

Residential Revalue

2013 Assessment Roll

Lake Youngs

Area 60

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 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 2013 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

Lake Youngs

Housing



Grade 6/ Year Built 1927/ Total Living Area 1270



Grade 8/ Year Built 1999/ Total Living Area 2220



Grade 10/ Year Built 1990/ Total Living Area 3370



Grade 7/ Year Built 2004/ Total Living Area 2480



Grade 9/ Year Built 2003/Total Living Area 2690



Grade 12/ Year Built 2008/ Total Living Area 5540

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

Appraisal Date 1/1/2013 - 2013 Assessment Roll

Area Name / Number: Lake Youngs / 60

Previous Physical Inspection: 2007

Number of Improved Sales: 234

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$118,400	\$203,200	\$321,600			
2013 Value	\$122,600	\$229,300	\$351,900	\$387,500	91.6%	7.76%
Change	+\$4,200	+\$26,100	+\$30,300			
% Change	+3.5%	+12.8%	+9.4%			

*Sales are time adjusted to 1/1/2013.

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. *The 2013 COD of 7.76% is an improvement from the previous COD of 10.63%.* 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
2012 Value	\$121,200	\$193,800	\$315,000
2013 Value	\$123,200	\$210,600	\$333,800
Percent Change	+1.7%	+8.7%	+6.0%

Number of one to three unit residences in the population: 3,242.

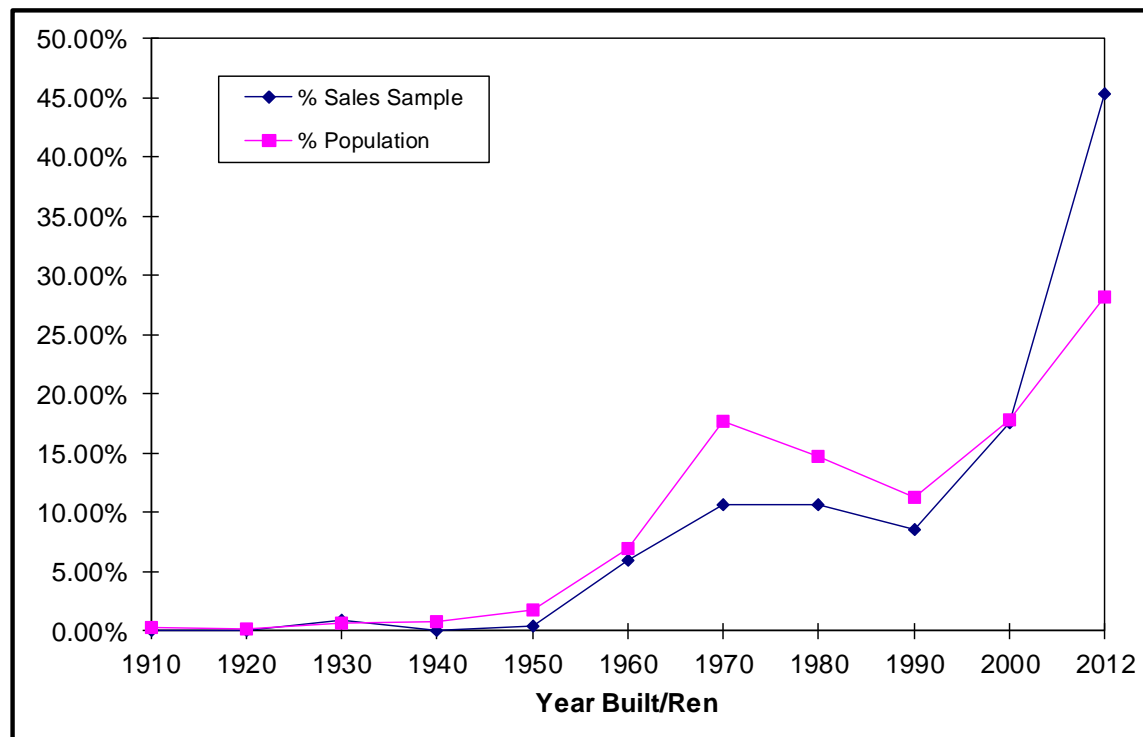
Larger increases in the levels of % Change in the Sales than the Population are due to the fact that nearly half of the sales are of homes built after 2000 which sell at higher levels than older homes, yet make up less than one third of the population.

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.85%
1940	0	0.00%
1950	1	0.43%
1960	14	5.98%
1970	25	10.68%
1980	25	10.68%
1990	20	8.55%
2000	41	17.52%
2012	106	45.30%
	234	

Population		
Year Built/Ren	Frequency	% Population
1910	10	0.31%
1920	6	0.19%
1930	21	0.65%
1940	23	0.71%
1950	58	1.79%
1960	223	6.88%
1970	571	17.61%
1980	476	14.68%
1990	365	11.26%
2000	575	17.74%
2012	914	28.19%
	3242	

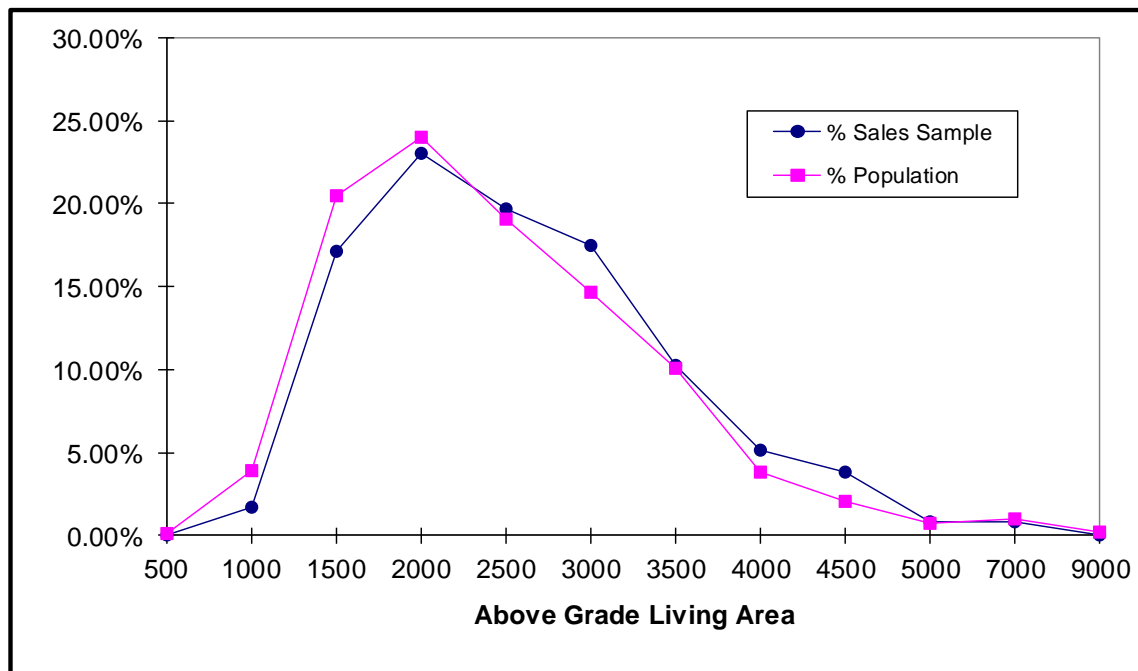


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was accounted for in the area model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	1.71%
1500	40	17.09%
2000	54	23.08%
2500	46	19.66%
3000	41	17.52%
3500	24	10.26%
4000	12	5.13%
4500	9	3.85%
5000	2	0.85%
7000	2	0.85%
9000	0	0.00%
	234	

Population		
AGLA	Frequency	% Population
500	4	0.12%
1000	126	3.89%
1500	664	20.48%
2000	778	24.00%
2500	617	19.03%
3000	476	14.68%
3500	326	10.06%
4000	124	3.82%
4500	67	2.07%
5000	23	0.71%
7000	31	0.96%
9000	6	0.19%
	3242	

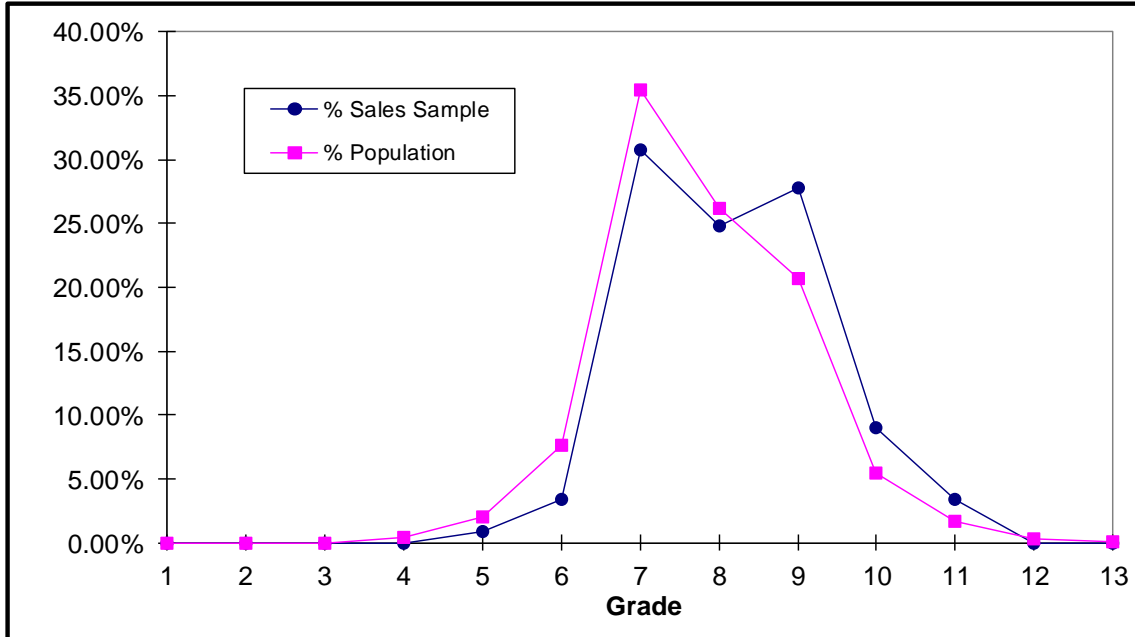


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	2	0.85%
6	8	3.42%
7	72	30.77%
8	58	24.79%
9	65	27.78%
10	21	8.97%
11	8	3.42%
12	0	0.00%
13	0	0.00%
234		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	13	0.40%
5	66	2.04%
6	249	7.68%
7	1148	35.41%
8	847	26.13%
9	671	20.70%
10	177	5.46%
11	56	1.73%
12	12	0.37%
13	3	0.09%
3242		



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: July 17th, 2013

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. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

The following Departmental guidelines were considered and adhered to:

Sales from 1/2010 to 1/2013 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2013.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 60---Lake Youngs

Boundaries:

Area 60 is bounded on the north and east by the Renton Maple Valley Road (Highway 169). The southerly boundary varies, but generally follows Highway 18 and the northern border of the City of Covington. The western border is also irregular with its western-most boundary of 132nd Avenue SE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 60 is located in Southeast Unincorporated King County, east of the city limits of Renton, north and east of the city limits of Kent, and north of the Covington city limits. The area surrounds Lake Youngs. Lake Youngs is a large storage reservoir developed by the Seattle Water Department in the late 1920s to store surplus water during heavy winter flows for use when high summertime demand exceeded the flow from the Cedar River. The area directly around the lake is not developed. The rest of area 60 is generally rural in character with large acreage lots and some platted, suburban-like areas. Housing type and style is quite varied in this area; having been built from the early 1900's to the present and with construction quality from grade 3 through 13. This area has a variety of view amenities that include the Olympic Mountains, the Cascade Mountains, small lake views, territorial views and from within one neighborhood, even some City of Seattle skyline views, which enhance some of the properties.

Major arterials in the area include Highway 18 and Petrovitsky Road providing easy access to major shopping centers such as Southcenter, the Supermall in Auburn and The Landing in Renton, along with major freeways and highways, such as Highway 169, Highway 167 and Interstate 405. Portions of the area are affected by numerous issues such as wetlands, topography and power lines. One of the major appeals of area 60 is the area's four small lakes: Lake Desire, Shady Lake, Spring Lake and Shadow Lake. Each of the four lakes have distinctions which are further detailed in the Land Valuation section.

Of Area 60's population of 3242 single family residences, 28% of the homes were built after 2000. The majority of homes in the area are grade 7's, 8's and 9's. The area has a number of sites with mobile homes, accessory dwellings and vacant sites mixed throughout. Current development of plats is evident wherever zoning and presence of sewers allow. There is a developing population of upper grade homes in both newly platted areas and on single sites utilizing the acreage available. Sales prices range from the low \$100,000's to nearly \$1,000,000 providing a variety of neighborhoods and housing types from entry level to luxury.

The area is divided into three subareas. Subarea 1 is located at the northern end of the area and contains the large, newer plat of Woodside at McGarvey Park. This plat has grade 8, 9 & 10 homes, with some having views. The northeastern portion of Subarea 1 consists of older, more modest homes and manufactured homes. Two of the area's four lakes – Lake Desire & Shady Lake are located in this subarea.

Subarea 2 is located in the southwest quadrant of the area. The northwest portion of this sub-area has plats of older, modest homes and the remainder of the area is rural and is populated with homes which vary in grade and size, with higher grade homes sprinkled throughout.

Subarea 3 is located in the southeastern quadrant and is predominantly rural in nature with a couple of plats of newer, good quality homes. The area's remaining two lakes – Shadow Lake & Spring Lake are located in this subarea, as is the Lake Youngs reservoir. There is a minimal sewer service available in the area and what is available is located in the northwest portion of the area in various plats, around Shady Lake & Lake Desire. Public water is available in much of the area, however private water systems are heavily relied upon. Various forms of sensitive areas are common in this area.

Land Valuation

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013. There are a total of 4,546 parcels in Area 60, 3,409 of these parcels are improved with single family homes, 263 are improved with manufactured homes, 101 have accessory improvements only and 773 are vacant.

The land valuation portion consists of three major market segments – platted, non-platted and waterfront parcels. Emphasis was placed on verifying vacant land sales, which is important in estimating land adjustments and total values for the whole population. Further consideration of vacant land sales in the surrounding areas of 32 (NE Renton), 56 (Maple Valley), 57 (Black Diamond), 58 (East Auburn/SE Kent), 66 (Mirrormont/Tiger Mtn/May Valley) & 86 (Covington), were utilized for additional market evidence and support in building the land valuation model. All land sales were verified by field review and buyer/seller contact when possible. To supplement and support the vacant land sales in determining, verifying and supporting the final land valuation model, the land allocation and land abstraction methods were incorporated in the analysis. Overall, the land values and ratios from both methods were compatible with the available vacant sales and were regarded as a reliable aid in creating the land models.

Environmental issues were considered in the development of the land model. Topographical issues were mainly located in the northeast portion, in Maple Valley Heights, and portions of Spring Lake and Lake Desire. Wetlands were an issue throughout the area. Due to the lack of sewers in the area, adjustments were made for non-perc lots. Value adjustments were also considered for major power lines which are found in several locations. Individual adjustments were also considered for lots with significant easement encumbrances, lack of road access and for traffic along arterials.

The Lake Youngs area is largely rural area with sites and improvements that vary in size and quality. During the overall review and analysis of Area 60 attention was taken to identify unique neighborhoods, locations, and amenities. Eighteen neighborhoods were isolated primarily for identification purposes to isolate them and better determine what their location contributes to market value.

Neighborhood 1 is located in Subarea 1 at the north border of Area 60. This neighborhood consists of 228 parcels with modest single family homes (predominantly Grade 4-7) and manufactured homes in Maple Valley Heights Divisions 3-6 and tax lots north of the transmission lines. Sales prices were lower than average for the area.

Neighborhood 2 is a gated community of 4 lots of better quality homes (Grade 10-12). It is located on 206th Place SE & SE 216th Street in Subarea 3.

Neighborhood 3 is a neighborhood of 9 lots with better quality homes (Grade 9-11) in Subarea 3 on SE 216th Street just east of Neighborhood 2.

Neighborhood 4 is located in Subarea 1 and consists of the remaining 181 parcels located in the Maple Valley Heights Divisions 1 & 2 located south of the power lines. This neighborhood is comprised of modest single family homes (predominantly Grade 4-7) and manufactured homes. Sales prices were lower than average for the area.

Neighborhood 5 is a subdivision called Woodside at McGarvey Park. It is a large neighborhood of 509 parcels comprised of newer grade 8, 9 & 10 homes and is located at the northwest portion of Area 60 in Subarea 1.

Neighborhood 6 is located in Subarea 2 on the corner of 140th Avenue SE and SE 200th Street. It includes 90 parcels with modest homes (Grade 6 & 7) built in the 1950's through 1970's surrounded by a mix of newer, higher quality homes on larger sites. Sales prices were lower than average for the area.

Neighborhood 7 is comprised of 9 larger, unplatted parcels surrounding the Shadow Ridge development. Land values were higher than average for the area due to the influence of this plat of Grade 9-12 homes.

Neighborhood 10 is comprised of the 132 waterfront parcels on Lake Desire, located in Subarea 1. Many sites on the east sides of the lake have issues with topography, with steep driveways to the homes. Sites along the south side of the lake also have issues with topography, but many of these homes are situated at the top of the slope with some having limited access to the water. The north portion of the lake is wet and unbuildable. Sites that border the west side of the lake are predominantly level and improved with residences, though some may be marshy. There is a mix of older and newer homes of all ages. Sites around this lake have access to sewers.

Neighborhood 11 is comprised of the 77 waterfront parcels on Spring Lake, located in Subarea 3. The sites along the east side of the lake have topographical issues, with several having very limited access to the water. Sites on the west side of the lake are level and sell for a premium. Homes are mixed in size, age and grade.

Neighborhood 12 is comprised of the 75 waterfront parcels on Shady Lake, located in Subarea 1. Most sites are level with good access to the water. Sites located along the west side of the lake are bordered by Petrovitsky and suffer from traffic noise. Homes are mixed in age and grade and all have access to sewers.

Neighborhood 13 is comprised of the 67 waterfront parcels on Shadow Lake, located in Subarea 3. Over half of the waterfront parcels on this lake are marshy, wet and unbuildable. Of the remaining parcels only 20 are improved with homes varied in size, age and grade.

Neighborhood 21 consists of 36 parcels in and around Homestead Hill estates, a development of better quality homes (predominantly Grade 8-10) on larger sites accessed off of 142nd Avenue SE to the south of SE 208th Street in Subarea 2.

Neighborhood 22 is a small pocket of 7 lots with newer, larger homes in the Five First plat, situated on 213th Street west of 148th Avenue SE in Subarea 2.

Neighborhood 23 consists of the small grouping of 7 parcels with many new, better quality homes (Grade 11-12) situated on the SE quarter of NE 15-22-05, to the west of 148th Avenue SE in Subarea 2.

Neighborhood 24 consists of 14 parcels in Quiet Brook Estates, a pocket of 1980's built better quality homes (predominantly Grade 9) located on SE 238th Street just east of 172nd Avenue SE, also located in Subarea 2.

Neighborhood 25 is a small gated community of 8 sites with premium quality homes (Grades 10-12) accessed on 164th Avenue SE just south of SE 224th Street in Subarea 2.

Neighborhood 26 is a neighborhood of 27 sites with premium quality homes (Grade 9-13) on and around 160th Avenue SE north of SE 240th Street in Subarea 2.

Neighborhood 40 is a neighborhood of 23 sites with estate sized lots located just south of Lake Desire in Subarea 1. Sales prices for sites were higher than average for the area.

Neighborhood locations are detailed on the map on the following page.

In general, Area 60 contains a wide range of site values. A typical platted lot in the area has an average value range between \$68,000 and \$195,000 depending on size, location, grade and view amenity. A typical non-platted lot in the area has an average value range of \$70,000 to \$325,000 with consideration given for site size, sensitive areas, views, and access. Base land values have been adjusted with consideration given for view, waterfront footage, lot size, traffic noise and topography. A complete list of the adjustments made and value impacts are noted in the land schedule on the following pages.

Land Model

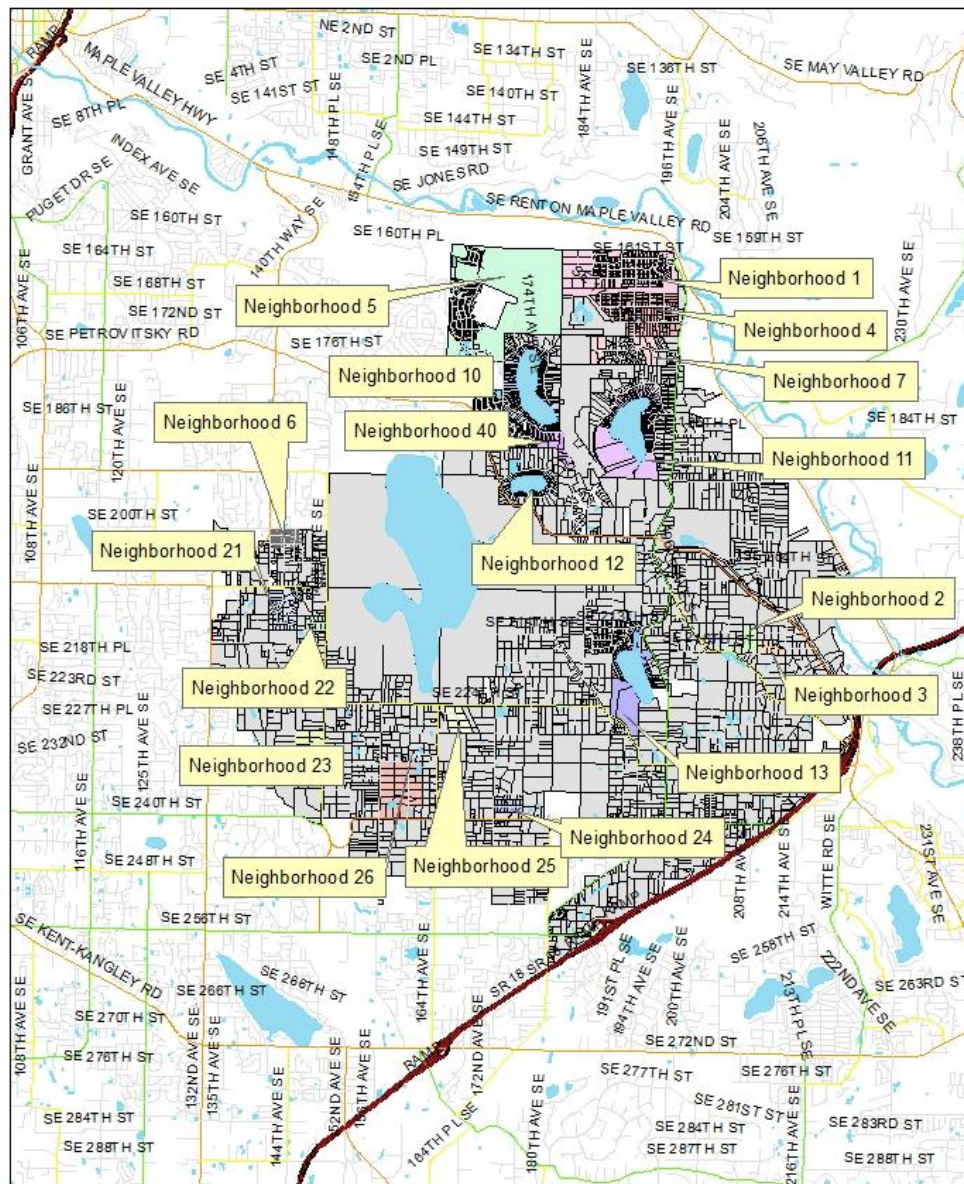
Model Development, Description and Conclusions:

Three land schedules were developed. The first is per square foot value for non-planned and acreage parcels, developed to ensure appropriate land values and equalization. The second is the site value method that was applied to plats in the area. A fixed value per site was determined by neighborhood quality, location, lot size, homogeneity, amenities and mean sale price within the plats. The third schedule was developed for waterfront properties.

Additional adjustments were made to lots in these land schedules for superior attributes such as size and views and negative adjustments for traffic. Adjustments for traffic range from -\$5,000 for Moderate Traffic to -\$30,000 for Extreme Traffic. In addition, various parcels within Area 60 are affected by negative conditions such as easements, sensitive areas, power lines, and topography.. Adjustments for these conditions run from -5% to -99%, depending on the severity. These adjustments were developed using paired sale analysis, years of appraisal experience, and knowledge of the area.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 60



Land Value Model Calibration

AREA 60 LAND SCHEDULE FOR UNPLATTED LAND

Square feet	Acreage	Base Land
0-5000	0.11	\$70,000
10,890	0.25	\$75,000
21,780	0.50	\$85,000
30,492	0.70	\$99,000
43,560	1.00	\$120,000
65,340	1.50	\$128,000
87,120	2.00	\$136,000
108,900	2.50	\$144,000
130,680	3.00	\$152,000
174,240	4.00	\$168,000
217,800	5.00	\$185,000
261,360	6.00	\$197,000
304,920	7.00	\$209,000
348,480	8.00	\$221,000
392,040	9.00	\$233,000
435,600	10.00	\$245,000
653,400	15.00	\$285,000
871,200	20.00	\$325,000
1,089,000	25.00	\$350,000
1,306,800	30.00	\$415,000
1,524,600	35.00	\$480,000
1,742,400	40.00	\$545,000
1,960,200	45.00	\$610,000
2,178,000	50.00	\$675,000
2,613,600	60.00	\$755,000
3,049,200	70.00	\$835,000
3,484,800	80.00	\$915,000
3,920,400	90.00	\$995,000
4,356,000	100.00	\$1,075,000
5,445,000	125.00	\$1,275,000
6,534,000	150.00	\$1,475,000
8,712,000	200.00	\$1,875,000
10,890,000	250.00	\$2,125,000
13,068,000	300.00	\$2,375,000
16,770,600	385.00	\$2,150,000

Note: Incremental value adjustments were made between specified lot sizes.

SITE VALUES BY PLAT

Major	Plat Name	Grade	Year Built	Lot Size Range	Site Value
117300	Bryants Park	6	1968	10,000	\$75,000
131043	Cambridge at the Park	9	1999-2001	7,600	\$110,000
131044	Cambridge at the Park 2	9	1997-1999	7,600	\$110,000
145100	Cedar Mountain Park	7 & 8	1952-1977	16,000	\$85,000
238000	Erwin Estates	7 & 8	1956-86	37,000	\$105,000
259270	Forest Grove Hills	7 & 8	1973-77	27,000	\$95,000
261830	Fowler's Addn	6 to 8	1957-78	10,000	\$80,000
370500	Jerry's Place	7	2003	3,000	\$55,000
508800	Maple Crest	7	1959-76	16,000	\$75,000
745770	Royal Manor	7	1968	10,000	\$68,000
770193	Shadow Ridge	9 & 10	1990-99	28,000	\$130,000-\$150,000
793790	Spring Lake Estates	10 & 11	2000-06	43,000	\$195,000
793810	Spring Lake Heights Div 1	8	1967-87	16,000	\$74,000
869150	Trovitsky Park Div 1	7	2004	7,500	\$100,000
869151	Trovitsky Park Div 2	7	2004	7,500	\$100,000
885779	Valley Ridge 2	8 & 9	1993-94	17,000	\$85,000
955800	Woodside at McGarvey Park Div 1	8 & 9	2001-04	5,000	\$110,000
955801	Woodside at McGarvey Park Div 2	8 & 9	2003-04	5,000	\$110,000
955802	Woodside at McGarvey Park Div 3	8 to 10	2002-04	5,000	\$110,000
955803	Woodside at McGarvey Park Div 4	8	2002-03	5,000	\$110,000
955804	Woodside at McGarvey Park Div 5	8 to 10	2002-04	5,000	\$110,000
955805	Woodside at McGarvey Park Div 6	8 to 10	2004-05	5,000	\$110,000

Note: Adjustments were made for lots that were smaller or larger than typical within each plat. If a plat is not listed above, lots were valued utilizing the land schedule for unplatted lots.

EXCEPTIONS AND POCKET NEIGHBORHOOD ADJUSTMENTS

Neighborhood/Plat Name	Base Land Value
Major 344490 - Homestead Hill Estates	Unplatted Schedule x 1.15
Major 344491 - Homestead Hill Estates 2	Unplatted Schedule x 1.15
Major 344492 - Homestead Hill Estates 3	Unplatted Schedule x 1.15
Major 511280 - Maple Valley Heights Addn.	Unplatted Schedule x .90
Major 511290 - Maple Valley Heights Div 2	Unplatted Schedule x .90
Major 511300 - Maple Valley Heights Div 3	Unplatted Schedule x .85
Major 511310 - Maple Valley Heights Div 4	Unplatted Schedule x .85
Major 511320 - Maple Valley Heights Div 5	Unplatted Schedule x .85
Major 511325 - Maple Valley Heights Div 6	Unplatted Schedule x .85
Major 770260 – Shady Lake Add (sites over 1.5 acres)	Unplatted Schedule x 1.30
Neighborhood 1 (Unplatted Portion)	Unplatted Schedule x 0.85
Neighborhood 2	Unplatted Schedule x 1.25
Neighborhood 3	Unplatted Schedule x 1.10
Neighborhood 4	Unplatted Schedule x 0.90
Neighborhood 7 (unplatted Shadow Ridge)	Unplatted Schedule x 1.20
Neighborhood 21 (Homestead Hill Estates)	Unplatted Schedule x 1.15
Neighborhood 22 (Five Firs)	Unplatted Schedule
Neighborhood 23	Unplatted Schedule
Neighborhood 24 (Quietbrook Estates)	Unplatted Schedule
Neighborhood 25	\$250,000
Neighborhood 26	Unplatted Schedule
Neighborhood 40	Unplatted Schedule x 1.20

LAKEFRONT VALUES

Lake Desire - Neighborhood 10	
Base lot up to 50 wft feet	\$200,000
51+ wft feet	Add \$500/additional wft foot
<i>Adjustments</i>	
No road access	(-10%)
Topography	(-\$5% to -25%)
Stream	(-50%)
Non-perc	(-50% to -99%)

Spring Lake – Neighborhood 11	
Base lot up to 50 wft feet	\$225,000
High bank parcels	\$145,000
51+ wft feet	Add \$500/additional wft foot
Flat/level lots	Base Land value x 1.20
<i>Adjustments</i>	
Access issues	(-5% to -10%)
Topography	(-\$10% to -90%)
Stream	(-5% to -65%)
Wetland	(-5% to -65%)

Shady Lake - Neighborhood 12	
Base lot	\$200,000
51+ wft feet	Add \$500/additional wft foot
<i>Adjustments</i>	
Stream	(-25%)
Water Problems	(-50% to -75%)
Traffic High (Petrovitsky Road)	(-\$15000)

Shadow Lake - Neighborhood 13	
Base lot up to 50 wft feet	\$120,000
51 to 100 wft feet	Add \$500/additional wft foot
101+ wft feet	Add \$1,000/wft foot over 100 ft
<i>Adjustments</i>	
Wetland	(-5% to -95%)
Non-perc	(-50% to -99%)

Values for territorial and lake views are included in the Base Land Value on waterfront parcels.

OVERALL AREA ADJUSTMENTS

Negative Impacts	Reduction to Base Land
Traffic-Moderate	(-\$5000 to -\$10,000)
Traffic-High	(-\$15,000)
Traffic-Extreme	(-\$30,000)
Topography	(-5% to -90%)
Power Lines	(-5% to -40%)
Sensitive Areas	(-5% to -95%)
Non-Perc	(-50% to -95%)
Easements	(-5% to -95%)

Views	Additive to Base Land
Average Territorial	+\$5,000
Good Territorial	+\$10,000
Excellent Territorial	+\$20,000
Average Mountain	+\$5,000
Good Mountain	+\$10,000
Excellent Mountain	+\$20,000
Average Seattle skyline	+\$5,000
Good Seattle skyline	+\$10,000

<i>Views for Shadow Ridge - Major 770193</i>	
Average Territorial	+\$7,000
Good Territorial	+\$15,000

Order of Adjustments:

- 1) % Adjustments
- 2) Dollar Amount Adjustments

Calculation Sample: A 5 acre tax lot is calculated at \$185,000 per tax lot land schedule, +/- any other land adjustments. If this parcel had 10% taken off for topography and was situated on a street with moderate traffic, (-\$10,000 per schedule), the adjusted calculated land value would be as follows: $\$185,000 * .90 = \$166,500 - \$10,000 = \$156,000$ (truncated)

Vacant Sales Used In This Physical Inspection Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	401080	0085	11/10/2011	\$153,000	27,032	N	Y
001	401080	0120	9/26/2012	\$167,500	40,983	N	N
001	401080	0135	12/12/2011	\$135,000	42,618	N	N
001	511280	0290	9/28/2010	\$109,900	47,480	N	N
001	511280	0350	8/13/2010	\$92,500	35,100	N	N
002	112205	9024	5/25/2010	\$205,000	435,600	N	N
002	132205	9145	5/25/2011	\$255,000	152,491	N	N
002	242205	9129	2/22/2010	\$77,250	18,042	N	N
002	344490	0060	3/24/2010	\$116,000	40,600	Y	N
003	052206	9080	4/29/2010	\$180,000	205,317	N	N
003	062206	9002	10/31/2010	\$216,262	216,493	N	N
003	082206	9028	8/9/2011	\$75,000	45,302	N	N
003	082206	9093	8/2/2010	\$175,000	198,071	N	N
003	082206	9114	5/18/2012	\$161,500	66,211	N	N
003	202206	9072	8/20/2010	\$140,000	29,857	N	N
032-006	722990	0930	9/13/2011	\$104,000	18,259	N	N
032-007	379380	0360	11/28/2011	\$76,000	17,438	N	N
032-007	379380	0370	3/7/2012	\$73,500	14,669	N	N
056-002	415630	0680	5/4/2012	\$67,000	9,602	N	N
056-004	729987	0090	6/1/2012	\$75,000	11,551	N	N
057-001	142206	9102	10/24/2011	\$179,000	215,186	N	N
057-007	022106	9001	3/31/2012	\$300,000	1,698,840	N	N
057-007	302207	9009	3/27/2012	\$299,000	916,502	N	N
058-004	132105	9138	3/14/2012	\$189,500	120,516	N	N
058-004	132105	9144	3/1/2012	\$289,500	157,091	N	N
058-004	182106	9092	8/30/2012	\$125,000	255,162	N	N
058-004	202576	0150	6/28/2012	\$135,000	21,951	N	N
058-004	202577	0550	6/28/2012	\$120,000	24,346	N	N
058-004	215200	0020	8/3/2012	\$115,000	118,483	N	N
058-005	122105	9209	8/6/2012	\$180,000	216,983	N	N
066-002	032306	9156	2/9/2011	\$160,000	94,909	N	N
066-002	152306	9066	3/23/2010	\$350,000	426,016	N	N
066-002	172306	9001	3/3/2010	\$240,000	111,949	N	N
066-002	255160	0050	9/28/2011	\$237,000	53,426	N	N
066-002	255160	0060	8/9/2010	\$298,000	52,406	N	N
066-003	062306	9003	4/5/2010	\$105,000	161,172	N	N
066-003	122305	9113	1/28/2011	\$125,000	231,303	N	N
066-003	182306	9132	3/19/2010	\$260,000	290,109	N	N
066-010	032206	9036	6/3/2011	\$130,000	44,000	N	N
066-010	032206	9167	6/17/2011	\$145,000	67,415	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 60***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
066-010	222306	9005	8/28/2012	\$300,000	475,675	N	N
066-010	262306	9015	7/12/2012	\$381,500	1,495,414	N	N
066-010	262306	9024	2/4/2011	\$162,000	304,484	N	N
066-013	232306	9098	9/6/2011	\$120,000	39,737	N	N
066-013	242306	9039	6/19/2012	\$122,500	51,836	N	N
086-001	546876	0060	7/11/2011	\$76,000	5,626	N	N
086-001	546876	0080	5/22/2012	\$67,500	7,853	N	N
086-001	714070	0640	4/1/2010	\$76,000	4,374	N	N

VACANT UNBUILDABLE SALES USED

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	770193	0480	6/29/2010	\$15,000	20,951	N	N
002	182206	9093	10/24/2012	\$11,000	15,238	N	N
003	770170	0070	9/10/2010	\$48,000	30,187	N	N
003	770170	0100	6/24/2010	\$16,500	18,489	N	N
003	770170	0250	9/8/2010	\$12,000	21,000	N	N
003	770180	0100	10/8/2012	\$17,000	16,246	Y	Y
003	793760	0475	1/22/2010	\$45,000	45,325	Y	Y

***Vacant Sales Removed From This Physical Inspection Analysis
Area 60***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	302306	9170	5/12/2011	\$15,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	302306	9200	9/16/2011	\$670,000	MULTI-PARCEL SALE
001	400840	0154	2/1/2011	\$68,600	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXC TAX
001	511290	0670	8/23/2012	\$6,000	NON-REPRESENTATIVE SALE
001	511290	0680	12/15/2011	\$5,000	NO MARKET EXPOSURE; REL. PARTY, FRIEND, OR NEIGHBOR
001	511300	0170	10/11/2012	\$1,000	\$1,000 SALE OR LESS; RELATED PARTY, FRIEND, OR NEIGHBOR
001	770260	0090	10/10/2012	\$3,820,000	MULTI-PARCEL SALE
001	770260	0090	11/26/2012	\$102,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET.AL.
001	770260	0100	10/10/2012	\$2,330,000	MULTI-PARCEL SALE
001	770260	0102	10/10/2012	\$3,820,000	MULTI-PARCEL SALE
001	770260	0102	10/10/2012	\$890,000	BUILDER OR DEVELOPER SALES
001	770260	0111	10/10/2012	\$2,330,000	MULTI-PARCEL SALE
001	770260	0125	10/10/2012	\$2,330,000	MULTI-PARCEL SALE
001	770260	0132	10/10/2012	\$3,820,000	MULTI-PARCEL SALE
001	770260	0132	11/4/2011	\$440,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET.AL.
001	770260	0870	7/10/2012	\$25,000	NO MARKET EXPOSURE; REL. PARTY, FRIEND, OR NEIGHBOR
002	032205	9223	11/2/2011	\$220,000	MULTI-PARCEL SALE
002	032205	9290	1/24/2012	\$200,000	MULTI-PARCEL SALE; AND OTHER WARNINGS
002	032205	9290	3/16/2011	\$199,144	MULTI-PARCEL SALE; AND OTHER WARNINGS
002	072206	9010	11/9/2012	\$120,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE; ET.AL.
002	072206	9011	11/9/2012	\$120,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE; ET.AL.
002	102205	9012	7/11/2011	\$534,900	MULTI-PARCEL SALE
002	122205	9018	6/7/2012	\$350,000	MULTI-PARCEL SALE; SHORT SALE
002	122205	9048	6/7/2012	\$350,000	MULTI-PARCEL SALE; SHORT SALE
002	132205	9024	8/3/2010	\$97,193	FORCED SALE; MULTI-PARCEL SALE; & OTHER WARNINGS
002	132205	9033	6/22/2011	\$261,300	MULTI-PARCEL SALE
002	132205	9102	8/3/2010	\$97,193	FORCED SALE; MULTI-PARCEL SALE; & OTHER WARNINGS
002	132205	9138	7/15/2011	\$209,250	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	152205	9142	11/21/2012	\$85,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET.AL.
002	152205	9143	11/21/2012	\$85,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET.AL.
002	182206	9026	9/27/2011	\$350,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
002	182206	9087	11/19/2012	\$167,500	MULTI-PARCEL SALE
002	182206	9153	6/6/2011	\$10,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	344490	0060	7/2/2010	\$175,000	NO MARKET EXPOSURE
003	052206	9081	4/24/2012	\$99,000	NON-REP. SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	072206	9200	6/5/2012	\$378,750	MULTI-PARCEL SALE
003	202206	9210	11/21/2012	\$500,000	MULTI-PARCEL SALE
003	202206	9211	11/21/2012	\$500,000	MULTI-PARCEL SALE
003	793760	0115	6/28/2011	\$79,950	NON-REPRESENTATIVE; MULTI-PARCEL
003	793760	0120	6/28/2011	\$79,950	NON-REPRESENTATIVE; MULTI-PARCEL

***Vacant Sales Removed From This Physical Inspection Analysis
Area 60***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	793760	0240	11/4/2011	\$3,000	EASEMENT OR RIGHT-OF-WAY

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2013.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. Characteristics that indicated possible significance in the marketplace were determined to be base land value and houses in very good condition. In addition to standard physical property characteristics, the analysis showed parcels in Subarea 3, lots greater than 30,000 sq. ft. Subarea 2, homes in Spring Lake Park Estate (Major 793790), and waterfront homes located on Shady Lake were influential in the market.

After the model was developed, neighborhoods and plats including their amenities and characteristics were analyzed further. As a result of this thorough investigation several adjustments were made to various neighborhoods and plats. The EMV model excluded properties having multiple houses; these were valued by adding the depreciated cost of the additional houses to the calculated EMV of land and building #1.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Area 60 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.055, resulting in an adjusted value of \$554,000 ($\$525,000 \times 1.055 = \$553,875$ – rounded to the nearest \$100.)

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.834	-16.6%
2/1/2010	0.851	-14.9%
3/1/2010	0.867	-13.3%
4/1/2010	0.883	-11.7%
5/1/2010	0.899	-10.1%
6/1/2010	0.914	-8.6%
7/1/2010	0.928	-7.2%
8/1/2010	0.943	-5.7%
9/1/2010	0.956	-4.4%
10/1/2010	0.969	-3.1%
11/1/2010	0.981	-1.9%
12/1/2010	0.993	-0.7%
1/1/2011	1.003	0.3%
2/1/2011	1.013	1.3%
3/1/2011	1.022	2.2%
4/1/2011	1.030	3.0%
5/1/2011	1.038	3.8%
6/1/2011	1.045	4.5%
7/1/2011	1.050	5.0%
8/1/2011	1.055	5.5%
9/1/2011	1.059	5.9%
10/1/2011	1.062	6.2%
11/1/2011	1.065	6.5%
12/1/2011	1.066	6.6%
1/1/2012	1.066	6.6%
2/1/2012	1.066	6.6%
3/1/2012	1.064	6.4%
4/1/2012	1.062	6.2%
5/1/2012	1.058	5.8%
6/1/2012	1.054	5.4%
7/1/2012	1.049	4.9%
8/1/2012	1.043	4.3%
9/1/2012	1.036	3.6%
10/1/2012	1.028	2.8%
11/1/2012	1.020	2.0%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	511280	0418	4/22/2011	\$162,000	\$168,000	1020	6	1962	Vgood	10500	N	N	16822 194TH AVE SE
001	511290	0150	11/17/2011	\$150,000	\$160,000	1150	6	1958	Avg	24000	N	N	19018 SE 168TH ST
001	511280	0221	7/26/2010	\$249,000	\$234,000	1990	6	1958	Vgood	20800	N	N	16819 190TH AVE SE
001	770260	0530	11/4/2010	\$445,000	\$437,000	1010	7	1957	Good	30559	Y	Y	17858 SE 196TH DR
001	302306	9081	7/28/2010	\$162,500	\$153,000	1040	7	1957	Good	30056	N	N	16633 194TH AVE SE
001	511300	0400	10/8/2012	\$233,100	\$239,000	1130	7	2009	Avg	20000	N	N	19034 SE 164TH ST
001	511290	0660	11/30/2012	\$231,000	\$233,000	1150	7	1969	Vgood	20000	N	N	16642 184TH AVE SE
001	511300	0490	6/18/2012	\$290,000	\$305,000	1160	7	1967	Vgood	21500	N	N	19058 SE 163RD ST
001	511280	0401	6/20/2012	\$250,000	\$263,000	1200	7	1977	Good	12600	N	N	16848 194TH AVE SE
001	400840	0153	11/27/2012	\$185,000	\$187,000	1210	7	1971	Good	10262	N	N	18236 172ND AVE SE
001	511290	0440	3/23/2011	\$221,000	\$227,000	1350	7	1967	Good	37424	N	N	16844 186TH AVE SE
001	511320	0280	5/12/2011	\$199,500	\$208,000	1360	7	1967	Good	11562	N	N	18643 SE 162ND ST
001	302306	9186	2/23/2010	\$295,000	\$255,000	1390	7	1991	Avg	14810	N	N	19417 SE 174TH ST
001	511290	0260	6/20/2012	\$225,000	\$236,000	1390	7	1958	Good	30000	N	N	16636 190TH AVE SE
001	511300	0160	5/13/2010	\$309,000	\$280,000	1430	7	1963	Vgood	43560	N	N	16011 193RD AVE SE
001	770260	0931	12/28/2012	\$295,000	\$295,000	1430	7	1993	Good	13868	N	N	17870 SE 192ND DR
001	770260	0330	8/11/2010	\$494,000	\$468,000	1530	7	1951	Vgood	33893	Y	Y	17463 SE 192ND DR
001	770260	0650	8/16/2011	\$445,000	\$471,000	1650	7	1987	Good	32691	Y	Y	17634 SE 196TH DR
001	869150	0710	3/1/2010	\$280,000	\$243,000	1680	7	2003	Avg	6349	N	N	18212 171ST CT SE
001	511290	0170	8/5/2011	\$249,900	\$264,000	1720	7	1992	Avg	24000	N	N	19042 SE 168TH ST
001	401080	0130	10/25/2010	\$375,000	\$367,000	2100	7	1999	Avg	42739	N	N	18517 W LAKE DESIRE DR SE
001	869150	0360	12/22/2010	\$308,500	\$309,000	2230	7	2004	Avg	7600	N	N	16922 SE 182ND PL
001	869150	0460	8/10/2012	\$255,000	\$265,000	2230	7	2003	Avg	6516	N	N	16948 SE 183RD PL
001	869151	0400	11/22/2011	\$242,000	\$258,000	2230	7	2004	Avg	6211	N	N	18055 169TH AVE SE
001	869150	0290	11/10/2011	\$255,000	\$272,000	2290	7	2004	Avg	6681	N	N	18043 170TH PL SE
001	869150	0370	8/26/2010	\$355,000	\$339,000	2480	7	2004	Avg	6515	N	N	16923 SE 182ND PL

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	869151	0310	12/20/2011	\$245,500	\$262,000	2480	7	2004	Avg	4950	N	N	18144 168TH WAY SE
001	869151	0670	5/29/2012	\$280,000	\$295,000	2480	7	2004	Avg	5777	N	N	16913 SE 180TH PL
001	770260	0490	8/15/2012	\$395,000	\$411,000	2500	7	1980	Good	35931	Y	Y	17837 SE 192ND DR
001	145100	0060	5/11/2011	\$273,000	\$284,000	2860	7	1973	Good	15470	N	N	17212 194TH AVE SE
001	869150	0020	5/12/2010	\$360,000	\$325,000	2940	7	2003	Avg	6796	N	N	17124 SE 181ST PL
001	869151	0590	12/16/2011	\$259,500	\$277,000	3220	7	2004	Avg	7777	N	N	18114 169TH AVE SE
001	869150	1010	4/16/2012	\$340,000	\$360,000	3930	7	2004	Avg	7127	N	N	18202 170TH PL SE
001	869150	0200	12/7/2012	\$387,000	\$390,000	4190	7	2004	Avg	6244	N	N	16930 SE 180TH PL
001	869150	0550	4/6/2011	\$320,000	\$330,000	4190	7	2003	Avg	6301	N	N	17019 SE 183RD PL
001	511310	0140	10/24/2012	\$221,000	\$226,000	1370	8	1987	Avg	19350	N	N	18843 SE 161ST ST
001	955800	0250	5/15/2012	\$265,000	\$280,000	1620	8	2004	Avg	3975	N	N	17069 PARKSIDE WAY SE
001	955801	0240	9/30/2010	\$289,967	\$281,000	1620	8	2004	Avg	4227	N	N	16624 SE 169TH ST
001	955803	0090	6/1/2012	\$283,500	\$299,000	1620	8	2003	Avg	4872	N	N	16943 165TH PL SE
001	955805	0860	7/12/2012	\$272,000	\$285,000	1620	8	2004	Avg	3200	N	N	16140 166TH AVE SE
001	362305	9070	4/5/2010	\$325,000	\$288,000	1650	8	1978	Good	114655	N	N	17706 E LAKE DESIRE DR SE
001	401080	0140	9/28/2010	\$360,000	\$348,000	1700	8	1968	Good	40653	N	N	18533 W LAKE DESIRE DR SE
001	955802	1130	2/18/2010	\$363,000	\$312,000	1720	8	2004	Good	4375	N	N	16730 166TH PL SE
001	955801	0280	7/13/2011	\$292,000	\$307,000	1870	8	2003	Avg	4135	N	N	16931 166TH PL SE
001	955802	0830	10/10/2011	\$285,000	\$303,000	1870	8	2003	Avg	3089	N	N	17012 165TH AVE SE
001	955804	1130	4/27/2012	\$295,000	\$312,000	1870	8	2003	Avg	3584	N	N	16842 164TH WAY SE
001	400840	0175	7/20/2010	\$350,000	\$328,000	1880	8	2003	Good	77659	N	N	18301 W LAKE DESIRE DR SE
001	770260	0011	5/9/2011	\$287,199	\$299,000	1900	8	1987	Avg	68567	N	N	19110 172ND PL SE
001	955800	0220	9/13/2011	\$280,000	\$297,000	1900	8	2004	Avg	3933	N	N	17045 PARKSIDE WAY SE
001	955801	0320	3/28/2012	\$300,000	\$319,000	1900	8	2003	Avg	3852	N	N	16902 WOODSIDE DR SE
001	955805	0530	11/26/2012	\$305,000	\$309,000	1900	8	2004	Avg	3200	N	N	16147 PARKSIDE WAY SE
001	955805	0530	4/22/2011	\$288,000	\$298,000	1900	8	2004	Avg	3200	N	N	16147 PARKSIDE WAY SE
001	955805	0580	9/17/2010	\$300,000	\$289,000	1900	8	2004	Avg	3826	N	N	16114 167TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	955805	0670	8/13/2012	\$311,000	\$324,000	1900	8	2004	Avg	3466	N	N	16168 167TH AVE SE
001	955805	0770	4/4/2012	\$300,000	\$318,000	1900	8	2004	Avg	3200	N	N	16117 167TH AVE SE
001	955800	0020	3/20/2012	\$332,000	\$353,000	1920	8	2003	Avg	4402	N	N	17308 PARKSIDE WAY SE
001	955801	0150	7/26/2011	\$280,000	\$295,000	1920	8	2003	Avg	5920	N	N	17000 PARKSIDE WAY SE
001	955801	0210	9/6/2012	\$314,000	\$325,000	1920	8	2003	Avg	4780	N	N	16828 166TH PL SE
001	955802	1060	9/13/2011	\$305,000	\$323,000	1920	8	2003	Avg	4821	Y	N	16719 166TH PL SE
001	955800	0240	10/30/2012	\$279,950	\$286,000	1940	8	2004	Avg	3906	N	N	17061 PARKSIDE WAY SE
001	955804	1090	12/8/2011	\$295,000	\$314,000	1940	8	2003	Avg	6371	N	N	16705 WOODSIDE DR SE
001	955805	0600	12/3/2012	\$308,000	\$311,000	1940	8	2004	Avg	3201	N	N	16126 167TH AVE SE
001	955801	0190	1/13/2011	\$322,000	\$324,000	2030	8	2003	Avg	4499	N	N	16908 166TH PL SE
001	955802	0780	3/9/2010	\$346,000	\$301,000	2070	8	2003	Avg	5052	N	N	17053 165TH AVE SE
001	955802	0730	8/28/2012	\$285,000	\$295,000	2080	8	2002	Avg	5888	N	N	17228 164TH WAY SE
001	955801	0020	9/1/2011	\$296,000	\$314,000	2130	8	2003	Avg	4515	N	N	16819 SE 171ST PL
001	955800	0130	1/2/2012	\$288,000	\$307,000	2170	8	2002	Avg	4150	N	N	17062 PARKSIDE WAY SE
001	955800	0030	5/10/2010	\$375,000	\$339,000	2190	8	2003	Avg	6846	N	N	17304 PARKSIDE WAY SE
001	955801	0070	7/26/2012	\$375,000	\$392,000	2190	8	2003	Avg	8007	N	N	16860 SE 171ST PL
001	955802	1040	10/22/2012	\$388,000	\$397,000	2190	8	2003	Avg	4621	Y	N	16735 166TH PL SE
001	955800	0660	10/12/2012	\$361,500	\$371,000	2460	8	2001	Avg	3871	N	N	17024 WOODSIDE DR SE
001	955800	0790	9/28/2010	\$395,000	\$382,000	2470	8	2001	Avg	4135	N	N	17019 166TH PL SE
001	302306	9170	6/12/2012	\$308,000	\$324,000	2550	8	2012	Avg	13939	N	N	19211 SE 164TH ST
001	955800	0830	2/10/2012	\$337,500	\$359,000	2640	8	2002	Avg	4135	N	N	17051 166TH PL SE
001	955800	0430	11/14/2012	\$351,715	\$357,000	2140	9	2003	Avg	4500	N	N	17228 WOODSIDE DR SE
001	955800	0580	10/12/2011	\$275,000	\$292,000	2140	9	2003	Avg	4750	N	N	17114 WOODSIDE DR SE
001	400840	0145	11/17/2010	\$450,000	\$444,000	2150	9	1980	Good	25843	N	N	18131 W LAKE DESIRE DR SE
001	955801	0140	5/11/2011	\$314,000	\$327,000	2250	9	2003	Avg	5808	N	N	17004 PARKSIDE WAY SE
001	131044	0820	10/8/2012	\$369,500	\$379,000	2270	9	1997	Avg	8443	N	N	17309 SE 186TH WAY
001	131044	0240	9/25/2012	\$361,000	\$372,000	2420	9	1998	Avg	6393	N	N	18625 173RD WAY SE

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	131044	0970	11/24/2010	\$378,000	\$374,000	2430	9	1998	Avg	7972	N	N	17327 SE 187TH ST
001	955800	0450	1/24/2012	\$299,000	\$319,000	2460	9	2003	Avg	4500	N	N	17212 WOODSIDE DR SE
001	955802	0430	10/24/2012	\$360,000	\$368,000	2460	9	2003	Avg	4750	N	N	16936 164TH WAY SE
001	955802	0540	8/26/2011	\$342,500	\$363,000	2460	9	2002	Avg	4750	N	N	17104 164TH WAY SE
001	955804	0170	7/29/2010	\$349,950	\$329,000	2460	9	2004	Avg	5423	N	N	16514 PARKSIDE WAY SE
001	955804	0620	5/9/2011	\$390,000	\$405,000	2460	9	2003	Avg	8119	N	N	16626 164TH AVE SE
001	955802	0450	7/22/2011	\$349,000	\$368,000	2490	9	2003	Avg	4750	N	N	16952 164TH WAY SE
001	955804	0270	12/13/2011	\$310,500	\$331,000	2490	9	2004	Avg	6009	N	N	16640 SE 165TH WAY
001	955802	0530	10/23/2012	\$375,000	\$383,000	2580	9	2003	Avg	5242	N	N	17054 164TH WAY SE
001	955801	0080	9/20/2010	\$402,500	\$388,000	2590	9	2003	Avg	9284	N	N	17076 168TH CT SE
001	955804	0460	8/27/2010	\$385,000	\$367,000	2620	9	2004	Avg	5406	N	N	16559 164TH AVE SE
001	955805	0040	6/9/2011	\$325,000	\$340,000	2650	9	2004	Avg	5124	N	N	16160 PARKSIDE WAY SE
001	131043	0520	2/23/2011	\$370,500	\$378,000	2660	9	2000	Avg	7547	N	N	17247 SE 185TH ST
001	955800	0470	12/22/2010	\$399,000	\$399,000	2690	9	2003	Avg	5472	N	N	16720 SE 173RD ST
001	131044	0260	7/28/2011	\$379,000	\$400,000	2700	9	1997	Avg	6249	N	N	18609 173RD WAY SE
001	131044	0310	1/3/2010	\$429,500	\$359,000	2700	9	1997	Avg	7419	N	N	17330 SE 186TH WAY
001	131044	0840	8/29/2012	\$379,950	\$394,000	2710	9	1997	Avg	7870	N	N	17310 SE 187TH ST
001	131044	0860	1/25/2012	\$385,000	\$410,000	2710	9	1997	Avg	7635	N	N	17332 SE 187TH ST
001	955802	0100	10/18/2012	\$400,000	\$409,000	2710	9	2003	Avg	5358	N	N	17135 164TH WAY SE
001	955805	0470	11/29/2010	\$409,950	\$407,000	2780	9	2004	Avg	6000	N	N	16713 SE 162ND ST
001	131043	0040	4/12/2010	\$425,000	\$378,000	2790	9	1999	Avg	7150	N	N	18533 174TH PL SE
001	131043	0460	4/24/2012	\$377,000	\$399,000	2900	9	2000	Avg	6467	N	N	17270 SE 185TH ST
001	955800	0480	12/26/2010	\$425,000	\$426,000	2940	9	2003	Avg	6466	N	N	16728 SE 173RD ST
001	955802	0400	7/6/2012	\$360,000	\$377,000	2980	9	2003	Avg	4750	N	N	16912 164TH WAY SE
001	955804	0630	8/27/2012	\$389,500	\$404,000	2990	9	2003	Avg	8096	N	N	16634 164TH AVE SE
001	955805	0460	4/30/2010	\$426,500	\$383,000	3010	9	2004	Avg	6000	N	N	16705 SE 162ND ST
001	131043	0440	2/20/2012	\$340,000	\$362,000	3050	9	2000	Avg	5990	N	N	17282 SE 185TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	955804	0340	11/13/2012	\$470,000	\$477,000	3050	9	2004	Avg	6384	N	N	16430 SE 165TH WAY
001	131043	0360	7/16/2010	\$417,500	\$391,000	3060	9	2000	Avg	6235	N	N	18436 172ND CT SE
001	955805	0080	5/27/2010	\$398,900	\$364,000	3100	9	2004	Avg	6397	N	N	16136 PARKSIDE WAY SE
001	955805	0120	4/22/2010	\$420,000	\$375,000	3150	9	2004	Avg	7616	N	N	16112 PARKSIDE WAY SE
001	955805	0490	7/26/2012	\$425,000	\$444,000	3190	9	2004	Avg	6638	N	N	16729 SE 162ND ST
001	955804	1190	4/1/2011	\$565,000	\$582,000	3210	9	2008	Avg	26005	N	N	16610 SE 165TH WAY
001	955804	1190	5/24/2010	\$535,000	\$487,000	3210	9	2008	Avg	26005	N	N	16610 SE 165TH WAY
001	955802	0330	7/21/2011	\$467,000	\$492,000	3240	9	2002	Avg	7480	N	N	16867 164TH WAY SE
001	131044	0660	8/16/2010	\$460,000	\$437,000	3260	9	1997	Avg	7736	N	N	18626 175TH AVE SE
001	131044	0170	3/11/2010	\$493,000	\$430,000	3270	9	1998	Avg	9263	N	N	18642 172ND PL SE
001	131043	0500	10/21/2011	\$365,000	\$388,000	3320	9	2000	Avg	7397	N	N	17248 SE 185TH ST
001	131043	0200	12/23/2011	\$390,000	\$416,000	3380	9	2001	Avg	6961	N	N	17328 SE 185TH PL
001	131044	0680	7/12/2012	\$420,000	\$440,000	3460	9	1997	Avg	11055	N	N	18638 175TH AVE SE
001	955805	0170	7/18/2011	\$570,000	\$600,000	2260	10	2004	Avg	8700	N	N	16700 SE 161ST ST
001	770193	0550	6/11/2012	\$413,700	\$435,000	2570	10	1990	Avg	41102	N	N	19021 SE 175TH ST
001	955805	0230	5/11/2011	\$522,000	\$543,000	2750	10	2004	Avg	6873	N	N	16590 SE 161ST ST
001	955805	0270	8/3/2012	\$536,150	\$559,000	2750	10	2004	Avg	8751	N	N	16572 SE 161ST ST
001	770193	0410	12/23/2011	\$430,000	\$458,000	3210	10	1992	Avg	20981	Y	N	18717 SE 174TH WAY
001	511280	0070	10/25/2011	\$485,000	\$516,000	3270	10	2006	Avg	94525	N	N	19129 SE 170TH ST
001	770193	0170	8/21/2012	\$475,000	\$493,000	3400	10	1992	Good	89700	Y	N	17339 187TH PL SE
002	072206	9144	10/22/2010	\$254,950	\$249,000	780	5	1943	Avg	73955	N	N	21815 PETER GRUBB RD SE
002	032205	9208	3/31/2011	\$168,500	\$174,000	920	6	1960	Vgood	15813	N	N	20229 148TH AVE SE
002	112205	9027	3/17/2011	\$280,000	\$287,000	1260	6	1927	Good	217800	N	N	21854 148TH AVE SE
002	032205	9094	12/12/2012	\$175,000	\$176,000	1390	6	1960	Good	13500	N	N	14045 SE 200TH ST
002	508800	0020	10/15/2012	\$130,000	\$133,000	850	7	1959	Good	14260	N	N	20811 144TH AVE SE
002	072206	9053	3/27/2012	\$270,000	\$287,000	1040	7	1979	Avg	121532	N	N	22045 PETER GRUBB RD SE
002	261830	0470	7/11/2012	\$140,000	\$147,000	1060	7	1964	Good	11689	N	N	14212 SE 202ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	032205	9149	7/8/2011	\$178,000	\$187,000	1100	7	1960	Good	10400	N	N	14454 SE 204TH PL
002	261830	0080	7/20/2011	\$168,000	\$177,000	1200	7	1965	Good	9720	N	N	14026 SE 201ST ST
002	261830	0240	7/13/2012	\$151,400	\$158,000	1200	7	1967	Good	10286	N	N	14034 SE 202ND ST
002	142205	9082	9/20/2012	\$235,000	\$242,000	1220	7	1962	Avg	41056	N	N	23655 156TH AVE SE
002	242205	9117	6/8/2010	\$330,000	\$303,000	1230	7	1968	Good	33105	N	N	24421 180TH AVE SE
002	132205	9063	12/12/2012	\$305,000	\$307,000	1280	7	1970	Good	104544	N	N	16624 SE 240TH ST
002	142205	9035	8/27/2010	\$349,950	\$334,000	1290	7	1976	Good	54750	N	N	22423 152ND AVE SE
002	102205	9084	11/8/2012	\$232,000	\$236,000	1430	7	1966	Good	13530	N	N	14405 SE 208TH ST
002	261830	0480	9/29/2011	\$185,000	\$197,000	1470	7	1964	Good	9498	N	N	14307 SE 200TH ST
002	122205	9034	10/20/2010	\$408,000	\$398,000	1500	7	1978	Good	97978	N	N	22217 177TH AVE SE
002	370500	0080	11/10/2011	\$174,950	\$186,000	1550	7	2003	Avg	3013	N	N	20471 137TH AVE SE
002	102205	9184	10/17/2012	\$288,000	\$295,000	1560	7	1983	Avg	79200	N	N	14424 SE 214TH ST
002	261830	0490	11/15/2011	\$202,500	\$216,000	1780	7	1957	Vgood	8393	N	N	14313 SE 200TH ST
002	072206	9148	8/23/2010	\$440,000	\$419,000	1810	7	1965	Vgood	48787	N	N	18420 SE 224TH ST
002	072206	9032	7/10/2012	\$450,000	\$471,000	1900	7	2006	Avg	141134	N	N	21975 PETER GRUBB RD SE
002	112205	9047	9/22/2010	\$430,000	\$415,000	2110	7	1972	Good	104979	N	N	22310 153RD AVE SE
002	132205	9098	12/28/2010	\$365,000	\$366,000	2590	7	1998	Avg	130425	N	N	23013 172ND AVE SE
002	142205	9002	4/15/2010	\$310,000	\$276,000	1600	8	1970	Good	125400	N	N	22450 156TH AVE SE
002	701660	0010	9/20/2011	\$324,900	\$345,000	1620	8	1987	Good	39333	N	N	17206 SE 238TH ST
002	142205	9167	7/6/2011	\$270,100	\$284,000	1660	8	1975	Good	50799	N	N	23027 164TH AVE SE
002	232205	9036	6/29/2012	\$400,000	\$420,000	1970	8	1985	Avg	301870	N	N	24229 156TH AVE SE
002	152205	9106	10/24/2011	\$420,000	\$447,000	2350	8	1975	Good	62726	N	N	22505 141ST AVE SE
002	242205	9171	1/18/2012	\$293,000	\$312,000	2400	8	1980	Good	52272	N	N	17458 SE 244TH PL
002	142205	9142	2/29/2012	\$288,000	\$306,000	2480	8	1969	Good	42441	N	N	15407 SE 234TH PL
002	152205	9083	8/9/2012	\$499,500	\$520,000	2610	8	1976	Vgood	81892	N	N	23317 145TH AVE SE
002	238000	0180	7/22/2010	\$500,000	\$469,000	2710	8	1967	Vgood	35150	N	N	16431 SE 235TH ST
002	232205	9002	8/10/2012	\$588,000	\$612,000	2740	8	1987	Good	578476	Y	N	15815 SE 240TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	232205	9117	3/21/2012	\$340,000	\$361,000	2320	9	1982	Avg	207345	Y	N	24451 164TH AVE SE
002	142205	9196	8/6/2012	\$770,000	\$802,000	2490	9	1983	Avg	207318	Y	N	23516 156TH AVE SE
002	152205	9175	10/14/2011	\$558,500	\$594,000	2740	9	1983	Good	174240	N	N	22526 141ST AVE SE
002	132205	9011	3/18/2010	\$545,000	\$477,000	2760	9	2000	Avg	300999	N	N	23413 172ND AVE SE
002	344492	0040	5/21/2012	\$449,000	\$474,000	2790	9	1989	Avg	36315	N	N	14331 SE 213TH ST
002	242205	9068	7/27/2011	\$435,000	\$459,000	2800	9	1992	Good	53578	N	N	24020 167TH AVE SE
002	182206	9105	6/1/2012	\$560,000	\$590,000	2970	9	1977	Vgood	98010	N	N	19305 SE 232ND ST
002	242205	9050	8/5/2010	\$550,000	\$519,000	3040	9	1999	Avg	85377	N	N	24333 180TH AVE SE
002	132205	9001	5/3/2010	\$575,000	\$517,000	3700	9	2004	Avg	86684	N	N	22612 177TH AVE SE
002	242205	9184	6/1/2010	\$665,000	\$608,000	3720	9	2008	Avg	32980	N	N	24008 172ND AVE SE
002	112205	9033	3/9/2012	\$525,000	\$558,000	3740	9	2005	Avg	215186	N	N	15608 SE 224TH ST
002	142205	9206	6/9/2010	\$665,000	\$610,000	4210	9	2003	Avg	94709	N	N	23727 164TH AVE SE
002	142205	9200	8/24/2012	\$693,000	\$719,000	5120	9	1996	Avg	94709	N	N	23535 164TH AVE SE
002	142205	9238	4/26/2010	\$555,000	\$497,000	2990	10	1999	Avg	90000	N	N	16115 SE 231ST ST
002	142205	9186	10/13/2011	\$825,000	\$877,000	4300	10	2007	Avg	311746	Y	N	23720 152ND AVE SE
002	142205	9227	8/9/2012	\$600,000	\$625,000	4330	10	1988	Avg	112288	N	N	23401 164TH AVE SE
002	112205	9039	11/7/2012	\$692,000	\$704,000	4370	10	2007	Avg	214750	N	N	15622 SE 224TH ST
002	122205	9070	7/16/2010	\$850,000	\$795,000	4110	11	2001	Avg	217800	N	N	22317 175TH AVE SE
002	132205	9147	5/18/2012	\$760,000	\$803,000	4410	11	2006	Avg	131808	N	N	16438 SE 225TH ST
003	062206	9026	6/28/2011	\$245,000	\$257,000	770	5	1923	Good	221720	N	N	18816 SE LAKE YOUNGS RD
003	082206	9102	11/29/2010	\$265,000	\$263,000	1270	6	1967	Good	94967	N	N	21650 SWEENEY RD SE
003	182206	9046	12/28/2012	\$300,000	\$300,000	1840	6	1985	Good	62800	Y	N	22812 PETER GRUBB RD SE
003	950880	0030	6/8/2011	\$319,000	\$334,000	1090	7	1978	Avg	206474	N	N	21515 SWEENEY RD SE
003	072206	9235	3/2/2010	\$351,000	\$304,000	1210	7	1972	Good	81799	N	N	22118 186TH AVE SE
003	793760	0214	4/25/2011	\$225,000	\$233,000	1240	7	1974	Good	17896	N	N	18925 196TH AVE SE
003	092206	9019	4/21/2010	\$334,950	\$299,000	1320	7	1979	Avg	106286	N	N	21930 215TH AVE SE
003	511328	0010	8/9/2011	\$450,000	\$475,000	1330	7	2006	Avg	255697	N	N	21036 SE 232ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	770160	0120	4/7/2010	\$255,000	\$226,000	1370	7	1968	Vgood	12474	N	N	18821 SE 214TH ST
003	793760	0230	11/8/2011	\$255,000	\$272,000	1370	7	1989	Avg	118959	N	N	19039 196TH AVE SE
003	793760	0155	6/17/2011	\$239,950	\$251,000	1440	7	1958	Good	79998	N	N	18605 196TH AVE SE
003	192206	9061	5/17/2012	\$335,000	\$354,000	1550	7	1997	Avg	545371	N	N	25024 188TH AVE SE
003	770260	1100	5/26/2011	\$325,000	\$339,000	1600	7	1983	Avg	46265	N	N	17253 SE PETROVITSKY RD
003	092206	9102	10/26/2012	\$285,000	\$291,000	1610	7	1980	Good	142876	N	N	21823 215TH AVE SE
003	172206	9126	12/23/2010	\$370,000	\$370,000	1610	7	1974	Avg	404672	N	N	22646 204TH AVE SE
003	793760	0195	12/7/2012	\$290,000	\$292,000	1680	7	1964	Avg	119192	N	N	18821 196TH AVE SE
003	780190	0010	2/23/2012	\$375,000	\$399,000	1880	7	1994	Avg	54014	N	N	20410 SE 194TH PL
003	202206	9187	5/13/2011	\$250,000	\$260,000	1910	7	2007	Avg	12375	N	N	24248 197TH AVE SE
003	780190	0050	12/5/2012	\$318,000	\$321,000	1970	7	1989	Good	55000	Y	N	20531 SE 192ND ST
003	052206	9050	8/30/2012	\$275,000	\$285,000	2250	7	1982	Avg	126324	N	N	20203 208TH AVE SE
003	062206	9103	4/15/2011	\$310,000	\$321,000	2260	7	1977	Vgood	42850	N	N	18230 SE LAKE YOUNGS RD
003	072206	9191	8/15/2012	\$310,000	\$322,000	2440	7	1968	Vgood	12000	Y	N	22208 PETER GRUBB RD SE
003	052206	9043	11/16/2012	\$484,000	\$491,000	2880	7	1953	Vgood	430808	Y	N	19264 208TH AVE SE
003	793760	0063	10/26/2012	\$386,000	\$394,000	1440	8	1973	Good	35964	N	N	17918 EAST SPRING LAKE DR SE
003	793760	0646	11/27/2012	\$255,600	\$259,000	1520	8	1968	Good	19811	Y	N	17972 WEST SPRING LAKE DR SE
003	793760	0856	11/5/2012	\$475,000	\$484,000	1630	8	2000	Avg	76366	N	N	17823 WEST SPRING LAKE DR SE
003	793760	0575	4/25/2012	\$445,000	\$471,000	1770	8	1951	Good	67754	Y	Y	17858 WEST SPRING LAKE DR SE
003	172206	9078	6/8/2010	\$440,000	\$404,000	1900	8	2006	Avg	61419	N	N	20065 SE 232ND ST
003	793760	0086	5/21/2012	\$302,681	\$320,000	1910	8	1979	Vgood	25395	N	N	18114 EAST SPRING LAKE DR SE
003	172206	9048	2/23/2010	\$472,500	\$408,000	2200	8	1968	Good	207345	N	N	19634 SE 240TH ST
003	052206	9106	10/25/2011	\$354,400	\$377,000	2580	8	1985	Good	209088	N	N	21025 SE 206TH ST
003	052206	9028	7/29/2012	\$400,850	\$418,000	2770	8	1991	Avg	49873	N	N	20017 SE 206TH ST
003	793760	0740	4/19/2011	\$620,000	\$642,000	2190	9	2000	Avg	22069	Y	Y	18302 WEST SPRING LAKE DR SE
003	062206	9129	10/7/2010	\$599,000	\$582,000	2580	9	1996	Avg	433549	N	N	20640 190TH AVE SE
003	322306	9118	7/16/2012	\$515,000	\$539,000	2700	9	1999	Avg	108900	N	N	19000 196TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 60
(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	092206	9085	4/13/2011	\$567,000	\$586,000	2730	9	2005	Avg	145926	N	N	21220 SE PETROVITSKY RD
003	885779	0080	4/24/2012	\$415,000	\$440,000	2970	9	1994	Avg	21637	N	N	19908 SE 243RD PL
003	202206	9199	3/9/2011	\$545,000	\$558,000	3670	9	1992	Avg	49385	N	N	20208 SE 245TH ST
003	793760	0865	7/10/2012	\$360,000	\$377,000	2460	10	1980	Avg	175277	N	N	17810 WEST SPRING LAKE DR SE
003	182206	9120	8/16/2012	\$631,000	\$656,000	3010	10	1991	Avg	81531	N	N	22404 PETER GRUBB RD SE
003	092206	9181	8/5/2010	\$510,000	\$482,000	3360	10	1991	Avg	54450	N	N	21208 212TH AVE SE
003	052206	9012	3/1/2012	\$545,000	\$580,000	3370	10	1990	Avg	413820	N	N	19819 SE 206TH ST
003	082206	9119	9/7/2012	\$585,000	\$605,000	3430	10	2002	Avg	71874	N	N	20905 SE 216TH WAY
003	092206	9176	3/8/2011	\$567,450	\$581,000	3510	10	1992	Avg	108900	N	N	21226 SE 215TH ST
003	708999	0020	6/11/2010	\$625,000	\$574,000	3560	10	2006	Avg	163350	N	N	19904 SE 240TH ST
003	793790	0280	5/5/2011	\$601,500	\$625,000	3620	10	2006	Avg	35429	N	N	19735 183RD WAY SE
003	062206	9064	3/11/2011	\$799,900	\$820,000	3650	10	2008	Avg	427759	N	N	19725 192ND AVE SE
003	172206	9043	10/1/2012	\$874,999	\$900,000	3810	10	2002	Avg	681714	N	N	20901 SE 232ND ST
003	202206	9041	4/24/2012	\$799,950	\$847,000	3570	11	2007	Avg	54014	N	N	20155 SE 245TH ST
003	082206	9115	12/3/2010	\$670,000	\$666,000	3900	11	2005	Avg	72666	N	N	21016 SE 216TH WAY
003	082206	9004	6/8/2011	\$705,000	\$737,000	4450	11	2003	Avg	90604	N	N	21411 212TH AVE SE
003	793790	0110	9/18/2012	\$675,000	\$696,000	4630	11	2001	Avg	61935	N	N	18314 195TH PL SE
003	793790	0140	2/26/2010	\$685,000	\$592,000	4820	11	2004	Avg	43585	N	N	18408 SE 195TH PL
003	793790	0070	2/5/2010	\$870,000	\$743,000	6110	11	2000	Avg	54193	N	N	19818 183RD WAY SE

Improved Sales Removed in this Physical Inspection Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	131043	0440	10/18/2011	\$389,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	131044	0690	11/30/2010	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	131044	0910	9/28/2010	\$369,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
001	131044	0910	2/5/2010	\$430,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	252305	9016	6/13/2012	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
001	252305	9021	11/6/2012	\$76,000	FORCED SALE; SHORT SALE
001	252305	9055	8/6/2010	\$287,579	IMP. CHAR.CHANGED SINCE SALE; RELATED PARTY, ET.AL.
001	302306	9046	9/25/2012	\$98,900	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	302306	9046	5/2/2012	\$124,779	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	302306	9154	10/26/2012	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	302306	9201	11/26/2012	\$480,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	362305	9070	1/8/2010	\$299,250	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	362305	9100	8/23/2011	\$266,697	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	362305	9100	4/30/2012	\$249,900	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; ET.AL.
001	511280	0070	4/5/2011	\$463,629	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	511280	0210	3/5/2012	\$89,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
001	511280	0210	9/16/2011	\$214,909	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	511280	0418	1/29/2010	\$157,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	511280	0418	7/2/2010	\$156,900	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	511290	0150	12/23/2010	\$174,496	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	511290	0170	10/7/2010	\$326,443	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	511290	0660	7/25/2012	\$119,566	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	511300	0180	11/8/2012	\$1,000	NO MARKET EXPOSURE; \$1,000 SALE OR LESS
001	511300	0550	3/8/2011	\$175,562	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	511300	0550	11/16/2011	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
001	511310	0270	5/4/2010	\$148,008	NON-REPRESENTATIVE SALE; ET.AL.
001	511320	0280	2/9/2011	\$184,800	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	511320	0290	11/22/2011	\$215,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	511325	0080	12/29/2012	\$245,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGH.
001	511325	0130	7/20/2010	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	770193	0410	2/9/2011	\$429,360	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	770193	0550	2/24/2012	\$443,274	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	770260	0120	10/10/2012	\$950,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
001	770260	0340	11/26/2012	\$25,000	QUIT CLAIM DEED
001	770260	0620	6/10/2011	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
001	770260	0790	4/8/2010	\$625,000	SHORT SALE
001	770260	0800	2/19/2010	\$292,972	NON-REPRESENTATIVE SALE; ET.AL.
001	869150	0550	7/27/2010	\$415,965	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	869151	0310	6/27/2011	\$275,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	869151	0400	6/3/2011	\$250,750	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.

Improved Sales Removed in this Physical Inspection Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	869151	0590	11/3/2010	\$337,500	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	955800	0030	3/26/2010	\$375,000	RELOCATION - SALE TO SERVICE
001	955800	0310	1/25/2011	\$289,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	955800	0450	8/6/2011	\$367,398	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	955801	0080	7/31/2010	\$402,500	RELOCATION - SALE TO SERVICE
001	955802	0400	10/25/2011	\$280,501	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	955802	0850	7/15/2011	\$221,255	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	955802	0850	12/15/2011	\$220,000	NON-REPRESENTATIVE SALE; ET.AL.
001	955802	0880	1/26/2010	\$304,000	NON-REPRESENTATIVE SALE; ET.AL.
001	955803	0010	7/18/2012	\$248,600	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
001	955803	0020	3/28/2011	\$217,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	955803	0020	8/23/2011	\$249,950	NON-REPRESENTATIVE SALE
001	955803	0090	5/9/2012	\$283,500	RELOCATION - SALE TO SERVICE
001	955804	0170	7/29/2010	\$349,950	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	955804	0190	1/2/2011	\$304,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	955804	0190	3/22/2011	\$339,900	NON-REPRESENTATIVE SALE; ET.AL.
001	955804	0460	6/10/2010	\$312,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	955804	0860	12/10/2010	\$543,500	NON-REPRESENTATIVE SALE
001	955804	1100	5/19/2010	\$162,905	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	955804	1190	3/27/2011	\$565,000	RELOCATION - SALE TO SERVICE
001	955805	0020	2/3/2011	\$311,960	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	955805	0020	11/3/2011	\$316,400	NON-REPRESENTATIVE SALE; ET.AL.
001	955805	0040	10/29/2010	\$350,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
001	955805	0080	5/18/2010	\$425,000	RELOCATION - SALE TO SERVICE
001	955805	0230	5/11/2011	\$522,000	RELOCATION - SALE TO SERVICE
001	955805	0580	1/11/2010	\$332,500	RELOCATION - SALE TO SERVICE
001	955805	0700	10/25/2011	\$229,900	NON-REPRESENTATIVE SALE; SHORT SALE
001	955805	0860	7/12/2012	\$272,000	RELOCATION - SALE TO SERVICE
001	955805	0880	5/4/2010	\$269,000	NON-REPRESENTATIVE SALE
002	032205	9046	6/26/2012	\$295,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	032205	9092	12/6/2011	\$178,688	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	032205	9092	7/3/2012	\$174,900	NON-REPRESENTATIVE SALE; ET.AL.
002	032205	9097	4/23/2012	\$164,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
002	032205	9121	12/17/2012	\$168,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	032205	9218	9/19/2012	\$240,000	IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE
002	032205	9224	3/9/2012	\$366,925	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	032205	9349	11/16/2012	\$392,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	072206	9129	8/17/2010	\$12,500	QUIT CLAIM DEED
002	072206	9215	4/12/2011	\$179,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGH.
002	072206	9218	11/9/2012	\$360,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	102205	9023	7/29/2012	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112205	9033	6/13/2011	\$580,958	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	112205	9039	8/23/2012	\$561,000	NON-REPRESENTATIVE SALE; ET.AL.
002	122205	9016	1/27/2012	\$1,505,827	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	122205	9016	11/7/2012	\$670,000	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE
002	122205	9073	4/22/2011	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
002	122205	9073	9/11/2010	\$610,632	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	132205	9005	10/8/2010	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
002	132205	9139	6/30/2010	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	132205	9139	12/1/2010	\$765,000	NON-REPRESENTATIVE SALE; ET.AL.
002	132205	9152	10/5/2012	\$601,000	NON-REPRESENTATIVE SALE
002	142205	9014	9/16/2010	\$750,000	MULTIPLE IMPROVEMENTS
002	142205	9035	1/6/2010	\$275,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	142205	9057	3/4/2011	\$214,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	142205	9057	9/27/2011	\$150,000	NON-REPRESENTATIVE SALE; ET.AL.
002	142205	9059	4/6/2010	\$279,900	MULTIPLE IMPROVEMENTS
002	142205	9126	9/21/2012	\$390,750	IMP. CHAR. CHANGED SINCE SALE; BANKRUPTCY
002	142205	9238	4/14/2010	\$3,600	QUIT CLAIM DEED; EASEMENT OR RIGHT-OF-WAY
002	152205	9114	11/30/2011	\$627,559	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	152205	9114	4/5/2012	\$425,000	NON-REPRESENTATIVE SALE; ET.AL.
002	152205	9114	11/30/2011	\$573,322	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	182206	9050	3/22/2012	\$82,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
002	182206	9050	10/27/2011	\$112,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	232205	9011	5/24/2011	\$185,000	NO MARKET EXPOSURE; ET.AL.
002	242205	9171	5/11/2011	\$309,000	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	261830	0080	5/20/2011	\$277,780	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	261830	0480	5/3/2011	\$180,531	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	370500	0160	9/13/2010	\$420,711	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	370500	0160	12/2/2010	\$280,000	NON-REPRESENTATIVE SALE; ET.AL.
002	508800	0020	6/27/2012	\$119,323	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
002	550600	0010	10/10/2012	\$236,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
002	701660	0010	1/7/2011	\$479,894	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
003	052206	9043	3/22/2012	\$326,126	NON-REPRESENTATIVE SALE; SHORT SALE
003	062206	9053	8/12/2011	\$383,988	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	062206	9064	9/10/2010	\$730,513	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	062206	9103	11/8/2010	\$416,154	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
003	062206	9131	12/10/2010	\$240,000	ACCY ONLY; GOVERNMENT AGENCY
003	072206	9124	10/17/2012	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	072206	9214	4/5/2011	\$326,075	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	072206	9214	4/27/2012	\$190,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; ET.AL.

Improved Sales Removed in this Physical Inspection Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	082206	9106	4/30/2012	\$1,008,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	092206	9085	8/8/2011	\$574,950	NO MARKET EXPOSURE
003	092206	9146	12/9/2011	\$290,000	NON-REPRESENTATIVE SALE
003	092206	9177	8/30/2011	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	092206	9184	10/29/2010	\$572,499	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	092206	9184	2/21/2011	\$494,000	NON-REPRESENTATIVE SALE; ET.AL.
003	162206	9075	10/7/2010	\$38,000	NO MARKET EXPOSURE; PARTIAL INT. (1/3, 1/2, Etc.); ET.AL.
003	172206	9026	11/6/2012	\$2,629	NO MARKET EXPOSURE
003	172206	9082	10/14/2011	\$206,690	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	172206	9082	12/20/2011	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	202206	9087	4/2/2010	\$224,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	202206	9199	3/17/2010	\$465,000	NON-REPRESENTATIVE SALE; ET.AL.
003	202206	9201	5/10/2011	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
003	322306	9158	9/20/2010	\$138,200	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	745770	0010	2/14/2012	\$140,000	NON-REPRESENTATIVE SALE; ET.AL.
003	745770	0080	6/16/2010	\$148,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; ET.AL.
003	745770	0080	6/14/2011	\$160,000	NON-REPRESENTATIVE
003	745770	0150	8/17/2010	\$248,572	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	770170	0560	4/5/2011	\$235,469	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	770170	0560	12/12/2011	\$236,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
003	793760	0155	11/29/2010	\$414,847	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	793760	0465	5/22/2011	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	793760	0465	4/11/2011	\$357,654	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	793760	0646	10/7/2011	\$277,612	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	793760	0865	8/3/2011	\$459,732	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	793790	0280	1/24/2011	\$830,468	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.6%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +6.0%. This increase is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Mobile Home Sales Used In This Physical Inspection Analysis" and "Mobile Home Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. There are 254 parcels in Area 60 improved with a mobile home as the primary residence. Sales used were from 1/1/2010 to 1/1/2013. Within area 60, there were only 12 usable mobile home sales. Due to a limited mobile home sales sample, sales in competing market areas such as Maple Valley (Area 56), Black Diamond (Area 57), East Auburn & SE Kent (Area 58), and May Valley (Area 66) were also utilized for validation.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	511320	0340	3/1/2011	\$60,000	\$61,000	720	Avg	1966	Fair	20825	N	N	18632 SE 162ND ST
001	302306	9189	5/29/2012	\$117,000	\$123,000	1152	Avg	1982	Vgood	233481	N	N	18025 SE 164TH ST
001	511280	0416	3/16/2012	\$165,000	\$175,000	1344	Avg	1985	Good	36900	N	N	19437 SE 168TH ST
001	511310	0220	11/29/2012	\$105,000	\$106,000	1368	Avg	1982	Good	28370	N	N	18832 SE 163RD ST
001	511290	0360	3/9/2012	\$98,950	\$105,000	1848	Avg	1985	Avg	20000	N	N	16651 188TH AVE SE
002	132205	9004	9/27/2010	\$165,000	\$160,000	1357	Avg	1975	Avg	98445	N	N	17227 SE 228TH ST
002	132205	9004	9/27/2010	\$165,000	\$165,000	1357	Avg	1975	Avg	98445	N	N	17227 SE 228TH ST
003	192206	9180	9/15/2011	\$129,000	\$137,000	1456	Avg	1983	Good	15807	N	N	24324 195TH PL SE
003	062206	9035	5/28/2012	\$325,000	\$343,000	1768	Avg	1988	Fair	1482347	N	N	19130 SE 196TH ST
003	202206	9008	11/29/2012	\$245,000	\$248,000	1848	Avg	1983	Good	64670	N	N	24712 197TH AVE SE
003	192206	9134	12/13/2012	\$220,000	\$221,000	2480	Good	2008	Excel	14525	N	N	25046 188TH AVE SE
003	793760	0305	8/22/2012	\$270,000	\$280,000	2573	Good	2000	Excel	48351	N	N	18350 EAST SPRING LAKE DR SE
056-002	282206	9071	11/19/2012	\$162,317	\$165,000	1848	Good	1991	Good	96267	N	N	25706 218TH PL SE
057-001	142206	9074	7/10/2012	\$218,000	\$228,000	1848	Good	1986	Good	84506	N	N	22509 255TH PL SE
057-002	208520	0625	5/3/2011	\$96,950	\$101,000	304	Fair	1965	Avg	7262	Y	Y	23225 LOWER DORRE DON WY SE
057-002	232206	9070	9/28/2012	\$250,000	\$257,000	1400	Good	1996	Vgood	73826	Y	Y	24512 250TH AVE SE
057-006	928380	0187	9/24/2012	\$110,000	\$113,000	1570	Avg	1983	Avg	15575	N	N	30032 224TH AVE SE
058-004	796845	0120	5/23/2012	\$235,000	\$248,000	1344	Avg	1985	Good	35001	N	N	16027 SE 322ND STREET
058-004	022105	9140	6/14/2011	\$244,950	\$256,000	1792	Avg	1989	Excel	34680	N	N	29523 154TH AVE SE
058-004	570960	0220	11/10/2011	\$109,950	\$117,000	1848	Avg	1991	Good	10182	N	N	30727 149TH AVE SE
058-004	192106	9139	4/27/2011	\$235,000	\$244,000	1850	Avg	1988	Excel	50203	N	N	34706 183RD AVE SE
058-005	082106	9077	1/16/2013	\$122,500	\$122,000	1248	Avg	1981	Avg	69260	N	N	30622 200TH AVE SE

Mobile Home Sales Used In This Physical Inspection Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
058-005	122105	9209	8/6/2012	\$180,000	\$188,000	1440	Avg	1976	Good	216983	N	N	17631 SE 304TH ST
058-005	062106	9001	2/29/2012	\$318,000	\$338,000	1512	Avg	2007	Excel	309276	N	N	28912 192ND AVE SE
058-005	082106	9102	4/25/2012	\$269,000	\$285,000	1568	Avg	1987	Excel	108028	N	N	31718 200TH AVE SE
058-005	322206	9181	8/21/2012	\$242,672	\$252,000	1680	Avg	1985	Excel	47916	N	N	20708 SE 287TH STREET
058-005	344410	0430	4/27/2010	\$380,000	\$341,000	1742	Avg	2003	Excel	106722	N	N	20410 SE 281ST ST
058-005	322206	9043	4/27/2011	\$269,950	\$280,000	1782	Good	1987	Excel	54885	N	N	19926 SE 287TH STREET
058-005	406860	0130	4/13/2010	\$210,000	\$187,000	1848	Good	1987	Excel	15001	N	N	21532 SE 293RD PLACE
066-010	032206	9035	4/7/2012	\$365,000	\$387,000	1512	Good	2002	Avg	662112	N	N	20406 235TH AVE SE
066-010	022206	9094	2/14/2012	\$256,294	\$273,000	1810	Good	1993	Avg	341510	N	N	24610 SE 202ND PL

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	511280	0220	5/18/2010	\$214,000	MULTI-PARCEL SALE
001	511290	0240	6/18/2010	\$56,000	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE
001	511290	0550	9/23/2011	\$53,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	511290	0570	7/17/2011	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
001	511300	0120	2/25/2011	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	511300	0510	6/12/2012	\$57,500	NON-REPRESENTATIVE SALE
001	511300	0534	1/4/2012	\$76,752	NON-REPRESENTATIVE; GOVERNMENT AGENCY; ET.AL.
002	142205	9117	6/8/2012	\$65,000	NON-REPRESENTATIVE SALE
002	182206	9031	11/18/2011	\$178,490	NO MARKET EXPOSURE; QUIT CLAIM DEED
002	182206	9126	1/30/2012	\$156,452	NON-REPRESENTATIVE; GOVERNMENT AGENCY; ET.AL.
003	062206	9088	5/3/2011	\$288,240	BANKRUPTCY-REC. OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	092206	9156	9/4/2012	\$329,402	BANKRUPTCY-REC. OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	172206	9108	9/26/2012	\$210,000	BANKRUPTCY-REC. OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	192206	9190	7/2/2012	\$175,000	BANKRUPTCY-REC. OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	322306	9013	8/16/2011	\$119,500	NON-REPRESENTATIVE SALE
003	950880	0012	2/3/2010	\$151,311	BANKRUPTCY-REC. OR TRUSTEE; EXEMPT FROM EXCISE TAX

Mobile Home Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 90.00%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of 3.68%. This increase is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.