

**Residential Revalue**  
**2011 Assessment Roll**

**Auburn**  
**AREA 28**

**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:** Auburn / 28

**Previous Physical Inspection:** 2009

**Improved Sales:**

Number of Sales: 335

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2010 Value</b>	\$90,300	\$107,100	\$197,400			
<b>2011 Value</b>	\$79,400	\$95,300	\$174,700	\$193,600	90.2%	13.19%
<b>Change</b>	-\$10,900	-\$11,800	-\$22,700			
<b>% Change</b>	-12.1%	-11.0%	-11.5%			

\*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
<b>2010 Value</b>	\$92,300	\$108,300	\$200,600
<b>2011 Value</b>	\$81,200	\$96,300	\$177,500
<b>Percent Change</b>	-12.0%	-11.1%	-11.5%

Number of one to three unit residences in the Population: 5949

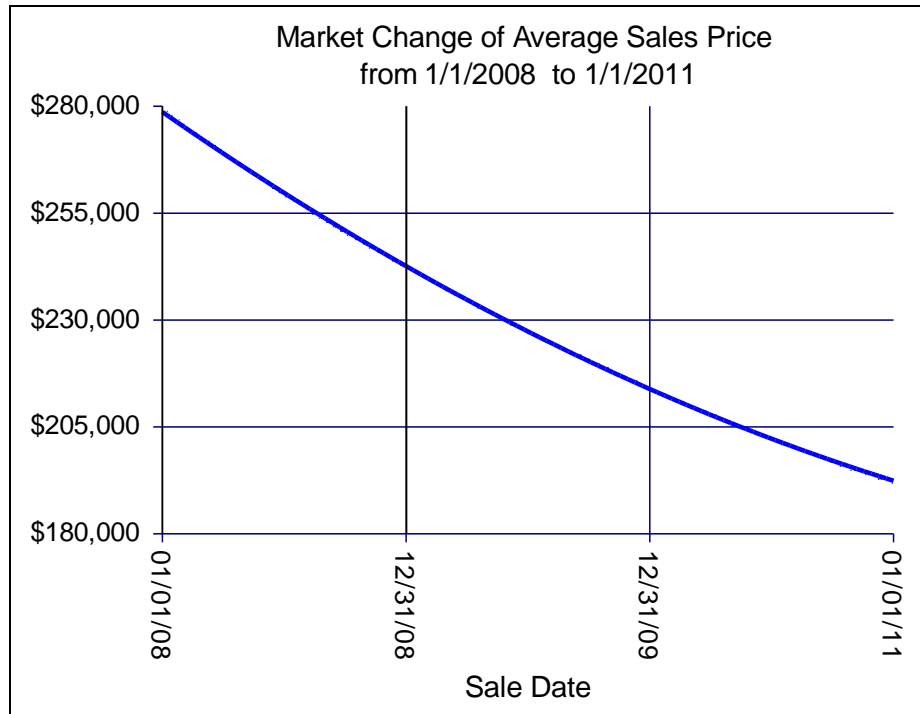
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area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

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2011 Assessment Roll.

## ***Market Change of Average Sale Price in Area 28***

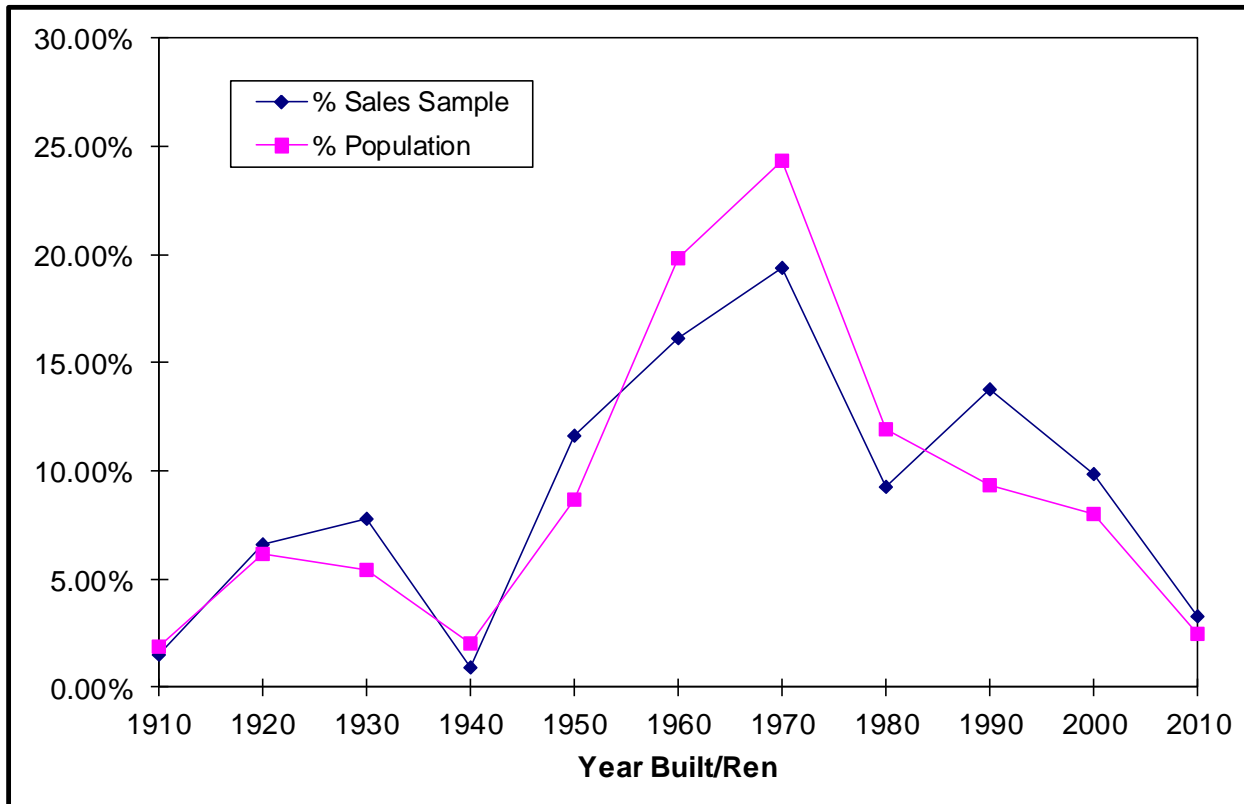
***From 1/1/2008 to 1/1/2011***



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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.49%
1920	22	6.57%
1930	26	7.76%
1940	3	0.90%
1950	39	11.64%
1960	54	16.12%
1970	65	19.40%
1980	31	9.25%
1990	46	13.73%
2000	33	9.85%
2010	11	3.28%
	335	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	113	1.90%
1920	367	6.17%
1930	321	5.40%
1940	119	2.00%
1950	515	8.66%
1960	1181	19.85%
1970	1449	24.36%
1980	711	11.95%
1990	553	9.30%
2000	474	7.97%
2010	146	2.45%
	5949	

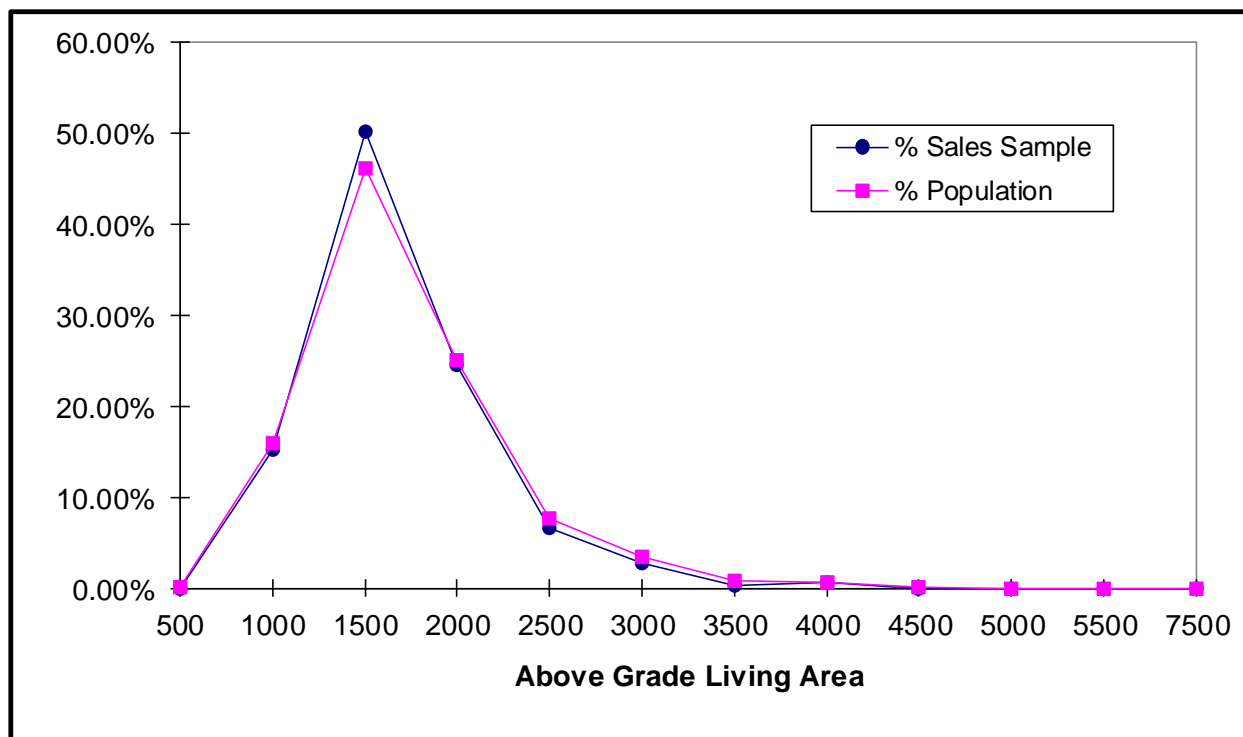


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	51	15.22%
1500	168	50.15%
2000	82	24.48%
2500	22	6.57%
3000	9	2.69%
3500	1	0.30%
4000	2	0.60%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	335	

<b>Population</b>		
AGLA	Frequency	% Population
500	11	0.18%
1000	952	16.00%
1500	2740	46.06%
2000	1490	25.05%
2500	454	7.63%
3000	206	3.46%
3500	53	0.89%
4000	36	0.61%
4500	5	0.08%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5949	

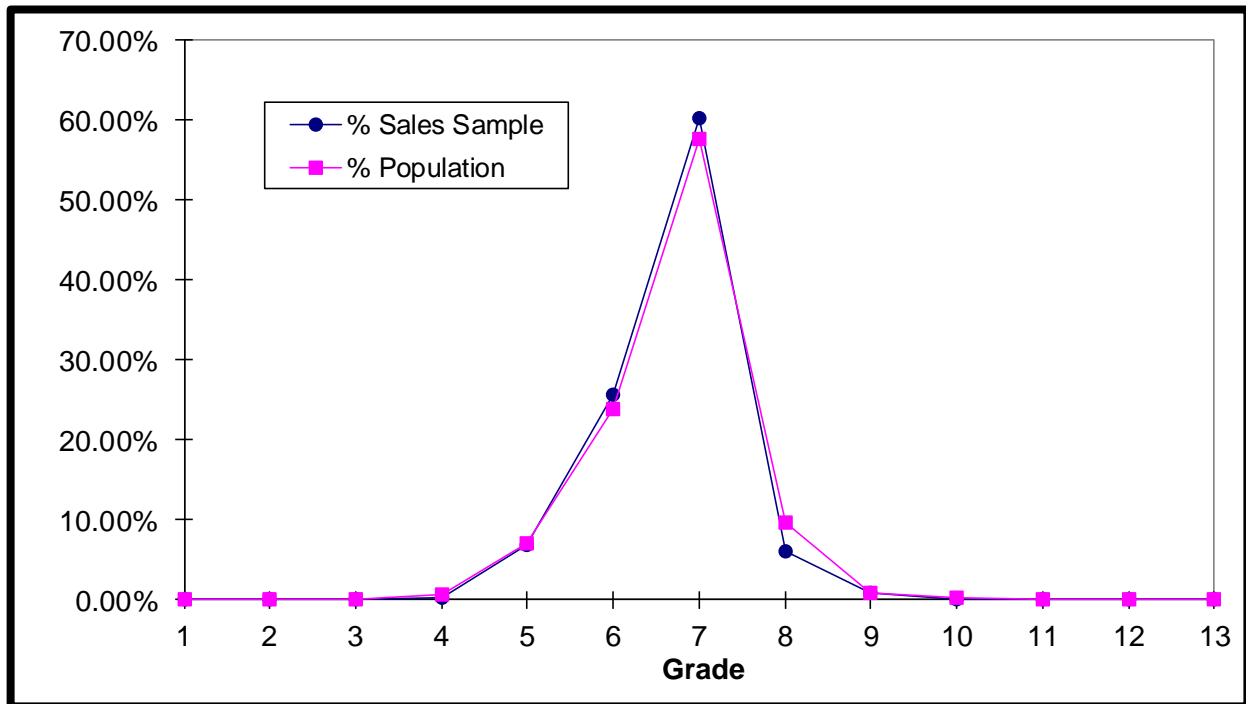


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

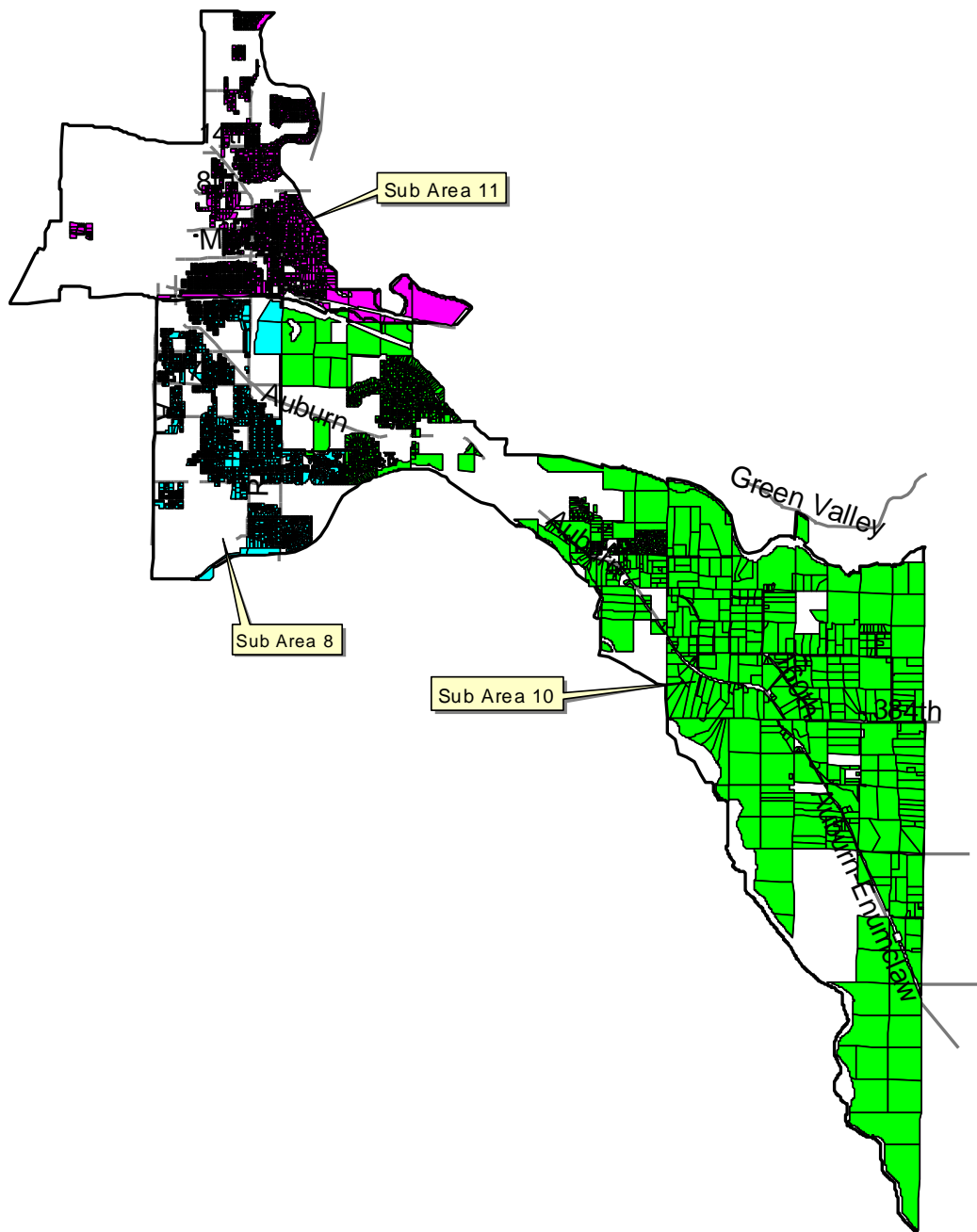
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.30%
5	23	6.87%
6	86	25.67%
7	202	60.30%
8	20	5.97%
9	3	0.90%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
335		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	35	0.59%
5	421	7.08%
6	1417	23.82%
7	3433	57.71%
8	580	9.75%
9	50	0.84%
10	10	0.17%
11	1	0.02%
12	0	0.00%
13	0	0.00%
5949		



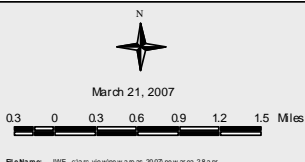
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



# Area 28

## Auburn

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### Legend

- New area 28 subs.shp
  - 008
  - 010
  - 011
- New area 28.shp
- Area 28 outline.shp
- Area 28 streets.shp



# Annual Update Process

***Effective Date of Appraisal: January 1, 2011***

***Date of Appraisal Report: June 2, 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 1 usable land sale available in the area and supplemented by the value decrease in sales of improved parcels, a downward adjustment was made in land assessment for the 2011 Assessment Year.

The formula is:  $2011 \text{ Land Value} = 2010 \text{ Land Value} \times .885$ , with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 335 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.

The derived adjustment formula is:

$2011 \text{ Total Value} = 2010 \text{ Total Value} \times (1 - 0.075) / 1.042245$

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

$2011 \text{ Improvements Value} = 2011 \text{ Total Value} \text{ minus } 2011 \text{ Land Value}$

### ***Model Validation***

The resulting assessment level is 90.2%. 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 -11.5%. 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 28 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

-11.25%

#### Comments

The percentages listed are total adjustments not additive adjustments.

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

**Area 28 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.

<b>Market Adjustment to 1/1/2011</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.686	-31.4%
2/1/2008	0.695	-30.5%
3/1/2008	0.704	-29.6%
4/1/2008	0.712	-28.8%
5/1/2008	0.721	-27.9%
6/1/2008	0.730	-27.0%
7/1/2008	0.738	-26.2%
8/1/2008	0.747	-25.3%
9/1/2008	0.756	-24.4%
10/1/2008	0.765	-23.5%
11/1/2008	0.774	-22.6%
12/1/2008	0.782	-21.8%
1/1/2009	0.791	-20.9%
2/1/2009	0.800	-20.0%
3/1/2009	0.808	-19.2%
4/1/2009	0.817	-18.3%
5/1/2009	0.825	-17.5%
6/1/2009	0.834	-16.6%
7/1/2009	0.843	-15.7%
8/1/2009	0.852	-14.8%
9/1/2009	0.861	-13.9%
10/1/2009	0.869	-13.1%
11/1/2009	0.878	-12.2%
12/1/2009	0.887	-11.3%
1/1/2010	0.896	-10.4%
2/1/2010	0.904	-9.6%
3/1/2010	0.912	-8.8%
4/1/2010	0.921	-7.9%
5/1/2010	0.930	-7.0%
6/1/2010	0.939	-6.1%
7/1/2010	0.947	-5.3%
8/1/2010	0.956	-4.4%
9/1/2010	0.965	-3.5%
10/1/2010	0.974	-2.6%
11/1/2010	0.983	-1.7%
12/1/2010	0.991	-0.9%
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.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2008	0.712	\$374,000
Sale 2	\$475,000	10/1/2009	0.869	\$413,000
Sale 3	\$515,000	7/1/2010	0.947	\$488,000

\* The adjusted sale price has been rounded.

# Annual Update Ratio Study Report (Before)

## 2010 Assessments

District/Team: SW Team 3	Appr. Date: 1/1/2010	Date of Report: 6/6/2011	Sales Dates: 1/2008 - 12/2010																				
Area 28 Auburn	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																				
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>3</td></tr><tr><td>0.70-0.80</td><td>7</td></tr><tr><td>0.80-0.90</td><td>31</td></tr><tr><td>0.90-1.00</td><td>96</td></tr><tr><td>1.00-1.10</td><td>104</td></tr><tr><td>1.10-1.20</td><td>50</td></tr><tr><td>1.20-1.30</td><td>29</td></tr><tr><td>1.30-1.40</td><td>12</td></tr><tr><td>1.40-1.50</td><td>3</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	3	0.70-0.80	7	0.80-0.90	31	0.90-1.00	96	1.00-1.10	104	1.10-1.20	50	1.20-1.30	29	1.30-1.40	12	1.40-1.50	3
Ratio	Frequency																						
0.60-0.70	3																						
0.70-0.80	7																						
0.80-0.90	31																						
0.90-1.00	96																						
1.00-1.10	104																						
1.10-1.20	50																						
1.20-1.30	29																						
1.30-1.40	12																						
1.40-1.50	3																						
Sample size (n)	335																						
Mean Assessed Value	197,400																						
Mean Adj. Sales Price	193,600																						
Standard Deviation AV	40,896																						
Standard Deviation SP	53,190																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	1.042																						
Median Ratio	1.018																						
Weighted Mean Ratio	1.020																						
UNIFORMITY																							
Lowest ratio	0.609																						
Highest ratio:	1.549																						
Coefficient of Dispersion	10.05%																						
Standard Deviation	0.138																						
Coefficient of Variation	13.20%																						
Price Related Differential (PRD)	1.022																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	1.012																						
Upper limit	1.031																						
95% Confidence: Mean																							
Lower limit	1.027																						
Upper limit	1.057																						
SAMPLE SIZE EVALUATION																							
N (population size)	5949																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.138																						
Recommended minimum:	30																						
Actual sample size:	335																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	200																						
# ratios above mean:	135																						
z:	3.551																						
Conclusion:	Non-normal																						

COMMENTS:

1 to 3 Unit Residences throughout area 28  
  
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

### COMMENTS:

1 to 3 Unit Residences throughout area 28

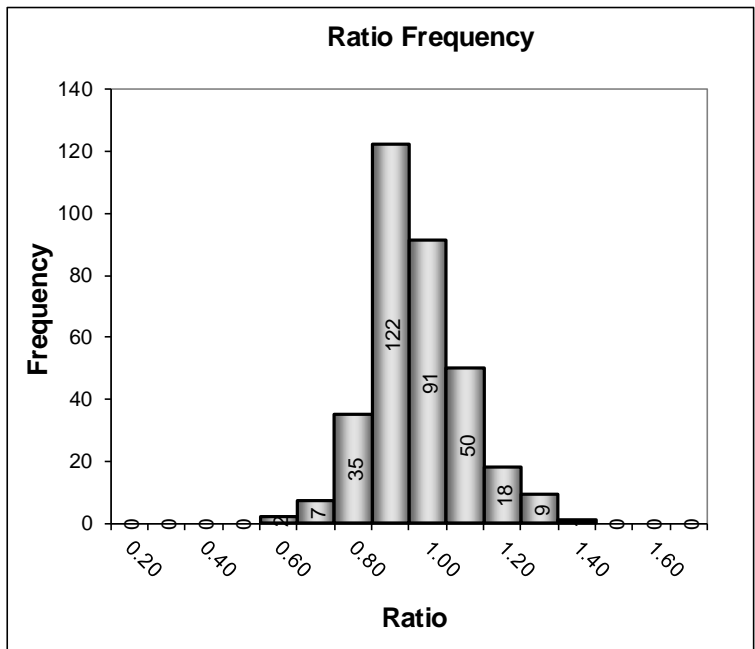
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

# Annual Update Ratio Study Report (After)

## 2011 Assessments

<b>District/Team:</b> SW Team 3	<b>Appr. Date:</b> 1/1/2011	<b>Date of Report:</b> 6/8/2011	<b>Sales Dates:</b> 1/2008 - 12/2010
<b>Area 28</b> Auburn	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	335
<b>Mean Assessed Value</b>	174,700
<b>Mean Sales Price</b>	193,600
<b>Standard Deviation AV</b>	36,310
<b>Standard Deviation SP</b>	53,190
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.922
<b>Median Ratio</b>	0.901
<b>Weighted Mean Ratio</b>	0.902
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.539
<b>Highest ratio:</b>	1.372
<b>Coefficient of Dispersion</b>	10.05%
<b>Standard Deviation</b>	0.122
<b>Coefficient of Variation</b>	13.19%
<b>Price Related Differential (PRD)</b>	1.022
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.894
Upper limit	0.913
<b>95% Confidence: Mean</b>	
Lower limit	0.909
Upper limit	0.935
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5949
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.122
<b>Recommended minimum:</b>	24
<b>Actual sample size:</b>	335
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	200
# ratios above mean:	135
z:	3.551
<b>Conclusion:</b>	Non-normal



### COMMENTS:

1 to 3 Unit Residences throughout area 28

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 28**  
**(1 to 3 Unit Residences)**

<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
0235	12/5/08	\$125,000	\$98,000	720	5	1921	4	4000	N	N	705 9TH ST SE
0130	9/30/09	\$124,950	\$109,000	840	5	1947	4	4200	N	N	124 15TH ST SE
0185	9/18/09	\$149,000	\$129,000	620	5	1947	4	4115	N	N	520 5TH ST SE
0059	8/9/10	\$142,000	\$136,000	760	5	1921	4	39525	N	N	301 23RD ST SE
0430	9/3/09	\$160,000	\$138,000	1370	5	1912	4	10960	N	N	922 5TH ST SE
0010	2/27/08	\$200,000	\$141,000	1020	5	1913	4	3690	N	N	114 7TH ST SE
0400	8/5/08	\$202,000	\$151,000	760	5	1924	4	4120	N	N	806 5TH ST SE
0210	6/5/09	\$189,000	\$158,000	800	5	1946	4	4280	N	N	214 14TH ST SE
0020	6/3/10	\$169,000	\$159,000	1380	5	1915	3	7282	N	N	414 8TH ST SE
0800	7/28/08	\$215,000	\$160,000	1190	5	1912	4	4958	N	N	502 L PL SE
0075	5/17/10	\$125,000	\$117,000	900	6	1924	4	4725	N	N	1510 A ST SE
0840	11/20/08	\$156,800	\$122,000	1090	6	1954	4	5236	N	N	724 6TH ST SE
0850	8/16/10	\$139,950	\$134,000	1240	6	1944	4	4120	N	N	725 7TH ST SE
0190	11/18/08	\$175,000	\$136,000	820	6	1944	4	7290	N	N	1501 H ST SE
0110	10/20/09	\$155,000	\$136,000	1250	6	1960	4	7420	N	N	603 CEDAR DR
0025	8/10/09	\$165,000	\$141,000	1100	6	1950	4	6599	N	N	205 7TH ST SE
0400	10/22/08	\$192,000	\$148,000	1170	6	1916	4	5250	N	N	206 12TH ST SE
0055	1/6/09	\$190,000	\$151,000	1320	6	1950	4	6175	N	N	931 D ST SE
0615	2/25/08	\$216,000	\$152,000	870	6	1949	4	6172	N	N	718 7TH ST SE
0458	9/8/09	\$178,000	\$154,000	1110	6	1947	3	7566	N	N	919 6TH ST SE
0230	9/15/08	\$205,450	\$156,000	1540	6	1960	3	10208	N	N	708 22ND ST SE
0390	7/21/09	\$184,000	\$156,000	1270	6	1944	4	4120	N	N	513 7TH ST SE
0890	8/14/08	\$210,000	\$158,000	920	6	1921	4	4120	N	N	621 7TH ST SE
0165	12/3/09	\$180,500	\$160,000	900	6	1959	4	7070	N	N	1504 28TH ST SE
0180	5/21/10	\$173,000	\$162,000	1020	6	1944	4	7290	N	N	1413 H ST SE
0640	11/19/08	\$213,500	\$166,000	1180	6	1945	4	3570	N	N	721 8TH ST SE
0245	6/2/09	\$199,000	\$166,000	960	6	1962	4	10787	N	N	35629 88TH AVE S
0030	9/15/08	\$220,000	\$167,000	1040	6	1946	4	6300	N	N	127 15TH ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0155	5/26/08	\$231,503	\$169,000	1250	6	1962	4	11390	N	N	35631 87TH AVE S
0120	3/26/08	\$240,000	\$171,000	1130	6	1964	4	6000	N	N	1118 26TH ST SE
9280	1/28/08	\$248,000	\$172,000	1460	6	1923	4	6720	N	N	2125 M ST SE
0270	1/29/09	\$216,000	\$173,000	900	6	1959	4	7560	N	N	705 25TH ST SE
0310	4/5/10	\$187,500	\$173,000	1860	6	1985	3	8100	N	N	710 26TH ST SE
0440	5/27/08	\$238,950	\$174,000	990	6	1913	4	7560	N	N	234 12TH ST SE
0570	3/18/08	\$247,500	\$175,000	1180	6	1945	4	4120	N	N	612 7TH ST SE
0140	8/27/09	\$206,000	\$177,000	1010	6	1960	4	7420	N	N	701 CEDAR DR
0855	3/23/10	\$195,000	\$179,000	1270	6	1944	4	4120	N	N	721 7TH ST SE
0110	6/27/08	\$243,789	\$180,000	1400	6	1944	4	7290	N	N	1526 H ST SE
0110	3/24/08	\$257,200	\$183,000	910	6	1965	4	6000	N	N	1110 26TH ST SE
0280	7/28/08	\$246,500	\$184,000	1270	6	1923	4	9472	N	N	417 6TH ST SE
0150	4/20/09	\$227,000	\$187,000	1010	6	1959	4	7560	N	N	704 24TH ST SE
9150	4/28/10	\$202,000	\$188,000	1050	6	1959	4	10125	N	N	1224 25TH ST SE
0440	12/29/10	\$189,000	\$189,000	990	6	1960	4	7488	N	N	1202 28TH ST SE
9164	4/22/08	\$264,000	\$190,000	1740	6	1959	4	9113	N	N	1330 25TH ST SE
0190	6/18/08	\$259,950	\$191,000	1340	6	1952	4	5940	N	N	113 17TH ST SE
0275	9/28/10	\$200,000	\$195,000	1350	6	1956	4	6480	N	N	122 9TH ST SE
9142	10/23/09	\$275,000	\$241,000	1040	6	1949	4	12196	N	N	911 H ST SE
0015	2/27/08	\$175,000	\$123,000	960	7	1914	4	3690	N	N	118 7TH ST SE
0030	8/5/09	\$175,000	\$149,000	1460	7	1965	4	9730	N	N	1925 H ST SE
0190	5/6/10	\$163,000	\$152,000	2000	7	1955	4	9120	N	N	531 10TH ST SE
0400	12/10/08	\$200,000	\$157,000	1790	7	1966	4	9000	N	N	1610 33RD ST SE
0165	2/1/10	\$175,900	\$159,000	940	7	1954	4	7154	N	N	930 E ST SE
0045	9/25/09	\$185,000	\$160,000	1300	7	1954	4	7790	N	N	1408 F ST SE
0070	12/13/10	\$162,000	\$161,000	1170	7	1993	3	6326	N	N	1214 35TH CT SE
0120	9/17/08	\$215,000	\$164,000	1830	7	1947	4	11793	N	N	721 6TH ST SE
0100	8/22/08	\$220,000	\$166,000	1000	7	1952	4	7790	N	N	1307 F ST SE
0035	9/26/08	\$220,000	\$168,000	1000	7	1960	4	8775	N	N	606 25TH ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0080	12/22/08	\$214,000	\$169,000	1370	7	1966	4	8125	N	N	3407 PIKE ST SE
0470	7/16/09	\$200,000	\$169,000	1020	7	1967	4	6500	N	N	3228 V ST SE
0240	1/11/10	\$189,000	\$170,000	1550	7	1968	4	7875	N	N	1614 35TH ST SE
0245	4/7/08	\$240,000	\$171,000	1670	7	1962	4	10800	N	N	404 26TH ST SE
0305	7/15/08	\$231,450	\$172,000	1190	7	1952	4	4841	N	N	620 D ST SE
0165	8/25/09	\$199,900	\$172,000	1240	7	1956	4	11274	N	N	1405 24TH ST SE
0310	9/25/09	\$198,000	\$172,000	1400	7	1967	4	7300	N	N	1440 32ND ST SE
0405	4/28/08	\$240,000	\$173,000	1370	7	1958	4	11274	N	N	1340 22ND ST SE
0030	8/20/08	\$232,500	\$175,000	1390	7	1963	4	8250	N	N	1925 M ST SE
0020	5/28/08	\$241,000	\$176,000	1260	7	1968	4	8548	N	N	1409 26TH ST SE
0160	7/3/08	\$243,000	\$180,000	990	7	1958	4	7520	N	N	2706 S ST SE
0240	8/19/08	\$242,000	\$182,000	1090	7	1967	4	8655	N	N	1415 33RD ST SE
0115	4/2/10	\$200,000	\$184,000	1110	7	1955	4	8775	N	N	1519 J ST SE
0125	9/22/08	\$244,000	\$186,000	1570	7	1953	4	10800	N	N	1527 J ST SE
0020	6/30/08	\$255,000	\$188,000	1990	7	1978	3	7340	N	N	2815 K ST SE
0270	9/2/08	\$250,000	\$189,000	1260	7	1966	4	8250	N	N	1706 35TH ST SE
9219	7/22/09	\$224,000	\$190,000	1430	7	1958	4	8712	N	N	1325 22ND ST SE
9079	2/26/09	\$238,000	\$192,000	1820	7	1959	4	11325	N	N	1340 21ST ST SE
0100	6/3/09	\$229,600	\$192,000	1440	7	1962	4	13090	N	N	1408 G ST SE
0040	3/6/09	\$238,500	\$193,000	1310	7	1991	3	11100	N	N	910 C ST SE
0080	8/27/09	\$225,000	\$193,000	1550	7	1969	4	7500	N	N	1706 33RD ST SE
9363	3/19/08	\$275,000	\$195,000	1640	7	2003	3	6032	N	N	1047 25TH ST SE
0070	7/30/08	\$262,500	\$196,000	1300	7	1958	4	9251	N	N	2610 U ST SE
0010	3/31/09	\$240,000	\$196,000	1640	7	1994	3	6486	N	N	833 23RD ST SE
9292	8/3/09	\$230,000	\$196,000	1040	7	1979	4	11326	N	N	824 25TH ST SE
0010	9/2/10	\$205,000	\$198,000	2480	7	1975	4	10147	N	N	718 19TH ST SE
0100	10/15/09	\$228,000	\$199,000	1370	7	1963	4	9916	N	N	806 26TH PL SE
0335	4/9/10	\$215,000	\$199,000	1760	7	1957	4	10530	N	N	1425 23RD ST SE
0360	2/27/08	\$284,000	\$200,000	1900	7	2008	3	5530	N	N	1734 C PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0040	1/8/09	\$252,000	\$200,000	2110	7	1994	3	6533	N	N	1301 33RD ST SE
0030	11/3/09	\$227,500	\$200,000	1360	7	1993	3	7650	N	N	1225 35TH CT SE
0050	9/16/08	\$265,000	\$202,000	1380	7	1968	4	8540	N	N	1706 36TH ST SE
0150	11/23/09	\$230,000	\$203,000	2430	7	2002	3	8525	N	N	1841 C PL SE
0260	10/6/09	\$237,000	\$206,000	1380	7	1998	3	6000	N	N	2204 27TH ST SE
0040	10/9/08	\$275,000	\$211,000	1100	7	1963	4	7500	N	N	1245 32ND ST SE
0030	7/17/08	\$285,000	\$212,000	1640	7	1990	4	6000	N	N	1210 E ST SE
0070	10/28/08	\$275,000	\$212,000	1640	7	1990	4	6225	N	N	1316 E ST SE
0045	12/8/10	\$213,000	\$212,000	1760	7	1958	4	11550	N	N	1415 G ST SE
0130	2/2/10	\$237,000	\$214,000	1900	7	1989	3	7366	N	N	814 23RD ST SE
0050	2/5/08	\$309,000	\$215,000	1990	7	1978	4	7401	N	N	2802 K ST SE
0080	4/18/08	\$300,000	\$215,000	1820	7	1963	4	9860	N	N	813 26TH ST SE
0070	4/24/08	\$299,500	\$215,000	1830	7	2000	3	6441	N	N	1306 D PL SE
0050	2/1/08	\$309,950	\$216,000	1610	7	1990	3	8758	N	N	2811 I ST SE
0160	8/4/08	\$290,000	\$217,000	1600	7	1997	3	6366	N	N	2321 27TH PL SE
9358	5/27/08	\$299,999	\$219,000	1710	7	1989	3	15064	N	N	1336 26TH ST SE
0470	7/1/09	\$260,000	\$219,000	1740	7	1967	4	8050	N	N	1451 33RD ST SE
0500	12/29/08	\$280,000	\$221,000	2120	7	1998	3	7500	N	N	2320 FOREST RIDGE DR SE
0240	10/16/08	\$290,000	\$223,000	1600	7	1998	3	8939	N	N	2203 FOREST RIDGE DR SE
0050	5/20/10	\$240,000	\$224,000	1500	7	1996	3	7247	N	N	1202 20TH CT SE
0020	6/27/08	\$305,000	\$225,000	1890	7	1992	3	9925	N	N	3511 OLYMPIC ST SE
0060	10/8/08	\$295,000	\$226,000	1600	7	1997	3	8569	N	N	2609 W CT SE
0180	6/18/10	\$239,900	\$226,000	1390	7	1996	3	6014	N	N	2821 U ST SE
9360	3/18/08	\$320,000	\$227,000	1460	7	1990	3	15022	N	N	1408 26TH ST SE
0090	10/12/10	\$234,000	\$229,000	2470	7	1981	3	10215	N	N	1817 C PL SE
0357	10/5/10	\$236,000	\$230,000	1477	7	2007	3	8100	N	N	615 27TH ST SE
0240	8/13/09	\$284,000	\$243,000	1280	7	1997	3	7344	N	N	2801 V CT SE
0040	2/24/08	\$351,000	\$246,000	1520	7	1969	4	9471	Y	Y	1710 37TH WAY SE
0180	12/1/08	\$315,000	\$246,000	1600	7	1998	3	8269	N	N	2701 Z ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0120	6/28/10	\$260,000	\$246,000	1870	7	1998	3	7239	N	N	3413 C CT SE
0100	6/13/08	\$340,000	\$249,000	2530	7	1998	3	6000	N	N	2302 28TH CT SE
0040	11/25/08	\$319,000	\$249,000	2110	7	1997	3	6073	N	N	1927 28TH ST SE
0430	6/16/08	\$341,000	\$250,000	2180	7	1981	3	7330	N	N	1706 C ST SE
0030	10/28/10	\$262,500	\$258,000	2350	7	1988	3	7202	N	N	2018 C ST SE
9314	11/3/10	\$274,000	\$269,000	2640	7	1989	3	18480	N	N	846 21ST ST SE
0040	5/5/09	\$332,000	\$274,000	1280	7	1998	3	8211	N	N	2109 27TH ST SE
0110	5/16/08	\$408,000	\$296,000	2560	7	2008	3	8996	N	N	131 9TH ST SE
0090	5/19/10	\$323,000	\$302,000	2370	7	1999	3	7962	N	N	2306 28TH CT SE
0135	9/18/09	\$220,000	\$190,000	1430	8	1954	4	7790	N	N	1501 F ST SE
0030	3/26/08	\$305,000	\$217,000	1730	8	1960	4	11550	N	N	1403 G ST SE
0080	4/1/10	\$275,000	\$253,000	2469	8	2005	3	6278	N	N	520 17TH CT SE
9125	1/14/10	\$311,660	\$280,000	2510	8	1951	5	23100	N	N	840 21ST ST SE
0100	10/28/09	\$340,000	\$298,000	2705	8	2005	3	6855	N	N	530 17TH CT SE
0260	9/15/10	\$114,400	\$111,000	1780	7	1968	3	1722	N	N	2867 FOREST RIDGE DR SE
1410	2/19/08	\$187,000	\$131,000	1090	7	1962	3	9350	N	N	1720 DOGWOOD DR SE
1230	11/9/08	\$186,000	\$144,000	1100	7	1961	3	11200	N	N	1930 FIR ST SE
0240	4/7/08	\$214,800	\$153,000	1400	7	1968	3	1722	N	N	2863 FOREST RIDGE DR SE
0190	1/7/08	\$224,500	\$154,000	1400	7	1977	3	1690	N	N	2853 FOREST RIDGE DR SE
0280	9/11/09	\$178,000	\$154,000	1300	7	1962	3	8800	N	N	2635 25TH ST SE
0540	7/3/08	\$215,000	\$159,000	1300	7	1962	4	8470	N	N	2430 DOGWOOD ST SE
1170	10/13/08	\$208,000	\$160,000	1330	7	1961	3	8000	N	N	2025 GINKGO ST SE
0060	12/10/08	\$210,000	\$165,000	1340	7	1984	3	11651	N	N	2202 HEMLOCK ST SE
0630	7/15/10	\$176,000	\$167,000	1170	7	1963	4	8925	N	N	1925 19TH PL SE
0160	1/30/09	\$210,000	\$168,000	1590	7	1987	3	10906	N	N	6006 37TH CT SE
0100	10/23/08	\$227,500	\$175,000	1190	7	1986	4	7425	N	N	5826 37TH ST SE
0800	1/28/10	\$195,000	\$176,000	1040	7	1961	4	8250	N	N	2115 ELM ST SE
0480	5/19/08	\$245,000	\$178,000	1090	7	1962	4	8700	N	N	1825 DOGWOOD DR SE
0570	4/1/08	\$252,500	\$180,000	1300	7	1986	3	6800	N	N	6126 36TH ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1070	7/19/10	\$189,000	\$180,000	1330	7	1962	4	8165	N	N	1945 FIR ST SE
1500	2/28/09	\$228,000	\$184,000	1420	7	1962	3	7920	N	N	3030 17TH ST SE
0250	4/22/10	\$199,500	\$185,000	1360	7	1978	3	1934	N	N	2906 28TH ST SE
0180	10/20/10	\$190,000	\$186,000	1160	7	1976	3	8000	N	N	5801 35TH ST SE
0160	11/19/10	\$189,000	\$187,000	1180	7	1969	3	8058	N	N	2914 SCENIC DR
0670	9/12/08	\$247,450	\$188,000	1330	7	1962	4	8575	N	N	2720 25TH ST SE
0170	9/1/10	\$199,000	\$192,000	1560	7	1961	4	8625	N	N	2120 GINKGO ST SE
0030	8/25/08	\$257,000	\$194,000	1360	7	1977	4	8700	N	N	5706 37TH ST SE
0110	7/20/10	\$204,000	\$194,000	1300	7	1961	4	9856	N	N	2610 24TH ST SE
0650	10/20/08	\$255,000	\$196,000	1560	7	1968	4	9350	N	N	3101 16TH ST SE
1270	8/17/09	\$229,000	\$196,000	1040	7	1983	4	9112	N	N	6025 35TH PL SE
0040	3/17/08	\$280,100	\$198,000	1680	7	1976	4	8976	N	N	3214 20TH ST SE
0160	6/13/08	\$275,500	\$202,000	1490	7	1977	4	7592	N	N	3201 20TH ST SE
9034	8/17/10	\$212,000	\$204,000	1680	7	1969	4	41250	N	N	17812 SE 408TH ST
1190	9/25/08	\$269,950	\$206,000	1220	7	1983	4	7623	N	N	3402 ORCHARD ST SE
1390	10/6/09	\$242,349	\$211,000	1400	7	1986	4	8000	N	N	5819 35TH WAY SE
0080	9/8/08	\$279,000	\$212,000	1000	7	1977	4	8556	N	N	2513 17TH ST SE
0350	7/22/10	\$224,777	\$214,000	1450	7	1963	4	10350	N	N	3255 16TH ST SE
0180	9/3/09	\$250,000	\$215,000	1680	7	1975	4	13680	N	N	2501 SKYWAY LN
0790	2/26/09	\$269,900	\$218,000	1670	7	1968	4	8800	N	N	1420 GINKGO ST SE
1190	4/16/10	\$236,000	\$218,000	1380	7	1993	4	26574	Y	Y	2750 FOREST RIDGE DR SE
9162	12/4/08	\$280,000	\$219,000	2170	7	1962	3	27442	N	N	3710 LEMONTREE LN SE
0990	9/25/08	\$289,999	\$221,000	1850	7	1990	4	9525	N	N	6208 35TH WAY SE
9188	3/5/09	\$280,000	\$227,000	810	7	1995	3	107000	Y	N	5441 AUBURN WAY S
0460	7/1/08	\$310,000	\$229,000	1460	7	1986	4	8662	N	N	3527 ORCHARD PL SE
0050	12/11/09	\$259,950	\$231,000	1180	7	1977	4	11613	N	N	2320 HEMLOCK ST SE
9074	11/5/08	\$299,900	\$232,000	1200	7	1991	3	240886	Y	N	16516 SE 368TH ST
0050	6/1/10	\$249,900	\$235,000	1870	7	1985	4	11657	N	N	2212 HEMLOCK ST SE
9138	7/1/08	\$330,000	\$244,000	1290	7	1981	4	14685	N	N	3311 21ST ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9184	4/17/09	\$300,000	\$246,000	1220	7	1982	3	54450	N	N	36639 148TH AVE SE
0740	6/16/09	\$337,000	\$283,000	1410	7	1986	4	8586	N	N	6307 37TH PL SE
9044	3/3/10	\$330,630	\$302,000	1628	7	1996	3	313196	N	N	38606 AUBURN-ENUMCLAW RD SE
9181	9/27/10	\$355,000	\$345,000	2280	7	1979	4	65340	N	N	36451 148TH AVE SE
9061	11/3/10	\$378,348	\$372,000	2382	7	1967	3	38081	Y	N	17623 SE 384TH ST
0120	8/12/08	\$200,000	\$150,000	1330	8	1974	4	9200	N	N	3221 20TH ST SE
0740	7/15/08	\$265,000	\$197,000	1450	8	1963	4	9480	N	N	3370 SCENIC DR
0540	3/26/10	\$220,000	\$202,000	1390	8	1965	4	7776	N	N	2624 26TH PL SE
0560	2/27/08	\$325,300	\$229,000	3080	8	1969	4	15000	N	N	3006 14TH ST SE
0960	6/1/10	\$243,496	\$229,000	1600	8	1968	4	7875	N	N	2805 ALPINE ST SE
0060	6/9/09	\$399,888	\$335,000	1990	8	1978	3	110642	Y	N	15028 SE 376TH ST
9022	4/15/10	\$510,000	\$472,000	3670	8	1992	3	433897	Y	N	36809 AUBURN-ENUMCLAW RD SE
0040	12/28/09	\$575,000	\$514,000	2490	8	1986	3	191228	Y	N	37502 152ND AVE SE
9054	7/16/10	\$355,000	\$338,000	3560	9	1977	4	130680	Y	N	16916 SE 376TH ST
9050	11/22/08	\$575,000	\$448,000	2750	9	1994	3	234352	N	N	38205 168TH AVE SE
9086	5/15/10	\$570,000	\$532,000	2980	9	1990	3	326316	Y	N	15719 SE 376TH ST
0015	6/10/08	\$141,000	\$103,000	730	4	1936	4	5650	N	N	316 4TH ST SE
0195	6/2/10	\$97,000	\$91,000	780	5	1913	3	5177	N	N	415 3RD ST SW
0120	4/6/10	\$117,500	\$108,000	680	5	1922	3	1946	N	N	407 3RD ST NE
0130	4/6/10	\$117,500	\$108,000	680	5	1922	3	1497	N	N	409 3RD ST NE
0049	4/28/10	\$140,000	\$130,000	840	5	1951	3	5067	N	N	630 2ND ST NW
0025	9/24/08	\$173,500	\$132,000	860	5	1950	3	8500	N	N	409 K ST SE
0185	7/8/08	\$205,000	\$152,000	830	5	1918	4	5750	N	N	221 G ST SE
0510	10/17/09	\$180,000	\$157,000	900	5	1913	4	6675	N	N	612 4TH ST SE
0551	4/29/08	\$220,000	\$159,000	1250	5	1913	3	4220	N	N	716 4TH ST SE
0025	8/12/08	\$215,000	\$161,000	800	5	1923	4	5277	N	N	326 3RD ST NE
0025	1/14/08	\$237,000	\$164,000	770	5	1992	4	4659	N	N	222 H ST SE
0345	9/11/08	\$229,000	\$174,000	780	5	1948	4	6685	N	N	311 L PL SE
0410	10/2/08	\$245,000	\$187,000	1350	5	1924	3	43560	N	N	410 WESTERN ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0055	6/15/10	\$214,000	\$202,000	1270	5	1922	4	7245	N	N	15 L ST SE
0055	10/7/09	\$130,000	\$113,000	1300	6	1955	4	6420	N	N	1620 M ST NE
0040	10/4/10	\$120,000	\$117,000	950	6	1900	4	4807	N	N	411 2ND ST NE
0235	11/23/08	\$160,500	\$125,000	1290	6	1947	4	5280	N	N	116 M ST NE
0370	9/15/08	\$166,000	\$126,000	900	6	1985	4	3796	N	N	3028 M PL NE
0950	2/15/10	\$139,900	\$127,000	1280	6	1985	3	4452	N	N	3017 L ST NE
0770	3/24/10	\$139,000	\$128,000	1070	6	1983	4	4500	N	N	1117 30TH ST NE
0690	9/22/09	\$150,000	\$130,000	1280	6	1986	4	3680	N	N	3003 M DR NE
0620	11/23/09	\$150,000	\$133,000	900	6	1986	4	3680	N	N	1210 31ST ST NE
0920	12/18/09	\$149,000	\$133,000	1280	6	1985	3	4366	N	N	3101 L ST NE
0030	3/17/10	\$150,000	\$138,000	2080	6	1900	3	6000	N	N	314 C ST NW
9067	9/29/08	\$184,950	\$141,000	1150	6	1938	4	4800	N	N	208 N ST NE
0230	2/26/08	\$205,000	\$144,000	1350	6	1949	4	7500	N	N	1106 3RD ST SE
1020	9/22/08	\$189,950	\$145,000	900	6	1983	3	3978	N	N	3010 K ST NE
0155	8/30/10	\$149,950	\$145,000	900	6	1949	4	5477	N	N	308 G ST SE
0043	3/28/08	\$206,000	\$147,000	1200	6	1990	3	6002	N	N	1425 N ST NE
0480	11/3/10	\$152,000	\$149,000	900	6	1985	4	3784	N	N	1221 31ST ST NE
0440	3/10/08	\$212,000	\$150,000	1360	6	1919	4	5394	N	N	321 E ST SE
0280	5/24/10	\$163,000	\$153,000	1070	6	1983	4	4812	N	N	1201 30TH ST NE
0245	1/8/08	\$223,500	\$154,000	980	6	1913	4	5750	N	N	122 G ST SE
0660	9/22/08	\$205,000	\$156,000	1070	6	1986	4	5249	N	N	1215 M PL NE
9150	5/14/08	\$218,000	\$158,000	900	6	1942	4	6669	N	N	128 L PL SE
0460	4/23/08	\$222,100	\$160,000	1070	6	1985	4	5340	N	N	3101 M DR NE
0045	5/12/10	\$175,000	\$163,000	1150	6	1947	2	11536	N	N	310 J ST NE
0780	4/21/08	\$229,999	\$165,000	1150	6	1985	4	5366	N	N	3002 L ST NE
0380	4/25/08	\$231,500	\$167,000	1280	6	1985	4	3780	N	N	3030 M DR NE
0055	6/19/08	\$227,000	\$167,000	1010	6	1947	4	6721	N	N	119 M ST SE
0070	3/17/09	\$205,000	\$167,000	1070	6	1941	4	5000	N	N	315 I ST SE
0150	1/30/08	\$245,000	\$170,000	1000	6	1963	4	5439	N	N	312 G ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0185	3/24/08	\$239,400	\$170,000	720	6	1915	4	7920	N	N	15 N ST NE
0060	4/13/10	\$185,000	\$171,000	1370	6	1955	4	6420	N	N	1610 M ST NE
0030	4/9/08	\$240,000	\$172,000	910	6	1953	3	11487	N	N	1505 M ST NE
0860	4/24/08	\$240,000	\$173,000	1240	6	1917	4	4988	N	N	14 J ST NE
0105	5/28/08	\$240,000	\$175,000	1140	6	1948	4	6716	N	N	102 K ST SE
0395	8/12/08	\$235,000	\$176,000	1060	6	1947	4	6014	N	N	14 O ST NE
0355	9/29/08	\$231,900	\$177,000	860	6	1924	4	6689	N	N	301 L PL SE
0005	5/21/10	\$190,000	\$178,000	1290	6	1922	4	5700	N	N	731 W MAIN ST
0135	10/29/08	\$232,000	\$179,000	1610	6	1910	4	5750	N	N	15 G ST SE
0450	11/6/09	\$210,000	\$185,000	1190	6	1933	3	20304	N	N	805 8TH ST NE
0140	6/18/08	\$253,000	\$186,000	1250	6	1993	3	6882	N	N	405 U ST SE
0215	9/23/08	\$250,000	\$191,000	1200	6	1942	4	5750	N	N	20 G ST SE
0150	12/17/10	\$194,950	\$194,000	2240	6	1913	4	11120	N	N	213 D ST SW
0170	11/21/08	\$249,900	\$195,000	1560	6	1925	3	6662	N	N	326 I ST SE
0270	10/19/10	\$200,000	\$196,000	1960	6	1908	4	6000	N	N	28 F ST SW
0170	10/28/09	\$230,000	\$202,000	1660	6	1911	4	11500	N	N	205 G ST SE
0100	9/4/08	\$275,000	\$208,000	1320	6	1912	4	5498	N	N	401 1ST ST NE
0053	6/18/10	\$230,000	\$217,000	1190	6	1920	4	4952	N	N	323 2ND ST NE
0480	10/29/09	\$260,000	\$228,000	1530	6	1923	4	6689	N	N	303 K ST SE
0025	11/18/09	\$269,000	\$238,000	1360	6	1923	4	11880	N	N	111 O ST NE
0011	2/9/08	\$440,000	\$307,000	2632	6	2007	3	12721	N	N	936 24TH ST NE
0280	4/7/08	\$195,000	\$139,000	1570	7	1911	4	13630	N	N	205 F ST SE
0130	5/8/09	\$185,000	\$153,000	1030	7	1975	4	6000	N	N	1508 PIKE PL NE
9058	2/27/08	\$220,000	\$155,000	1840	7	1978	3	7250	N	N	310 S ST SE
0011	7/9/09	\$184,000	\$156,000	1200	7	1992	3	6275	N	N	26 L ST SE
1070	1/27/10	\$174,900	\$158,000	1417	7	1968	4	6000	N	N	1906 R ST NE
0306	6/26/08	\$215,450	\$159,000	1190	7	1961	3	6000	N	N	122 F ST SW
0050	5/26/10	\$169,950	\$159,000	1720	7	1988	3	6070	N	N	651 I PL NE
9248	9/11/09	\$185,000	\$160,000	860	7	1954	4	7396	N	N	607 H ST NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0120	12/12/10	\$164,000	\$163,000	1230	7	1967	4	6000	N	N	1528 22ND ST NE
0030	3/11/10	\$180,000	\$165,000	860	7	1928	4	10164	N	N	203 N ST NE
0130	6/24/08	\$230,000	\$169,000	1340	7	1973	4	7473	N	N	16 R PL NE
9069	6/30/08	\$230,000	\$170,000	1110	7	1990	3	8724	N	N	220 S ST SE
0230	5/22/09	\$205,000	\$170,000	1240	7	1968	4	6006	N	N	1802 22ND ST NE
1173	3/25/08	\$240,000	\$171,000	1010	7	1959	4	7000	N	N	1316 K ST NE
1010	11/4/10	\$175,000	\$172,000	1560	7	1973	3	9185	N	N	1615 19TH DR NE
0345	12/10/10	\$173,000	\$172,000	1150	7	1950	4	6477	N	N	415 B ST NE
0070	10/3/08	\$227,450	\$174,000	1220	7	1959	3	5148	N	N	335 PARK AVE
0055	7/23/10	\$182,000	\$174,000	1460	7	1984	3	7632	N	N	1428 N ST NE
9046	9/29/10	\$179,900	\$175,000	1410	7	1959	4	8276	N	N	1701 1ST ST SE
0010	6/18/08	\$241,900	\$178,000	1200	7	1953	4	8572	N	N	1201 14TH ST NE
0020	7/29/08	\$238,000	\$178,000	960	7	1968	4	6000	N	N	2113 PIKE ST NE
0180	8/11/08	\$237,000	\$178,000	1450	7	1968	4	6000	N	N	1702 22ND ST NE
0185	10/8/09	\$204,900	\$179,000	970	7	1993	3	6000	N	N	101 F ST SW
1123	10/19/09	\$205,000	\$179,000	960	7	1956	4	11200	N	N	1301 M ST NE
9240	1/22/10	\$200,000	\$180,000	1320	7	1955	4	7374	N	N	501 N ST NE
0045	6/19/08	\$248,900	\$183,000	1460	7	1950	4	4860	N	N	211 R ST SE
0310	3/8/10	\$200,000	\$183,000	1740	7	1920	3	7383	N	N	305 F ST SE
0100	5/6/08	\$255,000	\$184,000	1420	7	1973	3	7469	N	N	10 R PL NE
0396	10/28/09	\$210,000	\$184,000	1740	7	1929	4	12400	N	N	2410 I ST NE
0356	4/3/10	\$200,000	\$184,000	1813	7	1949	3	7925	N	N	117 E ST SW
0250	7/24/10	\$194,000	\$185,000	1350	7	1976	4	6000	N	N	1718 19TH DR NE
0210	5/1/08	\$260,000	\$187,000	1380	7	1957	4	10916	N	N	1412 10TH ST NE
0050	3/4/10	\$205,000	\$187,000	1150	7	1959	3	8140	N	N	1415 3RD ST SE
0345	8/20/09	\$220,000	\$189,000	1750	7	1924	4	6000	N	N	214 E ST SE
0936	6/21/10	\$200,000	\$189,000	1440	7	1959	4	9750	N	N	1202 11TH ST NE
0445	5/1/08	\$263,500	\$190,000	1250	7	1948	4	8755	N	N	115 R ST NE
0220	2/9/10	\$209,000	\$190,000	1040	7	1960	4	7985	N	N	1705 6TH ST NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0365	3/14/08	\$269,950	\$191,000	1420	7	2004	3	6693	N	N	225 L PL SE
0200	9/23/08	\$250,000	\$191,000	1090	7	1975	3	6000	N	N	1614 19TH DR NE
0460	4/30/09	\$231,950	\$191,000	1190	7	1922	4	5635	N	N	109 R ST NE
0760	3/24/08	\$275,000	\$195,000	1150	7	1973	4	6958	N	N	2011 RIVERVIEW DR NE
0020	9/29/08	\$255,000	\$195,000	1230	7	1968	4	6915	N	N	1416 20TH ST NE
9190	7/27/09	\$230,000	\$196,000	2220	7	1967	3	10018	N	N	117 T ST SE
0250	4/17/09	\$240,000	\$197,000	1870	7	1997	3	8310	N	N	1611 1ST ST NE
0270	7/24/09	\$234,400	\$199,000	1200	7	1960	4	9266	N	N	1603 6TH ST NE
0010	2/25/10	\$217,950	\$199,000	1480	7	1951	4	6088	N	N	4 PIKE ST SE
0230	12/30/08	\$255,000	\$202,000	1570	7	1942	3	5451	N	N	205 J ST NE
0155	4/10/09	\$246,640	\$202,000	2450	7	1981	4	8316	N	N	921 16TH ST NE
0190	3/3/08	\$290,000	\$204,000	1090	7	1977	4	7951	N	N	1521 RIVERVIEW DR NE
0590	9/25/09	\$236,000	\$205,000	1260	7	1922	4	8400	N	N	1501 E MAIN ST
0100	3/16/09	\$255,000	\$207,000	1950	7	1910	3	5250	N	N	108 F ST SE
9112	9/10/10	\$214,000	\$207,000	1210	7	1930	4	16640	N	N	719 R ST NE
0066	4/18/08	\$294,000	\$211,000	1670	7	1947	4	10300	N	N	1110 5TH ST NE
0630	6/23/08	\$286,000	\$211,000	2380	7	1970	3	6338	N	N	1905 20TH ST NE
0130	7/2/08	\$285,000	\$211,000	1430	7	1967	4	8929	N	N	27 U PL NE
0190	5/4/10	\$229,950	\$214,000	1560	7	1949	4	7663	N	N	419 O ST NE
0105	11/24/08	\$277,000	\$216,000	1060	7	1924	4	4800	N	N	210 I ST SE
0015	8/10/09	\$255,000	\$218,000	1130	7	1953	4	9435	N	N	1602 MAIN ST
0115	10/13/10	\$223,750	\$219,000	1780	7	1918	4	5732	N	N	204 G ST SE
0165	8/21/08	\$292,000	\$220,000	1540	7	1957	4	10633	N	N	1025 O ST NE
0090	4/4/08	\$310,400	\$221,000	1790	7	1968	3	7600	N	N	309 V ST SE
0650	5/16/08	\$304,000	\$221,000	1920	7	1967	4	6000	N	N	1706 21ST ST NE
0030	5/4/09	\$270,000	\$223,000	1600	7	1948	4	10675	N	N	214 J ST NE
0095	10/1/08	\$293,000	\$224,000	1820	7	1924	4	5346	N	N	900 2ND ST SE
0460	7/20/09	\$265,000	\$225,000	1620	7	1969	4	6658	N	N	2005 RIVERVIEW DR NE
9152	7/29/08	\$302,500	\$226,000	1660	7	1997	4	13175	N	N	501 H ST NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
0391	8/31/09	\$263,000	\$226,000	1710	7	1959	4	7000	N	N	202 J ST SE
9207	10/6/09	\$265,000	\$231,000	1320	7	1974	5	15070	N	N	32535 104TH PL SE
0065	2/9/10	\$255,000	\$231,000	1510	7	1953	4	10300	N	N	1114 5TH ST NE
0090	12/8/10	\$235,000	\$233,000	1200	7	1963	4	12459	N	N	232 T ST NE
9301	3/19/08	\$334,000	\$237,000	1810	7	1976	3	15682	N	N	502 H ST NE
0045	6/9/09	\$299,500	\$251,000	1460	7	1922	4	10066	N	N	115 K ST SE
0255	3/13/09	\$314,000	\$255,000	1830	7	1948	4	10905	N	N	311 J ST NE
0210	6/13/08	\$355,000	\$260,000	2340	7	2007	3	6000	N	N	1702 19TH DR NE
0620	11/11/10	\$268,000	\$264,000	1600	7	1978	4	12415	N	Y	1634 RIVERVIEW DR NE
0022	9/30/09	\$315,000	\$274,000	1750	7	1984	4	10650	N	N	1027 22ND ST NE
9066	5/19/09	\$225,000	\$187,000	1470	8	1954	4	9749	N	N	425 N ST NE
0028	1/25/08	\$275,000	\$191,000	1700	8	1979	4	12632	N	N	10306 SE 330TH ST
0020	10/16/08	\$276,700	\$213,000	2070	8	1971	4	9200	N	N	1111 PIKE ST NE
1075	8/7/09	\$287,500	\$245,000	1870	8	1988	4	10240	N	N	1115 12TH ST NE
0110	10/27/08	\$330,000	\$255,000	1860	8	1966	4	8400	N	N	126 T ST NE
0190	9/10/08	\$368,000	\$279,000	2560	8	2008	3	5750	N	N	227 G ST SE
0035	6/11/08	\$409,500	\$300,000	2140	8	1954	4	19200	N	N	215 N ST SE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	101800	0005	11/19/10	\$125,000	DIAGNOSTIC OUTLIER
008	101800	0070	3/9/10	\$75,000	DOR RATIO;DOR; FINANCIAL INSTITUTION RESALE
008	101800	0130	8/19/09	\$84,600	DOUBLE SALE
008	101800	0135	10/28/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	101800	0135	10/14/10	\$62,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	101800	0145	10/8/09	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	145000	0270	6/18/08	\$145,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	145000	0320	4/17/09	\$155,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
008	145010	0060	1/22/10	\$248,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	145010	0060	5/12/10	\$139,650	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	145010	0070	7/7/10	\$114,900	DIAGNOSTIC OUTLIER
008	145010	0140	4/24/09	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	145010	0160	1/4/10	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	145010	0300	8/3/09	\$164,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	145010	0430	3/5/10	\$85,844	DOR RATIO;QUIT CLAIM DEED
008	145030	0100	6/25/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	182105	9043	7/6/10	\$560,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	192105	9183	8/14/08	\$120,000	TEAR DOWN; MULTI-PARCEL SALE
008	192105	9234	7/15/09	\$132,155	DOR RATIO;QUIT CLAIM DEED;PARTY FRIEND OR NEIGH
008	192105	9250	11/26/08	\$225,000	IMP COUNT
008	302105	9229	3/12/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302105	9286	9/10/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0080	8/6/09	\$73,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0090	5/15/09	\$127,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0225	8/5/08	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	314160	0362	10/2/08	\$154,256	BANKRUPTCY - REC OR TRUSTEE; GOV AGENCY;
008	314160	0395	7/31/08	\$247,557	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY;
008	314160	0395	6/4/09	\$172,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	314160	0715	12/22/08	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	314160	0735	9/24/09	\$233,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	331360	0365	6/21/10	\$205,000	ACTIVE PERMIT;FINANCIAL INSTITUTION RESALE
008	331360	0370	6/1/10	\$202,000	ACTIVE PERMIT;FINANCIAL INSTITUTION RESALE
008	331360	0380	12/15/10	\$209,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
008	380200	0120	1/28/08	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	392090	0105	7/1/08	\$159,100	RELOCATION - SALE TO SERVICE
008	392090	0105	7/1/08	\$188,990	RELOCATION - SALE TO SERVICE
008	500170	0070	2/25/08	\$121,571	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
008	500300	0005	9/28/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	500300	0080	4/28/08	\$249,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	542240	0320	4/17/08	\$162,750	CORPORATE AFFILIATES; PARTIAL INTEREST
008	711600	0120	3/28/08	\$296,567	EXEMPT FROM EXCISE TAX
008	711600	0185	6/6/08	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	711600	0275	11/23/09	\$159,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

**Improved Sales Removed from this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	711600	0471	8/26/09	\$185,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711600	0705	5/28/08	\$155,063	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	711600	0805	7/29/09	\$149,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711600	0805	12/5/08	\$207,000	BANKRUPTCY -TRUSTEE; EXEMPT FROM EXCISE TAX
008	711650	0150	7/28/09	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711650	0330	12/22/08	\$110,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
008	714060	0260	11/10/09	\$205,000	UNFIN AREA
008	714080	0130	11/23/10	\$100,000	FINANCIAL INSTITUTION RESALE
008	714080	0320	12/23/10	\$150,000	GOVERNMENT AGENCY; FINANCIAL INST. RESALE
008	714080	0410	10/7/09	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	734500	0580	11/16/09	\$143,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	734520	0410	12/6/10	\$134,950	DIAGNOSTIC OUTLIER
008	746890	0190	4/30/09	\$153,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
008	746890	0260	9/24/09	\$135,200	BANKRUPTCY - RECEIVER OR TRUSTEE
008	779401	0020	6/20/08	\$305,000	RELOCATION - SALE TO SERVICE
008	788900	0016	10/27/08	\$116,510	QUIT CLAIM DEED; STATEMENT TO DOR
008	792460	0280	8/27/10	\$250,000	EXEMPT FROM EXCISE TAX
008	858140	0391	5/20/09	\$141,780	BANKRUPTCY - RECEIVER OR TRUSTEE
008	858140	0391	2/4/08	\$216,652	EXEMPT FROM EXCISE TAX
008	869560	0115	1/21/10	\$135,000	FINANCIAL INSTITUTION RESALE
008	915010	0020	1/26/10	\$65,575	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	915010	0050	3/13/08	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	915010	0151	11/24/10	\$118,000	DIAGNOSTIC OUTLIER
008	915010	0235	6/27/08	\$177,356	EXEMPT FROM EXCISE TAX
008	915060	0030	12/26/08	\$204,000	%NETCOND;PREVIMP<=25K;GOVERNMENT AGENCY;
008	950090	0275	4/12/10	\$140,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
008	950090	0380	4/4/08	\$114,183	DOR RATIO;QUIT CLAIM DEED
008	950090	0515	8/16/10	\$180,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
010	012005	9082	2/11/10	\$648,500	DOUBLE SALE
010	012005	9082	3/11/10	\$800,000	DOUBLE SALE
010	030400	0020	1/18/08	\$251,600	QUIT CLAIM DEED
010	122005	9019	7/19/10	\$300,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXEC;
010	131350	0090	5/1/08	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	131350	0180	3/30/10	\$200,498	FINANCIAL INSTITUTION RESALE
010	252105	9073	7/14/09	\$690,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
010	252105	9074	11/6/08	\$299,900	BANKRUPTCY - REC OR TRUSTEE; QUIT CLAIM DEED
010	259750	0240	11/24/09	\$246,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259750	0400	4/27/10	\$250,260	EXEMPT FROM EXCISE TAX
010	259750	0410	5/29/09	\$55,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
010	259750	0410	6/20/08	\$251,899	EXEMPT FROM EXCISE TAX
010	259750	0500	11/29/10	\$193,100	FINANCIAL INSTITUTION RESALE
010	259750	1140	6/18/09	\$50,000	DOR RATIO;ESTATE ADMINISTRATOR, OR EXECUTOR
010	259760	0230	6/30/09	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	259900	0010	2/25/09	\$155,000	BANKRUPTCY - REC. OR TRUSTEE; STATEMENT TO DOR
010	259900	0010	6/2/08	\$77,632	DOR RATIO;EXEMPT FROM EXCISE TAX
010	259900	0970	5/12/08	\$57,989	DOR RATIO;QUITCLAIM DEED; REL PARTY,NEIGHBOR
010	259900	0980	8/19/08	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259900	1070	1/15/10	\$140,580	FINANCIAL INSTITUTION RESALE
010	259900	1200	9/9/08	\$283,505	SELLING OR BUYING COSTS AFFECTING SALE PRICE
010	259920	0040	3/11/08	\$358,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259920	0490	5/6/09	\$201,000	BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR
010	259920	0500	11/6/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	259920	0630	7/19/10	\$176,000	QUIT CLAIM
010	262105	9051	7/8/10	\$475,000	DIAGNOSTIC OUTLIER
010	262105	9051	10/29/09	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	262105	9051	9/26/08	\$333,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
010	272105	9069	7/5/08	\$82,000	DOR RATIO;ESTATE ADMIN,RELATED PARTY, OR NEIGH
010	272105	9123	5/13/09	\$117,600	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	272105	9137	8/13/08	\$437,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	272105	9149	12/1/09	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	352105	9010	11/18/09	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352105	9085	11/18/08	\$450,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	352105	9085	6/13/08	\$544,500	BANKRUPTCY - REC OR TRUSTEE;
010	362105	9054	11/12/09	\$481,500	EXEMPT FROM EXCISE TAX
010	366800	0130	10/8/09	\$121,000	QUIT CLAIM DEED
010	366800	0590	12/16/09	\$258,050	BANKRUPTCY - RECEIVER OR TRUSTEE
010	366800	0590	7/16/09	\$179,700	EXEMPT FROM EXCISE TAX
010	366800	1060	7/9/09	\$136,404	DOR RATIO;QUIT CLAIM DEED; REL PARTY, OR NEIGH
010	774950	0210	11/11/09	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	774950	0600	5/20/08	\$254,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	774950	0900	11/4/09	\$198,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	780620	0120	12/21/09	\$140,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
010	780621	0020	4/15/09	\$189,300	BANKRUPTCY - RECEIVER OR TRUSTEE
010	780621	0020	1/26/09	\$298,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
010	885816	0080	10/30/08	\$303,700	BANKRUPTCY - RECEIVER OR TRUSTEE
011	000100	0086	6/19/08	\$342,000	%COMPL
011	001600	0020	5/28/08	\$205,000	IMP COUNT
011	001600	0210	11/17/10	\$132,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	001600	0275	3/19/09	\$98,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	001600	0320	10/1/10	\$115,000	DIAGNOSTIC OUTLIER
011	001600	0330	9/14/09	\$52,286	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	001600	0345	3/5/09	\$59,407	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
011	001600	0460	1/21/09	\$122,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	098200	0015	6/4/09	\$166,400	BANKRUPTCY - RECEIVER OR TRUSTEE
011	098200	0015	10/6/08	\$209,300	FORCED SALE; EXEMPT FROM EXCISE TAX
011	147740	0119	6/24/09	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX



**Improved Sales Removed from this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	147740	0119	6/10/09	\$212,950	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT
011	172105	9059	2/27/08	\$455,000	IMP COUNT
011	172105	9087	1/7/10	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	172105	9124	5/12/08	\$54,772	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	172105	9140	4/3/09	\$146,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	173580	0005	8/13/08	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	182105	9093	7/24/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	182105	9237	2/22/10	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	182105	9242	9/1/10	\$137,000	FINANCIAL INSTITUTION RESALE
011	214980	0095	3/18/09	\$188,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	214980	0365	9/8/09	\$150,000	IMP COUNT
011	243070	0025	3/3/10	\$161,000	DOR RATIO
011	264800	0070	3/23/10	\$149,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
011	264800	0205	8/29/09	\$205,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
011	289100	0150	9/28/09	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	289100	0410	10/14/08	\$218,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	289110	0810	4/15/09	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	289110	1100	7/9/10	\$195,000	FINANCIAL INSTITUTION RESALE
011	289110	1200	8/27/10	\$233,809	EXEMPT FROM EXCISE TAX
011	289110	1220	2/27/09	\$185,000	NO MARKET EXPOSURE
011	322480	0065	8/10/10	\$209,950	UNFIN AREA
011	322480	0220	12/18/10	\$206,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333990	0505	6/22/10	\$115,000	FINANCIAL INSTITUTION RESALE
011	333990	0868	5/21/10	\$135,000	FINANCIAL INSTITUTION RESALE
011	333990	0915	6/29/10	\$214,250	FINANCIAL INSTITUTION RESALE
011	333990	1057	3/22/10	\$109,550	DOR RATIO; REL PARTY, FRIEND, OR NEIGH
011	333990	1061	8/29/08	\$170,000	ESTATE ADMINISTRATOR, FRIEND, OR NEIGHBOR
011	374760	0040	4/23/10	\$15,000	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
011	374760	0145	11/23/09	\$306,307	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	393990	0010	10/22/09	\$197,486	EXEMPT FROM EXCISE TAX
011	393990	0010	4/22/10	\$145,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
011	418440	0215	7/30/10	\$225,000	GOVERNMENT AGENCY
011	418440	0220	7/30/10	\$280,000	GOVERNMENT AGENCY
011	439922	0010	8/4/08	\$360,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
011	512540	0385	4/21/08	\$350,000	NON-REPRESENTATIVE SALE
011	540160	0075	12/26/08	\$125,000	BANKRUPTCY - REC OR TRUSTEE;
011	540160	0095	10/14/08	\$108,000	IMP. CHAR CHANGED SINCE SALE; NON-REP. SALE
011	540210	0125	7/22/10	\$120,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
011	548570	0020	10/2/08	\$320,000	ACTIVE PERMIT BEFORE SALE>25K
011	556820	0070	9/19/10	\$147,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
011	556820	0085	3/19/10	\$126,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	609010	0150	7/18/08	\$235,548	EXEMPT FROM EXCISE TAX
011	613160	0125	2/12/10	\$156,900	FINANCIAL INSTITUTION RESALE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	733190	0240	11/17/09	\$169,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733800	0130	7/2/09	\$128,200	BANKRUPTCY - RECEIVER OR TRUSTEE
011	733800	0830	10/30/09	\$251,866	EXEMPT FROM EXCISE TAX
011	733800	1100	4/6/10	\$133,969	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	734940	0290	11/9/09	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	734940	0590	10/17/10	\$179,961	EXEMPT FROM EXCISE TAX
011	756110	0030	1/24/08	\$100,269	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
011	815410	0020	6/14/10	\$165,832	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	869860	0115	12/1/09	\$132,500	BANKRUPTCY - GOV AGENCY; EXEMPT FROM EXC TAX
011	869860	0135	9/17/08	\$140,000	BANKRUPTCY - REC OR TRUSTEE; NON-REP SALE
011	869860	0160	7/23/10	\$65,000	DOR RATIO
011	869910	0310	1/29/10	\$200,000	DOUBLE SALE
011	869910	0400	2/28/08	\$125,592	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
011	869910	0440	3/10/08	\$249,450	RELOCATION - SALE TO SERVICE
011	869910	0580	8/4/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	885765	0280	3/30/09	\$175,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	885765	0390	1/29/09	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	917260	0085	6/4/09	\$160,000	BANKRUPTCY - REC OR TRUSTEE; GOV AGENCY;
011	949920	0160	3/17/10	\$199,950	UNFIN AREA

***Vacant Sales Used in this Annual Update Analysis  
Area 28***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
010	012005	9086	10/1/2008	\$85,000	20,037	Y	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 28***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	182105	9044	10/22/2009	\$27,920,653	MULTI-PARCEL SALE; OR NEIGHBOR;
008	192105	9002	10/22/2009	\$27,920,653	MULTI-PARCEL SALE; OR NEIGHBOR;
008	869520	0015	4/2/2010	\$15,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	012005	9066	6/5/2009	\$850,000.00	MULTI-PARCEL SALE;
010	012005	9086	9/3/2008	\$275,000.00	GOVERNMENT AGENCY;
010	352105	9023	12/28/2009	\$355,000.00	GOVERNMENT AGENCY;
011	333990	0754	6/5/2009	\$850,000.00	NO MARKET EXPOSURE; RELATED PARTY,
011	333990	0776	12/14/2010	\$450,311.00	COMMERCIAL

## **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**  
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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