6	1950	3	4950	N	N	5713 S WALLACE ST
005	335240	0780	9/19/08	\$225,000	\$186,000	950	6	1929	3	12350	N	N	5526 S AVON ST
005	806800	0266	2/3/10	\$200,000	\$186,000	860	6	1905	3	12348	N	N	5622 S BANGOR ST
005	335240	2273	11/5/09	\$206,000	\$188,000	730	6	1950	4	6318	N	N	11803 57TH AVE S
005	335240	2045	6/22/09	\$214,800	\$190,000	990	6	1957	4	6300	N	N	5701 S AUGUSTA ST
005	936870	0181	7/17/09	\$225,000	\$200,000	1680	6	1940	3	10175	N	N	5520 S LEO ST
005	334840	1552	10/2/08	\$275,000	\$229,000	880	6	1934	3	14484	Y	N	5309 S AUGUSTA ST
005	936870	0131	3/22/10	\$243,000	\$229,000	760	6	1951	3	4335	Y	N	5503 S BANGOR ST
005	547620	0130	10/7/08	\$293,000	\$244,000	2040	6	1902	3	9611	N	N	5166 S CRESTON ST
005	806800	0220	12/30/08	\$290,000	\$246,000	1090	6	1913	5	10000	N	N	10422 57TH AVE S
005	335240	1004	6/11/08	\$309,950	\$250,000	730	6	1949	4	9120	N	N	11116 56TH AVE S

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Area 22
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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
005	936870	0280	6/11/08	\$425,000	\$343,000	1080	6	1941	4	5884	N	N	5610 S LEO ST
005	334840	1480	1/9/08	\$235,000	\$182,000	1120	7	1953	3	9840	N	N	11629 BEACON AVE S
005	957810	0100	1/29/09	\$220,000	\$188,000	1480	7	1987	3	10985	N	N	11841 56TH PL S
005	297680	0980	4/8/08	\$239,900	\$191,000	750	7	1954	3	6840	N	N	6249 S FOUNTAIN ST
005	806800	0106	4/2/09	\$220,650	\$192,000	1130	7	1938	3	6000	Y	N	10240 57TH AVE S
005	936870	0083	2/24/10	\$205,000	\$192,000	1180	7	1977	3	7200	N	N	5612 S HAZEL ST
005	334840	1288	3/11/08	\$250,000	\$197,000	1440	7	1955	3	10160	N	N	5355 S WALLACE ST
005	334840	1774	12/18/09	\$215,000	\$198,000	910	7	1953	3	10750	Y	N	11035 BEACON AVE S
005	335240	0683	9/28/09	\$219,000	\$198,000	1060	7	1965	3	7200	N	N	5319 S LEO ST
005	334840	0742	6/9/09	\$227,100	\$200,000	1790	7	1993	3	9933	Y	N	5120 S WALLACE ST
005	335240	0722	8/10/09	\$225,000	\$201,000	1152	7	1971	3	8400	N	N	5517 S LEO ST
005	297680	0746	6/26/09	\$228,000	\$202,000	1250	7	1962	3	6732	N	N	10656 63RD AVE S
005	334840	1060	3/26/09	\$235,000	\$204,000	1240	7	1954	3	13362	N	N	5165 S AUGUSTA ST
005	334840	1452	11/20/08	\$246,000	\$207,000	1150	7	1951	4	8400	N	N	5504 S WALLACE ST
005	806800	0116	5/2/08	\$265,000	\$212,000	1340	7	1955	3	6570	N	N	5730 S BANGOR ST
005	297680	0500	1/12/10	\$230,000	\$213,000	1350	7	1954	3	7200	N	N	10741 RENTON AVE S
005	547620	0094	11/24/09	\$235,000	\$216,000	1300	7	1966	3	9804	N	N	10332 51ST AVE S
005	957810	0270	7/2/10	\$225,600	\$217,000	1260	7	1987	3	12259	N	N	11802 53RD AVE S
005	056100	0350	6/19/08	\$275,000	\$223,000	1080	7	1956	3	5670	N	N	10651 61ST AVE S
005	056100	0556	8/12/09	\$250,000	\$224,000	1320	7	1957	3	6882	N	N	10650 61ST AVE S
005	335240	1910	7/30/08	\$278,000	\$227,000	1080	7	1964	3	6000	N	N	11203 LUTHER AVE S
005	056100	0381	4/17/09	\$261,950	\$228,000	1160	7	1959	3	6900	N	N	10639 61ST AVE S
005	806800	0610	9/13/10	\$235,000	\$230,000	940	7	1951	3	8400	N	N	10423 56TH AVE S
005	126270	0050	7/1/08	\$290,000	\$235,000	1090	7	1962	3	13120	N	N	11629 53RD AVE S
005	297680	0880	8/26/08	\$285,000	\$235,000	1280	7	1954	3	8513	N	N	10733 62ND AVE S
005	713130	0085	4/14/09	\$270,000	\$235,000	1050	7	1990	3	7408	N	N	9655 RENTON AVE S
005	547620	0015	5/22/09	\$275,000	\$242,000	1510	7	1947	3	7892	N	N	5138 S RUGGLES ST
005	335240	0765	1/28/08	\$315,200	\$246,000	1110	7	1954	3	7000	N	N	5558 S AVON ST
005	335240	0035	3/6/09	\$286,000	\$247,000	1340	7	1986	3	8009	N	N	10609 53RD AVE S
005	936870	0250	11/8/10	\$250,000	\$247,000	1190	7	1925	4	8053	N	N	10729 57TH AVE S
005	547620	0195	8/18/10	\$255,000	\$248,000	1040	7	1990	3	6496	N	N	5130 S BANGOR ST

Improved Sales Used in this Annual Update Analysis
Area 22
(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
005	547620	0061	1/7/10	\$275,000	\$255,000	1550	7	1959	3	8856	N	N	5127 S RUGGLES ST
005	334840	1646	10/27/10	\$270,000	\$266,000	1230	7	1958	3	10258	N	N	11114 51ST AVE S
005	806800	0490	1/4/10	\$299,000	\$277,000	1490	7	1909	4	8200	N	N	10216 56TH AVE S
005	252090	0355	2/2/10	\$298,000	\$278,000	1550	7	1965	3	9350	Y	N	10427 62ND AVE S
005	334840	1010	9/13/10	\$285,000	\$279,000	1340	7	1985	3	47916	N	N	5111 S AUGUSTA ST
005	022304	9027	2/23/10	\$300,000	\$281,000	1976	7	1910	4	11504	N	N	10443 62ND AVE S
005	806800	0160	11/9/09	\$309,200	\$283,000	1510	7	1959	3	10000	N	N	10421 59TH AVE S
005	335240	0497	2/7/08	\$362,950	\$284,000	1440	7	1959	3	7245	N	N	10823 53RD AVE S
005	335240	1520	10/16/08	\$340,000	\$284,000	1448	7	1949	4	6500	N	N	11180 BEACON AVE S
005	335240	1080	10/5/09	\$315,000	\$286,000	1120	7	1994	3	7291	N	N	5345 S AVON ST
005	936870	0033	4/24/08	\$360,000	\$287,000	1220	7	1972	3	7134	N	N	5714 S HAZEL ST
005	039300	0085	3/25/09	\$335,000	\$290,000	1310	7	1962	3	5740	N	N	5928 S PRENTICE ST
005	921840	0070	11/6/08	\$350,000	\$293,000	1380	7	1960	3	5400	Y	N	5728 S RYAN ST
005	806800	0710	11/16/09	\$323,500	\$296,000	1110	7	1950	3	12760	Y	N	10221 56TH AVE S
005	334840	1463	11/4/09	\$340,000	\$310,000	2480	7	2008	3	7252	N	N	5518 S WALLACE ST
005	335240	0085	5/16/08	\$390,000	\$313,000	1300	7	2007	3	8880	N	N	5135 A S BANGOR ST
005	334840	1472	7/16/09	\$360,000	\$320,000	2470	7	2008	3	7205	N	N	5526 S WALLACE ST
005	547620	0070	8/20/09	\$362,500	\$325,000	1470	7	1931	4	13158	N	N	5113 S RUGGLES ST
005	334840	1473	8/25/09	\$362,500	\$326,000	2480	7	2008	3	8536	N	N	11701 BEACON AVE S
005	334840	1470	9/11/09	\$365,000	\$329,000	2280	7	2008	3	7222	N	N	5536 S WALLACE ST
005	334840	1471	10/22/08	\$420,000	\$351,000	2470	7	2008	3	7205	N	N	5530 S WALLACE ST
005	039300	0350	6/30/09	\$290,000	\$257,000	1030	8	1962	4	7400	N	N	10405 60TH AVE S
005	444040	0185	5/27/09	\$300,000	\$264,000	1280	8	2005	3	6300	N	N	5927 S FOUNTAIN ST
005	713130	0230	7/29/10	\$273,900	\$265,000	2306	8	2002	3	5000	N	N	9825 RENTON AVE S
005	051100	0050	7/24/09	\$298,700	\$266,000	1340	8	1968	3	5280	N	N	10620 62ND AVE S
005	039300	0202	12/14/10	\$275,000	\$274,000	1270	8	1961	3	6720	N	N	10429 61ST AVE S
005	713130	0232	11/3/08	\$355,000	\$297,000	2040	8	2002	3	5091	N	N	9830 55TH AVE S
005	039300	0115	6/12/08	\$372,475	\$301,000	1450	8	1959	3	6612	N	N	6111 S PRENTICE ST
005	713130	0233	8/11/09	\$340,000	\$304,000	1250	8	2003	3	5051	N	N	9832 55TH AVE S
005	056100	0010	5/20/08	\$390,000	\$313,000	1330	8	1998	3	5375	N	N	10610 59TH AVE S
005	039300	0142	1/24/08	\$446,000	\$348,000	2070	8	1999	3	8658	N	N	10430 61ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 22
(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
005	936870	0026	3/31/08	\$450,000	\$357,000	1340	8	2007	3	3480	N	N	10614 57TH AVE S
005	547620	0159	7/1/08	\$440,000	\$357,000	2640	8	2007	3	6298	N	N	5356 S BANGOR ST
005	252090	0360	3/8/10	\$388,500	\$365,000	1680	8	1995	3	6137	Y	N	10433 62ND AVE S
005	806800	0120	1/11/08	\$551,000	\$428,000	2600	8	2007	3	6698	N	N	5728 S BANGOR ST

Improved Sales Removed from this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032304	9087	5/13/08	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	032304	9087	8/21/08	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	032304	9155	10/10/08	\$259,300	UNFIN AREA
002	032304	9155	10/10/08	\$259,300	UNFIN AREA
002	032304	9247	5/22/09	\$190,500	QUIT CLAIM DEED
002	103700	0100	6/9/10	\$215,200	FINANCIAL INSTITUTION RESALE
002	334840	0980	8/21/09	\$72,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
002	547680	0140	5/7/09	\$30,500	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED;
002	681060	0040	2/12/09	\$135,000	DIAGNOSTIC OUTLIER
002	785860	0060	8/24/10	\$232,900	FINANCIAL INSTITUTION RESALE
002	785900	0005	4/17/09	\$395,000	RELOCATION - SALE TO SERVICE
002	918820	0060	1/29/09	\$414,200	QUIT CLAIM DEED
002	918820	0385	4/27/09	\$310,000	IMP. CHAR DON'T MATCH SALES CHAR
002	918820	0510	1/25/10	\$63,070	DOR RATIO;QUIT CLAIM DEED;
002	918820	0510	1/25/10	\$63,667	DOR RATIO;QUIT CLAIM DEED;
003	022304	9022	9/15/10	\$162,190	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	022304	9090	10/6/10	\$210,000	FINANCIAL INSTITUTION RESALE
003	022304	9127	11/19/09	\$173,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	022304	9133	1/28/09	\$242,980	EXEMPT FROM EXCISE TAX
003	022304	9133	5/14/09	\$165,000	DIAGNOSTIC OUTLIER
003	112304	9091	2/2/10	\$168,000	EXEMPT FROM EXCISE TAX
003	112304	9091	3/31/10	\$119,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	189250	0085	6/26/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	189250	0100	7/20/09	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	189250	0120	9/28/10	\$195,000	DIAGNOSTIC OUTLIER
003	189500	0075	12/28/10	\$100,038	QUIT CLAIM DEED;
003	212270	0023	12/31/09	\$245,000	QUESTIONABLE PER SALES IDENTIFICATION
003	212270	0045	8/12/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	212370	0326	6/30/09	\$2,000	DOR RATIO
003	212370	0326	2/23/10	\$230,000	EXEMPT FROM EXCISE TAX
003	212370	0449	1/11/10	\$226,300	FINANCIAL INSTITUTION RESALE
003	246640	0045	11/3/10	\$125,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	252090	0199	8/24/10	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	297680	0185	6/12/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	297680	0290	5/26/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	297680	0445	4/2/09	\$100,000	DOR RATIO
003	387890	0330	3/11/08	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	387890	0423	3/12/08	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	387890	0423	10/6/10	\$206,742	QUIT CLAIM DEED
003	387890	0890	6/23/08	\$257,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	387890	0944	8/21/08	\$450,000	SHORT SALE
003	405940	0085	4/14/09	\$145,000	DIAGNOSTIC OUTLIER
003	405940	0235	3/16/10	\$165,000	IMP. CHAR DON'T MATCH SALES CHAR
003	405940	0360	8/1/08	\$175,000	NON-REPRESENTATIVE SALE
003	405940	0480	8/12/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	405940	0520	2/26/08	\$232,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	405940	0580	5/24/10	\$180,000	DIAGNOSTIC OUTLIER
003	406000	0045	9/30/09	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	406000	0205	1/27/10	\$145,000	DIAGNOSTIC OUTLIER
003	426570	0065	3/10/09	\$120,000	PREVIMP<=25K
003	435620	0005	12/13/10	\$58,500	DOR RATIO;EXEMPT FROM EXCISE TAX
003	712930	0240	7/8/08	\$318,000	NON-REPRESENTATIVE SALE
003	712930	0245	8/12/08	\$520,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
003	712930	0300	7/20/09	\$99,000	DOR RATIO;NON-PROFIT ORGANIZATION
003	712930	0300	7/20/09	\$186,000	NON-PROFIT ORGANIZATION
003	712930	0465	7/30/08	\$252,000	NO MARKET EXPOSURE
003	712930	0465	2/12/08	\$289,694	EXEMPT FROM EXCISE TAX
003	712930	0550	1/27/10	\$120,000	DOR RATIO
003	712930	0555	8/24/09	\$163,886	QUIT CLAIM DEED
003	712930	0715	2/14/08	\$215,000	OBSOL;NO MARKET EXPOSURE
003	712930	1047	5/22/09	\$371,400	BANKRUPTCY - RECEIVER OR TRUSTEE
003	712930	2015	8/15/09	\$55,206	DOR RATIO;QUIT CLAIM DEED
003	712930	2250	2/5/09	\$191,500	DIAGNOSTIC OUTLIER
003	712930	3630	6/17/10	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	712930	3640	3/3/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	712930	3745	7/1/09	\$275,000	SEG AFTER SALE
003	712930	3820	6/23/08	\$133,652	DOR RATIO;QUIT CLAIM DEED
003	712930	3895	9/22/09	\$235,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
003	712930	4105	12/30/09	\$221,500	FINANCIAL INSTITUTION RESALE
003	712930	4315	2/8/09	\$75,655	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	712930	4315	2/20/09	\$75,655	DOR RATIO;QUIT CLAIM DEED
003	712930	4475	12/16/10	\$169,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	712930	4530	5/21/08	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	712930	4635	2/22/10	\$147,021	QUIT CLAIM DEED; STATEMENT TO DOR
003	712930	5080	8/27/08	\$165,000	PREVIMP<=25K
003	712980	0006	4/24/09	\$88,464	DOR RATIO;QUIT CLAIM DEED
003	713030	0315	1/7/08	\$466,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	713030	0425	6/17/10	\$560,000	IMP. CHAR DON'T MATCH SALES CHAR
003	713030	0620	8/25/09	\$396,500	IMP. CHAR DON'T MATCH SALES CHAR
003	713130	0059	8/8/08	\$280,000	NO MARKET EXPOSURE
003	713130	0255	6/23/08	\$55,000	DOR RATIO;QUIT CLAIM DEED
003	713130	0267	3/2/09	\$259,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	806700	0035	11/17/08	\$230,000	NON-REPRESENTATIVE SALE
003	806700	0099	5/6/08	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	806700	0100	10/5/09	\$166,000	DIAGNOSTIC OUTLIER
004	712930	1580	3/31/08	\$539,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	712930	1655	5/29/08	\$979,200	NO MARKET EXPOSURE
004	712930	2720	11/30/09	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	712930	2930	5/15/09	\$570,000	ACTIVE PERMIT BEFORE SALE>25K
004	713030	0725	12/14/09	\$445,531	EXEMPT FROM EXCISE TAX
004	713030	1250	8/16/09	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
004	806900	0095	11/19/08	\$875,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	806900	0145	6/20/08	\$380,000	UNFIN AREA
004	806900	0145	6/20/08	\$380,000	UNFIN AREA
004	806900	0175	6/30/10	\$330,000	NON REPRESENTATIVE
004	806900	0250	12/7/09	\$114,915	DOR RATIO;QUIT CLAIM DEED
004	807000	0175	12/24/09	\$245,000	DIAGNOSTIC OUTLIER
004	807300	0050	2/5/09	\$220,000	IMP. CHAR DON'T MATCH SALES CHAR
004	807300	0354	8/30/10	\$197,500	IMP. CHAR DON'T MATCH SALES CHAR
004	807300	0400	9/10/10	\$649,000	EXEMPT FROM EXCISE TAX
004	807300	0460	3/1/10	\$565,000	PREVIMP<=25K
004	807300	0465	11/1/10	\$535,000	ACTIVE PERMIT BEFORE SALE>25K
004	807300	0491	12/23/09	\$220,000	DOR RATIO
004	807300	0630	9/16/08	\$760,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	022304	9080	9/30/10	\$180,000	IMP. CHAR DON'T MATCH SALES CHAR
005	022304	9102	11/3/08	\$213,109	NON-REPRESENTATIVE SALE
005	039300	0010	1/25/08	\$235,000	QUIT CLAIM DEED; CORRECTION DEED
005	039300	0266	6/20/08	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	039300	0325	12/16/09	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	056100	0405	2/18/10	\$274,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	056100	0415	6/22/10	\$190,000	DOR RATIO
005	056100	0486	2/5/10	\$130,000	DOR RATIO
005	232880	0080	12/4/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
005	297680	0481	7/9/10	\$160,000	BOX
005	297680	0481	5/28/10	\$175,000	EXEMPT FROM EXCISE TAX
005	297680	0500	9/30/09	\$135,000	DIAGNOSTIC OUTLIER
005	297680	0515	10/26/10	\$126,500	DOR RATIO
005	297680	0525	4/1/10	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	297680	0640	10/26/09	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	297680	0748	3/5/09	\$150,000	DOR RATIO;OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
005	297680	0941	7/14/09	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334840	0570	4/4/08	\$95,844	DOR RATIO;QUIT CLAIM DEED
005	334840	0570	1/16/08	\$179,300	NON-REPRESENTATIVE SALE
005	334840	0735	3/26/08	\$82,837	DOR RATIO;QUIT CLAIM DEED
005	334840	1010	8/20/09	\$122,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
005	334840	1096	4/30/08	\$450,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	334840	1375	11/21/08	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334840	1393	6/28/10	\$193,000	FINANCIAL INSTITUTION RESALE
005	334840	1593	1/27/10	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	335240	0150	4/10/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
005	335240	0160	2/18/09	\$160,000	QUIT CLAIM DEED
005	335240	0569	10/2/08	\$115,510	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	335240	0663	7/18/10	\$130,000	BOX
005	335240	0765	11/14/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	335240	1007	10/9/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	335240	1007	3/2/10	\$27,383	DOR RATIO;QUIT CLAIM DEED
005	335240	1027	3/31/09	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	335240	1210	8/18/10	\$125,000	IMP. CHAR DON'T MATCH SALES CHAR

Improved Sales Removed from this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	335240	1230	6/15/09	\$273,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	335240	1510	4/1/08	\$119,000	NON-PROFIT ORGANIZATION; NON-REPRESENTATIVE SALE
005	335240	1510	4/1/08	\$146,000	NON-REPRESENTATIVE SALE
005	335240	1605	4/24/08	\$228,000	NON-REPRESENTATIVE SALE
005	335240	1665	4/20/10	\$155,000	IMP. CHAR DON'T MATCH SALES CHAR
005	335240	1750	4/24/09	\$85,000	DOR RATIO
005	335240	1903	5/12/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	335240	1972	10/20/09	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	335240	1980	6/23/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	335240	2271	11/12/09	\$161,000	IMP. CHAR DON'T MATCH SALES CHAR
005	444040	0025	11/17/09	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	444040	0076	8/23/10	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	444040	0095	5/14/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	547620	0014	4/1/10	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	713130	0480	6/23/09	\$206,000	IMP. CHAR DON'T MATCH SALES CHAR
005	806800	0050	5/28/08	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	806800	0265	12/20/10	\$119,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	806800	0500	4/22/09	\$300,000	DIAGNOSTIC OUTLIER
005	806800	0552	7/31/08	\$383,476	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	936870	0032	11/5/09	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	936870	0121	10/31/08	\$224,800	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
005	936870	0194	12/21/10	\$120,000	IMP COUNT
005	936870	0320	11/15/10	\$121,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	957810	0270	5/29/08	\$275,000	NON-REPRESENTATIVE SALE

***Vacant Sales Used in this Annual Update Analysis
Area 22***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
3	712930	3965	8/19/2008	\$150,000	5500	N	N
4	807100	0075	2/25/2008	\$245,000	10050	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 22***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	297680	0882	8/26/2008	\$60,000	NO MARKET EXPOSURE
2	103500	0013	6/10/2010	\$85,000	NO MARKET EXPOSURE
2	103500	0012	6/10/2010	\$85,000	NO MARKET EXPOSURE
2	103500	0011	6/10/2010	\$85,000	NO MARKET EXPOSURE

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

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

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