

Residential Revalue

2012 Assessment Roll

West Shoreline

Area 1

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 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

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 2012 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.

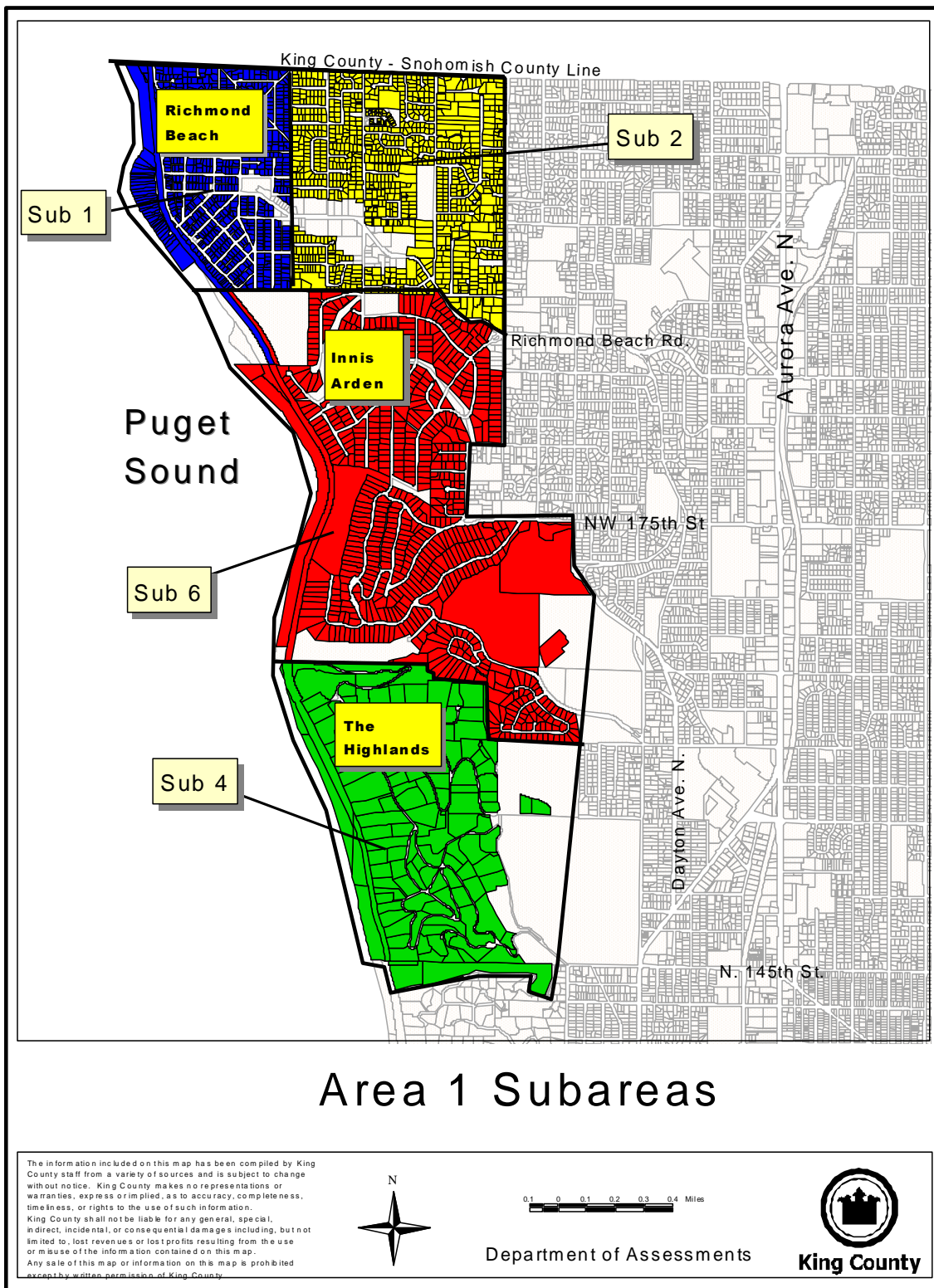
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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



West Shoreline

Housing



Grade 6/ Year Built 1925/ Total Living Area 770



Grade 7/ Year Built 1967/Total Living Area 1,630



Grade 8/ Year Built 1968/ Total Living Area 2,000



Grade 9/ Year Built 2008/Total Living Area 2,590



Grade 10/ Year Built 2002/ Total Living Area 4,670



Grade 11/ Year Built 1931/Total Living Area 7,520

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.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: West Shoreline / 1

Number of Improved Sales: 181

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$317,300	\$279,200	\$596,500			
2012 Value	\$317,300	\$279,200	\$596,500	\$656,900	90.8%	11.34%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$312,700	\$238,200	\$550,900
2012 Value	\$312,700	\$238,200	\$550,900
Percent Change	0.0%	0.0%	0.0%

Number of one to three unit residences in the population: 2,395

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 no further adjustment was necessary.

Appr II

Sr. Appraiser

Division Director

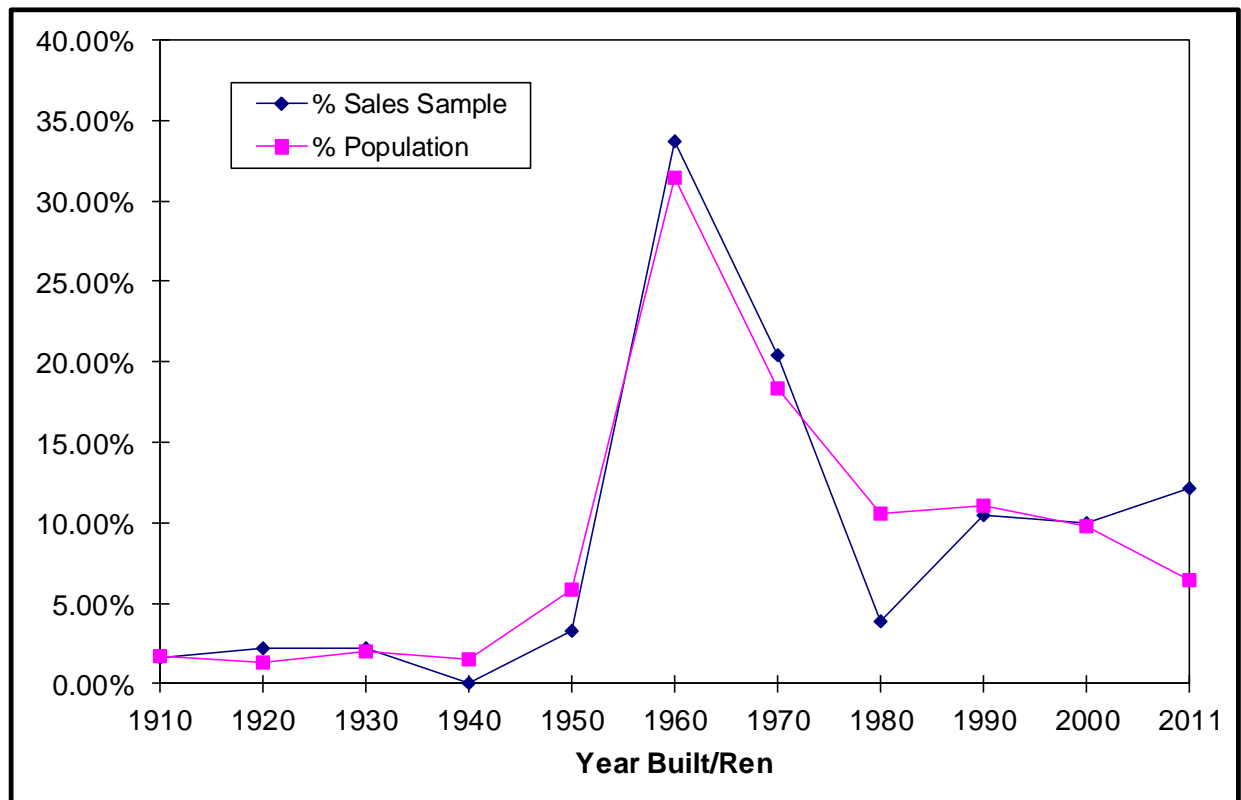
Assessor

Date

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	1.66%
1920	4	2.21%
1930	4	2.21%
1940	0	0.00%
1950	6	3.31%
1960	61	33.70%
1970	37	20.44%
1980	7	3.87%
1990	19	10.50%
2000	18	9.94%
2011	22	12.15%
	181	

Population		
Year Built/Ren	Frequency	% Population
1910	41	1.71%
1920	31	1.29%
1930	48	2.00%
1940	36	1.50%
1950	140	5.85%
1960	754	31.48%
1970	440	18.37%
1980	253	10.56%
1990	264	11.02%
2000	235	9.81%
2011	153	6.39%
	2395	

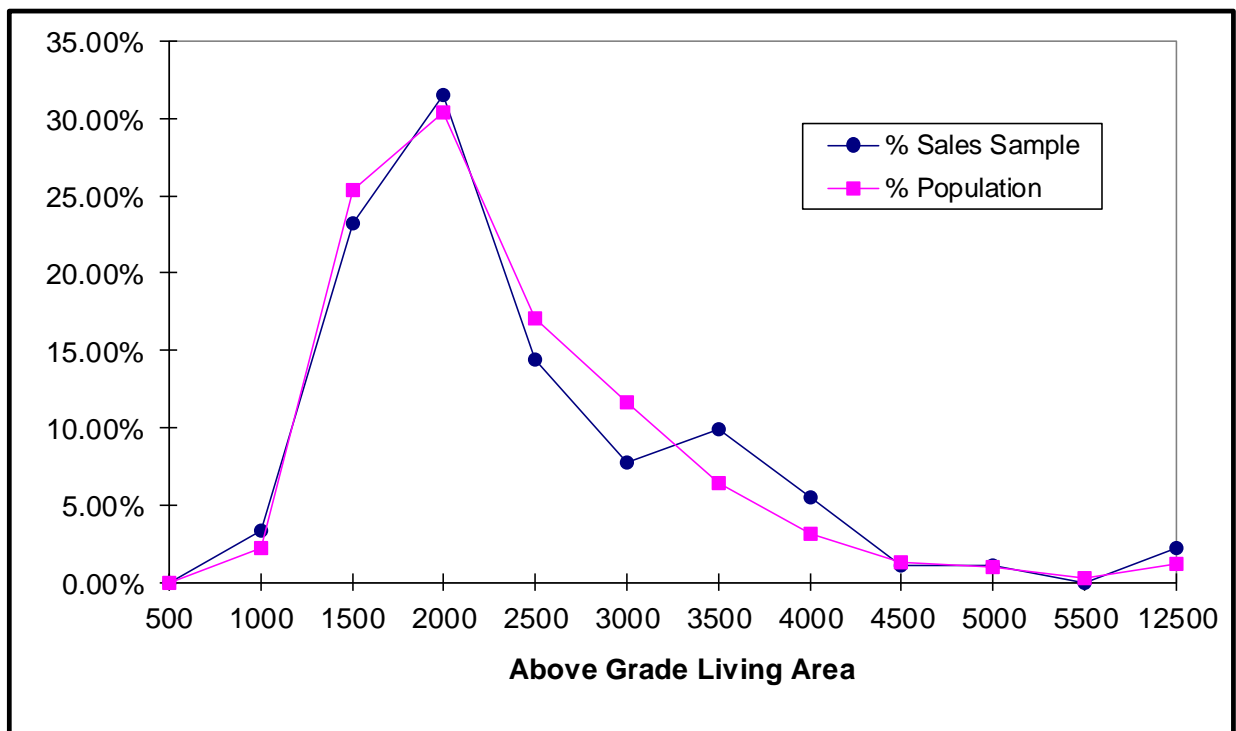


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	3.31%
1500	42	23.20%
2000	57	31.49%
2500	26	14.36%
3000	14	7.73%
3500	18	9.94%
4000	10	5.52%
4500	2	1.10%
5000	2	1.10%
5500	0	0.00%
12500	4	2.21%
	181	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	52	2.17%
1500	608	25.39%
2000	728	30.40%
2500	409	17.08%
3000	278	11.61%
3500	153	6.39%
4000	75	3.13%
4500	32	1.34%
5000	24	1.00%
5500	7	0.29%
12500	29	1.21%
	2395	

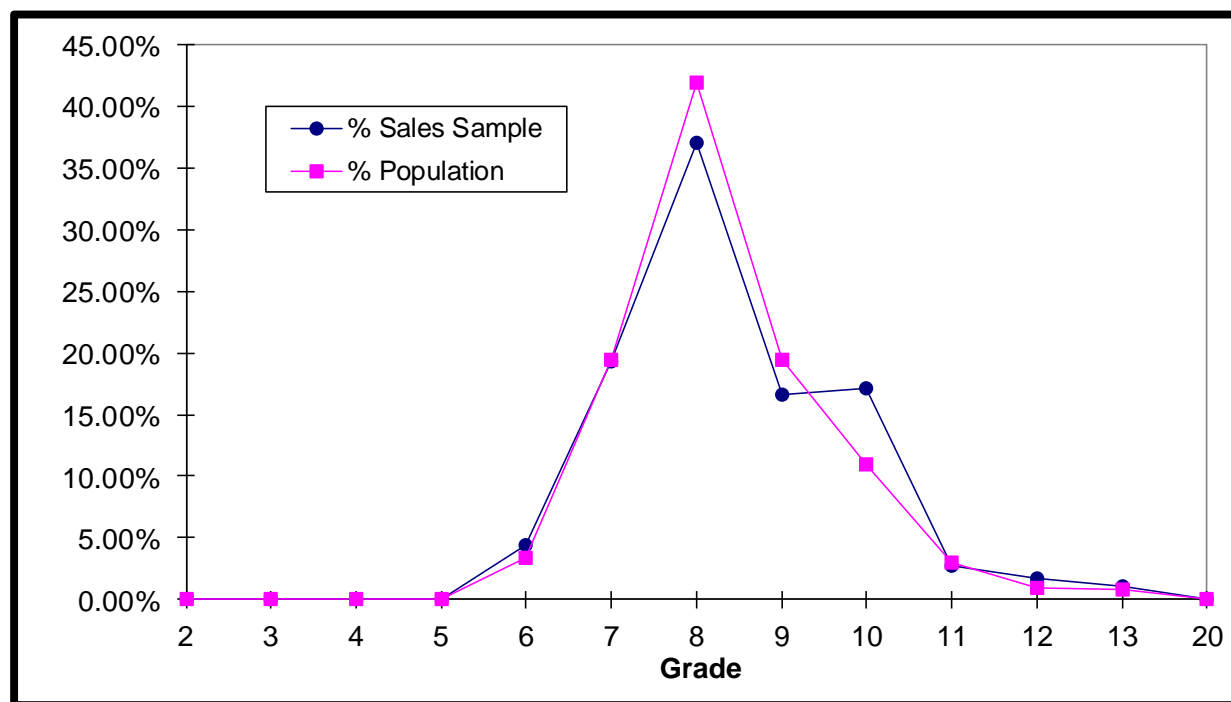


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	4.42%
7	35	19.34%
8	67	37.02%
9	30	16.57%
10	31	17.13%
11	5	2.76%
12	3	1.66%
13	2	1.10%
20	0	0.00%
181		

Grade	Frequency	% Population
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.04%
6	81	3.38%
7	467	19.50%
8	1003	41.88%
9	465	19.42%
10	264	11.02%
11	72	3.01%
12	23	0.96%
13	18	0.75%
20	1	0.04%
2395		



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.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. New construction where less than a 100% complete house was assessed for 2011
4. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
5. Parcels with improvement values, but no characteristics
6. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

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 no further adjustment was necessary.

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 181 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of 0.0%. This no change 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 1 Adjustments

2012 Total Value = 2011 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

0.00%

Comments :

No adjustments required.

Area 1 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.940, resulting in an adjusted value of \$494,000 (\$525,000 X .940=\$493,500 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.873	-12.7%
2/1/2009	0.877	-12.3%
3/1/2009	0.880	-12.0%
4/1/2009	0.884	-11.6%
5/1/2009	0.887	-11.3%
6/1/2009	0.891	-10.9%
7/1/2009	0.894	-10.6%
8/1/2009	0.898	-10.2%
9/1/2009	0.901	-9.9%
10/1/2009	0.905	-9.5%
11/1/2009	0.908	-9.2%
12/1/2009	0.912	-8.8%
1/1/2010	0.916	-8.4%
2/1/2010	0.919	-8.1%
3/1/2010	0.922	-7.8%
4/1/2010	0.926	-7.4%
5/1/2010	0.929	-7.1%
6/1/2010	0.933	-6.7%
7/1/2010	0.936	-6.4%
8/1/2010	0.940	-6.0%
9/1/2010	0.944	-5.6%
10/1/2010	0.947	-5.3%
11/1/2010	0.951	-4.9%
12/1/2010	0.954	-4.6%
1/1/2011	0.958	-4.2%
2/1/2011	0.961	-3.9%
3/1/2011	0.965	-3.5%
4/1/2011	0.968	-3.2%
5/1/2011	0.972	-2.8%
6/1/2011	0.975	-2.5%
7/1/2011	0.979	-2.1%
8/1/2011	0.982	-1.8%
9/1/2011	0.986	-1.4%
10/1/2011	0.989	-1.1%
11/1/2011	0.993	-0.7%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 1
(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
1	727710	0616	7/13/11	\$305,000	\$299,000	820	6	1960	Avg	6840	Y	N	2534 NW 194TH PL
1	728490	0815	11/29/10	\$297,500	\$284,000	840	6	1961	Avg	6221	N	N	2021 NW 195TH ST
1	727810	0615	12/1/09	\$350,000	\$319,000	880	6	1959	Good	3150	Y	N	19501 26TH AVE NW
1	728030	0220	9/21/09	\$310,000	\$280,000	880	6	1907	Good	7540	Y	N	20240 21ST AVE NW
1	728030	0135	9/3/10	\$325,000	\$307,000	890	6	1946	Avg	15600	N	N	20130 23RD AVE NW
1	727810	0700	4/7/11	\$300,000	\$291,000	940	6	1912	Good	4680	Y	N	2536 NW 194TH PL
1	727710	0680	7/7/10	\$486,000	\$455,000	1090	7	1955	Avg	7200	Y	N	19320 25TH AVE NW
1	727710	0701	5/12/10	\$520,000	\$484,000	1200	7	1956	VGood	9700	Y	N	2329 NW 194TH PL
1	022603	9226	5/11/11	\$315,000	\$306,000	1200	7	1903	Avg	7776	Y	N	2330 NW 199TH ST
1	728030	0076	3/29/10	\$471,000	\$436,000	1260	7	1954	Good	6627	Y	N	20220 21ST PL NW
1	022603	9264	8/10/10	\$442,500	\$416,000	1260	7	1963	Good	7750	Y	N	2002 NW 199TH ST
1	728490	0130	5/6/09	\$504,000	\$447,000	1470	7	1917	Good	7200	Y	N	2508 NW 192ND PL
1	727710	0045	3/11/10	\$285,000	\$263,000	1500	7	1962	Avg	7680	N	N	2402 NW 197TH ST
1	727710	0045	3/3/11	\$295,000	\$285,000	1500	7	1962	Avg	7680	N	N	2402 NW 197TH ST
1	727710	0156	3/3/09	\$584,000	\$514,000	1660	7	1928	Good	7200	Y	N	19620 24TH AVE NW
1	727710	0075	2/1/10	\$630,000	\$579,000	2050	7	1906	Good	16320	Y	N	19708 26TH AVE NW
1	022603	9014	3/25/10	\$420,000	\$389,000	1350	8	1960	Avg	11287	Y	N	2312 NW 199TH ST
1	728030	0361	8/13/10	\$511,000	\$481,000	1390	8	1963	Good	7800	Y	N	20215 23RD AVE NW
1	728030	0196	2/4/11	\$429,000	\$413,000	1400	8	1965	Good	7750	N	N	2010 NW 204TH ST
1	728030	0505	4/12/11	\$446,800	\$433,000	1400	8	1957	Good	12488	Y	N	19905 24TH AVE NW
1	727870	0142	9/8/10	\$479,000	\$452,000	1450	8	1973	Avg	8833	N	N	19507 21ST PL NW
1	728030	0510	12/21/10	\$309,000	\$296,000	1520	8	1956	Avg	12488	Y	N	19915 24TH AVE NW
1	022603	9208	5/10/09	\$460,000	\$409,000	1550	8	1956	Avg	12062	Y	N	20109 24TH AVE NW
1	727870	0070	11/19/09	\$519,000	\$473,000	1560	8	1964	Avg	6474	Y	N	2148 NW 197TH ST

Improved Sales Used in this Annual Update Analysis
Area 1
(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
1	022603	9009	3/23/11	\$425,000	\$411,000	1580	8	1957	Good	10973	Y	N	2018 NW 199TH ST
1	727810	0050	12/21/09	\$479,000	\$438,000	1600	8	1966	Avg	7200	Y	N	2617 NW 198TH ST
1	022603	9259	10/6/11	\$400,000	\$396,000	1610	8	1962	Avg	7176	Y	N	2325 NW 199TH ST
1	728030	0377	11/30/09	\$525,000	\$479,000	1640	8	1966	Good	11100	Y	N	2311 NW 204TH ST
1	022603	9187	12/27/10	\$712,000	\$682,000	1670	8	1955	Good	10593	Y	N	20420 RICHMOND BEACH DR NW
1	115880	0040	6/18/09	\$530,000	\$473,000	1700	8	1969	Good	7215	Y	N	20228 23RD PL NW
1	728030	0021	12/8/10	\$700,000	\$668,000	1750	8	1965	Good	13810	Y	N	20200 21ST PL NW
1	727710	0316	10/15/10	\$603,500	\$573,000	1750	8	1993	Avg	7800	Y	N	2437 NW 196TH ST
1	728030	0336	6/8/10	\$610,000	\$570,000	1760	8	1971	Avg	12402	Y	N	2317 NW 201ST ST
1	727810	0340	8/12/10	\$925,000	\$871,000	1770	8	1993	Good	14026	Y	Y	19535 27TH AVE NW
1	728030	0183	5/16/11	\$684,000	\$666,000	2230	8	2002	Avg	5914	Y	N	2124 NW 204TH ST
1	727710	0290	2/11/11	\$779,000	\$750,000	2430	8	2008	Avg	7200	Y	N	2426 NW 196TH ST
1	022603	9024	7/15/10	\$560,000	\$525,000	2540	8	1964	VGood	9330	Y	N	19739 20TH AVE NW
1	738550	0060	11/4/10	\$500,000	\$476,000	1820	9	1962	Avg	24461	Y	N	2508 NW 202ND ST
1	715420	0060	7/27/09	\$737,000	\$661,000	1950	9	1982	Good	8242	Y	N	20207 21ST PL NW
1	727710	0027	6/12/09	\$851,000	\$759,000	2400	9	1997	Avg	4800	Y	N	2419 NW 198TH ST
1	022603	9373	6/17/10	\$760,000	\$710,000	3630	9	2004	Avg	7210	Y	N	2022 NW 199TH ST
1	022603	9373	10/13/11	\$693,000	\$687,000	3630	9	2004	Avg	7210	Y	N	2022 NW 199TH ST
1	727810	0370	3/12/09	\$1,300,000	\$1,146,000	2270	10	1997	Avg	17124	Y	Y	19557 27TH AVE NE
1	728490	0420	5/18/11	\$1,148,500	\$1,118,000	2540	10	2001	Avg	5010	Y	N	19341 22ND AVE NW
1	727710	0197	1/12/11	\$770,000	\$738,000	2550	10	1989	Avg	7200	Y	N	2314 NW 196TH ST
1	815530	0020	6/1/11	\$850,000	\$829,000	2610	10	1993	Avg	6999	Y	N	2644 NW 204TH ST
1	727810	0225	5/24/11	\$1,025,000	\$999,000	3350	10	2006	Avg	7200	Y	N	2611 NW 197TH ST
1	727710	0225	7/10/09	\$1,500,000	\$1,343,000	3410	10	2005	Avg	7200	Y	N	2445 NW 197TH ST
1	727710	0225	2/5/10	\$1,400,000	\$1,287,000	3410	10	2005	Avg	7200	Y	N	2445 NW 197TH ST
1	728490	0225	6/18/09	\$900,000	\$803,000	3420	10	2007	Avg	7200	Y	N	2536 NW 191ST PL

Improved Sales Used in this Annual Update Analysis
Area 1
(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
1	728490	0220	7/21/11	\$955,000	\$937,000	3480	10	2007	Avg	7200	Y	N	2530 NW 191ST PL
1	728490	0562	12/15/10	\$1,080,000	\$1,032,000	3620	10	2005	Avg	7680	Y	N	19019 21ST AVE NW
1	728030	0351	7/13/09	\$1,065,000	\$954,000	3650	10	2008	Avg	13650	Y	N	20121 23RD AVE NW
1	728490	0245	8/8/11	\$850,000	\$836,000	3650	10	1993	Avg	7200	Y	N	2535 NW 191ST PL
1	728490	0230	8/3/11	\$1,100,000	\$1,081,000	3580	11	2007	Avg	7200	Y	N	2542 NW 191ST PL
1	728490	0230	8/1/11	\$1,100,000	\$1,081,000	3580	11	2007	Avg	7200	Y	N	2542 NW 191ST PL
2	761870	0090	4/29/09	\$315,000	\$279,000	1070	6	1983	Good	10166	Y	N	19071 11TH AVE NW
2	664990	0220	11/22/11	\$251,500	\$250,000	1210	6	1941	Avg	10340	N	N	19815 8TH AVE NW
2	012603	9283	5/31/11	\$222,500	\$217,000	1190	7	1952	Avg	7686	N	N	19440 15TH AVE NW
2	012603	9028	3/17/10	\$329,600	\$305,000	1200	7	1962	Good	9790	N	N	1240 NW 195TH ST
2	022603	9217	7/21/11	\$293,000	\$287,000	1260	7	1958	Avg	7610	N	N	20136 17TH AVE NW
2	189190	0030	9/13/10	\$419,000	\$396,000	1270	7	1964	Avg	7555	N	N	19835 19TH AVE NW
2	012603	9472	9/22/11	\$377,900	\$373,000	1270	7	1962	Avg	10135	N	N	19508 14TH AVE NW
2	189190	0030	8/10/09	\$302,000	\$271,000	1270	7	1964	Avg	7555	N	N	19835 19TH AVE NW
2	729170	0025	12/4/09	\$349,000	\$318,000	1280	7	1955	Good	9047	N	N	1824 NW 197TH ST
2	275950	0095	6/28/10	\$335,000	\$314,000	1360	7	1958	Good	8272	N	N	19833 18TH AVE NW
2	012603	9454	7/15/09	\$325,000	\$291,000	1530	7	2008	Avg	1504	N	N	19224 15TH AVE NW
2	012603	9687	7/21/09	\$325,000	\$291,000	1530	7	2008	Avg	1813	N	N	19226 15TH AVE NW
2	012603	9206	3/24/10	\$345,000	\$319,000	1530	7	1959	Avg	9800	N	N	1283 NW 191ST ST
2	012603	9332	6/23/09	\$410,000	\$366,000	1540	7	1958	Avg	11070	N	N	1425 NW 195TH ST
2	012603	9665	9/18/09	\$370,000	\$334,000	1560	7	1999	Avg	5208	N	N	800 NW 195TH ST
2	022603	9318	7/20/10	\$399,000	\$375,000	1630	7	1953	VGood	7906	N	N	19709 15TH AVE NW
2	550010	0070	11/23/10	\$294,000	\$280,000	1630	7	1965	Avg	7875	N	N	20410 14TH AVE NW
2	311110	0065	6/16/09	\$385,000	\$344,000	1700	7	1955	Good	7474	N	N	1843 NW 201ST ST
2	022603	9293	9/24/09	\$384,000	\$347,000	1730	7	1968	Avg	8330	N	N	1717 NW 200TH LN
2	729170	0055	12/1/09	\$313,000	\$285,000	1800	7	1955	Good	11400	N	N	1845 NW 197TH ST

Improved Sales Used in this Annual Update Analysis
Area 1
(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
2	012603	9689	7/7/09	\$347,000	\$311,000	2070	7	2008	Avg	1644	N	N	19230 15TH AVE NW
2	012603	9688	7/13/09	\$360,000	\$322,000	2120	7	2008	Avg	1888	N	N	19232 15TH AVE NW
2	664990	0230	2/23/11	\$364,000	\$351,000	2450	7	1975	Avg	10755	N	N	19803 8TH AVE NW
2	275970	0015	5/24/11	\$430,000	\$419,000	1200	8	1958	Avg	9361	N	N	1828 NW 204TH ST
2	275980	0075	5/12/10	\$384,000	\$357,000	1260	8	1958	Good	8222	N	N	1670 NW 204TH ST
2	422720	0040	10/18/10	\$309,000	\$293,000	1290	8	1960	Avg	11455	N	N	1433 NW 191ST ST
2	183730	0140	6/7/10	\$367,500	\$343,000	1300	8	1968	Good	7200	N	N	1301 NW 200TH ST
2	727760	0110	3/21/11	\$320,950	\$310,000	1320	8	1967	Avg	7200	N	N	1203 NW 201ST ST
2	275980	0080	4/14/09	\$375,000	\$332,000	1340	8	1959	Good	7274	N	N	20309 17TH AVE NW
2	078450	0065	8/9/10	\$359,000	\$338,000	1380	8	1959	Good	8567	N	N	1817 NW 204TH ST
2	022603	9225	6/8/09	\$420,000	\$374,000	1400	8	1957	Good	10500	N	N	1703 NW 201ST ST
2	509630	0190	9/4/09	\$351,000	\$317,000	1460	8	1996	Avg	4155	N	N	1414 NW 202ND LN
2	022603	9260	12/23/11	\$375,000	\$375,000	1470	8	1962	Good	7768	N	N	20305 15TH AVE NW
2	275980	0025	9/21/11	\$525,000	\$519,000	1480	8	1961	Good	8141	Y	N	20427 16TH PL NW
2	262180	0040	3/29/10	\$429,000	\$397,000	1500	8	1969	Good	8638	N	N	1701 NW 199TH ST
2	550030	0060	5/6/09	\$390,000	\$346,000	1500	8	1966	Avg	8118	N	N	1234 NW 203RD ST
2	638430	0030	7/20/09	\$403,700	\$362,000	1510	8	1975	Good	7345	N	N	1214 NW 199TH PL
2	638430	0020	10/4/10	\$435,000	\$412,000	1540	8	1973	Good	7345	N	N	1208 NW 199TH PL
2	078450	0040	9/9/09	\$384,950	\$347,000	1570	8	1958	Avg	10150	N	N	1818 NW 202ND ST
2	761870	0150	10/9/09	\$640,000	\$580,000	1570	8	1956	Avg	28571	Y	N	19060 11TH AVE NW
2	509630	0140	12/1/09	\$341,500	\$311,000	1630	8	1996	Avg	1971	N	N	1402 NW 202ND LN
2	183702	0010	6/21/11	\$462,500	\$452,000	1640	8	1973	Avg	7225	N	N	817 NW 193RD ST
2	262180	0070	9/13/11	\$400,000	\$395,000	1670	8	1969	Avg	7228	N	N	1714 NW 199TH ST
2	509630	0250	3/5/09	\$410,000	\$361,000	1680	8	1996	Avg	2855	N	N	1432 NW 202ND LN
2	509630	0260	8/3/10	\$334,000	\$314,000	1680	8	1996	Avg	2855	N	N	1436 NW 202ND LN
2	022603	9283	9/10/09	\$369,000	\$333,000	1750	8	1968	Avg	9720	N	N	19823 15TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 1
(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
2	022603	9251	6/19/11	\$399,000	\$390,000	1830	8	1961	Avg	7964	N	N	19845 19TH AVE NW
2	278200	0035	12/2/10	\$400,000	\$382,000	1890	8	1958	Good	8008	N	N	1604 NW 191ST ST
2	664990	0040	9/22/11	\$445,000	\$440,000	1930	8	1917	Good	28350	N	N	20061 8TH AVE NW
2	183701	0130	10/12/09	\$538,000	\$488,000	1940	8	1970	Good	10006	Y	N	827 NW 193RD ST
2	638870	0010	12/21/10	\$365,000	\$349,000	2210	8	1972	Avg	10456	N	N	1459 NW 198TH ST
2	078450	0029	4/21/10	\$447,500	\$415,000	2270	8	1997	Avg	5606	N	N	1836 NW 202ND ST
2	311130	0005	7/24/09	\$439,950	\$395,000	2300	8	1957	Avg	9174	N	N	20122 18TH AVE NW
2	928670	0010	1/12/09	\$416,000	\$364,000	2350	8	1969	Avg	9050	N	N	1145 NW 200TH ST
2	275950	0075	10/18/10	\$409,000	\$388,000	2400	8	1958	Avg	7671	N	N	19805 18TH AVE NW
2	422720	0050	8/19/09	\$500,000	\$450,000	3300	8	1960	Good	10200	N	N	1447 NW 191ST ST
2	022603	9128	5/26/09	\$715,000	\$636,000	2050	9	2007	Avg	9207	N	N	19827 15TH AVE NW
2	664990	0213	7/16/09	\$535,000	\$479,000	2360	9	2000	Avg	7387	N	N	19827 8TH AVE NW
2	664990	0320	8/17/10	\$1,029,000	\$969,000	2580	9	1948	Good	61504	Y	N	20065 10TH AVE NW
2	012603	9476	5/26/10	\$575,000	\$536,000	2870	9	1997	Avg	10875	N	N	1448 NW 198TH PL
2	012603	9248	11/18/10	\$658,000	\$627,000	3170	9	2007	Avg	41416	N	N	19407 12TH AVE NW
2	012603	9037	8/23/11	\$600,000	\$591,000	3460	9	1981	Avg	13153	Y	N	19025 9TH PL NW
2	012603	9233	1/11/11	\$665,000	\$638,000	3750	9	2007	Avg	39928	N	N	19323 12TH AVE NW
2	664990	0365	9/13/11	\$499,900	\$494,000	2840	10	1984	Avg	16300	Y	N	1118 NW 201ST ST
2	664990	0313	10/11/10	\$532,000	\$504,000	3210	10	1991	Avg	17511	N	N	20218 12TH AVE NW
2	801970	0060	11/2/09	\$1,455,000	\$1,322,000	4620	11	1949	VGood	53549	Y	N	825 NW 197TH ST
4	330470	0300	3/15/11	\$1,635,000	\$1,580,000	3120	10	1926	Good	88868	Y	N	33 NW CHERRY LOOP
4	330470	0391	11/16/10	\$1,497,000	\$1,426,000	3130	10	1963	Good	38421	Y	N	87 OLYMPIC DR NW
4	330470	0021	11/10/10	\$1,200,000	\$1,142,000	3420	10	1966	Avg	83199	N	N	164 BOUNDARY LN NW
4	330470	0140	1/11/11	\$1,375,000	\$1,319,000	3490	10	1956	Good	63597	N	N	114 NW HIGHLAND DR
4	330470	0310	9/17/09	\$2,493,000	\$2,252,000	4360	11	1985	Avg	109335	Y	N	37 NW CHERRY LOOP
4	330470	0030	10/28/11	\$1,550,000	\$1,538,000	4850	11	1989	Avg	57063	N	N	159 NW HIGHLAND DR

Improved Sales Used in this Annual Update Analysis
Area 1
(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
4	330470	0010	4/11/11	\$3,550,000	\$3,441,000	6170	12	1994	Avg	144183	Y	N	196 BOUNDARY LN NW
4	330470	0231	9/8/10	\$3,650,000	\$3,447,000	7200	12	1920	Good	140698	Y	N	3 NW SCENIC DR
4	330470	0350	11/30/11	\$3,000,000	\$2,989,000	7200	12	1981	Good	86248	Y	N	59 SPRING DR NW
4	330470	0244	9/14/10	\$1,000,000	\$945,000	4410	13	1922	Fair	90169	Y	N	8 NW SCENIC DR
4	330470	0255	3/9/11	\$3,000,000	\$2,897,000	5950	13	1989	Avg	96703	Y	N	11 OLYMPIC DR NW
6	619070	0667	5/10/10	\$589,500	\$548,000	1680	7	1949	VGood	12408	Y	N	1033 NW 178TH ST
6	358530	0210	2/11/10	\$490,000	\$451,000	1770	7	1948	Avg	28500	Y	N	1055 NW INNIS ARDEN DR
6	358590	0905	8/18/09	\$567,000	\$510,000	1970	7	1952	Good	20242	N	N	1516 NW 186TH ST
6	358590	0910	6/10/10	\$520,000	\$486,000	1980	7	1952	Avg	20242	N	N	1530 NW 186TH ST
6	358530	0255	5/26/10	\$470,000	\$438,000	1290	8	1952	Avg	27979	N	N	18532 SPRINGDALE CT NW
6	358530	0260	6/3/11	\$560,000	\$546,000	1300	8	1955	Avg	28000	Y	N	18542 SPRINGDALE CT NW
6	244750	0015	12/27/10	\$460,750	\$441,000	1430	8	1951	Avg	11200	Y	N	1022 NW 177TH PL
6	358650	0745	2/10/11	\$399,000	\$384,000	1460	8	1955	Avg	28925	N	N	17211 10TH AVE NW
6	358650	0045	12/15/11	\$436,000	\$435,000	1580	8	1952	Good	41390	Y	N	1212 NW 175TH ST
6	358590	0730	6/29/11	\$405,000	\$396,000	1600	8	1952	Avg	19807	N	N	1420 NW 186TH ST
6	358650	0690	4/24/09	\$750,000	\$665,000	1690	8	1961	Good	25095	N	N	851 NW 175TH ST
6	358530	0245	8/18/11	\$650,000	\$640,000	1880	8	1951	VGood	34800	N	N	18525 SPRINGDALE CT NW
6	358650	0235	4/5/10	\$640,000	\$593,000	2040	8	1956	Good	18000	Y	N	16732 16TH AVE NW
6	358650	0790	7/7/09	\$700,000	\$626,000	2070	8	1951	VGood	25900	N	N	17035 10TH AVE NW
6	358650	0705	12/7/09	\$689,950	\$630,000	2140	8	1929	VGood	20700	N	N	811 NW 175TH ST
6	358590	0680	8/15/11	\$780,000	\$767,000	2650	8	1954	VGood	19831	Y	N	18012 17TH AVE NW
6	358650	0615	7/10/09	\$840,000	\$752,000	3310	8	1992	Avg	24398	Y	N	17110 12TH AVE NW
6	358590	0550	7/18/11	\$960,000	\$941,000	1300	9	1953	Good	21660	Y	N	17767 15TH AVE NW
6	358590	0375	1/4/10	\$633,000	\$580,000	1410	9	1952	Avg	23621	Y	N	18249 14TH AVE NW
6	358650	0180	5/20/11	\$850,000	\$828,000	1680	9	1959	Avg	21965	Y	N	16765 15TH AVE NW
6	358590	0135	12/4/11	\$760,000	\$758,000	1730	9	1955	Avg	25700	Y	N	18211 RIDGEFIELD RD NW

Improved Sales Used in this Annual Update Analysis
Area 1
(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
6	358590	0415	11/28/11	\$762,000	\$759,000	1780	9	1961	Good	18164	Y	N	1456 NW SPRINGDALE PL
6	358590	0440	8/17/11	\$739,000	\$727,000	1900	9	1961	VGood	20000	Y	N	18113 14TH AVE NW
6	358590	0155	6/1/11	\$1,496,000	\$1,459,000	1950	9	1958	VGood	22800	Y	N	18251 13TH AVE NW
6	358650	0975	4/2/10	\$770,000	\$713,000	1950	9	1959	Avg	40651	Y	N	16767 16TH AVE NW
6	358650	0250	9/22/09	\$750,000	\$678,000	2040	9	1960	Avg	32964	Y	N	16768 16TH AVE NW
6	244750	0025	12/1/10	\$672,500	\$642,000	2130	9	1956	Avg	35750	Y	N	1050 NW 177TH PL
6	358530	0371	12/29/10	\$675,000	\$646,000	2140	9	1994	Good	22185	Y	N	905 NW RICHMOND BEACH RD
6	358650	0515	5/2/11	\$1,230,000	\$1,195,000	2180	9	2005	Avg	17450	Y	N	17144 13TH AVE NW
6	358650	0430	5/26/10	\$750,000	\$699,000	2340	9	1951	Avg	16900	Y	N	1235 NW 175TH ST
6	358650	1055	12/16/09	\$765,000	\$699,000	2620	9	1961	Good	27700	N	N	1505 NW 167TH ST
6	358530	0150	9/27/11	\$944,500	\$934,000	2660	9	1958	Good	22864	Y	N	18384 RIDGEFIELD RD NW
6	358530	0300	11/2/11	\$800,000	\$794,000	2950	9	1959	Avg	45302	Y	N	18747 RIDGEFIELD RD NW
6	358590	0925	8/19/11	\$650,000	\$640,000	3130	9	1988	Avg	15969	N	N	1521 NW 190TH ST
6	358650	0220	9/3/09	\$1,062,500	\$958,000	3970	9	1957	VGood	21800	N	N	16704 16TH AVE NW
6	358590	1060	6/6/11	\$1,317,000	\$1,285,000	1770	10	1956	Good	15325	Y	N	18365 17TH PL NW
6	358650	0280	11/4/09	\$1,300,000	\$1,181,000	1980	10	1954	VGood	18031	Y	N	17221 13TH AVE NW
6	358590	0255	5/30/10	\$1,200,000	\$1,119,000	2000	10	1958	Good	20464	Y	N	17700 14TH AVE NW
6	778536	0020	3/30/09	\$609,000	\$538,000	2200	10	1984	Avg	16056	N	N	908 NW 165TH PL
6	358590	0610	11/18/09	\$1,160,000	\$1,056,000	2240	10	1954	Avg	25680	Y	N	17707 17TH AVE NW
6	778535	0710	5/2/11	\$485,000	\$471,000	2340	10	1981	Avg	15488	N	N	532 NW 162ND ST
6	358650	0095	2/18/09	\$1,105,000	\$971,000	2550	10	1983	Avg	35282	Y	N	17291 15TH AVE NW
6	778535	0490	1/25/10	\$525,000	\$482,000	2770	10	1982	Avg	15886	N	N	414 NW 163RD ST
6	358590	0175	5/17/09	\$1,341,000	\$1,192,000	2860	10	1985	Avg	27400	Y	N	18229 13TH AVE NW
6	778536	0230	8/17/11	\$635,000	\$625,000	3260	10	1987	Avg	15900	N	N	826 NW 165TH PL
6	778536	0140	7/17/09	\$828,000	\$742,000	3360	10	1986	Avg	54298	N	N	839 NW 165TH ST
6	778535	0720	10/19/10	\$725,000	\$688,000	3430	10	1982	Good	14730	N	N	16218 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 1
(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
6	778535	0320	7/21/09	\$731,000	\$655,000	3980	10	1981	Good	15000	N	N	609 NW 162ND ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	115880	0090	11/23/09	\$390,000	SHORT SALE
1	727710	0115	6/22/10	\$700,000	DATA DID NOT MATCH SALE
1	727710	0155	2/5/10	\$425,000	NON-REPRESENTATIVE SALE
1	727710	0225	10/30/09	\$1,500,000	RELOCATION - SALE TO SERVICE
1	728030	0120	6/22/11	\$395,000	TEARDOWN SALE
1	728030	0301	12/29/10	\$288,000	TEARDOWN SALE
1	728490	0025	10/27/09	\$550,000	TEARDOWN SALE
1	728490	0055	8/27/09	\$1,400,000	DIAGNOSTIC OUTLIER
1	728490	0130	3/27/09	\$535,000	RELOCATION - SALE TO SERVICE
1	728490	0270	8/19/09	\$550,000	TEARDOWN SALE
1	728490	0500	8/4/09	\$842,065	UNFINISHED AREA>0
1	728490	0515	12/30/09	\$8,950	DOR RATIO
1	728490	0515	12/30/09	\$8,950	DOR RATIO
1	728490	0562	5/25/10	\$1,080,000	RELOCATION - SALE TO SERVICE
2	012603	9586	4/27/09	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	012603	9588	8/10/10	\$160,000	DOR RATIO
2	012603	9588	9/7/10	\$160,000	DOR RATIO
2	022603	9140	10/28/09	\$233,299	QUIT CLAIM DEED
2	022603	9221	6/7/10	\$285,000	NO MARKET EXPOSURE
2	022603	9260	8/9/11	\$245,000	NO MARKET EXPOSURE
2	275950	0135	1/21/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	275950	0135	8/8/11	\$463,000	DATA DID NOT MATCH SALE
2	275980	0095	8/31/11	\$254,100	NON-REPRESENTATIVE SALE
2	422720	0040	6/16/10	\$309,614	EXEMPT FROM EXCISE TAX
2	550010	0020	12/12/11	\$257,356	FINANCIAL INSTITUTION RESALE
2	761750	0010	11/21/11	\$218,500	NON-REPRESENTATIVE SALE
2	801970	0050	4/26/11	\$459,000	FINANCIAL INSTITUTION RESALE
4	330470	0161	10/26/11	\$962,500	DIAGNOSTIC OUTLIER
4	330470	0205	7/1/11	\$2,500,000	DIAGNOSTIC OUTLIER
4	330470	0231	6/19/10	\$3,717,600	RELOCATION - SALE TO SERVICE
4	330470	0246	3/31/11	\$850,000	DIAGNOSTIC OUTLIER
4	330470	0266	5/2/11	\$745,500	FINANCIAL INSTITUTION RESALE
4	330470	0290	6/8/11	\$2,100,000	DIAGNOSTIC OUTLIER
4	330470	0390	6/2/10	\$4,725,000	UNFINISHED AREA>0
6	244750	0025	11/9/10	\$30,000	DOR RATIO
6	358530	0400	12/15/09	\$635,000	SHORT SALE
6	358590	0405	4/30/10	\$899,000	NO MARKET EXPOSURE
6	358590	0650	7/29/09	\$880,000	NON-REPRESENTATIVE SALE
6	358650	0235	4/13/10	\$715,000	RELOCATION - SALE TO SERVICE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	358650	0500	6/17/09	\$450,000	TEARDOWN SALE
6	358650	0595	10/12/09	\$275,000	DOR RATIO
6	619070	0661	9/15/09	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	778535	0560	12/22/11	\$550,000	EXEMPT FROM EXCISE TAX
6	778536	0140	7/17/09	\$828,000	RELOCATION - SALE TO SERVICE
6	778536	0210	1/21/11	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	778536	0300	8/26/10	\$855,000	NON-REPRESENTATIVE SALE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	728030	0302	4/1/10	\$288,000	7210	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	727810	0301	9/30/09	\$8,000	QUIT CLAIM DEED