

Residential Revalue
2011 Assessment Roll

Vashon Island
AREA 100

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: Vashon Island / 100

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 160

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	\$163,200	\$238,600	\$401,800			
2011 Value	\$156,200	\$231,800	\$388,000	\$428,700	90.5%	16.90%
Change	-\$7,000	-\$6,800	-\$13,800			
% Change	-4.3%	-2.8%	-3.4%			

*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.

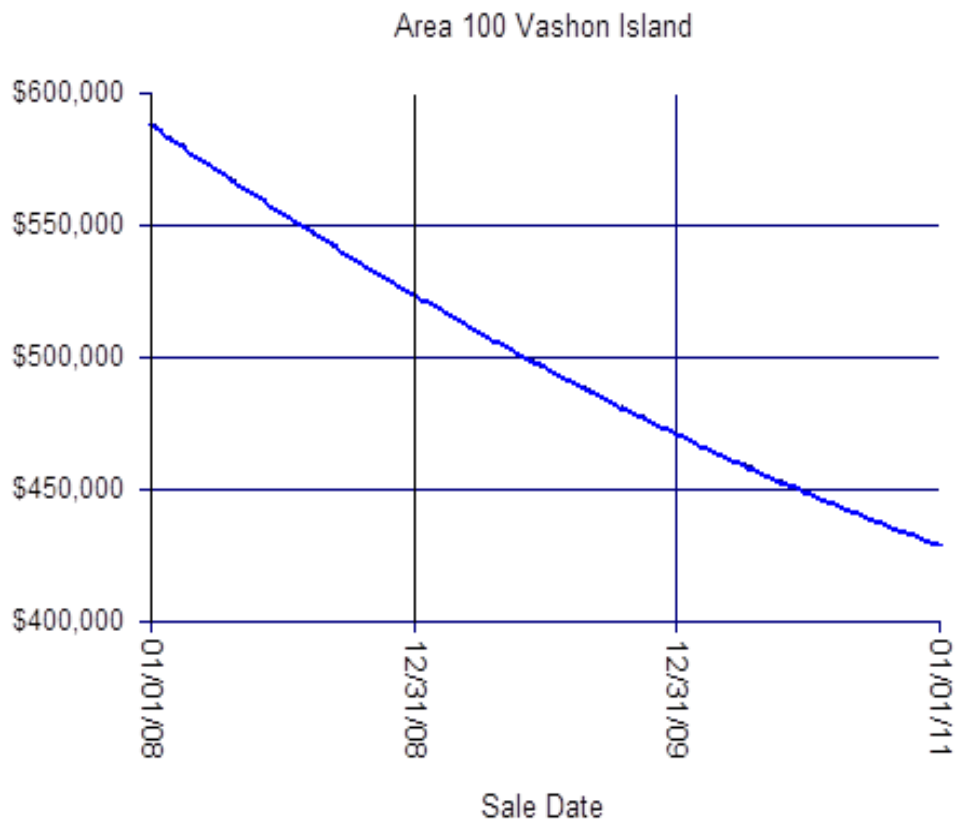
Population - Improved Parcel Summary:

	Land	Imps	Total
2010 Value	\$200,000	\$225,700	\$425,700
2011 Value	\$192,700	\$218,500	\$411,200
Percent Change	-3.7%	-3.2%	-3.4%

Number of one to three unit residences in the Population: 4193

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.

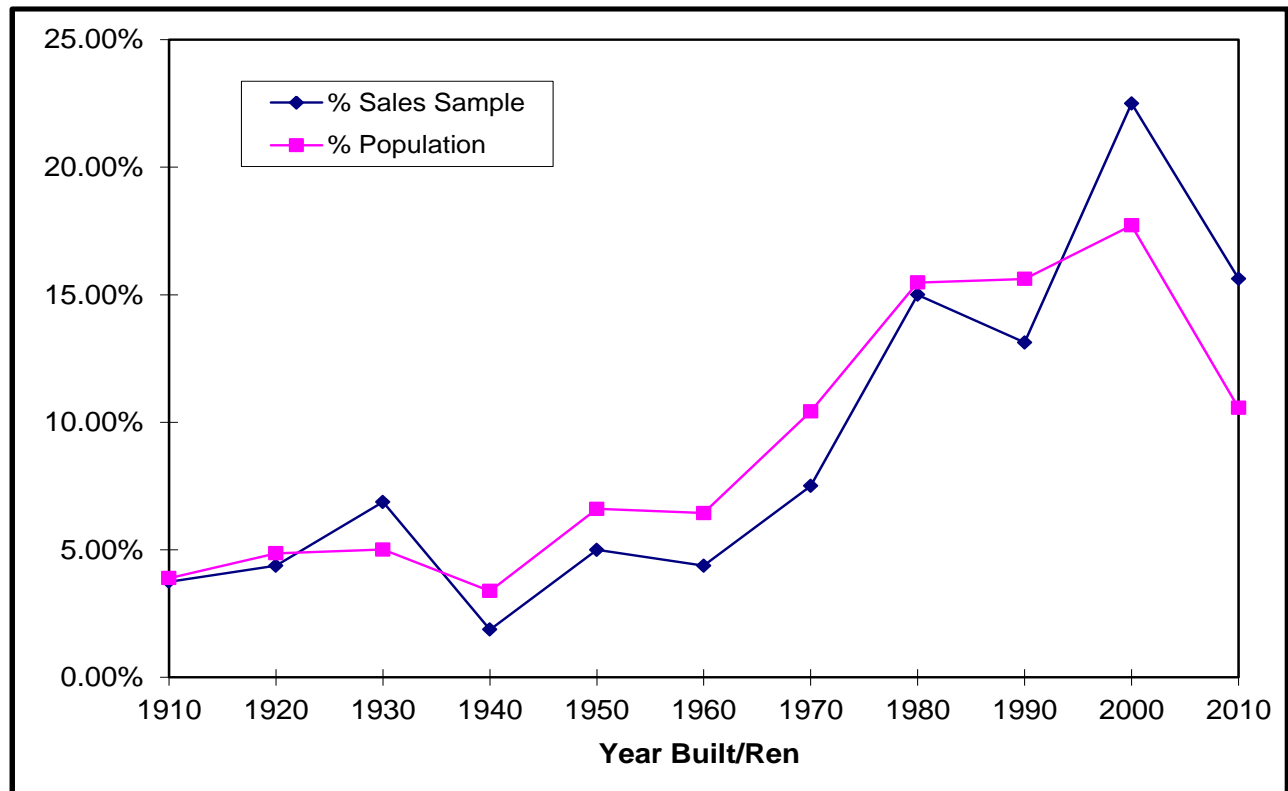
Market Change of Average Sale Price in Area 100
From 1/1/2008 to 1/1/2011



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	6	3.75%
1920	7	4.38%
1930	11	6.88%
1940	3	1.88%
1950	8	5.00%
1960	7	4.38%
1970	12	7.50%
1980	24	15.00%
1990	21	13.13%
2000	36	22.50%
2010	25	15.63%
	160	

Population		
Year Built/Ren	Frequency	% Population
1910	163	3.89%
1920	204	4.87%
1930	210	5.01%
1940	142	3.39%
1950	277	6.61%
1960	270	6.44%
1970	437	10.42%
1980	649	15.48%
1990	655	15.62%
2000	743	17.72%
2010	443	10.57%
	4193	

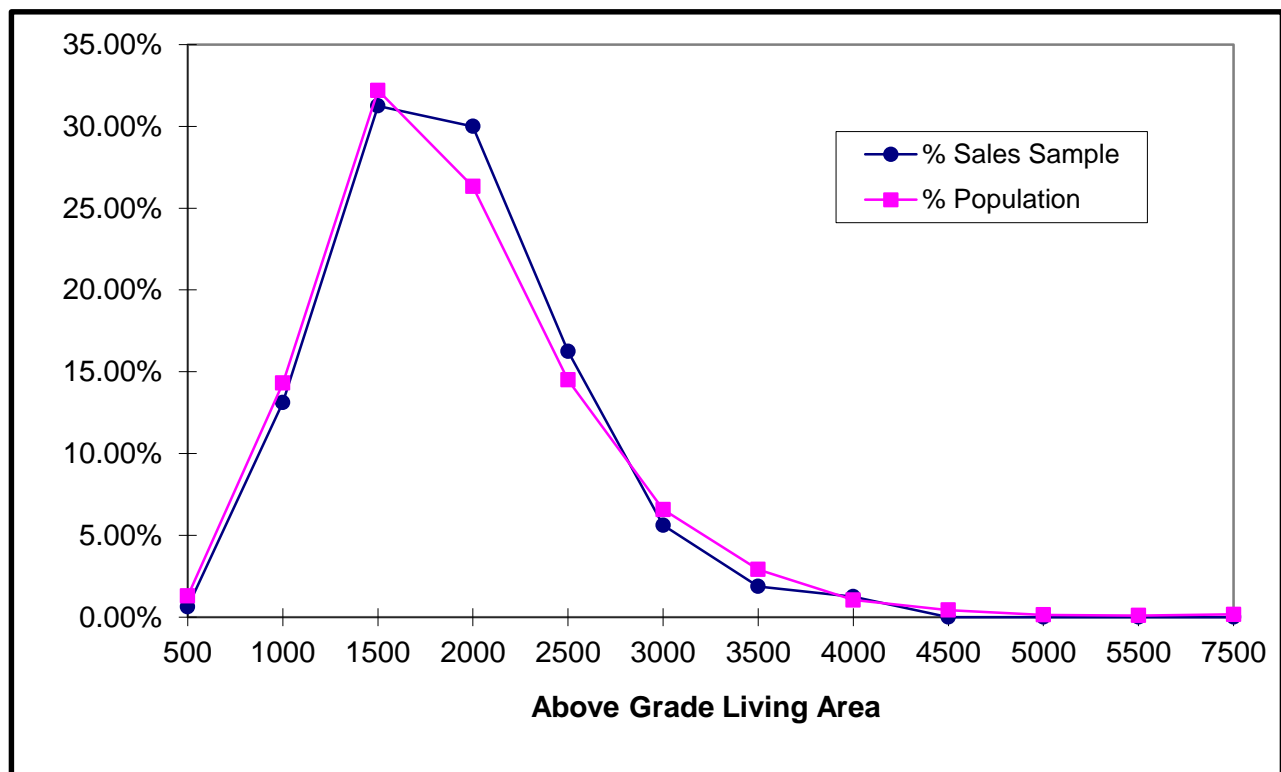


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.63%
1000	21	13.13%
1500	50	31.25%
2000	48	30.00%
2500	26	16.25%
3000	9	5.63%
3500	3	1.88%
4000	2	1.25%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	160	

Population		
AGLA	Frequency	% Population
500	54	1.29%
1000	600	14.31%
1500	1350	32.20%
2000	1104	26.33%
2500	608	14.50%
3000	276	6.58%
3500	122	2.91%
4000	44	1.05%
4500	18	0.43%
5000	6	0.14%
5500	4	0.10%
7500+	7	0.17%
	4193	

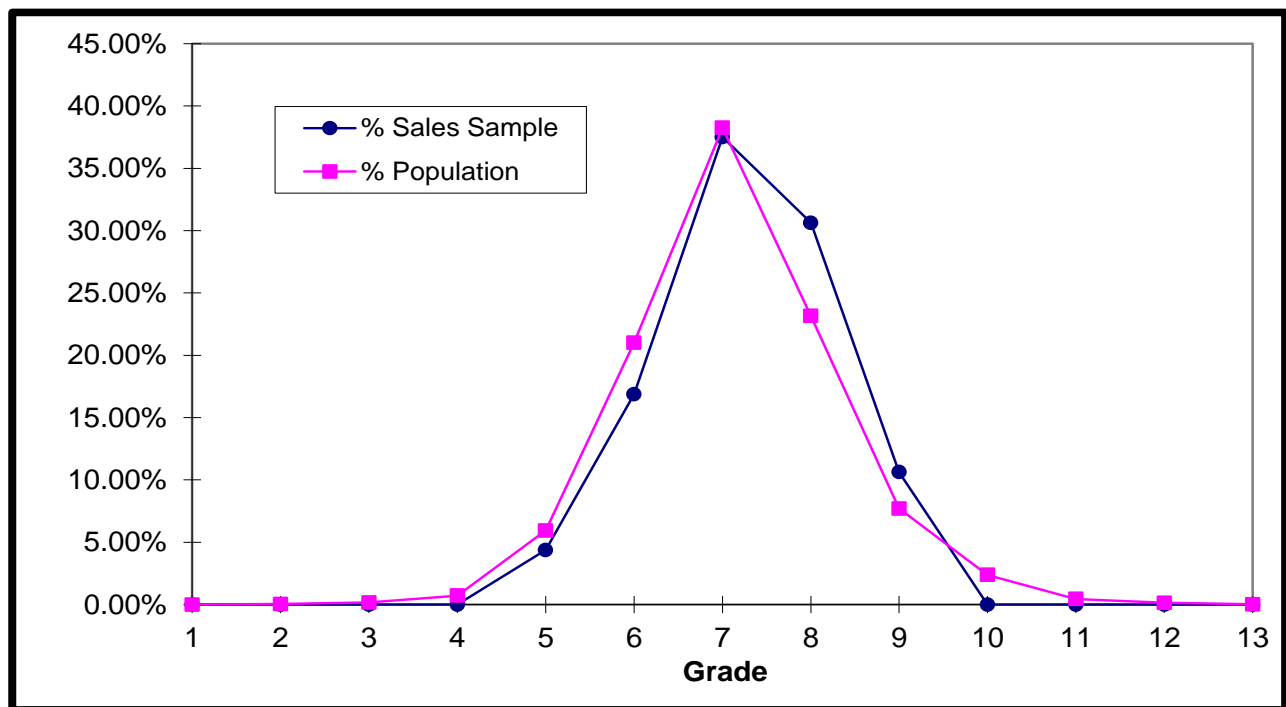


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

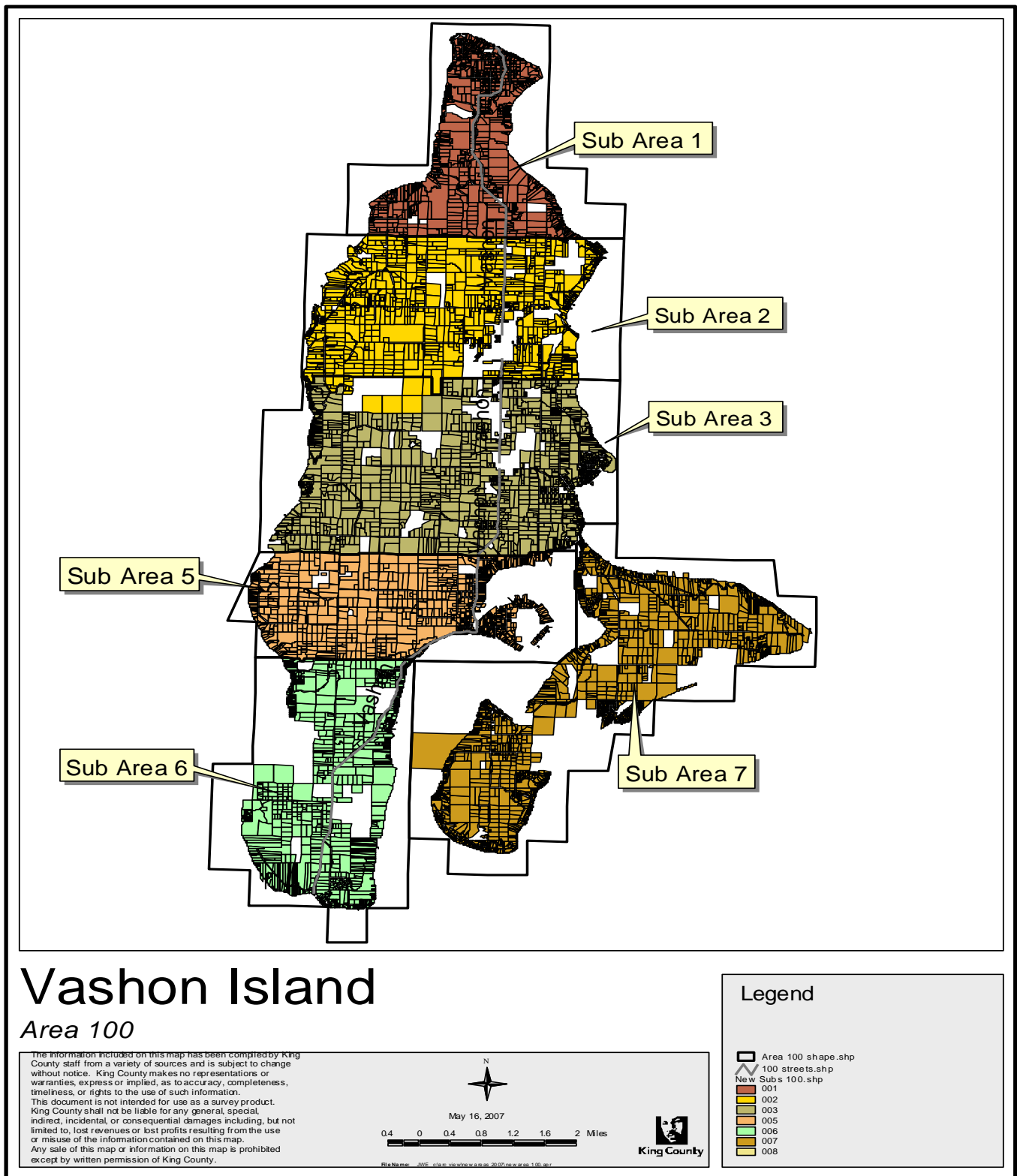
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	4.38%
6	27	16.88%
7	60	37.50%
8	49	30.63%
9	17	10.63%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
160		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	2	0.05%
3	7	0.17%
4	30	0.72%
5	249	5.94%
6	881	21.01%
7	1604	38.25%
8	971	23.16%
9	323	7.70%
10	100	2.38%
11	19	0.45%
12	6	0.14%
13	1	0.02%
4193		



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



Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: July 25, 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 18 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 3.4% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is:

2011 Land Value = 2010 Land Value x .966, 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 160 useable residential sales in the area.

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

An explanatory adjustment table is included in this report.

Model Validation

The resulting assessment level is 90.5%. 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 -3.4%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 100 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

-3.30%

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 100 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	0.727	-27.3%
2/1/2008	0.735	-26.5%
3/1/2008	0.742	-25.8%
4/1/2008	0.750	-25.0%
5/1/2008	0.757	-24.3%
6/1/2008	0.765	-23.5%
7/1/2008	0.773	-22.7%
8/1/2008	0.780	-22.0%
9/1/2008	0.788	-21.2%
10/1/2008	0.795	-20.5%
11/1/2008	0.803	-19.7%
12/1/2008	0.811	-18.9%
1/1/2009	0.818	-18.2%
2/1/2009	0.826	-17.4%
3/1/2009	0.833	-16.7%
4/1/2009	0.841	-15.9%
5/1/2009	0.848	-15.2%
6/1/2009	0.856	-14.4%
7/1/2009	0.863	-13.7%
8/1/2009	0.871	-12.9%
9/1/2009	0.879	-12.1%
10/1/2009	0.886	-11.4%
11/1/2009	0.894	-10.6%
12/1/2009	0.901	-9.9%
1/1/2010	0.909	-9.1%
2/1/2010	0.917	-8.3%
3/1/2010	0.924	-7.6%
4/1/2010	0.932	-6.8%
5/1/2010	0.939	-6.1%
6/1/2010	0.947	-5.3%
7/1/2010	0.954	-4.6%
8/1/2010	0.962	-3.8%
9/1/2010	0.970	-3.0%
10/1/2010	0.977	-2.3%
11/1/2010	0.985	-1.5%
12/1/2010	0.992	-0.8%
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	0.750	\$394,000
Sale 2	\$475,000	10/1/2009	0.886	\$421,000
Sale 3	\$515,000	7/1/2010	0.954	\$491,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team: SW District/Teams 1 & 2	Appr. Date: 1/1/2010	Date of Report: 7/25/2011	Sales Dates: 1/2008 - 12/2010																				
Area Vashon Island	Appr ID: JWEI	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>0.55-0.60</td><td>2</td></tr><tr><td>0.60-0.65</td><td>5</td></tr><tr><td>0.65-0.70</td><td>23</td></tr><tr><td>0.70-0.75</td><td>28</td></tr><tr><td>0.75-0.80</td><td>38</td></tr><tr><td>0.80-0.85</td><td>32</td></tr><tr><td>0.85-0.90</td><td>20</td></tr><tr><td>0.90-0.95</td><td>10</td></tr><tr><td>0.95-1.00</td><td>2</td></tr></tbody></table>		Ratio	Frequency	0.55-0.60	2	0.60-0.65	5	0.65-0.70	23	0.70-0.75	28	0.75-0.80	38	0.80-0.85	32	0.85-0.90	20	0.90-0.95	10	0.95-1.00	2
Ratio	Frequency																						
0.55-0.60	2																						
0.60-0.65	5																						
0.65-0.70	23																						
0.70-0.75	28																						
0.75-0.80	38																						
0.80-0.85	32																						
0.85-0.90	20																						
0.90-0.95	10																						
0.95-1.00	2																						
Sample size (n)	160																						
Mean Assessed Value	401,800																						
Mean Adj. Sales Price	428,700																						
Standard Deviation AV	193,506																						
Standard Deviation SP	212,681																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.957																						
Median Ratio	0.961																						
Weighted Mean Ratio	0.937																						
UNIFORMITY																							
Lowest ratio	0.514																						
Highest ratio:	1.310																						
Coefficient of Dispersion	13.69%																						
Standard Deviation	0.162																						
Coefficient of Variation	16.91%																						
Price Related Differential (PRD)	1.021																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.930																						
Upper limit	0.990																						
95% Confidence: Mean																							
Lower limit	0.931																						
Upper limit	0.982																						
SAMPLE SIZE EVALUATION																							
N (population size)	4193																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.162																						
Recommended minimum:	42																						
Actual sample size:	160																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	79																						
# ratios above mean:	81																						
z:	0.158																						
Conclusion:	Normal*																						
*i.e. no evidence of non-normality																							

COMMENTS:

1 to 3 Unit Residences throughout area 100

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

COMMENTS:

1 to 3 Unit Residences throughout area 100

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

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team: SW District/Teams 1 & 2	Appr. Date: 1/1/2011	Date of Report: 7/25/2011	Sales Dates: 1/2008 - 12/2010
Area Vashon Island	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		<div>Ratio Frequency</div>	
Sample size (n)	160		
Mean Assessed Value	388,000		
Mean Sales Price	428,700		
Standard Deviation AV	187,129		
Standard Deviation SP	212,681		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.928		
Weighted Mean Ratio	0.905		
UNIFORMITY			
Lowest ratio	0.497		
Highest ratio:	1.259		
Coefficient of Dispersion	13.69%		
Standard Deviation	0.156		
Coefficient of Variation	16.90%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.898		
Upper limit	0.956		
95% Confidence: Mean			
Lower limit	0.899		
Upper limit	0.948		
SAMPLE SIZE EVALUATION			
N (population size)	4193		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.156		
Recommended minimum:	39		
Actual sample size:	160		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	79		
# ratios above mean:	81		
z:	0.158		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 100

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 100
(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
001	693060	0215	5/27/08	\$537,500	\$411,000	720	5	1947	3	12000	Y	Y	11024 SW BILOXI RD
001	182303	9050	6/25/09	\$305,000	\$263,000	800	6	1926	4	67667	N	N	10536 SW 132ND PL
001	888700	0870	7/22/09	\$319,000	\$277,000	1164	6	1910	4	25000	N	N	10331 SW 110TH ST
001	202303	9003	7/9/10	\$352,000	\$337,000	890	6	2009	3	44866	N	N	9008 SW VAN OLINDA RD
001	668310	0370	5/5/08	\$589,000	\$447,000	730	6	1967	4	8784	Y	Y	10873 POINT VASHON DR SW
001	668300	0055	2/7/08	\$360,000	\$265,000	1550	7	1964	3	20280	Y	N	11119 PALISADES AVE SW
001	888700	1287	10/27/09	\$297,000	\$265,000	1400	7	1962	3	11375	N	N	11403 99TH AVE SW
001	888700	1736	8/3/09	\$342,000	\$298,000	1760	7	1963	3	11520	Y	N	10415 SW 116TH ST
001	888700	1718	9/21/09	\$343,000	\$303,000	1160	7	1977	4	9750	Y	N	10319 SW 116TH ST
001	192303	9104	8/27/08	\$515,000	\$405,000	600	7	1996	3	217800	N	N	14931 108TH LN SW
001	082303	9025	6/15/09	\$474,000	\$407,000	884	7	1922	5	20908	Y	Y	11712 DOLPHIN POINT TRL SW
001	132302	9004	9/25/10	\$450,000	\$439,000	1770	7	1949	3	109121	Y	N	14326 OLYMPIC DR SW
001	888700	1840	1/7/08	\$645,000	\$470,000	1810	7	1990	3	75359	N	N	11809 105TH AVE SW
001	172303	9028	4/27/09	\$599,000	\$507,000	910	7	1960	4	9147	Y	Y	14210 GLEN ACRES RD SW
001	888700	1840	5/11/10	\$575,000	\$541,000	1810	7	1990	3	75359	N	N	11809 105TH AVE SW
001	072303	9028	6/9/08	\$1,600,000	\$1,227,000	2190	7	1950	3	63403	Y	Y	11235 SW 125TH ST
001	888700	1625	6/14/10	\$372,000	\$353,000	1820	8	1991	3	53276	N	N	11703 VASHON HWY SW
001	888700	1830	11/26/08	\$552,000	\$447,000	1540	8	1976	3	15520	Y	N	10625 SW 116TH ST
001	202303	9137	5/29/10	\$520,300	\$492,000	1760	8	1967	3	43560	Y	N	8950 SW 146TH PL
001	888700	0790	6/23/08	\$725,000	\$559,000	1350	8	1972	4	23958	Y	N	11117 ASTA LN SW
001	888700	1825	5/21/09	\$660,000	\$563,000	1913	8	1995	3	252648	N	N	10631 SW 116TH ST
001	888700	1005	10/6/10	\$589,000	\$576,000	2350	8	2000	3	18800	Y	N	11503 103RD AVE SW
001	192303	9113	6/17/08	\$755,450	\$581,000	2310	8	1999	3	221284	N	N	14720 107TH WAY SW
001	192303	9105	2/23/09	\$710,000	\$590,000	2936	8	2004	3	217800	N	N	14808 108TH LN SW
001	132302	9040	10/2/09	\$795,000	\$705,000	2040	8	1989	4	197326	Y	Y	12020 SW CEDARHURST RD
001	072303	9134	8/19/09	\$685,000	\$600,000	1700	9	2001	3	217800	Y	N	10510 SW 127TH ST
001	072303	9162	5/25/10	\$790,000	\$747,000	1580	9	1967	3	27878	Y	N	11506 105TH PL SW
001	182303	9202	6/10/08	\$975,000	\$748,000	2972	9	2006	3	192099	N	N	14315 107TH WAY SW
002	202303	9168	3/5/10	\$213,500	\$197,000	880	5	1940	5	10890	N	N	9003 SW 157TH PL
002	202303	9169	6/28/10	\$221,000	\$211,000	880	5	1940	3	10890	N	N	9002 SW 157TH PL

Improved Sales Used in this Annual Update Analysis
Area 100
(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	078600	0385	8/7/08	\$280,000	\$219,000	600	5	1951	4	3900	N	N	13533 SW 171ST ST
002	742425	0050	5/23/08	\$151,500	\$116,000	1098	6	2008	3	3475	N	N	10334 SW MUKAI CIR
002	312303	9083	11/10/08	\$245,000	\$197,000	880	6	1949	4	10200	N	N	10203 SW BANK RD
002	262302	9041	5/14/08	\$300,000	\$228,000	990	6	1918	4	3484	Y	Y	16841 COVE WALK SW
002	078600	0265	11/20/08	\$287,000	\$232,000	840	6	1926	4	3300	N	N	13513 SW 170TH ST
002	312303	9063	9/10/08	\$340,950	\$269,000	1100	6	1943	4	27007	N	N	10801 SW BANK RD
002	302303	9176	2/15/08	\$635,000	\$469,000	1360	6	1905	4	27000	N	N	17105 VASHON HWY SW
002	312303	9109	5/13/10	\$235,000	\$221,000	1170	7	1957	4	20400	N	N	18305 VASHON HWY SW
002	292303	9238	12/10/10	\$244,450	\$243,000	1350	7	1954	3	22215	N	N	16406 VASHON HWY SW
002	312303	9113	9/14/10	\$275,000	\$268,000	1120	7	1958	4	9900	N	N	10217 SW BANK RD
002	262302	9045	5/28/09	\$432,000	\$369,000	1620	7	1922	4	33637	Y	N	17010 136TH PL SW
002	203360	0060	4/11/09	\$454,500	\$383,000	1060	7	1984	5	11648	Y	Y	8028 SW HAWTHORNE LN
002	202303	9039	4/21/10	\$410,000	\$384,000	1728	7	1984	5	95832	N	N	15314 VERMONTVILLE RD SW
002	322303	9163	4/14/08	\$535,000	\$403,000	1470	7	1975	4	59677	N	N	8728 SW 184TH ST
002	523880	0020	11/16/09	\$480,000	\$431,000	1600	7	1978	4	80586	Y	N	18115 THORSEN RD SW
002	322303	9013	3/16/09	\$532,500	\$446,000	1510	7	1903	5	46173	N	N	9431 SW BANK RD
002	203360	0030	8/4/10	\$585,000	\$563,000	1300	7	1936	5	16245	Y	Y	8004 SW HAWTHORNE LN
002	242302	9064	7/29/09	\$985,000	\$857,000	1410	7	1922	5	400752	N	N	15431 WESTSIDE HWY SW
002	261737	0060	3/20/09	\$362,700	\$304,000	1370	8	1997	3	7481	N	N	17435 95TH PL SW
002	261737	0070	2/25/09	\$385,000	\$320,000	1510	8	1997	3	5688	N	N	17429 95TH PL SW
002	302303	9162	2/27/09	\$525,000	\$437,000	2300	8	1976	3	155280	N	N	16229 VASHON HWY SW
002	262302	9073	7/10/09	\$618,000	\$535,000	1030	8	2002	3	261360	Y	N	13018 SW COVE RD
002	242302	9037	4/11/08	\$765,000	\$576,000	3269	8	2001	3	108480	N	N	15627 115TH AVE SW
002	292303	9206	12/7/09	\$669,000	\$604,000	2370	8	1900	5	75794	N	N	9518 SW BANK RD
002	252302	9183	12/9/10	\$596,500	\$593,000	1460	9	2004	3	97138	Y	N	12912 SW 166TH ST
003	062203	9085	8/21/09	\$235,500	\$206,000	660	5	1923	4	33600	N	N	20605 111TH AVE SW
003	072203	9139	3/4/10	\$429,000	\$397,000	1400	5	1994	3	208216	N	N	11330 SW 220TH ST
003	255150	0050	12/21/10	\$209,000	\$208,000	1270	6	1973	4	8750	N	N	8736 SW 190TH ST
003	072203	9031	1/29/10	\$265,000	\$243,000	870	6	1918	4	174240	N	N	21605 111TH AVE SW
003	153520	2410	5/10/08	\$350,000	\$266,000	1010	6	1915	3	10304	Y	N	20252 77TH PL SW
003	059100	0054	9/15/10	\$349,000	\$340,000	980	6	1983	3	18709	Y	Y	14134 SW 220TH ST

Improved Sales Used in this Annual Update Analysis
Area 100
(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	012202	9060	5/6/10	\$424,000	\$399,000	1060	6	1986	3	188179	N	N	11930 SW CEMETERY RD
003	888600	0065	7/10/09	\$530,000	\$459,000	1696	6	1923	5	23980	Y	N	21432 TRAMP HARBOR RD SW
003	052203	9144	10/22/08	\$290,000	\$232,000	1120	7	1963	3	10890	N	N	9715 SW 192ND ST
003	312303	9094	9/10/08	\$314,000	\$248,000	890	7	1975	3	47054	N	N	10011 SW 188TH ST
003	153520	1960	6/22/09	\$353,500	\$304,000	1560	7	1987	3	21353	N	N	8107 SW 201ST ST
003	122202	9100	8/26/09	\$380,000	\$333,000	1230	7	2003	3	36176	N	N	20830 WESTSIDE HWY SW
003	231640	0315	8/27/09	\$412,000	\$362,000	2100	7	1960	4	14500	Y	N	21127 TRAMP HARBOR RD SW
003	249560	0078	6/29/10	\$388,000	\$370,000	1382	7	1999	3	103247	N	N	8901 SW 198TH ST
003	092203	9039	9/2/09	\$439,000	\$386,000	1860	7	1990	3	10454	Y	Y	21701 HIGHLAND AVE SW
003	322303	9209	4/8/08	\$540,000	\$406,000	1140	7	1960	4	186872	N	N	9503 SW 188TH ST
003	072203	9166	10/27/10	\$415,000	\$408,000	1960	7	1990	3	115869	N	N	11234 SW 212TH PL
003	888600	0064	8/14/08	\$540,000	\$423,000	2048	7	1982	3	15185	Y	N	21428 TRAMP HARBOR RD SW
003	062203	9139	12/8/10	\$485,000	\$482,000	2386	7	1992	3	104979	N	N	20531 105TH AVE SW
003	082203	9024	7/26/10	\$699,000	\$671,000	2330	7	1926	5	107601	N	N	9009 SW 216TH ST
003	888760	0030	9/25/08	\$325,000	\$258,000	1530	8	2004	3	14051	N	N	10009 SW 184TH WAY
003	888760	0110	6/24/08	\$390,000	\$301,000	1530	8	2004	3	12499	N	N	18417 100TH CT SW
003	072203	9076	6/25/08	\$404,000	\$312,000	1600	8	1996	3	11325	N	N	21710 101ST LN SW
003	888760	0070	2/27/09	\$385,000	\$321,000	1950	8	2005	3	13625	N	N	9926 SW 184TH WAY
003	153520	3365	6/16/09	\$400,000	\$344,000	1880	8	1993	3	28800	N	N	20616 87TH AVE SW
003	322303	9222	4/4/08	\$480,000	\$360,000	2480	8	1978	4	51836	N	N	18921 RIDGE RD SW
003	052203	9006	9/4/09	\$450,000	\$396,000	2040	8	1990	3	226730	N	N	19314 BEALL RD SW
003	072203	9127	7/28/10	\$450,000	\$432,000	2070	8	2009	3	33976	N	N	21609 101ST LN SW
003	322303	9063	9/16/09	\$490,000	\$432,000	1976	8	2005	3	102801	N	N	18713 RIDGE RD SW
003	072203	9079	8/18/09	\$595,000	\$521,000	2480	8	1995	3	274428	N	N	10415 SW 216TH ST
003	082203	9025	8/21/08	\$800,000	\$628,000	2260	8	1995	3	251460	N	N	21720 MONUMENT RD SW
003	153520	0430	12/23/09	\$700,000	\$635,000	2610	8	1991	3	14917	Y	Y	20502 CHAUTAUQUA BEACH RD SW
003	153520	4360	9/1/10	\$410,000	\$398,000	1184	9	2006	3	32912	Y	N	20643 87TH AVE SW
003	072203	9120	9/23/08	\$537,000	\$426,000	2170	9	2004	3	33541	N	N	21707 101ST LN SW
003	082203	9059	3/18/09	\$870,000	\$728,000	2100	9	1998	3	120661	Y	N	9618 SW QUARTERMASTER DR
005	182203	9184	5/24/10	\$250,000	\$236,000	1240	6	1980	4	16500	Y	N	10214 SW BURTON DR
005	242202	9136	3/19/09	\$336,000	\$281,000	1260	6	1994	3	52372	N	N	12908 SW 244TH PL

Improved Sales Used in this Annual Update Analysis
Area 100
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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	142202	9121	10/14/08	\$405,000	\$323,000	398	6	1970	3	40000	Y	Y	22731 CAREY RD SW
005	639800	0010	7/18/08	\$460,000	\$357,000	1490	6	1944	4	20037	Y	N	9917 SW QUARTERMASTER DR
005	182203	9092	12/29/09	\$407,000	\$370,000	1610	6	1927	4	10683	N	N	9906 SW BURTON DR
005	356380	0120	8/22/08	\$300,000	\$236,000	1150	7	1999	3	16600	Y	N	23325 VASHON HWY SW
005	182203	9088	9/28/10	\$280,000	\$273,000	1420	7	1923	4	28314	N	N	23009 107TH AVE SW
005	356380	0120	5/9/08	\$385,100	\$292,000	1150	7	1999	3	16600	Y	N	23325 VASHON HWY SW
005	242202	9114	8/28/09	\$380,000	\$334,000	1540	7	1975	3	59677	N	N	24327 OLD MILL RD SW
005	639800	0405	9/23/09	\$476,500	\$421,000	2020	7	1978	3	17512	Y	Y	10214 SW 227TH ST
005	142202	9087	5/7/08	\$582,000	\$442,000	1596	7	1976	3	121968	N	N	13433 SW 224TH ST
005	126920	0369	9/12/08	\$600,000	\$474,000	1360	7	1947	4	13500	Y	Y	8929 SW BAYVIEW DR
005	242202	9117	8/15/09	\$570,000	\$499,000	1900	7	1992	3	213444	N	N	12610 SW 248TH ST
005	182203	9135	10/7/09	\$667,500	\$593,000	1490	7	1966	4	84070	Y	N	10418 SW 238TH ST
005	936121	0030	6/4/10	\$437,000	\$414,000	2190	8	1993	3	16700	Y	N	23904 105TH AVE SW
005	127220	0020	5/6/08	\$659,000	\$500,000	1500	8	1918	5	17750	Y	N	10411 SW BURTON DR
005	182203	9015	5/26/10	\$538,500	\$509,000	1480	8	1974	3	182952	N	N	11121 SW 232ND ST
005	182203	9240	1/19/10	\$585,000	\$534,000	2920	8	2008	3	118483	N	N	11401 SW 238TH ST
005	639800	0435	9/13/10	\$715,000	\$695,000	2100	8	1978	4	16748	Y	Y	10206 SW 228TH ST
005	202203	9089	2/19/10	\$852,000	\$785,000	2920	8	1985	3	14012	Y	Y	24219 96TH PL SW
005	172203	9026	5/1/09	\$1,050,000	\$891,000	1350	8	1965	4	13939	Y	Y	9745 SW HARBOR DR
005	126920	0216	4/29/10	\$1,175,000	\$1,103,000	3550	8	1985	3	40650	Y	Y	9044 SW HARBOR DR
005	606760	0140	6/25/09	\$500,000	\$431,000	1390	9	1999	3	100188	N	N	10505 SW 230TH ST
005	132202	9048	1/9/09	\$605,000	\$496,000	2438	9	2008	3	138956	N	N	23707 115TH AVE SW
005	182203	9074	10/28/10	\$616,500	\$607,000	1072	9	2008	3	104000	Y	N	10510 SW 238TH ST
005	356380	0105	5/27/10	\$665,000	\$629,000	2184	9	2006	3	69000	N	N	23323 VASHON HWY SW
005	242202	9004	8/6/09	\$760,000	\$663,000	2300	9	2003	3	257761	N	N	12007 SW SHAWNEE RD
005	172203	9050	10/23/08	\$2,540,000	\$2,034,000	3540	9	1946	5	113210	Y	Y	9619 SW QUARTERMASTER DR
006	352202	9082	5/18/10	\$355,000	\$335,000	1344	6	2003	3	108900	N	N	28029 133RD AVE SW
006	534160	0110	6/18/10	\$280,000	\$266,000	1870	7	1994	3	30300	N	N	13009 SW 297TH WAY
006	700420	0100	5/27/09	\$315,000	\$269,000	830	7	1979	4	22824	N	N	12212 SW 250TH WAY
006	352202	9049	4/22/08	\$371,500	\$281,000	1350	7	1991	3	108900	N	N	28107 133RD AVE SW
006	352202	9054	9/22/08	\$434,500	\$345,000	1760	7	1999	3	99316	N	N	28220 133RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 100
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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
006	352202	9081	11/2/10	\$394,000	\$388,000	1950	7	1995	3	99316	N	N	27917 142ND AVE SW
006	352202	9077	4/29/08	\$605,000	\$458,000	1320	7	1982	3	217800	N	N	28504 137TH AVE SW
006	012102	9039	4/28/08	\$627,000	\$474,000	1600	7	1967	3	147668	Y	N	29428 129TH AVE SW
006	700420	0190	5/23/10	\$332,000	\$314,000	1590	8	1979	3	18870	Y	N	25120 122ND AVE SW
006	534160	0070	1/12/10	\$380,000	\$347,000	2190	8	1993	3	26320	Y	N	12924 SW 300TH ST
006	252202	9133	4/14/10	\$575,000	\$538,000	3240	8	1994	3	278348	N	N	27138 VASHON HWY SW
006	252202	9024	12/23/10	\$560,000	\$559,000	2540	8	2000	3	435600	N	N	26333 VASHON HWY SW
007	742760	0084	11/2/10	\$375,000	\$369,000	860	5	1925	4	9022	Y	Y	28707 MANZANITA BEACH RD SW
007	281710	0170	6/4/09	\$245,000	\$210,000	900	6	1977	3	9750	N	N	7723 SW 256TH ST
007	205120	0470	7/9/08	\$315,000	\$244,000	1240	6	1915	3	87120	N	N	26621 99TH AVE SW
007	092203	9012	2/18/08	\$330,000	\$244,000	1350	6	1905	4	20006	Y	Y	8222 SW QUARTERMASTER DR
007	302203	9108	3/24/08	\$440,000	\$329,000	770	6	1977	3	40075	Y	N	10013 SW 262ND PL
007	302203	9068	6/8/10	\$352,500	\$334,000	1620	6	1906	4	37897	Y	N	26030 101ST PL SW
007	281710	0110	9/25/09	\$200,000	\$177,000	1010	7	1981	3	9576	N	N	25620 79TH AVE SW
007	281710	0880	11/13/09	\$245,000	\$220,000	1690	7	1981	3	9750	N	N	7625 SW 257TH ST
007	281710	0410	12/10/10	\$229,000	\$228,000	1290	7	1980	3	10800	N	N	25713 78TH CT SW
007	281710	0310	8/7/09	\$295,000	\$257,000	1660	7	1998	3	9600	N	N	7600 SW 257TH ST
007	281710	0930	7/14/10	\$300,000	\$287,000	1540	7	1993	3	9750	Y	N	7620 SW 258TH CT
007	755880	0450	4/28/08	\$385,000	\$291,000	1210	7	1980	3	34800	Y	N	9016 SW 275TH ST
007	281710	0780	11/20/09	\$328,500	\$295,000	1430	7	1979	4	10000	Y	N	7618 SW 259TH ST
007	162203	9182	10/21/10	\$370,000	\$363,000	1750	7	1915	4	46691	N	N	6936 SW POINT ROBINSON RD
007	232203	9073	4/27/09	\$516,000	\$437,000	2260	7	1991	3	28300	Y	N	24315 49TH PL SW
007	222203	9049	6/24/08	\$789,000	\$608,000	2790	7	1916	4	79279	N	N	24020 59TH AVE SW
007	281710	0210	4/25/08	\$400,000	\$302,000	1910	8	1990	3	9750	N	N	7621 SW 256TH ST
007	281710	0420	1/29/08	\$439,000	\$322,000	1482	8	2006	3	9870	N	N	25717 78TH CT SW
007	755880	0230	5/5/08	\$435,000	\$330,000	1850	8	2001	3	15811	Y	N	9235 SW 274TH ST
007	755880	0330	5/7/09	\$425,000	\$361,000	1790	8	1977	3	32904	Y	N	27409 90TH AVE SW
007	205120	0461	4/12/10	\$400,000	\$374,000	1840	8	1961	3	108028	Y	N	9718 SW 268TH ST
007	281721	0410	10/16/09	\$425,000	\$378,000	1760	8	1981	4	6750	Y	N	25755 GOLD BEACH DR SW
007	281720	0040	3/3/10	\$455,000	\$421,000	1720	8	1982	3	19770	Y	N	7409 SW 259TH WAY
007	281721	0070	11/5/08	\$575,000	\$462,000	1450	8	1979	3	15225	Y	Y	25824 GOLD BEACH DR SW

Improved Sales Used in this Annual Update Analysis
Area 100
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water- front	Situs Address
007	162203	9205	6/13/09	\$652,500	\$560,000	1940	8	1998	3	301870	Y	N	23611 77TH AVE SW
007	281721	0140	10/12/10	\$620,000	\$608,000	2510	8	1990	3	13650	Y	Y	25770 GOLD BEACH DR SW
007	232203	9110	3/17/09	\$399,000	\$334,000	1810	9	1991	3	12260	Y	N	24220 48TH PL SW
007	212203	9135	4/5/10	\$560,000	\$522,000	3250	9	1998	3	219978	N	N	24533 68TH AVE SW
007	212203	9134	4/8/10	\$630,000	\$588,000	2561	9	2000	3	219978	N	N	24539 68TH AVE SW
007	205120	0436	8/25/10	\$630,000	\$610,000	2242	9	2009	3	28213	Y	N	9451 SW 266TH LN

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072303	9034	11/3/09	\$420,000	PREVIMP<=25K
001	072303	9138	12/8/10	\$832,000	UNFIN AREA
001	072303	9143	3/31/08	\$688,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/
001	072303	9189	10/7/10	\$457,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	082303	9051	1/29/08	\$150,000	%NETCOND
001	132302	9043	8/1/08	\$799,000	IMP COUNT
001	182303	9002	7/15/09	\$376,800	Diagnostic Outlier-SAS
001	182303	9016	8/6/08	\$1,178,000	Lack of Representation-Grd10
001	182303	9042	12/23/09	\$180,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
001	182303	9042	2/23/09	\$276,173	EXEMPT FROM EXCISE TAX
001	182303	9109	8/18/09	\$230,000	Diagnostic Outlier-SAS
001	192303	9001	5/21/08	\$400,000	UNFIN AREA
001	202303	9003	4/24/09	\$160,000	DOR RATIO
001	202303	9119	12/30/10	\$380,000	Diagnostic Outlier-SAS
001	278160	0050	8/6/10	\$430,000	FINANCIAL INSTITUTION RESALE
001	668300	0055	5/15/09	\$514,000	Sale Price may not reflect Assessor characteristics
001	668300	0170	9/14/09	\$309,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	668300	0205	2/1/08	\$378,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	668310	0190	5/24/10	\$870,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	668310	0340	3/4/10	\$440,000	Diagnostic Outlier-SAS
001	888700	0390	6/28/10	\$305,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
001	888700	1314	9/1/10	\$207,900	FINANCIAL INSTITUTION RESALE
001	888700	1345	3/6/08	\$212,500	DOR RATIO;UNFIN AREA
001	888700	1820	2/12/10	\$350,000	Lack of Representation-Fr Cond
001	888800	0039	2/23/09	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	078600	0230	2/1/10	\$129,847	RELATED PARTY, FRIEND, OR NEIGHBOR
002	078600	0355	6/23/09	\$98,466	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	192303	9072	12/10/08	\$400,000	Diagnostic Outlier-SAS
002	202303	9063	11/10/10	\$190,000	FINANCIAL INSTITUTION RESALE
002	202303	9078	7/16/09	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	212303	9014	8/3/09	\$360,000	PREVIMP<=25K
002	212303	9044	11/19/09	\$575,000	NON REPRESENTATIVE SALE
002	242302	9173	5/20/08	\$804,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
002	252302	9074	8/8/08	\$450,000	OPEN SPACE/
002	261737	0100	10/7/09	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	262302	9056	3/25/10	\$945,000	Sale Price may not reflect Assessor characteristics
002	262302	9062	6/14/10	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	292303	9172	12/2/10	\$50,776	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	302303	9038	3/25/09	\$710,000	UNFIN AREA
002	312303	9083	11/29/10	\$196,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	312303	9146	5/11/10	\$1,200,000	Lack of Representation-Grd10
002	322303	9026	10/2/09	\$489,500	IMP COUNT
002	322303	9152	8/3/10	\$495,000	PREVIMP<=25K;GOVERNMENT AGENCY
002	362302	9008	8/14/08	\$30,972	DOR RATIO;QUIT CLAIM DEED;
002	742425	0040	5/23/08	\$136,000	Diagnostic Outlier-SAS
002	742425	0180	6/22/10	\$195,000	LEASE OR LEASE-HOLD

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	012202	9034	6/14/10	\$350,000	MOBILE HOME
003	012202	9065	9/21/08	\$595,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/
003	052203	9044	12/18/09	\$150,000	DOR RATIO
003	059100	0065	12/22/09	\$205,000	OBSOL
003	062203	9034	6/5/08	\$120,000	PREVIMP<=25K
003	062203	9075	5/28/09	\$390,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
003	072203	9003	9/24/10	\$320,469	EXEMPT FROM EXCISE TAX
003	082203	9072	12/30/08	\$250,000	Diagnostic Outlier-SAS
003	112202	9080	11/8/10	\$745,436	PREVIMP<=25K
003	153520	1175	11/14/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	231640	0240	3/21/08	\$3,000	DOR RATIO;GOVERNMENT AGENCY;
003	249560	0041	2/23/10	\$215,000	FINANCIAL INSTITUTION RESALE
003	249560	0079	1/7/10	\$497,000	UNFIN AREA
003	255150	0280	6/15/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	322303	9050	2/12/08	\$215,049	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
003	322303	9051	6/29/10	\$255,000	PREVIMP<=25K
005	059400	0090	1/19/08	\$700,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	126920	0035	7/31/08	\$355,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
005	126920	0050	10/28/08	\$605,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	132202	9025	12/10/10	\$484,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
005	142202	9049	10/1/10	\$525,000	OPEN SPACE/TIMBER AND FOREST LAND
005	142202	9092	10/20/09	\$180,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	142202	9137	2/7/08	\$380,000	OPEN SPACE/
005	172203	9059	8/3/09	\$44,223	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
005	172203	9069	4/26/10	\$939,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	182203	9007	10/16/09	\$1,050,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/
005	182203	9013	11/17/08	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	182203	9060	2/19/10	\$165,000	Diagnostic Outlier-SAS
005	182203	9142	3/11/10	\$300,000	Diagnostic Outlier-SAS
005	182203	9213	4/25/08	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	182203	9229	2/28/09	\$350,000	Diagnostic Outlier-SAS
005	192203	9037	6/1/10	\$350,000	NON REPRESENTATIVE SALE
005	202203	9038	6/16/08	\$615,000	IMP COUNT
005	232202	9093	5/22/08	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
005	242202	9064	10/1/10	\$245,000	UNFIN AREA
005	606760	0135	6/16/10	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	772860	0090	4/24/08	\$543,000	PREVIMP<=25K
006	232202	9019	8/12/08	\$525,000	%COMPL;UNFIN AREA;
006	232202	9045	8/22/08	\$1,285,000	NON REPRESENTATIVE SALE
006	252202	9003	6/3/09	\$400,000	MULTI-PARCEL SALE
006	252202	9159	7/6/09	\$160,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	262202	9057	9/17/10	\$84,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	262202	9075	12/21/09	\$156,317	DOR RATIO;PREVIMP<=25K;STATEMENT TO DOR
006	352202	9011	6/3/08	\$180,000	DOR RATIO
006	503180	0215	4/16/10	\$235,000	PREVIMP<=25K
006	700420	0050	7/22/10	\$178,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	033600	0085	7/17/08	\$420,000	PREVIMP<=25K
007	079250	0040	7/31/09	\$310,000	Diagnostic Outlier-Residual
007	142203	9097	5/13/08	\$180,000	DOR RATIO
007	162203	9012	4/11/08	\$450,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
007	162203	9182	9/3/08	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	162203	9183	10/12/09	\$755,000	Lack of Representation-Grd10
007	202203	9125	4/14/09	\$800,000	Lack of Representation-Grd11
007	205120	0436	2/27/08	\$225,000	DOR RATIO;STATEMENT TO DOR
007	212203	9115	4/10/09	\$30,000	DOR RATIO
007	212203	9119	12/8/08	\$470,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE;
007	212203	9119	1/21/08	\$724,907	OBSOL;EXEMPT FROM EXCISE TAX
007	212203	9135	12/12/08	\$697,500	RELOCATION - SALE TO SERVICE
007	212203	9146	8/29/08	\$800,000	IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.);
007	281710	0050	9/25/09	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	281710	0060	6/20/08	\$90,145	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	281710	0330	3/28/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	281710	0480	4/5/08	\$342,500	UNFIN AREA
007	281721	0310	11/22/10	\$397,421	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	282203	9034	4/1/09	\$506,900	BANKRUPTCY - RECEIVER OR TRUSTEE
007	282203	9034	6/16/08	\$594,150	EXEMPT FROM EXCISE TAX
007	282203	9048	1/10/08	\$770,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	292203	9066	1/7/08	\$210,000	DOR RATIO;%COMPL
007	302203	9023	9/28/08	\$512,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	302203	9027	6/15/09	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	302203	9047	9/18/08	\$535,000	Diagnostic Outlier-SAS
007	302203	9061	10/21/08	\$434,000	IMP COUNT
007	322203	9041	10/8/10	\$755,000	UNFIN AREA
007	387440	0030	7/30/08	\$1,065,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	387440	0150	9/11/08	\$1,050,000	Diagnostic Outlier-SAS
007	742760	0125	6/28/10	\$515,000	Diagnostic Outlier-SAS
007	742760	0190	3/5/08	\$379,000	PREVIMP<=25K
007	742760	0215	9/8/10	\$60,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
007	742760	0215	9/8/10	\$60,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
007	755880	0570	10/11/10	\$285,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
007	755880	0590	9/2/10	\$418,000	Diagnostic Outlier-SAS
007	855000	1745	3/31/10	\$420,000	IMP COUNT;PREVIMP<=25K

***Vacant Sales Used in this Annual Update Analysis
Area 100***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	072303	9111	7/24/2009	\$75,000	28,800	Y	Y
1	888700	0142	3/24/2010	\$75,920	6,500	Y	Y
2	192303	9076	7/3/2008	\$60,000	174,240	N	N
2	302303	9248	6/8/2010	\$90,000	9,640	N	N
3	012202	9003	11/9/2010	\$198,000	206,474	N	N
3	072203	9021	1/21/2010	\$160,000	217,800	N	N
3	153520	0520	8/5/2010	\$22,000	5,454	Y	N
3	322303	9196	9/8/2009	\$180,000	98,010	N	N
5	132202	9033	9/17/2010	\$170,000	348,915	N	N
5	202203	9007	2/22/2008	\$95,000	30,408	N	N
5	232202	9201	7/24/2009	\$160,000	65,340	N	N
7	142203	9096	5/11/2010	\$115,000	40,761	Y	N
7	152203	9106	12/2/2009	\$50,000	29,151	Y	Y
7	162203	9001	9/9/2009	\$310,000	399,674	N	N
7	212203	9099	10/29/2009	\$135,000	145,490	Y	N
7	281710	0530	8/23/2010	\$40,000	9,375	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 100***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	182303	9027	01/09	07/09	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	182303	9136	09/08	06/62	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	888700	1713	03/10	06/84	RELATED PARTY, FRIEND, OR NEIGHBOR; MULTI-PARCEL
1	888700	1960	08/09	07/09	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	888700	1996	10/08	01/41	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	888800	0065	07/09	11/03	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	252302	9171	06/08	03/45	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	292303	9241	08/09	06/08	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	292303	9263	04/09	07/50	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	302303	9003	02/09	07/09	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	312303	9015	01/10	05/37	BUILDER SALE
3	062203	9071	01/10	02/60	GOVERNMENT AGENCY;
3	062203	9186	03/08	07/55	NO MARKET EXPOSURE
3	072203	9011	05/09	08/10	GOVERNMENT AGENCY;
3	072203	9106	08/08	03/48	NO MARKET EXPOSURE
3	249560	0031	06/08	09/29	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	182203	9113	03/08	06/68	NO MARKET EXPOSURE
5	192203	9072	05/09	08/15	NO MARKET EXPOSURE;
6	252202	9106	09/08	11/36	GOVERNMENT AGENCY;
6	262202	9071	11/10	03/23	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	311040	0410	07/08	06/68	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	232203	9048	09/10	01/41	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	232203	9049	12/10	01/41	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	387440	0040	07/08	05/46	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	517920	0005	04/08	01/41	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	521620	0030	08/08	10/92	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	521620	0165	05/09	07/43	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	617580	0560	05/08	03/23	GOVERNMENT AGENCY; PARTIAL INTEREST (1/3, 1/2, Etc.);

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