

Residential Revalue

2013 Assessment Roll

Rainier Beach
Area 22

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

Rainier Beach

Housing



Grade 5/ Year Built 1937/ Total Living Area 570



Grade 6/ Year Built 1916/ Total Living Area 1150



Grade 7/ Year Built 1943/ Total Living Area 940



Grade 8/ Year Built 1911/ Total Living Area 2040



Grade 9/ Year Built 2006/ Total Living Area 2760



Grade 10/ Year Built 2007/ Total Living Area 5410

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: Rainier Beach / 22

Previous Physical Inspection: 2009

Number of Improved Sales: 265

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	\$114,300	\$126,100	\$240,400			
2013 Value	\$75,200	\$134,800	\$210,000	\$229,000	91.0%	12.18%
Change	-\$39,100	+\$8,700	-\$30,400			
% Change	-34.2%	+6.9%	-12.6%			

*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 12.18% is an improvement from the previous COD of 15.33%.* 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	\$110,800	\$109,800	\$220,600
2013 Value	\$73,300	\$112,200	\$185,500
Percent Change	-33.8%	+2.2%	-15.9%

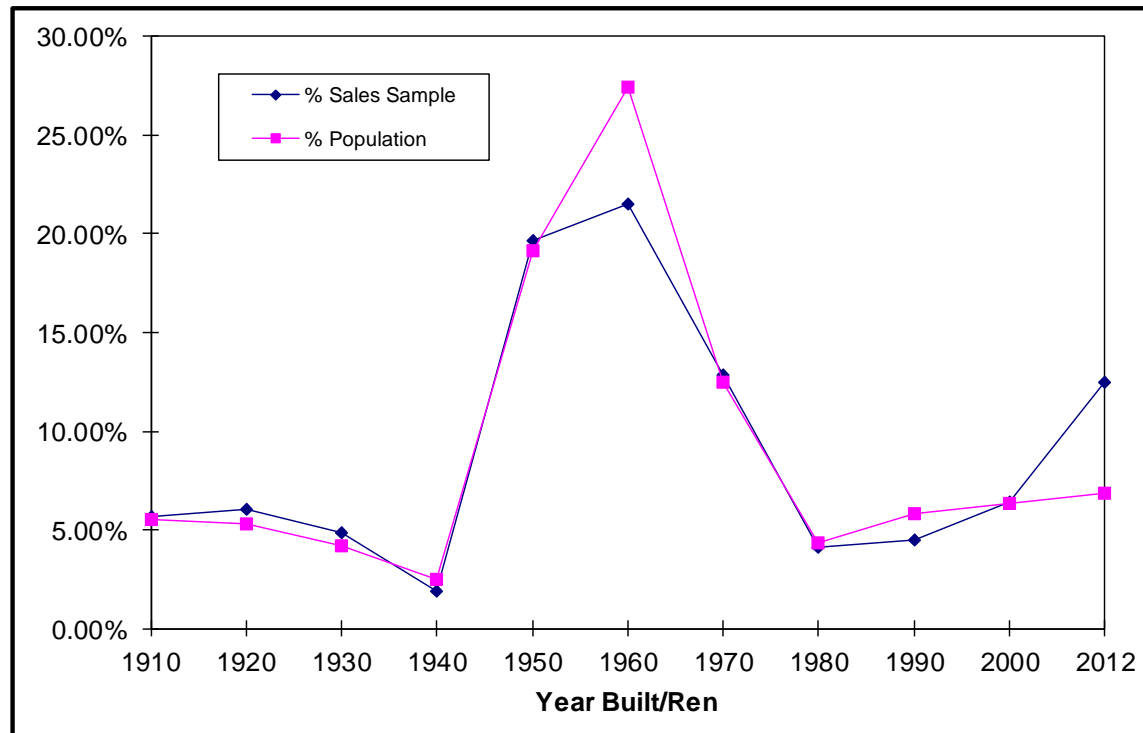
Number of one to three unit residences in the population: 3681

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	15	5.66%
1920	16	6.04%
1930	13	4.91%
1940	5	1.89%
1950	52	19.62%
1960	57	21.51%
1970	34	12.83%
1980	11	4.15%
1990	12	4.53%
2000	17	6.42%
2012	33	12.45%
265		

Population		
Year Built/Ren	Frequency	% Population
1910	205	5.57%
1920	195	5.30%
1930	154	4.18%
1940	91	2.47%
1950	705	19.15%
1960	1008	27.38%
1970	459	12.47%
1980	160	4.35%
1990	216	5.87%
2000	235	6.38%
2012	253	6.87%
3681		

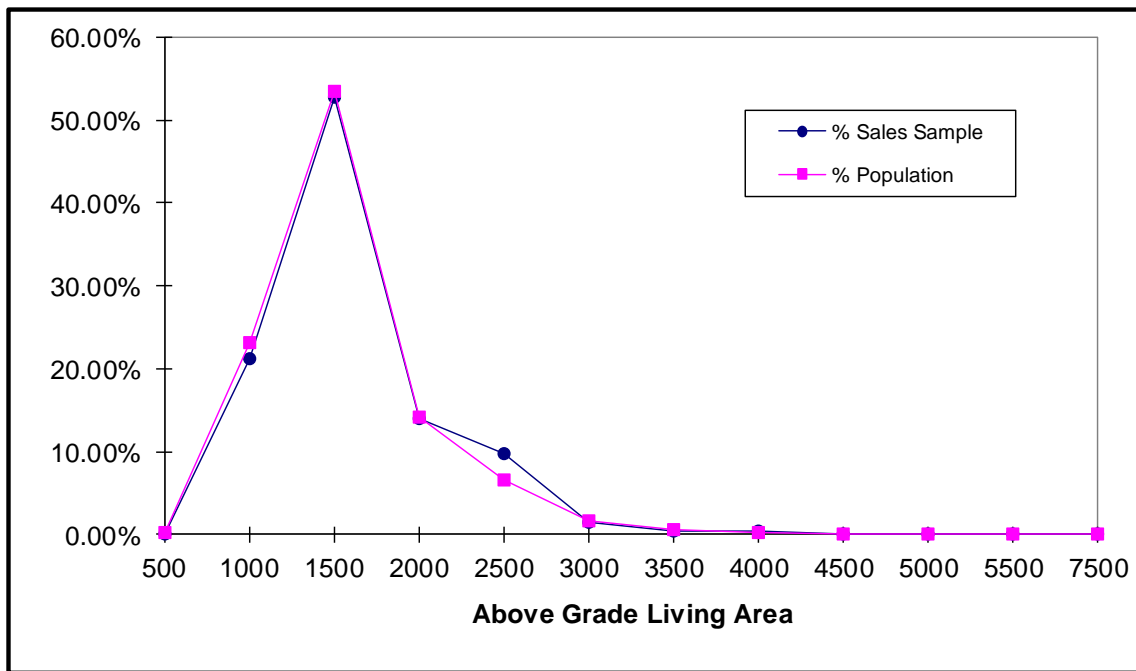


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	56	21.13%
1500	140	52.83%
2000	37	13.96%
2500	26	9.81%
3000	4	1.51%
3500	1	0.38%
4000	1	0.38%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	265	

Population		
AGLA	Frequency	% Population
500	5	0.14%
1000	852	23.15%
1500	1970	53.52%
2000	522	14.18%
2500	241	6.55%
3000	61	1.66%
3500	18	0.49%
4000	8	0.22%
4500	2	0.05%
5000	1	0.03%
5500	0	0.00%
7500	1	0.03%
	3681	

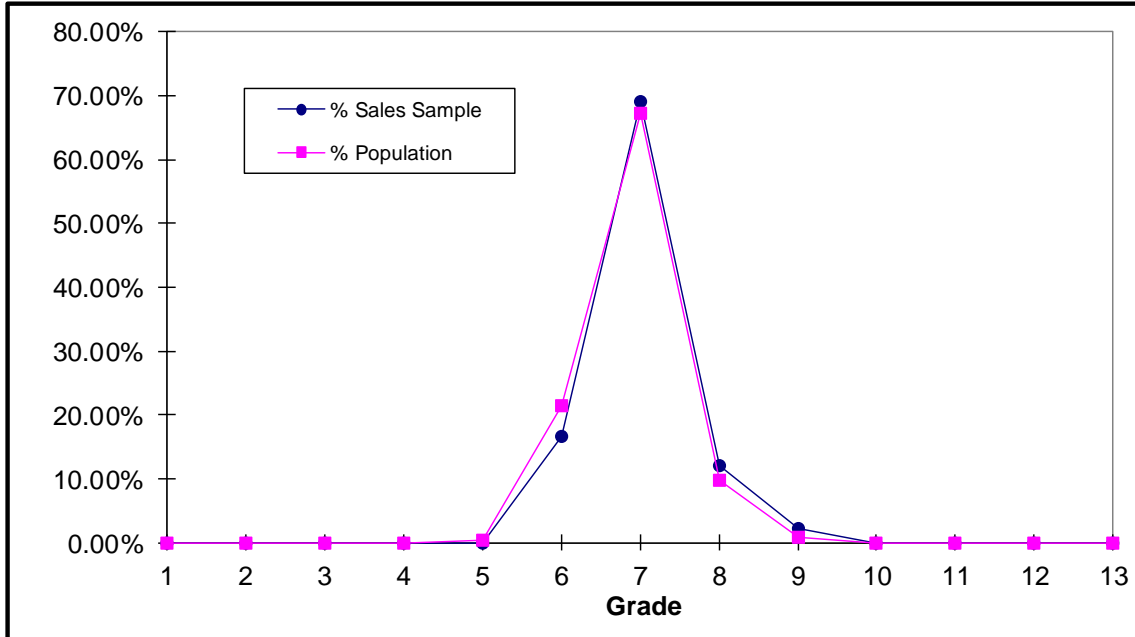


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
6	44	16.60%
7	183	69.06%
8	32	12.08%
9	6	2.26%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
265		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	19	0.52%
6	788	21.41%
7	2477	67.29%
8	363	9.86%
9	31	0.84%
10	2	0.05%
11	1	0.03%
12	0	0.00%
13	0	0.00%
3681		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: July 9, 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 \$20,000 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 22-Rainier Beach

Boundaries:

This area is bounded on the north by S. Henderson St., on the east by Rainier Ave S, on the west by Martin Luther King Jr Way S. and the I-5 corridors, and on the south by the Seattle City limits.

Maps:

A general map of the area is included in this report (page 14). More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 22 – Rainier Beach Area is located in SE Seattle and is divided into 4 sub areas. The majority of the area is located in the Seattle city limits. Area 22 includes the Rainier Beach and Rainier View neighborhoods with the southwest portion of sub-area 2 located in the Tukwila city limits.

Area 22 is located near I-5 which gives good access to nearby downtown Seattle to the north or the Southcenter shopping area to the south. Other major attributes include the Rainier Beach Light Rail Station, parks such as Beer Sheva Park along Lake Washington, Atlantic City Boat Ramp, Kubota Gardens, and Lakeridge Park and playground.

Approximately 67% of the homes in Area 22 are grade 7 in quality and roughly 79% of the houses were built before the 1970's. The typical lot sizes range from 6,000 to 8000 square feet.

Sub Area 2: The northern portion of sub area 2 includes the Dunlap neighborhood. The south portion of sub area 2 is located in the City of Tukwila. The Seattle City Light electrical transmission lines traverse portions of this sub area. Traffic noise also impacts a number of parcels along the I-5 corridor. Over 60% of the homes were built before 1970's and approximately 80% of the homes are of grade 7 quality.

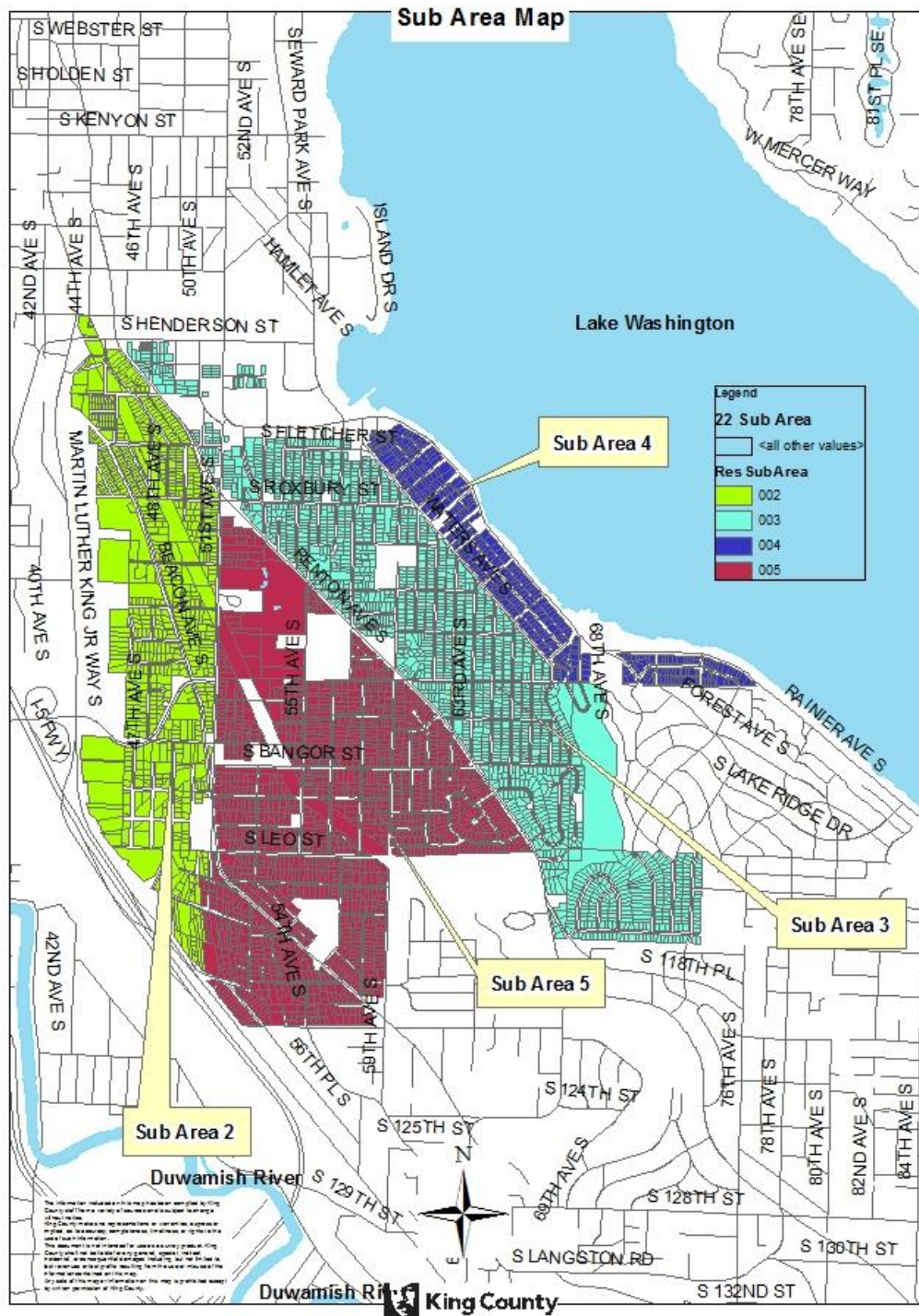
Sub Area 3: This is the largest sub area in Area 22. It is in the Rainier Beach neighborhood and follows south to the east portion of the Rainier View neighborhood which includes Lakeridge Park. There are some commercial/retail properties at the northern end of this sub area and the 21 townhome parcels reported are all located in this sub area. Approximately 80% of the homes were built before the 1970's. Over 90% of the homes are of grade 6 & 7 quality.

Sub Area 4: This sub area is bordered by Rainier Ave to the east and Waters Ave to the west. This sub area is the smallest sub area in Area 22 with only 314 improved parcels. Approximately 73% of the parcels do have some sort of view amenity which include views of Lake Washington, Cascade mountains and the City of Seattle. Most of the grade 9 and above homes are located in this sub area.

Sub Area 5: This sub area is also part of the Rainier beach neighborhood and includes the west portion of the Rainier View neighborhood. The Seattle City Light electrical transmission lines split the area with the parcels to the north of the transmission lines typically having curbs and

gutters while the southern portion does not. Approximately 75% of the homes were built before the 1970's and roughly 70% of the homes are of grade 6 & 7 quality.

Area 22



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.

Area 22 is a well-established urban neighborhood with 4331 parcels of which approximately 88% are improved and the remaining are vacant (525 parcels) or may include accessory improvements. Of the 525 vacant land parcels the City of Seattle owns 20% of them. The majority of Area 22 is located in the City of Seattle with a sprinkling of parcels outside the city limits. The southeast portion (about 241 parcels) is located in the City of Tukwila.

There were 8 land sales available within Area 22. In addition, 6 land sales from neighboring areas 24 and 25 were also utilized in the development of the land model. The sales comparison approach was utilized to determine land value, which was supplemented by the analysis of allocated land values from improved properties. Typical single family improved lot sizes range from 6,000 to 8,000 square feet and has no view or negative influences. The average lot values range between \$65,000 and \$71,000. Characteristics found to have the most influence on land include lot size, views, location, zoning, sewer availability, views, topography, and traffic.

Neighborhoods

The area has 3 neighborhoods as defined by the appraisers working the area. The breakdown of neighborhoods was utilized as an efficient technique to identify and value different pockets within sub areas. A map of these neighborhoods is included at the end of this section. The following is a brief description of each neighborhood.

Neighborhood 1 is found in the northern part of sub area 3. There are 181 parcels in this neighborhood and it is located near Rainier Beach high school and contains an area that is zoned for commercial as well as some commercial properties. Neighborhood 1 is somewhat less desirable than neighborhoods 2 and 4 for a number of reasons including a higher degree of commercial influences, and increased proximity to major arterials. There is a mixture of single family residences, townhomes, duplexes, and triplex type properties.

Neighborhood 2 represents the majority of Area 22 and is found in sub areas 2, 3, 4, and 5. A majority of the parcels are located within the Seattle city limits with the southwest portion of this neighborhood located within the Tukwila city limits. The west side of this neighborhood is bordered by I-5 and Martin Luther King Jr Way S.

Neighborhood 4

Neighborhood 4 has 79 parcels and all parcels are found in the very south portion of sub area 4. The parcels of this neighborhood lie to the west of Rainier Ave S. 93% of the properties in this neighborhood have views of Lake Washington.

Land Model

Model Development, Description and Conclusions:

Area 22 is valued by a square foot lot size basis. Typical neighborhoods have overhead utilities, sidewalks, curbs and gutters. Parcels with view amenities are mostly located just along 62nd Ave S. heading southwest to Lakeridge Park.

Topography Adjustments

All parcels were coded for topography based upon GIS analysis of the City of Seattle Steep Slope overlay. Parcels in which topography was coded were analyzed to determine if an adjustment was needed. Those parcels in which topography has a negative impact on value were adjusted from -10% to -90% (based on appraiser judgment).

Topography issues can cause a reduction in value by either reducing the lot utility of a parcel or by significantly increasing the cost to develop the parcel into a building site. For improved parcels falling into the latter situation the costs of development has been reflected in the improvement value. This adjustment considers that after an improvement has been placed on a parcel, the cost to cure for topography has been realized as additional building costs and is best reflected in the improvement value. The amount of this cost to cure is exposed as a percentage of base land value and is shown in the 'percent baseland value' impact field (%BLV) of Real Property. This amount of extra construction cost has been shifted from land to improvement.

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

Land Value Model Calibration

SqFtLot	Base Land Value
500	\$45,000
1,000	\$45,000
1,500	\$45,000
1,600	\$45,000
2,000	\$50,000
2,500	\$50,000
3,000	\$54,000
3,500	\$54,000
4,000	\$59,000
5,000	\$62,000
6,000	\$65,000
7,000	\$68,000
8,000	\$71,000
9,000	\$74,000
10,000	\$77,000
11,000	\$80,000
12,000	\$83,000
13,000	\$86,000
14,000	\$87,000
15,000	\$92,000
16,000	\$95,000
17,000	\$98,000
18,000	\$101,000
19,000	\$104,000
20,000	\$107,000
21,000	\$110,000
22,000	\$113,000
23,000	\$116,000
24,000	\$119,000
25,000	\$122,000
26,000	\$125,000
27,000	\$128,000
28,000	\$131,000

SqFtLot	Base Land Value
29,000	\$134,000
30,000	\$137,000
31,000	\$140,000
32,000	\$143,000
33,000	\$146,000
34,000	\$149,000
35,000	\$152,000
36,000	\$155,000
37,000	\$158,000
38,000	\$161,000
39,000	\$164,000
40,000	\$165,000
41,000	\$166,000
42,000	\$167,000
43,000	\$168,000
44,000	\$169,000
45,000	\$170,000
46,000	\$171,000
47,000	\$172,000
48,000	\$173,000
49,000	\$174,000
50,000	\$175,000
51,000	\$176,000
52,000	\$177,000
53,000	\$178,000
54,000	\$179,000
55,000	\$180,000
56,000	\$181,000
57,000	\$182,000
58,000	\$183,000
59,000	\$184,000
60,000	\$185,000

Adjustments	
Neighborhood	Adjustment
1	-5%
2	1
4	+20%
Neighborhood Factor applied before any other adjustments	
Traffic Noise	
Moderate	-5%
Heavy	-10%
Extreme	-15%
Access	
Restricted	-30%
Legal/Undeveloped / Walk-In	-20%
Other Nuisance	
Yes	-10%
Other Problems	
Yes	-10%
Power Lines	
Yes	-5%
Water Problems	
Yes	-10%
Size/Shape	
Yes	-10%
Unbuildable	Adjustment
Yes	-10%
TOPO	
Yes	-10% to -90%
Lk Washington	Adjustment
Fair	+35%
Average	+55%
Good	+75%
Excellent	+120%
Other view	Adjustment
Average	+15%
Good	+20%
Excellent	+25%
Seattle Skyline /Olympics	Adjustment
Average	+5%
Good	+10%
Excellent	+15%

It should be noted that only the highest view adjustment will be applied to a parcel. Example: If a parcel has an Good view of Lake Washington (+75%), excellent territorial view (+25%) and Average Seattle skyline view (+5%), the highest of all adjustments (+75%) will be applied.

Land values are not interpolated. The above land schedule and adjustments were typically used to value land. Negative and Positive Adjustments apply to all base land values. However in all cases appraiser judgment prevailed and has the latitude to make modifications as needed for unique circumstances.

Land Calculation Examples

Following are two examples of land calculations. Land values are truncated to the thousandth.

Example 1- A parcel in Neighborhood 4 that is 7,000 SF and has an Good Lake Washington view and a Good Territorial view would be calculated as follows:

\$81,000	Land Value for 7,000SF lot Neighborhood 4
<u>+ \$60,000</u>	+75% for Good Lake Washington view
\$141,000	Truncated

Example 2- A parcel in Neighborhood 1 that is 5,500 SF with has an Good Territorial view and has moderate traffic would be calculated as follows:

\$70,000	Land Value for 9,000S SF lot Neighborhood 1
<u>+ \$10,000</u>	Net adjustment=+15% (Good Territorial +20% plus moderate Traffic -5%)
\$80,000	Truncated

***Vacant Sales Used In This Physical Inspection Analysis
Area 22***

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
22	2	785860	0015	7/19/2012	\$65,000	7920	N	N
22	2	918820	0130	8/21/2012	\$97,500	4055	N	N
22	3	387890	0859	2/14/2012	\$90,000	4943	Y	N
22	3	712930	0990	11/1/2011	\$149,000	8475	Y	N
22	3	712930	0990	7/29/2010	\$100,000	8475	Y	N
22	4	807300	0380	5/28/2010	\$145,000	6390	Y	N
22	4	807300	0415	3/24/2010	\$130,000	6600	Y	N
22	5	335240	0774	9/18/2012	\$72,000	9350	N	N
24	3	735860	0310	3/12/2012	\$70,000	9000	N	N
24	5	167040	0028	11/23/2010	\$55,000	6802	N	N
25	1	182305	9292	3/25/2011	\$80,000	5297	N	N
25	2	118000	2550	5/19/2010	\$145,000	6000	N	N
25	2	405820	0625	5/15/2012	\$125,000	6600	Y	N
25	2	420440	0207	7/11/2012	\$55,000	6407	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 22***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032304	9130	3/23/2011	\$64,000	NON-REPRESENTATIVE SALE
2	103500	0011	6/10/2010	\$85,000	NO MARKET EXPOSURE;
2	103500	0012	6/10/2010	\$85,000	NO MARKET EXPOSURE;
2	103500	0013	6/10/2010	\$85,000	NO MARKET EXPOSURE;
2	334840	0780	11/22/2011	\$15,000	NO MARKET EXPOSURE;
2	334840	0949	11/19/2012	\$11,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	547680	0080	4/8/2011	\$520,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
2	547680	0090	4/8/2011	\$520,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
2	547680	0110	4/8/2011	\$520,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
2	785860	0005	7/12/2011	\$176,500	MULTI-PARCEL SALE;
2	785900	0011	7/12/2011	\$176,500	MULTI-PARCEL SALE;
3	189500	0130	10/23/2012	\$350,000	MULTI-PARCEL SALE;
3	189500	0130	9/8/2011	\$200,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
3	189500	0135	10/23/2012	\$350,000	MULTI-PARCEL SALE;
3	189500	0135	9/8/2011	\$200,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
3	405940	0645	11/4/2011	\$14,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	712980	0040	12/22/2011	\$114,751	MULTI-PARCEL SALE; 'NO MARKET EXPOSURE;
3	712980	0051	12/22/2011	\$114,751	MULTI-PARCEL SALE; 'NO MARKET EXPOSURE;
3	713030	0550	7/16/2012	\$250,000	NO MARKET EXPOSURE;
4	713030	0970	12/28/2012	\$16,000	MULTI-PARCEL SALE;
4	713030	0975	12/28/2012	\$16,000	MULTI-PARCEL SALE;
4	713030	0979	12/28/2012	\$16,000	MULTI-PARCEL SALE;
4	713030	0980	12/28/2012	\$16,000	MULTI-PARCEL SALE;
4	807300	0354	3/29/2011	\$385,000	MULTI-PARCEL SALE;
4	807300	0355	3/29/2011	\$385,000	MULTI-PARCEL SALE;
5	126270	0030	11/26/2012	\$22,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	936870	0210	7/23/2012	\$25,000	NO MARKET EXPOSURE;

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.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that properties in Subarea 2 and 5 needed a downward adjustment. Properties in neighborhood 1 and 4 needed an upward adjustment. Homes in Good and Very Good condition needed an upward adjustment and homes in Fair condition needed a downward adjustment.

265 sales were used to value the 3681 improved parcels in Area 22. A majority of the parcels were valued using the regression model or EMV (Estimated Market Value). However, there were cases where EMV did not work. This tended to be properties where the population was not adequately represented by the sales samples. There were a lack of sales for parcels with improvements in poor condition. The parcels with improvements in poor condition were valued at EMV less 35%. Other valuation tools such as cost, and cost less depreciation were available to aid in value selection of the poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

The valuation model applied to most properties and was calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and property characteristics. The model developed for the area is explained in the Model Calibration section below. It includes a list of variables and their definitions. The complete model equation and exception parcel parameters are also included in the same section below.

Area 22 only had one manufactured home located in sub area 2. The manufactured home was valued using the MH RCNLD.

Area 22 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, 2012 would be adjusted by the time trend factor of 0.966, resulting in an adjusted value of \$507,000 ($\$525,000 \times .966 = \$507,150$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.779	-22.1%
2/1/2010	0.785	-21.5%
3/1/2010	0.790	-21.0%
4/1/2010	0.795	-20.5%
5/1/2010	0.801	-19.9%
6/1/2010	0.806	-19.4%
7/1/2010	0.812	-18.8%
8/1/2010	0.818	-18.2%
9/1/2010	0.823	-17.7%
10/1/2010	0.829	-17.1%
11/1/2010	0.835	-16.5%
12/1/2010	0.841	-15.9%
1/1/2011	0.847	-15.3%
2/1/2011	0.853	-14.7%
3/1/2011	0.858	-14.2%
4/1/2011	0.864	-13.6%
5/1/2011	0.870	-13.0%
6/1/2011	0.876	-12.4%
7/1/2011	0.882	-11.8%
8/1/2011	0.888	-11.2%
9/1/2011	0.895	-10.5%
10/1/2011	0.901	-9.9%
11/1/2011	0.907	-9.3%
12/1/2011	0.914	-8.6%
1/1/2012	0.920	-8.0%
2/1/2012	0.927	-7.3%
3/1/2012	0.933	-6.7%
4/1/2012	0.939	-6.1%
5/1/2012	0.946	-5.4%
6/1/2012	0.952	-4.8%
7/1/2012	0.959	-4.1%
8/1/2012	0.966	-3.4%
9/1/2012	0.973	-2.7%
10/1/2012	0.979	-2.1%
11/1/2012	0.986	-1.4%
12/1/2012	0.993	-0.7%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	785860	0070	12/27/2011	\$130,000	\$119,000	1050	6	1956	Avg	9780	N	N	4661 S COOPER ST
2	414430	0008	6/25/2012	\$195,000	\$186,000	1040	7	1962	Avg	14514	N	N	9927 51ST AVE S
2	414430	0061	1/9/2012	\$240,000	\$221,000	1090	7	1959	Vgood	12800	Y	N	9734 49TH AVE S
2	414430	0015	4/22/2011	\$200,000	\$173,000	1110	7	1988	Avg	11217	N	N	4833 S GAZELLE ST
2	918820	0965	7/26/2010	\$344,500	\$281,000	1120	7	1910	Vgood	8673	Y	N	9305 48TH AVE S
2	785860	0060	8/24/2010	\$232,900	\$191,000	1160	7	1956	Avg	9727	N	N	10001 BEACON AVE S
2	322620	0135	1/15/2010	\$240,000	\$187,000	1190	7	1952	Avg	6900	Y	N	9234 SPEAR PL S
2	918820	0580	11/12/2010	\$250,000	\$209,000	1220	7	1989	Avg	3868	N	N	9376 BEACON AVE S
2	103700	0060	12/19/2012	\$240,000	\$239,000	1220	7	1960	Good	7980	N	N	4620 S VICTOR ST
2	103500	0011	6/30/2011	\$299,950	\$264,000	1250	7	2010	Avg	7740	N	N	4770 S BOND ST
2	918820	1060	11/14/2011	\$199,900	\$181,000	1260	7	1968	Avg	4171	N	N	9370 48TH AVE S
2	103500	0012	5/23/2011	\$310,000	\$271,000	1260	7	2010	Avg	7814	N	N	4774 S BOND ST
2	103700	0100	3/7/2012	\$268,000	\$250,000	1260	7	1968	Vgood	17303	N	N	10017 46TH AVE S
2	103700	0100	6/9/2010	\$215,200	\$173,000	1260	7	1968	Vgood	17303	N	N	10017 46TH AVE S
2	103500	0013	9/8/2011	\$305,000	\$273,000	1280	7	2010	Avg	8138	N	N	4778 S BOND ST
2	032304	9262	7/11/2011	\$230,000	\$203,000	1310	7	2001	Avg	7200	N	N	4913 S PILGRIM ST
2	032304	9199	11/30/2011	\$247,000	\$225,000	1320	7	1962	Good	10800	N	N	9652 BEACON AVE S
2	322620	0185	4/3/2012	\$230,250	\$216,000	1340	7	1968	Vgood	6468	N	N	9205 RENTON AVE S
2	547680	0271	6/17/2011	\$290,000	\$255,000	1440	7	2003	Avg	6552	N	N	4808 S RYAN WAY
2	032304	9245	8/16/2010	\$275,000	\$225,000	1450	7	1984	Avg	9401	Y	N	4801 D S ROXBURY ST
2	103500	0071	8/12/2011	\$271,500	\$241,000	1770	7	1989	Avg	7662	N	N	9682 BEACON AVE S
2	103500	0071	4/7/2010	\$270,450	\$215,000	1770	7	1989	Avg	7662	N	N	9682 BEACON AVE S
2	918820	0995	8/5/2010	\$389,991	\$319,000	2440	8	2005	Avg	4155	N	N	9318 48TH AVE S
2	918820	0801	10/4/2012	\$310,000	\$303,000	1880	9	2004	Avg	2994	Y	N	9316 46TH AVE S
2	918820	0800	2/21/2011	\$374,991	\$321,000	1880	9	2004	Avg	3676	Y	N	9312 46TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	387890	0291	4/22/2010	\$182,000	\$145,000	680	6	1923	Avg	3700	Y	N	10223 WATERS AVE S
3	712930	2315	8/24/2011	\$121,500	\$108,000	680	6	1950	Avg	5650	N	N	9733 60TH AVE S
3	022304	9022	9/15/2010	\$162,190	\$133,000	700	6	1937	Avg	7200	N	N	9712 57TH AVE S
3	387890	1025	11/28/2012	\$197,500	\$195,000	770	6	1942	Vgood	5500	N	N	6314 S BANGOR ST
3	712930	0655	11/4/2011	\$192,500	\$174,000	780	6	1943	Vgood	5650	N	N	9809 61ST AVE S
3	435620	0060	7/31/2012	\$116,000	\$112,000	780	6	1953	Avg	6000	N	N	9632 54TH AVE S
3	405940	0640	12/23/2011	\$238,000	\$218,000	780	6	1945	Vgood	6420	N	N	7124 S 115TH ST
3	406000	0205	1/27/2010	\$145,000	\$113,000	790	6	1945	Avg	5640	N	N	11403 71ST PL S
3	405940	0600	5/15/2012	\$200,000	\$189,000	790	6	1945	Good	16500	N	N	11407 CRESTWOOD DR S
3	405940	0575	9/20/2010	\$240,000	\$198,000	790	6	1945	Avg	16544	N	N	11247 CRESTWOOD DR S
3	406000	0265	6/16/2010	\$206,000	\$166,000	800	6	1945	Good	6600	N	N	11460 69TH PL S
3	406000	0225	7/13/2011	\$259,000	\$229,000	810	6	1945	Vgood	6600	N	N	11424 69TH PL S
3	077000	0005	7/19/2011	\$130,000	\$115,000	840	6	1905	Avg	7500	N	N	5525 S NORFOLK ST
3	189500	0070	10/12/2012	\$200,000	\$196,000	850	6	1992	Good	5100	N	N	9630 56TH AVE S
3	405940	0690	3/27/2012	\$134,900	\$126,000	880	6	1944	Avg	6050	N	N	7217 S 115TH ST
3	405940	0585	5/10/2012	\$127,000	\$120,000	880	6	1945	Avg	18205	N	N	11257 CRESTWOOD DR S
3	405940	0455	5/30/2012	\$235,000	\$223,000	890	6	1944	Vgood	6050	N	N	11403 WOODLEY AVE S
3	712930	0430	4/19/2012	\$214,950	\$202,000	960	6	1942	Good	5650	N	N	10027 62ND AVE S
3	405940	0035	10/9/2011	\$179,000	\$161,000	960	6	1944	Avg	6050	N	N	11430 CORNELL AVE S
3	405940	0580	5/24/2010	\$180,000	\$144,000	960	6	1945	Avg	14706	N	N	11253 CRESTWOOD DR S
3	713030	0305	10/21/2011	\$257,000	\$232,000	1010	6	1950	Avg	5650	Y	N	10058 65TH AVE S
3	189500	0040	6/14/2012	\$195,000	\$186,000	1040	6	1918	Good	5100	N	N	9633 57TH AVE S
3	406000	0455	11/5/2012	\$162,770	\$160,000	1050	6	1945	Avg	6050	N	N	6921 S 115TH ST
3	406000	0455	4/7/2011	\$125,000	\$108,000	1050	6	1945	Avg	6050	N	N	6921 S 115TH ST
3	405940	0135	12/16/2011	\$133,999	\$122,000	1220	6	1944	Avg	6050	N	N	11232 WOODLEY AVE S
3	406000	0340	9/1/2010	\$283,000	\$233,000	1220	6	1945	Good	7600	N	N	11428 70TH PL S
3	712930	2295	7/14/2010	\$225,000	\$183,000	1330	6	1950	Good	6554	N	N	9702 60TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	405940	0375	6/22/2010	\$274,000	\$221,000	1410	6	1945	Vgood	6050	N	N	11402 CRESTWOOD DR S
3	406000	0210	5/3/2010	\$245,000	\$196,000	1430	6	1945	Avg	6120	N	N	11404 69TH PL S
3	406000	0055	9/26/2011	\$215,000	\$193,000	1580	6	1945	Vgood	10230	N	N	11430 71ST PL S
3	713130	0034	7/9/2012	\$110,000	\$105,000	720	7	2004	Avg	631	N	N	5117 B S ROXBURY ST
3	713030	0045	5/23/2011	\$375,000	\$327,000	740	7	1948	Vgood	6720	Y	N	10127 WATERS AVE S
3	297680	0450	5/9/2012	\$139,900	\$132,000	770	7	1954	Avg	8113	N	N	10630 RENTON AVE S
3	252090	0310	2/3/2011	\$141,000	\$120,000	860	7	1946	Avg	6000	N	N	10423 63RD AVE S
3	297680	0050	7/10/2012	\$228,000	\$219,000	860	7	1955	Avg	7200	N	N	10740 68TH AVE S
3	712930	0835	4/19/2012	\$190,000	\$179,000	880	7	1949	Avg	5650	N	N	9832 61ST AVE S
3	212270	0005	6/9/2010	\$245,000	\$197,000	900	7	2006	Avg	947	N	N	9001 B 46TH AVE S
3	212270	0004	9/21/2012	\$134,000	\$130,000	900	7	2006	Avg	947	N	N	9007 A 46TH AVE S
3	252090	0058	11/20/2012	\$130,000	\$128,000	920	7	1949	Avg	3850	N	N	10256 RENTON AVE S
3	806700	0095	8/24/2012	\$250,000	\$242,000	930	7	1952	Good	5041	Y	N	10028 59TH AVE S
3	712930	3685	5/25/2012	\$176,000	\$167,000	960	7	1959	Avg	5250	N	N	9365 57TH AVE S
3	435620	0261	5/17/2011	\$258,500	\$225,000	960	7	1910	Good	6500	N	N	9627 54TH AVE S
3	297680	0250	7/15/2011	\$143,500	\$127,000	960	7	1955	Avg	11700	N	N	10701 68TH AVE S
3	713130	0026	6/16/2010	\$257,500	\$208,000	980	7	1913	Vgood	4752	N	N	5145 S ROXBURY ST
3	713030	0400	4/12/2010	\$432,000	\$344,000	980	7	1948	Good	5650	Y	N	10012 65TH AVE S
3	712930	4065	6/19/2012	\$175,000	\$167,000	1000	7	1953	Good	5500	Y	N	9314 54TH AVE S
3	712930	2210	4/20/2012	\$232,500	\$219,000	1000	7	1951	Good	5650	N	N	9733 61ST AVE S
3	712930	2465	10/26/2012	\$205,000	\$201,000	1010	7	1926	Good	5250	Y	N	9634 59TH AVE S
3	712930	2015	7/20/2011	\$375,000	\$332,000	1020	7	1941	Vgood	6000	Y	N	9754 62ND AVE S
3	392000	0010	6/1/2012	\$185,199	\$176,000	1040	7	1965	Avg	5544	N	N	9622 53RD AVE S
3	392000	0020	12/11/2012	\$195,000	\$194,000	1040	7	1966	Avg	6160	N	N	9618 53RD AVE S
3	392000	0060	12/18/2012	\$250,000	\$249,000	1040	7	1965	Good	6160	N	N	9617 53RD AVE S
3	712930	2535	9/19/2012	\$297,000	\$290,000	1040	7	2012	Avg	6554	N	N	9636 60TH AVE S
3	297680	1025	4/4/2012	\$192,000	\$180,000	1040	7	1955	Avg	7911	Y	N	6601 S BANGOR ST

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	297680	0190	12/7/2011	\$270,000	\$246,000	1060	7	1955	Vgood	7553	Y	N	10814 66TH AVE S
3	297680	0355	5/11/2010	\$209,000	\$167,000	1060	7	1955	Avg	8560	N	N	10725 66TH AVE S
3	712980	0015	6/1/2010	\$265,000	\$213,000	1060	7	1904	Good	8946	N	N	9719 57TH AVE S
3	387290	0060	12/28/2012	\$199,900	\$199,000	1070	7	1968	Good	5650	N	N	9306 52ND AVE S
3	387890	0535	3/22/2010	\$255,000	\$202,000	1080	7	1916	Avg	5650	N	N	10450 67TH AVE S
3	022304	9115	5/18/2011	\$190,000	\$165,000	1080	7	1956	Avg	6100	N	N	5716 S NORFOLK ST
3	712930	0155	2/22/2012	\$270,000	\$251,000	1090	7	1951	Good	5650	Y	N	10023 64TH AVE S
3	022304	9127	3/4/2010	\$282,400	\$223,000	1090	7	1962	Avg	8400	N	N	5723 S PILGRIM ST
3	712930	5095	8/10/2010	\$259,800	\$212,000	1100	7	1919	Good	5350	Y	N	5015 S FLETCHER ST
3	712930	2025	5/17/2010	\$315,000	\$253,000	1100	7	1941	Avg	6000	Y	N	9744 62ND AVE S
3	022304	9141	1/16/2012	\$225,000	\$207,000	1120	7	2000	Avg	5551	N	N	9744 57TH AVE S
3	712930	1110	2/19/2010	\$332,000	\$261,000	1120	7	1973	Avg	5650	Y	N	9818 63RD AVE S
3	712930	0505	1/18/2011	\$249,000	\$211,000	1150	7	1978	Avg	5650	N	N	10026 61ST AVE S
3	387890	0860	4/1/2011	\$280,000	\$241,000	1150	7	1948	Avg	6355	Y	N	10415 65TH AVE S
3	387290	0065	9/6/2011	\$234,500	\$210,000	1160	7	1968	Avg	5650	N	N	9314 52ND AVE S
3	387890	0975	11/14/2010	\$185,000	\$154,000	1170	7	1947	Avg	5450	N	N	10407 64TH AVE S
3	713130	0259	4/13/2010	\$288,000	\$229,000	1170	7	1965	Good	5504	N	N	5739 S COOPER ST
3	712930	4100	10/5/2011	\$250,000	\$225,000	1200	7	1958	Avg	7150	Y	N	9315 54TH AVE S
3	712930	2150	5/27/2010	\$322,500	\$259,000	1210	7	1950	Good	5650	N	N	9728 61ST AVE S
3	387890	0230	5/25/2012	\$352,000	\$334,000	1220	7	1946	Vgood	5650	Y	N	10232 65TH AVE S
3	712930	0780	4/23/2012	\$225,000	\$212,000	1220	7	1904	Good	5650	Y	N	9821 62ND AVE S
3	212370	0401	8/16/2012	\$189,900	\$184,000	1220	7	1945	Good	5670	N	N	9115 RAINIER AVE S
3	252090	0199	8/24/2010	\$210,000	\$172,000	1220	7	1946	Avg	5985	N	N	10212 63RD AVE S
3	406000	0504	10/19/2012	\$290,000	\$285,000	1220	7	1986	Good	32504	N	N	6734 S 112TH PL
3	189250	0120	9/28/2010	\$195,000	\$161,000	1230	7	1911	Good	5396	N	N	5729 S GAZELLE ST
3	435620	0040	12/6/2012	\$245,000	\$243,000	1230	7	2012	Avg	7500	N	N	9626 54TH AVE S
3	712930	0845	11/21/2012	\$255,500	\$253,000	1250	7	1955	Good	5650	N	N	9822 61ST AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	022304	9110	8/21/2012	\$230,000	\$223,000	1260	7	1924	Good	10614	N	N	5728 S NORFOLK ST
3	712930	4725	4/21/2011	\$299,000	\$259,000	1270	7	1902	Vgood	4950	N	N	9280 56TH AVE S
3	712930	0515	9/21/2011	\$205,000	\$184,000	1270	7	1952	Avg	5650	N	N	10018 61ST AVE S
3	712930	2240	6/16/2010	\$377,500	\$305,000	1270	7	1965	Avg	6554	N	N	6004 S NORFOLK ST
3	022304	9078	10/12/2010	\$257,000	\$213,000	1290	7	1949	Avg	7949	N	N	10438 63RD AVE S
3	712930	4145	7/11/2012	\$315,000	\$302,000	1310	7	1911	Good	5500	N	N	9355 54TH AVE S
3	712930	4535	5/5/2010	\$270,000	\$216,000	1310	7	1922	Avg	5600	N	N	5312 S FLETCHER ST
3	387890	0615	12/19/2012	\$220,000	\$219,000	1310	7	1912	Good	5650	Y	N	10427 67TH AVE S
3	712930	2225	9/20/2012	\$246,800	\$241,000	1340	7	1968	Avg	5650	N	N	9747 61ST AVE S
3	712930	1141	5/18/2010	\$435,000	\$349,000	1350	7	1977	Avg	7750	Y	N	9941 65TH AVE S
3	712930	0470	5/17/2010	\$245,000	\$196,000	1370	7	1944	Good	6102	N	N	10062 61ST AVE S
3	712930	3578	11/28/2011	\$266,200	\$243,000	1400	7	2005	Avg	5250	Y	N	9330 57TH AVE S
3	712930	2520	2/25/2010	\$352,000	\$277,000	1400	7	1948	Avg	5650	Y	N	9603 61ST AVE S
3	712930	1140	3/29/2011	\$365,000	\$315,000	1400	7	1977	Avg	5760	Y	N	9935 65TH AVE S
3	712930	4255	3/8/2010	\$280,000	\$221,000	1440	7	1956	Good	4585	Y	N	5309 S FLETCHER ST
3	387890	0995	10/28/2011	\$204,000	\$184,000	1440	7	1954	Avg	5450	N	N	10427 64TH AVE S
3	712930	3630	6/17/2010	\$255,000	\$206,000	1460	7	1901	Avg	5250	N	N	9317 57TH AVE S
3	712930	0365	6/13/2011	\$297,950	\$261,000	1470	7	1908	Good	5650	N	N	10036 62ND AVE S
3	387890	0216	4/27/2010	\$362,500	\$289,000	1510	7	1945	Good	5876	Y	N	10242 65TH AVE S
3	712930	1165	5/15/2012	\$340,000	\$322,000	1510	7	1971	Avg	6000	Y	N	9924 64TH AVE S
3	712930	1040	6/25/2012	\$270,000	\$258,000	1530	7	1922	Avg	5650	Y	N	9917 64TH AVE S
3	022304	9147	2/29/2012	\$299,000	\$278,000	1550	7	2006	Avg	5877	N	N	9738B 57TH AVE S
3	713030	0220	11/8/2012	\$380,500	\$375,000	1580	7	1961	Good	8475	Y	N	10135 66TH AVE S
3	212270	0045	2/10/2012	\$265,000	\$246,000	1630	7	1917	Good	14555	N	N	4519 S HENDERSON ST
3	387890	0454	8/29/2011	\$246,000	\$219,000	1650	7	1948	Avg	6625	N	N	10436 WATERS AVE S
3	022304	9091	4/28/2010	\$249,950	\$199,000	1670	7	1953	Avg	8330	N	N	5709 S ROXBURY ST
3	212370	0326	6/28/2010	\$243,600	\$197,000	1720	7	1951	Avg	9240	N	N	4617 S HENDERSON ST

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	712930	5040	6/16/2011	\$269,000	\$236,000	1760	7	1953	Avg	5500	Y	N	9284 50TH AVE S
3	212370	0449	1/11/2010	\$226,300	\$176,000	1820	7	1959	Avg	9900	N	N	9127 48TH AVE S
3	022304	9090	10/6/2010	\$210,000	\$174,000	1840	7	1963	Avg	10278	N	N	5816 S PILGRIM ST
3	405940	0400	5/2/2012	\$218,000	\$206,000	2040	7	1992	Good	6050	N	N	11422 CRESTWOOD DR S
3	712930	0235	5/27/2011	\$323,000	\$282,000	2240	7	1968	Good	5650	Y	N	10032 63RD AVE S
3	022304	9058	8/19/2010	\$250,000	\$205,000	2250	7	1992	Avg	5004	N	N	10228 RENTON AVE S
3	806600	0120	12/7/2010	\$156,000	\$131,000	2280	7	1966	Avg	5720	N	N	9422 51ST AVE S
3	806600	0046	3/6/2012	\$288,100	\$269,000	2310	7	1963	Avg	7500	N	N	9312 51ST AVE S
3	712930	4225	1/26/2010	\$285,500	\$223,000	2340	7	1965	Vgood	5250	N	N	9320 53RD AVE S
3	806700	0018	11/8/2011	\$243,000	\$220,000	2350	7	2000	Avg	5021	N	N	10035 A 61ST AVE S
3	806700	0017	4/2/2010	\$375,000	\$298,000	2400	7	2000	Avg	5004	N	N	10033 B 61ST AVE S
3	212270	0019	9/6/2011	\$175,000	\$156,000	980	8	2007	Avg	1370	N	N	4537 D S HENDERSON ST
3	387890	0495	2/16/2010	\$374,000	\$294,000	1180	8	1912	Vgood	5229	N	N	10439 WATERS AVE S
3	712930	0935	3/19/2011	\$410,000	\$353,000	1190	8	1956	Good	5650	Y	N	9847 63RD AVE S
3	712930	0880	8/7/2012	\$488,900	\$472,000	1220	8	1991	Good	5311	Y	N	9801 63RD AVE S
3	712930	0770	7/13/2011	\$392,500	\$347,000	1250	8	1966	Good	5650	Y	N	9813 62ND AVE S
3	387890	0270	7/26/2011	\$335,000	\$297,000	1340	8	1926	Good	4508	Y	N	6619 S RYAN ST
3	712930	0550	9/24/2010	\$265,000	\$219,000	1440	8	1914	Good	5650	N	N	9817 60TH AVE S
3	387890	0190	2/10/2011	\$248,900	\$212,000	1590	8	1949	Vgood	5650	Y	N	10229 66TH AVE S
3	713030	0540	3/9/2010	\$475,162	\$375,000	1600	8	1978	Avg	8136	Y	N	10061 65TH AVE S
3	712930	1001	3/18/2010	\$620,000	\$491,000	1630	8	1908	Vgood	6780	Y	N	9804 62ND AVE S
3	712930	3660	9/17/2012	\$368,000	\$359,000	1640	8	1994	Good	5250	Y	N	9345 57TH AVE S
3	712930	0586	3/23/2011	\$399,950	\$344,000	1760	8	2008	Avg	6554	N	N	9851 60TH AVE S
3	713030	0670	2/28/2012	\$510,000	\$475,000	2280	8	1928	Avg	6554	Y	N	10002 64TH AVE S
3	712930	3965	9/19/2011	\$369,900	\$332,000	2340	8	2008	Avg	5500	N	N	9331 55TH AVE S
3	712930	0372	10/22/2010	\$430,000	\$358,000	1850	9	2006	Avg	5311	N	N	10028 62ND AVE S
3	713030	0425	6/17/2010	\$560,000	\$453,000	1880	9	1913	Vgood	9379	Y	N	10003 65TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	807100	0025	8/31/2011	\$231,475	\$207,000	1060	6	1922	Avg	5687	N	N	5817 S FLETCHER ST
4	712930	2860	1/3/2011	\$315,000	\$266,000	880	7	1953	Vgood	5250	Y	N	6118 S PILGRIM ST
4	806900	0216	3/19/2012	\$274,800	\$257,000	940	7	1928	Vgood	10062	Y	N	7503 S TAFT ST
4	524180	0035	7/5/2012	\$270,000	\$259,000	950	7	1939	Good	4750	Y	N	9330 LIMA TER S
4	807300	0050	7/6/2012	\$235,000	\$225,000	1030	7	1956	Avg	5000	Y	N	6705 S THAYER ST
4	807100	0035	5/20/2010	\$283,000	\$227,000	1050	7	1924	Good	4680	N	N	9304 WATERS AVE S
4	713030	1050	1/22/2010	\$325,000	\$254,000	1130	7	1947	Avg	5650	Y	N	6718 S THAYER ST
4	713030	1180	7/26/2012	\$319,500	\$308,000	1140	7	1951	Avg	8715	Y	N	10004 WATERS AVE S
4	807100	0095	1/10/2012	\$230,000	\$212,000	1250	7	1927	Avg	3666	N	N	5908 S CARVER ST
4	807100	0090	1/13/2010	\$314,000	\$245,000	1250	7	1927	Good	3995	N	N	9340 WATERS AVE S
4	712930	0010	5/25/2010	\$264,650	\$213,000	1260	7	1912	Good	5250	Y	N	7207 S TAFT ST
4	807100	0030	7/26/2012	\$297,000	\$286,000	1340	7	2012	Avg	5992	N	N	5815 S FLETCHER ST
4	713030	0725	5/25/2012	\$344,900	\$327,000	1430	7	2011	Avg	6875	Y	N	9917 RAINIER AVE S
4	713030	0785	11/29/2010	\$350,000	\$294,000	1460	7	1960	Avg	6250	Y	N	9949 RAINIER AVE S
4	712930	2690	5/15/2012	\$474,000	\$449,000	2130	7	1994	Avg	5800	Y	N	9718 WATERS AVE S
4	807300	0315	2/7/2012	\$229,000	\$212,000	2320	7	1997	Avg	5700	N	N	10120 CORNELL AVE S
4	806900	0230	6/4/2012	\$406,000	\$386,000	1120	8	1911	Vgood	7679	Y	N	7519 S TAFT ST
4	806900	0175	6/30/2010	\$330,000	\$267,000	1150	8	1946	Good	9150	Y	N	7544 S TAFT ST
4	712930	1415	1/5/2012	\$440,000	\$405,000	2090	8	1907	Avg	7006	Y	N	9833 ARROWSMITH AVE S
4	712930	3355	5/11/2012	\$380,000	\$360,000	2130	8	1911	Good	9396	Y	N	9605 RAINIER AVE S
4	712930	0030	10/24/2011	\$419,000	\$379,000	2210	8	1910	Good	7140	Y	N	7227 S TAFT ST
4	807300	0410	3/24/2010	\$520,000	\$412,000	2320	8	1909	Good	18876	Y	N	7109 S TAFT ST
4	712930	1490	8/27/2012	\$490,000	\$476,000	2410	8	1931	Good	11340	Y	N	9908 WATERS AVE S
4	806900	0229	7/5/2012	\$576,000	\$552,000	3300	8	2005	Avg	6910	Y	N	7514 S RYAN ST
4	712930	3150	8/29/2011	\$350,000	\$312,000	3590	8	2006	Avg	6900	N	N	6027 S REDWING ST
4	713030	0910	3/15/2010	\$388,000	\$307,000	840	9	1957	Good	8249	Y	N	9902 ARROWSMITH AVE S
4	807300	0400	9/29/2011	\$554,000	\$498,000	2960	9	2005	Avg	6478	Y	N	7100 S RYAN ST

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	335240	1875	6/1/2011	\$140,000	\$122,000	750	6	1946	Good	4500	N	N	11239 LUTHER AVE S
5	335240	2281	3/23/2011	\$117,000	\$100,000	750	6	1951	Avg	4500	N	N	11762 BEACON AVE S
5	335240	1005	1/10/2012	\$150,000	\$138,000	750	6	1914	Good	4630	N	N	5623 S AVON ST
5	936870	0131	3/22/2010	\$243,000	\$192,000	760	6	1951	Good	4335	N	N	5503 S BANGOR ST
5	335240	0663	7/18/2010	\$130,000	\$105,000	760	6	1951	Avg	4480	N	N	11020 BEACON AVE S
5	806800	0266	2/3/2010	\$200,000	\$156,000	860	6	1905	Avg	12348	N	N	5622 S BANGOR ST
5	806800	0075	11/13/2012	\$265,000	\$262,000	1040	6	1936	Good	6950	Y	N	5703 S RYAN ST
5	936870	0280	5/13/2011	\$185,000	\$161,000	1080	6	1941	Good	5884	N	N	5610 S LEO ST
5	806800	0532	7/23/2012	\$160,000	\$154,000	1140	6	1950	Good	4592	N	N	5516 S BANGOR ST
5	335240	2130	9/3/2010	\$179,000	\$147,000	1140	6	1946	Avg	11200	N	N	11280 57TH AVE S
5	936870	0160	2/6/2012	\$243,950	\$226,000	1210	6	1939	Avg	14257	N	N	10733 56TH AVE S
5	335240	1034	3/16/2012	\$215,000	\$201,000	1290	6	1943	Good	7865	N	N	11127 59TH AVE S
5	297680	0620	8/23/2012	\$234,000	\$227,000	820	7	1954	Good	12950	N	N	6206 S HAZEL CT
5	297680	0590	2/7/2012	\$110,800	\$102,000	840	7	1954	Avg	7461	N	N	10665 63RD AVE S
5	335240	0855	11/5/2012	\$166,000	\$163,000	910	7	1980	Avg	11400	N	N	5717 S LEO ST
5	039300	0015	11/16/2012	\$189,950	\$187,000	940	7	1952	Avg	5200	N	N	10259 RENTON AVE S
5	806800	0610	9/13/2010	\$235,000	\$194,000	940	7	1951	Good	8400	N	N	10423 56TH AVE S
5	297680	0675	3/29/2011	\$141,000	\$121,000	960	7	1954	Avg	7320	N	N	6230 S FOUNTAIN ST
5	297680	0481	7/9/2010	\$160,000	\$130,000	960	7	1954	Avg	7560	N	N	10723 RENTON AVE S
5	335240	2233	10/12/2012	\$199,950	\$196,000	990	7	1962	Avg	6720	N	N	11711 LUTHER AVE S
5	335240	2090	8/9/2012	\$145,000	\$140,000	1010	7	1963	Avg	8000	N	N	11244 57TH AVE S
5	547620	0145	9/27/2011	\$149,950	\$134,000	1010	7	1952	Avg	9300	N	N	5427 S PRENTICE ST
5	335240	2081	1/13/2012	\$160,000	\$147,000	1020	7	1956	Avg	7520	N	N	11226 57TH AVE S
5	547620	0195	8/18/2010	\$255,000	\$209,000	1040	7	1990	Avg	6496	N	N	5130 S BANGOR ST
5	297680	0665	6/1/2012	\$263,950	\$251,000	1040	7	1954	Good	7200	N	N	6240 S FOUNTAIN ST
5	444040	0076	8/23/2010	\$185,000	\$152,000	1040	7	1956	Avg	8640	N	N	5901 S HAZEL ST
5	334840	1593	1/27/2010	\$190,000	\$148,000	1070	7	1947	Avg	12395	Y	N	11103 BEACON AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	547620	0006	7/9/2012	\$152,500	\$146,000	1080	7	1961	Avg	7740	N	N	10202 51ST AVE S
5	022304	9080	9/30/2010	\$180,000	\$149,000	1120	7	1952	Avg	6552	N	N	10463 RENTON AVE S
5	022304	9130	11/26/2012	\$238,000	\$236,000	1160	7	1972	Avg	6660	N	N	10601 RENTON AVE S
5	335240	1052	3/29/2012	\$160,000	\$150,000	1170	7	1962	Vgood	7272	N	N	5702 S AUGUSTA ST
5	936870	0083	2/24/2010	\$205,000	\$161,000	1180	7	1977	Avg	7200	N	N	5612 S HAZEL ST
5	547620	0136	11/6/2012	\$198,000	\$195,000	1180	7	1961	Avg	8280	N	N	5333 S PRENTICE ST
5	936870	0250	11/8/2010	\$250,000	\$209,000	1190	7	1925	Good	8053	N	N	10729 57TH AVE S
5	056100	0370	8/22/2011	\$230,000	\$205,000	1230	7	1959	Avg	6900	N	N	10647 61ST AVE S
5	334840	1646	10/27/2010	\$270,000	\$225,000	1230	7	1958	Good	10258	N	N	11114 51ST AVE S
5	806800	0636	5/2/2012	\$179,000	\$169,000	1240	7	1994	Avg	7619	N	N	10322 55TH AVE S
5	056100	0150	3/4/2011	\$210,000	\$180,000	1250	7	1957	Avg	6099	N	N	10637 60TH AVE S
5	547620	0090	12/6/2011	\$205,000	\$187,000	1250	7	1994	Avg	6943	N	N	10320 51ST AVE S
5	232880	0121	10/15/2012	\$170,000	\$167,000	1250	7	1958	Avg	7740	N	N	5416 S PRENTICE ST
5	334840	1048	3/2/2012	\$240,400	\$224,000	1250	7	2005	Avg	9600	N	N	5141 S AUGUSTA ST
5	126270	0010	7/3/2012	\$209,000	\$200,000	1250	7	1962	Good	10260	N	N	5161 S 117TH ST
5	957810	0270	7/2/2010	\$225,600	\$183,000	1260	7	1987	Avg	12259	N	N	11802 53RD AVE S
5	056100	0265	4/27/2011	\$203,456	\$176,000	1290	7	1958	Avg	6670	N	N	10614 60TH AVE S
5	335240	0598	2/16/2011	\$185,000	\$158,000	1340	7	1989	Avg	7200	N	N	10830 53RD AVE S
5	334840	1010	9/13/2010	\$285,000	\$235,000	1340	7	1985	Avg	47916	N	N	5111 S AUGUSTA ST
5	232880	0085	10/24/2012	\$220,000	\$216,000	1350	7	1957	Avg	6837	N	N	5345 S RUGGLES ST
5	432760	0021	6/20/2012	\$254,900	\$243,000	1380	7	2012	Avg	8983	N	N	5570 S JUNIPER ST
5	056100	0405	2/18/2010	\$274,950	\$216,000	1440	7	1960	Avg	6900	N	N	10627 61ST AVE S
5	713130	0480	6/7/2012	\$200,000	\$190,000	1480	7	1955	Avg	8700	N	N	10018 51ST AVE S
5	806800	0490	1/4/2010	\$299,000	\$233,000	1490	7	1909	Good	8200	N	N	10216 56TH AVE S
5	547620	0014	4/1/2010	\$285,000	\$226,000	1530	7	2000	Avg	9377	N	N	5134 S RUGGLES ST
5	547620	0061	1/7/2010	\$275,000	\$214,000	1550	7	1959	Avg	8856	N	N	5127 S RUGGLES ST
5	252090	0355	2/2/2010	\$298,000	\$233,000	1550	7	1965	Avg	9350	N	N	10427 62ND AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	334840	1379	5/15/2012	\$175,000	\$166,000	1580	7	1988	Avg	11842	N	N	5530 S 119TH ST
5	335240	2290	10/5/2011	\$249,000	\$224,000	1590	7	1968	Avg	8162	Y	N	11703 LUTHER AVE S
5	334840	1380	9/7/2012	\$220,000	\$214,000	1590	7	1983	Avg	12662	N	N	5505 S WALLACE ST
5	334840	1322	3/8/2012	\$282,000	\$263,000	1650	7	1968	Avg	6780	N	N	5510 S JUNIPER ST
5	056100	0510	7/25/2011	\$184,900	\$164,000	1700	7	1961	Avg	7440	N	N	10628 61ST AVE S
5	713130	0485	4/4/2012	\$181,714	\$170,000	1970	7	1992	Avg	9559	N	N	10030 51ST AVE S
5	022304	9027	2/23/2010	\$300,000	\$236,000	1976	7	1910	Good	11504	N	N	10443 62ND AVE S
5	936870	0220	6/14/2012	\$239,000	\$228,000	2020	7	2007	Avg	6095	N	N	10712 55TH AVE S
5	334840	1393	6/28/2010	\$193,000	\$156,000	2060	7	1994	Avg	9643	N	N	5316 S WALLACE ST
5	806800	0400	8/20/2012	\$227,050	\$220,000	2080	7	1950	Good	10000	N	N	10452 56TH AVE S
5	335240	1036	9/22/2011	\$230,000	\$206,000	2300	7	2004	Avg	6435	N	N	11121 59TH AVE S
5	713130	0230	7/29/2010	\$273,900	\$223,000	2306	7	2002	Avg	5000	N	N	9825 RENTON AVE S
5	252090	0361	10/3/2012	\$315,000	\$308,000	2460	7	2012	Avg	5596	N	N	10437 62ND AVE S
5	334840	1057	8/9/2012	\$269,950	\$261,000	2470	7	2008	Avg	10243	N	N	5145 B S AUGUSTA ST
5	806800	0552	3/1/2012	\$264,900	\$247,000	2580	7	2007	Avg	8104	N	N	5520 S BANGOR ST
5	056100	0415	2/8/2011	\$370,000	\$315,000	2710	7	1965	Good	6900	N	N	10621 61ST AVE S
5	806800	0250	12/19/2011	\$222,000	\$203,000	1110	8	1955	Avg	9600	N	N	10454 57TH AVE S
5	039300	0202	12/14/2010	\$275,000	\$231,000	1270	8	1961	Avg	6720	N	N	10429 61ST AVE S
5	056100	0043	8/21/2012	\$280,000	\$271,000	1330	8	1997	Avg	5375	N	N	10624 59TH AVE S
5	039300	0309	9/28/2011	\$250,000	\$225,000	1550	8	1975	Avg	7844	N	N	5910 S BANGOR ST
5	252090	0360	3/8/2010	\$388,500	\$307,000	1680	8	1995	Avg	6137	N	N	10433 62ND AVE S
5	921840	0075	5/8/2012	\$396,000	\$375,000	1720	8	1979	Avg	5400	Y	N	5722 S RYAN ST
5	936870	0055	11/14/2012	\$315,000	\$311,000	2080	8	2005	Avg	7600	N	N	5635 S BANGOR ST
5	806800	0460	7/21/2011	\$399,500	\$354,000	2600	8	1916	Good	13800	Y	N	5623 S RYAN ST

Improved Sales Removed in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032304	9156	2/9/2011	\$120,000	IMP CHARACTERISTICS CHANGED SINCE SALE;
2	032304	9199	7/11/2011	\$123,199	IMP CHARACTERISTICS CHANGED SINCE SALE;
2	032304	9253	6/11/2012	\$228,107	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
2	103500	0010	4/26/2012	\$135,000	NON-REPRESENTATIVE SALE;
2	103500	0010	9/13/2011	\$186,136	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
2	103500	0016	9/21/2011	\$150,000	NON-REPRESENTATIVE SALE;
2	103500	0129	11/4/2011	\$147,200	NON-REPRESENTATIVE SALE;
2	103500	0129	12/8/2010	\$210,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
2	103700	0060	7/16/2012	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	103700	0100	6/9/2010	\$215,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	334840	0775	6/10/2011	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	334840	0810	7/23/2012	\$96,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	334840	0810	10/29/2012	\$39,000	NON-REPRESENTATIVE SALE;
2	334840	1682	5/24/2010	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	334840	1711	4/18/2011	\$131,200	IMP CHAR DON'T MATCH SALES CHAR;
2	414430	0020	11/20/2012	\$140,000	IMP CHARACTERISTICS DON'T MATCH PREV;
2	414430	0020	6/15/2012	\$104,000	IMP CHAR DON'T MATCH SALES CHAR;
2	547680	0182	9/27/2010	\$82,500	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
2	681060	0030	1/20/2012	\$66,150	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	785860	0034	5/18/2011	\$136,000	NO MARKET EXPOSURE;
2	785860	0085	10/5/2011	\$165,000	NO MARKET EXPOSURE;
2	785860	0110	9/24/2012	\$148,290	NON-REPRESENTATIVE SALE;
2	918820	0510	1/25/2010	\$63,667	QUIT CLAIM DEED; RELATED PARTY,
2	918820	0510	1/25/2010	\$63,070	QUIT CLAIM DEED; RELATED PARTY,
2	918820	0520	12/20/2011	\$148,619	QUIT CLAIM DEED; RELATED PARTY,
2	918820	0640	11/7/2012	\$83,688	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	918820	0800	10/29/2010	\$306,851	NO MARKET EXPOSURE; FORCED SALE
2	918820	0880	1/4/2012	\$108,253	QUIT CLAIM DEED;
3	022304	9058	2/2/2010	\$273,320	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	022304	9090	8/18/2010	\$260,856	NO MARKET EXPOSURE;
3	022304	9137	9/22/2011	\$168,000	IMP CHARACTERISTICS CHANGED SINCE SALE;
3	039300	0410	3/1/2012	\$149,000	NO MARKET EXPOSURE;
3	039300	0410	8/21/2012	\$120,000	NO MARKET EXPOSURE;
3	112304	9091	3/31/2010	\$119,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	112304	9091	2/2/2010	\$168,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	189500	0040	1/25/2012	\$96,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	189500	0050	7/19/2012	\$142,450	NON-REPRESENTATIVE SALE; SHORT SALE;
3	189500	0075	12/28/2010	\$100,038	QUIT CLAIM DEED;
3	189500	0190	12/8/2010	\$342,575	IMP CHARACTERISTICS CHANGED SINCE SALE;
3	212270	0009	1/3/2012	\$171,848	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	212270	0013	1/27/2011	\$162,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
3	212370	0326	2/23/2010	\$230,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	212370	0385	12/4/2012	\$140,500	IMP CHARACTERISTICS DON'T MATCH PREV;
3	212370	0401	2/22/2012	\$298,725	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	212370	0440	2/17/2012	\$197,950	IMP CHARACTERISTICS DON'T MATCH PREV;
3	212370	0440	6/8/2011	\$305,849	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	246640	0045	5/5/2010	\$184,500	NO MARKET EXPOSURE;
3	246640	0045	11/3/2010	\$125,000	NO MARKET EXPOSURE;
3	252090	0080	8/27/2012	\$120,084	QUIT CLAIM DEED;
3	252090	0199	3/17/2010	\$272,167	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	252090	0225	8/16/2012	\$220,000	IMP CHARACTERISTICS CHANGED SINCE SALE;
3	297680	0190	8/4/2011	\$120,000	NO MARKET EXPOSURE;
3	297680	0250	4/12/2011	\$189,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	297680	0320	1/25/2012	\$42,124	QUIT CLAIM DEED;
3	297680	0380	12/5/2011	\$149,900	NON-REPRESENTATIVE SALE;
3	297680	0450	11/18/2011	\$125,000	NO MARKET EXPOSURE;
3	297680	1025	12/16/2011	\$344,851	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	387290	0060	8/27/2012	\$209,622	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	387890	0230	10/14/2011	\$205,750	NO MARKET EXPOSURE;
3	387890	0270	9/17/2010	\$259,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	387890	0423	10/6/2010	\$206,742	QUIT CLAIM DEED;
3	387890	0620	7/24/2012	\$218,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	387890	0890	4/13/2012	\$128,250	NON-REPRESENTATIVE SALE; SHORT SALE;
3	387890	0995	6/27/2011	\$251,267	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	392000	0010	12/23/2011	\$207,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	392000	0060	8/20/2012	\$141,465	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	405940	0095	10/23/2012	\$170,000	NO MARKET EXPOSURE; BANKRUPTCY
3	405940	0190	12/22/2011	\$38,900	QUIT CLAIM DEED;
3	405940	0200	11/29/2011	\$91,574	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	405940	0200	7/3/2012	\$189,950	NON-REPRESENTATIVE SALE;
3	405940	0235	3/16/2010	\$165,000	NON-REPRESENTATIVE SALE;
3	405940	0435	8/13/2012	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	405940	0485	12/6/2012	\$229,327	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	405940	0535	10/6/2011	\$124,000	NO MARKET EXPOSURE;
3	405940	0585	2/29/2012	\$276,757	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	405940	0640	8/16/2011	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	405940	0655	7/7/2011	\$132,500	NON-REPRESENTATIVE SALE; SHORT SALE;
3	406000	0115	1/12/2012	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	406000	0195	8/16/2011	\$55,000	NON-REPRESENTATIVE SALE;
3	406000	0320	7/13/2012	\$109,500	SHERIFF / TAX SALE; NO MARKET EXPOSURE;

Improved Sales Removed in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	406000	0420	12/12/2012	\$92,000	NO-MARKET EXPOSURE; GOVERNMENT AGENCY;
3	406000	0504	1/26/2012	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	426570	0040	12/7/2012	\$317,265	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	435620	0005	12/13/2010	\$58,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	435620	0040	6/12/2012	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	435620	0040	9/13/2010	\$148,918	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	435620	0060	2/10/2012	\$116,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	0550	1/27/2010	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	712930	0635	10/13/2011	\$187,100	NON-REPRESENTATIVE SALE;
3	712930	0685	5/22/2012	\$139,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	0815	8/19/2011	\$192,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	712930	0830	7/10/2012	\$262,500	IMP CHAR. DON'T MATCH SALES CHAR.
3	712930	1140	12/3/2010	\$266,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	2185	1/21/2011	\$58,550	QUIT CLAIM DEED;
3	712930	2370	4/1/2011	\$161,476	QUIT CLAIM DEED;
3	712930	2535	3/21/2012	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	712930	3460	5/18/2012	\$123,250	QUIT CLAIM DEED;
3	712930	3578	9/27/2011	\$312,741	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	3755	10/24/2012	\$329,317	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	3890	3/30/2012	\$116,199	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	712930	3890	2/10/2012	\$239,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	3960	11/2/2012	\$85,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	712930	3965	4/28/2011	\$209,500	NO MARKET EXPOSURE; FORCED SALE;
3	712930	4005	12/4/2012	\$249,950	IMP CHAR. DON'T MATCH SALES CHAR.
3	712930	4035	11/15/2012	\$130,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	712930	4100	6/30/2011	\$364,674	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	4100	8/5/2011	\$364,674	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712930	4115	10/2/2012	\$144,500	IMP CHARACTERISTICS DON'T MATCH PREV.;
3	712930	4135	12/28/2012	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE;
3	712930	4475	12/16/2010	\$169,000	NON-REPRESENTATIVE SALE;
3	712930	4635	2/22/2010	\$147,021	QUIT CLAIM DEED;
3	712930	5090	6/12/2012	\$110,000	IMP CHAR DON'T MATCH SALES CHAR;
3	712930	5090	3/14/2012	\$435,855	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	712980	0005	10/22/2012	\$144,617	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	713030	0425	3/11/2010	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	713130	0025	5/24/2012	\$115,000	NON-REPRESENTATIVE SALE;
3	713130	0027	12/22/2011	\$151,000	NON-REPRESENTATIVE SALE;
3	713130	0258	10/23/2012	\$180,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	806600	0070	12/26/2012	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	806600	0120	8/10/2010	\$253,436	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	806700	0005	11/8/2012	\$258,918	NO MARKET EXPOSURE; FORCED SALE;
3	806700	0010	9/24/2012	\$258,000	FINANCIAL INSTITUTION RESALE;
3	806700	0110	1/5/2012	\$239,900	NON-REPRESENTATIVE SALE;
4	712930	0042	8/11/2012	\$508,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	712930	1445	8/30/2012	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	712930	1885	6/20/2011	\$34,921	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
4	712930	3135	5/8/2012	\$155,000	IMP CHARACTERISTICS DON'T MATCH PREV
4	712930	3140	4/23/2012	\$129,950	IMP CHARACTERISTICS DON'T MATCH PREV
4	712930	3355	2/24/2012	\$280,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	713030	0725	3/2/2011	\$189,900	NON-REPRESENTATIVE SALE;
4	713030	1265	7/20/2012	\$250,000	NO MARKET EXPOSURE;
4	806900	0130	2/2/2012	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	806900	0216	11/30/2011	\$173,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	807000	0225	9/14/2011	\$155,878	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	807100	0030	9/29/2011	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	807300	0315	7/1/2011	\$375,858	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	807300	0354	8/30/2010	\$197,500	NO MARKET EXPOSURE;
4	807300	0400	9/10/2010	\$649,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	056100	0315	4/18/2011	\$40,000	NO MARKET EXPOSURE;
5	056100	0415	6/22/2010	\$190,000	NO MARKET EXPOSURE;
5	056100	0486	2/5/2010	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	126270	0010	12/13/2011	\$202,332	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
5	232880	0075	2/10/2012	\$88,486	QUIT CLAIM DEED;
5	297680	0481	5/28/2010	\$175,000	NO MARKET EXPOSURE;
5	297680	0500	1/12/2010	\$230,000	NO MARKET EXPOSURE;
5	297680	0515	10/26/2010	\$126,500	NO MARKET EXPOSURE;
5	297680	0525	4/1/2010	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	297680	0590	11/23/2011	\$192,839	NO MARKET EXPOSURE;
5	297680	0665	11/28/2011	\$120,000	NO MARKET EXPOSURE;
5	297680	0751	2/7/2012	\$101,000	NON-REPRESENTATIVE SALE;
5	297680	0796	12/29/2011	\$165,000	NO MARKET EXPOSURE;
5	297680	0880	6/12/2012	\$294,619	NO MARKET EXPOSURE;
5	297680	0886	4/1/2011	\$68,500	NO MARKET EXPOSURE;
5	297680	0970	11/22/2011	\$108,000	NON-REPRESENTATIVE SALE;
5	297680	0970	6/8/2012	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	297680	1005	8/4/2011	\$110,000	NON-REPRESENTATIVE SALE;
5	334840	1086	12/11/2012	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE;
5	334840	1287	5/17/2012	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE;
5	334840	1392	7/15/2011	\$165,250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	334840	1480	1/27/2012	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	334840	1490	7/15/2011	\$185,000	NO MARKET EXPOSURE;
5	334840	1511	7/31/2012	\$159,700	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	335240	0175	12/12/2011	\$188,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	335240	0175	6/16/2012	\$100,199	NO MARKET EXPOSURE;
5	335240	0230	6/6/2011	\$120,000	NON-REPRESENTATIVE SALE;
5	335240	0351	12/21/2012	\$177,000	NO-MARKET EXPOSURE;
5	335240	0460	3/10/2011	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	335240	0460	12/6/2011	\$275,000	IMP CHAR. DON'T MATCH SALES CHAR.
5	335240	0476	2/18/2011	\$144,097	NON-REPRESENTATIVE SALE;
5	335240	0634	7/19/2012	\$76,699	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	335240	0855	3/28/2011	\$124,900	NON-REPRESENTATIVE SALE;
5	335240	1007	3/2/2010	\$27,383	QUIT CLAIM DEED;
5	335240	1052	11/13/2011	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	335240	1210	8/18/2010	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	335240	1665	4/20/2010	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	335240	2045	10/11/2012	\$150,000	NO MARKET EXPOSURE;
5	335240	2121	12/4/2012	\$40,000	NO MARKET EXPOSURE; FORCED SALE;
5	335240	2246	2/25/2011	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE;
5	432760	0021	8/4/2011	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	547620	0002	5/5/2012	\$105,000	QUIT CLAIM DEED;
5	547620	0085	8/8/2012	\$126,008	NO MARKET EXPOSURE;
5	547620	0085	12/2/2011	\$108,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	547620	0155	11/28/2011	\$76,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	806800	0265	12/20/2010	\$119,000	NO MARKET EXPOSURE;
5	806800	0270	4/13/2011	\$70,000	NO MARKET EXPOSURE;
5	806800	0270	6/20/2011	\$100,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	806800	0415	12/19/2012	\$146,300	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	806800	0533	5/24/2012	\$155,889	NO MARKET EXPOSURE;
5	806800	0551	3/15/2011	\$117,500	NON-REPRESENTATIVE SALE
5	921840	0005	6/7/2012	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	936870	0015	11/27/2012	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	936870	0032	10/27/2011	\$110,500	NON-REPRESENTATIVE SALE;
5	936870	0047	8/10/2012	\$214,000	IMP CHAR. DON'T MATCH SALES CHAR.
5	936870	0055	8/2/2012	\$243,013	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	936870	0194	12/21/2010	\$120,000	IMP COUNT
5	936870	0245	10/1/2012	\$190,000	IMP CHARACTERISTICS DON'T MATCH PREV.;
5	936870	0245	12/2/2011	\$322,922	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	936870	0267	2/17/2012	\$74,000	NO MARKET EXPOSURE;
5	936870	0320	11/15/2010	\$121,000	NON-REPRESENTATIVE SALE;
5	936870	0330	6/29/2011	\$88,400	NON-REPRESENTATIVE SALE;

***Improved Sales Removed in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	936870	0405	4/3/2012	\$118,620	NON-REPRESENTATIVE SALE;

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 91.0 %. 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 -15.9%. This decrease 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.



King County

Department of Assessments

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Lloyd Hara

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor