

Alpental/ Skykomish

Area: 090

Residential Revalue for 2015 Assessment Roll



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There were 44 improved sales used in the Area 90 analysis, with average sales price of \$217,100. Area 90 is located along the eastern stretches of Highway 2 and Interstate 90 in King County. Much of Area 90 is federal forestland, which includes the Alpine Lakes Wilderness Area. The Area is split into two sub-areas, 90-1 and 90-4. Area 90-1 includes the properties along Highway 2 from Baring to Stevens pass. The Town of Skykomish is the only incorporated municipality in Area 90-1. The communities of Baring, Grotto and Scenic though not incorporated are also located in Area 90-1. Area 90-4 includes properties mostly along Interstate 90 from just east of North Bend to Snoqualmie Pass. There are no incorporated municipalities in Area 90-4 but it does include the plat of Alpental.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 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 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

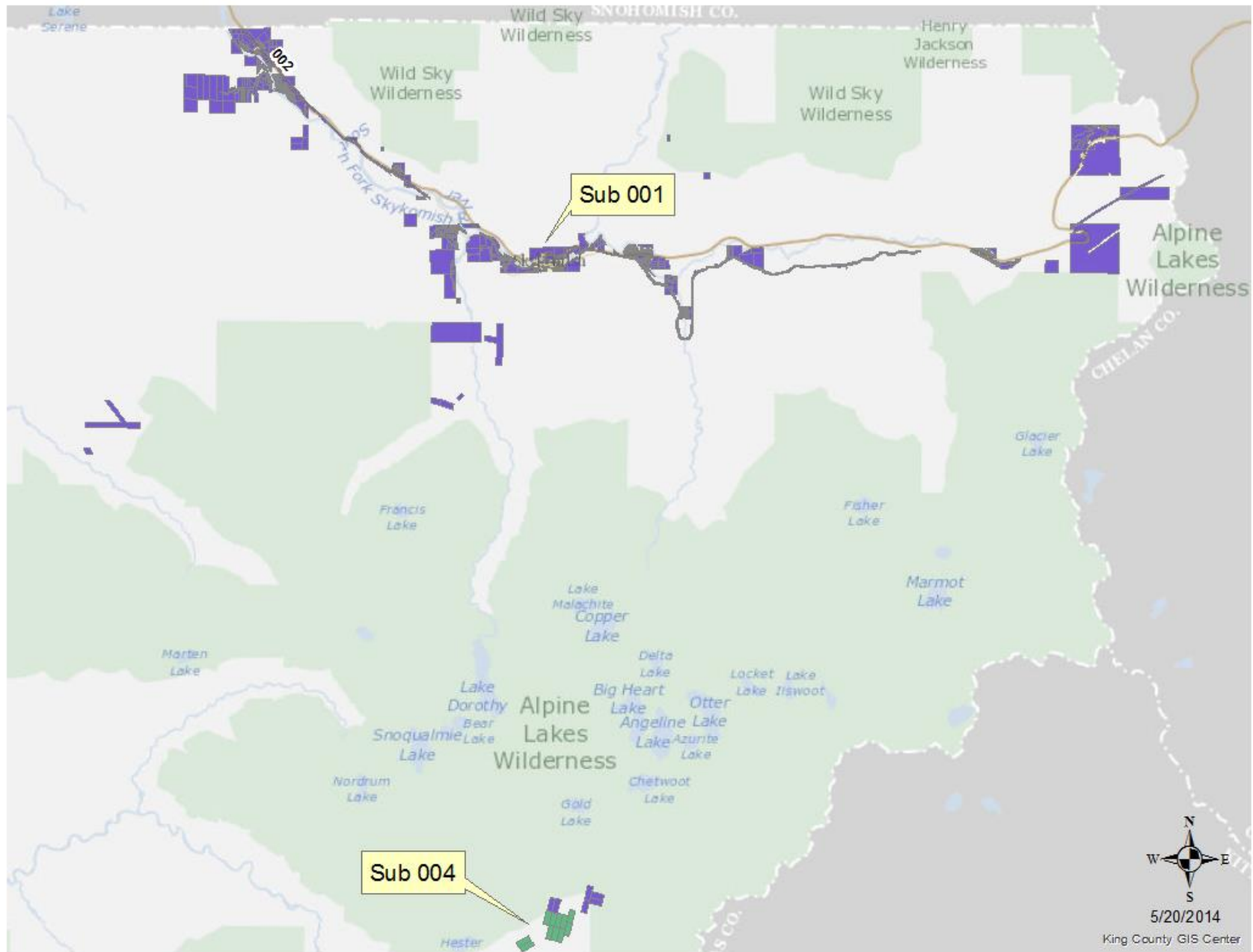
Lloyd Hara
Assessor

Area090 Map



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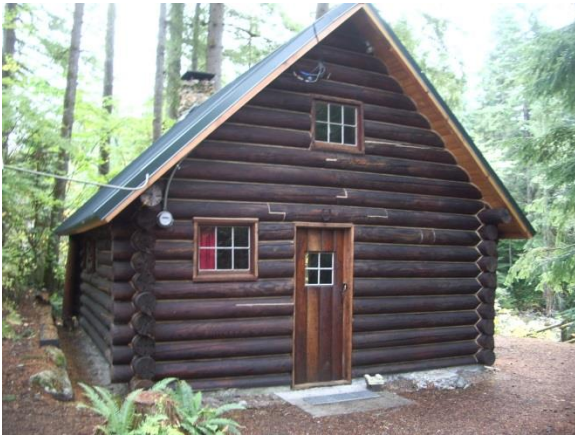
Area 090 – Sub Area 1 Map



Area 090 – Sub Area 4 Map



Area 090 Housing Profile



Grade 4/ Year Built 1948/ Total Living Area 570
Account Number 143690-0055



Grade 5/ Year Built 1960/ Total Living Area 750
Account Number 558170-0055



Grade 6/ Year Built 1930/ Total Living Area 1210
Account Number 864940-0430



Grade 7/ Year Built 1938/ Total Living Area 1720
Account Number 780780-0750



Grade 8/ Year Built 1992/ Total Living Area 2760
Account Number 734980-0030



Grade 9/ Year Built 1967/ Total Living Area 4330
Account Number 019230-0820

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.

Executive Summary

Alpental/ Skykomish - Area 090

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 44
Range of Sale Dates: 1/1/2012 – 12/31/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$58,400	\$130,200	\$188,600			12.66%
2015 Value	\$61,500	\$138,900	\$200,400	\$217,100	92.7%	12.69%
\$ Change	+\$3,100	+\$8,700	+\$11,800			
% Change	+5.3%	+6.7%	+6.3%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no significant change to the COD. 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%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$51,400	\$121,400	\$172,800
2015 Value	\$54,100	\$129,600	\$183,700
\$ Change	+\$2,700	+\$8,200	+\$10,900
% Change	+5.3%	+6.8%	+6.3%

Number of one to three unit residences in the population: 645

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

Area 090 - Model Adjustments 1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+6.58%	645	100%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

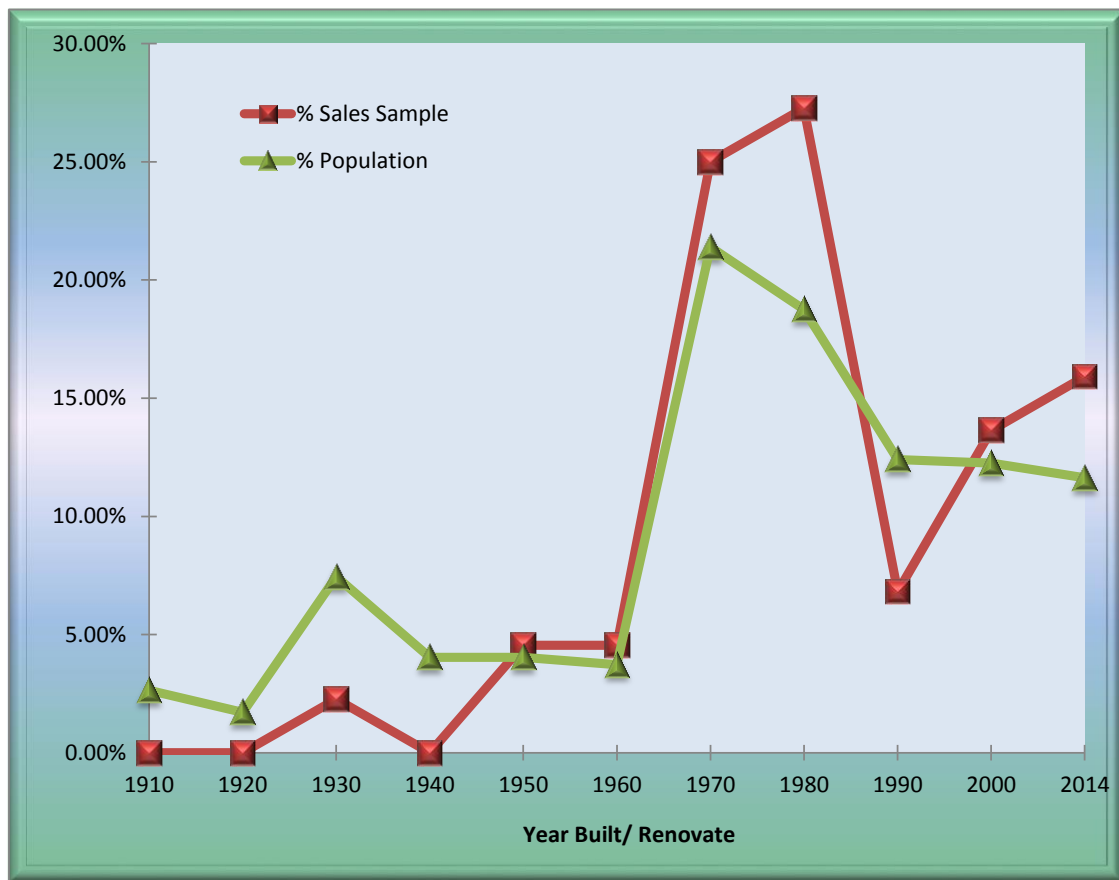
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	2.27%
1940	0	0.00%
1950	2	4.55%
1960	2	4.55%
1970	11	25.00%
1980	12	27.27%
1990	3	6.82%
2000	6	13.64%
2014	7	15.91%
44		

Population

Year Built/Ren	Frequency	% Population
1910	17	2.64%
1920	11	1.71%
1930	48	7.44%
1940	26	4.03%
1950	26	4.03%
1960	24	3.72%
1970	138	21.40%
1980	121	18.76%
1990	80	12.40%
2000	79	12.25%
2014	75	11.63%
645		



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

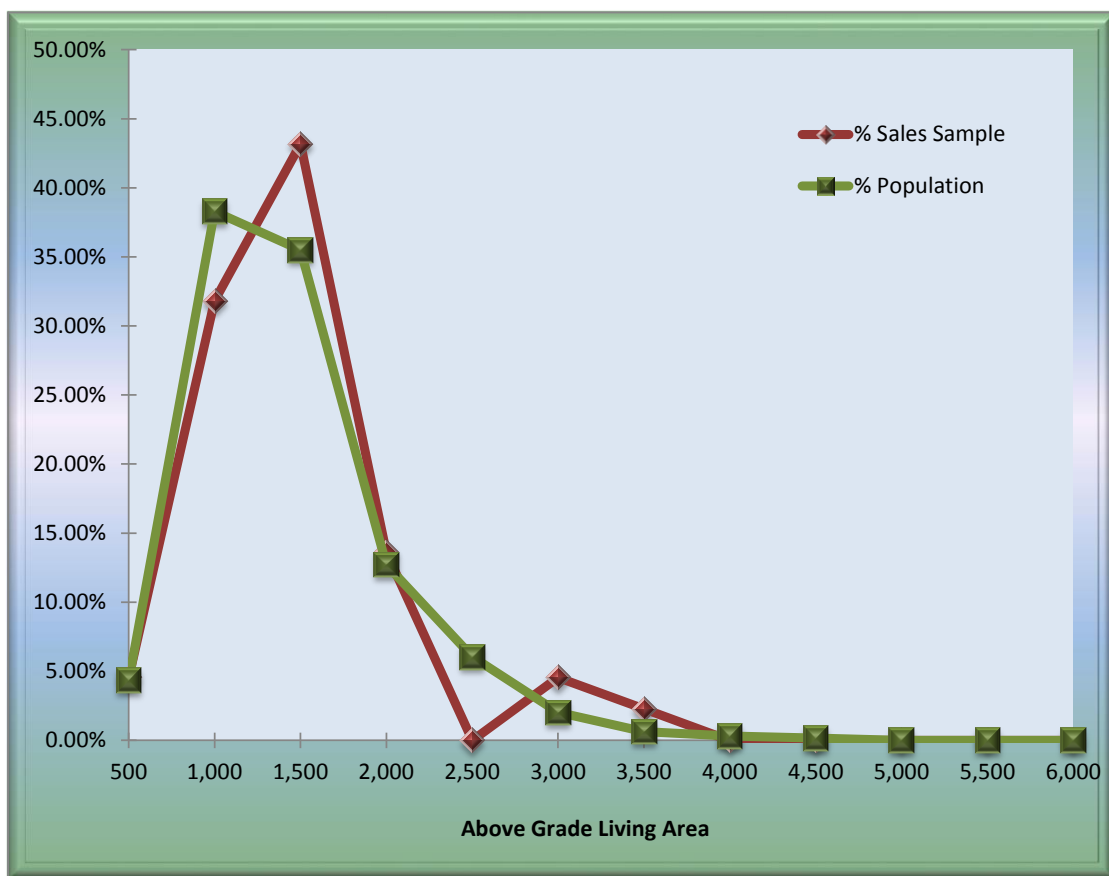
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	2	4.55%
1,000	14	31.82%
1,500	19	43.18%
2,000	6	13.64%
2,500	0	0.00%
3,000	2	4.55%
3,500	1	2.27%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
44		

Population

AGLA	Frequency	% Population
500	28	4.34%
1,000	247	38.29%
1,500	229	35.50%
2,000	82	12.71%
2,500	39	6.05%
3,000	13	2.02%
3,500	4	0.62%
4,000	2	0.31%
4,500	1	0.16%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
645		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area (AGLA). This distribution is adequate for both accurate analysis and appraisals.

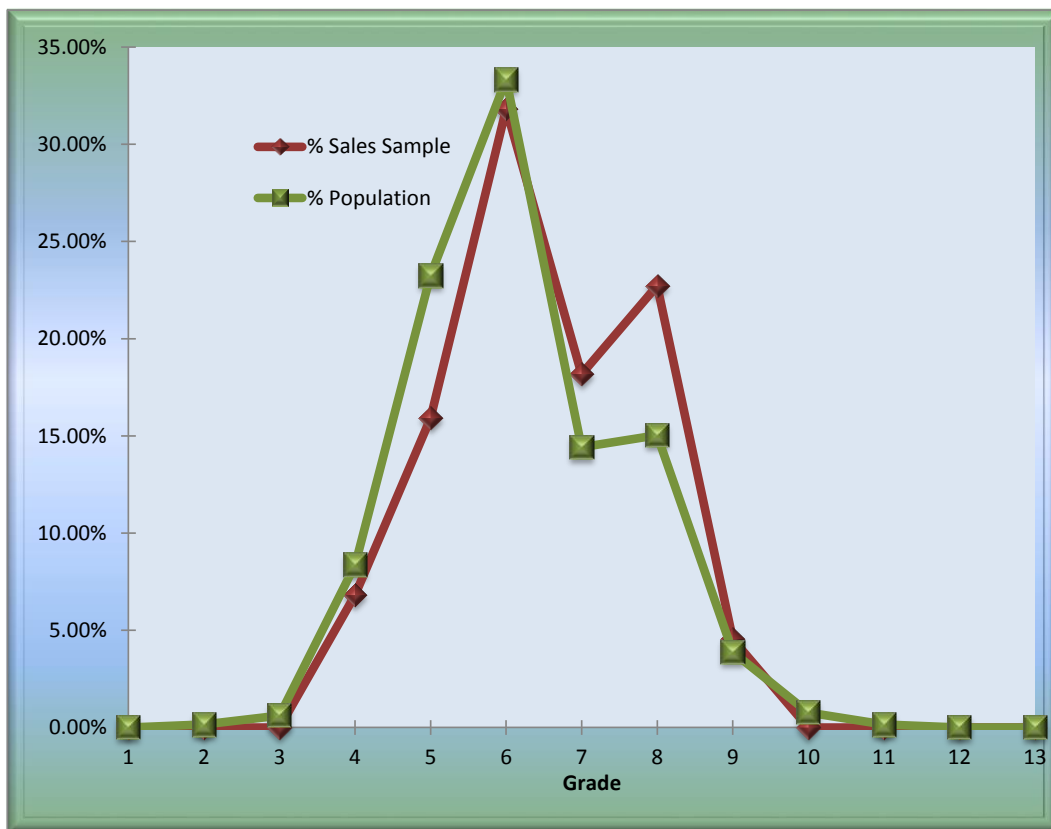
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	6.82%
5	7	15.91%
6	14	31.82%
7	8	18.18%
8	10	22.73%
9	2	4.55%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
44		

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.16%
3	4	0.62%
4	54	8.37%
5	150	23.26%
6	215	33.33%
7	93	14.42%
8	97	15.04%
9	25	3.88%
10	5	0.78%
11	1	0.16%
12	0	0.00%
13	0	0.00%
645		



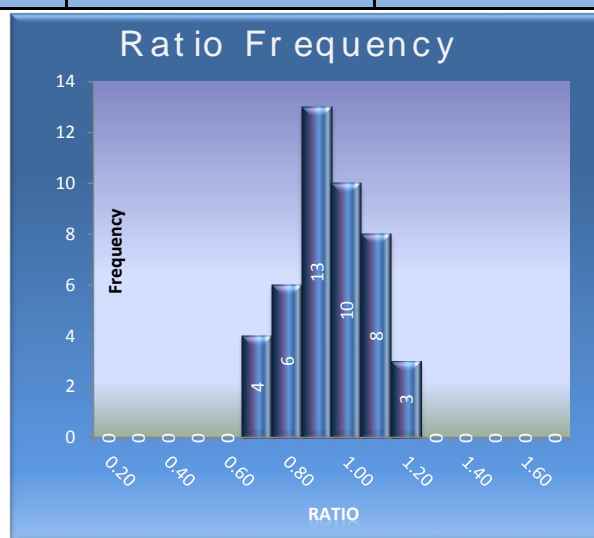
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.



Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Alpentel/ Skykomish	1/1/2014	4/2/2015	1/2012 - 12/2014
Area Number: 090	Appr ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	44
Mean Assessed Value	\$188,600
Mean Adj. Sales Price	\$217,100
Standard Deviation AV	\$93,307
Standard Deviation SP	\$113,330
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.891
Median Ratio	0.874
Weighted Mean Ratio	0.869
UNIFORMITY	
Lowest ratio	0.636
Highest ratio:	1.155
Coefficient of Dispersion	12.66%
Standard Deviation	0.136
Coefficient of Variation	15.31%
Price Related Differential (PRD)	1.025
RELIABILITY	
95% Confidence: Median	
Lower limit	0.825
Upper limit	0.940
95% Confidence: Mean	
Lower limit	0.850
Upper limit	0.931
SAMPLE SIZE EVALUATION	
N (population size)	645
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.136
Recommended minimum:	30
Actual sample size:	44
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	23
# ratios above mean:	21
z:	0.302
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 090

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Annual Update Ratio Study Report (After) – 2015 Assessments

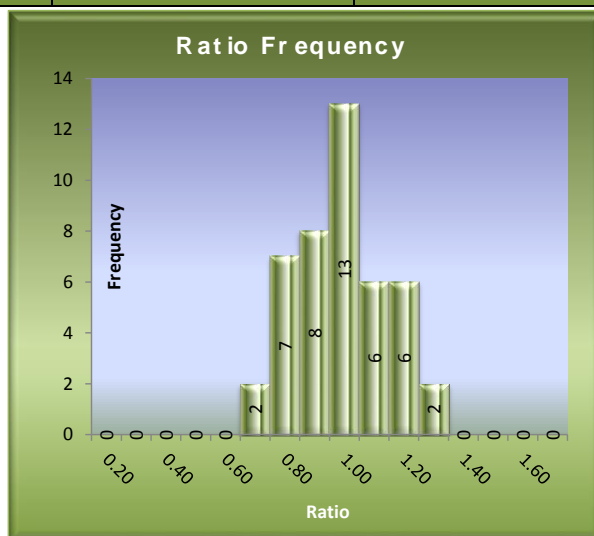
District: NE / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Alpentel/ Skykomish		1/1/2015	4/2/2015	1/2012 - 12/2014
Area Number: 090		Appr. ID:	Property Type:	Adjusted for time?
		JRAM	1 to 3 Unit Residences	YES
SAMPLE STATISTICS				
Sample size (n)		44		
Mean Assessed Value		\$200,400		
Mean Sales Price		\$217,100		
Standard Deviation AV		\$99,428		
Standard Deviation SP		\$113,330		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.946		
Median Ratio		0.927		
Weighted Mean Ratio		0.923		
UNIFORMITY				
Lowest ratio		0.673		
Highest ratio:		1.227		
Coefficient of Dispersion		12.69%		
Standard Deviation		0.145		
Coefficient of Variation		15.33%		
Price Related Differential (PRD)		1.025		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.879		
Upper limit		1.000		
95% Confidence: Mean				
Lower limit		0.903		
Upper limit		0.989		
SAMPLE SIZE EVALUATION				
N (population size)		645		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.145		
Recommended minimum:		34		
Actual sample size:		44		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		23		
# ratios above mean:		21		
z:		0.302		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

Ratio Frequency

Ratio Bin	Frequency
0.60-0.70	2
0.70-0.80	7
0.80-0.90	8
0.90-1.00	13
1.00-1.10	6
1.10-1.20	6
1.20-1.30	2
Other bins	0

COMMENTS:

1 to 3 Unit Residences throughout Area 090 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.



COMMENTS:

1 to 3 Unit Residences throughout Area 090 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: April 2, 2015

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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 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 2014 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 Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 20 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +5.3% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.063, with the result truncated to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 44 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) * (\text{RollTot} / 0.891374721)$$

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

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Mobile Home Update

There were not a sufficient number of Mobile Home sales, for separate analysis. Therefore, mobile homes were adjusted by the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +6.3%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.063$$

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Results

The resulting assessment level is 0.927. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +6.3%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.063.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.063.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.

- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
 - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
 - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 090 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	292613	9041	07/26/13	\$101,500	\$102,000	570	4	1964	Avg	7,840	Y	Y	87521 NE 119TH LN
1	0	734980	0530	04/21/12	\$67,500	\$68,000	670	4	1975	Avg	9,720	N	N	64446 NE 180TH ST
1	0	864940	0150	10/04/13	\$130,000	\$130,000	930	4	1977	Avg	15,337	N	N	76141 NE 122ND ST
1	0	143750	0015	07/09/14	\$150,000	\$150,000	490	5	1959	Good	38,500	N	N	11881 TYE RIVER RD NE
1	0	734980	0390	09/18/12	\$130,000	\$130,000	840	5	1980	Avg	10,800	N	N	17558 647TH AVE NE
1	0	734970	0380	05/31/13	\$105,500	\$106,000	980	5	1975	Avg	13,690	N	N	18218 642ND AVE NE
1	0	143750	0035	10/10/14	\$155,000	\$155,000	1,010	5	1990	Avg	43,056	N	N	11837 TYE RIVER RD NE
1	0	292613	9044	11/26/13	\$140,000	\$140,000	1,280	5	1945	Good	9,800	Y	Y	87627 NE 119TH LN
1	0	734970	0080	09/19/12	\$200,000	\$200,000	640	6	1967	Good	14,250	Y	Y	18235 642ND AVE NE
1	0	864940	1300	10/15/13	\$120,000	\$120,000	640	6	1993	Avg	10,854	N	N	76106 NE 122ND ST
1	0	780660	0070	12/06/12	\$155,000	\$155,000	750	6	1965	Good	7,250	Y	Y	18829 640TH LN NE
1	0	734980	0950	08/27/14	\$165,000	\$165,000	880	6	1980	Avg	9,216	N	N	64654 NE 177TH ST
1	0	734980	0570	10/24/14	\$125,000	\$125,000	930	6	1975	Avg	9,240	N	N	64432 NE 180TH ST
1	0	734970	0340	02/17/12	\$137,000	\$137,000	1,010	6	1993	Avg	10,080	N	N	64232 NE 182ND ST
1	0	252611	9040	12/19/12	\$152,500	\$153,000	1,040	6	1953	Avg	15,433	Y	Y	12423 744TH AVE NE
1	0	734980	0780	08/05/14	\$175,000	\$175,000	1,050	6	1975	Good	9,800	N	N	64448 NE 179TH ST
1	0	864940	0230	06/19/13	\$245,000	\$245,000	1,070	6	1969	Avg	12,708	Y	Y	76130 NE 123RD ST
1	0	262611	9048	07/26/13	\$110,000	\$110,000	1,180	6	1946	Fair	13,068	N	N	141 OLD CASCADE HWY W
1	0	294310	0070	04/08/14	\$180,000	\$180,000	1,350	6	1972	Avg	7,800	N	N	14605 682ND AVE NE
1	0	734980	0710	10/11/13	\$107,625	\$108,000	1,400	6	1975	Avg	9,600	N	N	64421 NE 180TH ST
1	0	272611	9032	08/21/14	\$115,000	\$115,000	1,640	6	1924	Avg	10,000	N	N	71636 NE OLD CASCADE HWY
1	0	506130	0030	05/08/14	\$134,000	\$134,000	980	7	2003	Avg	5,000	N	N	105 THELMA ST
1	0	077410	0470	07/26/12	\$315,000	\$315,000	1,140	7	2007	Avg	101,561	N	N	69535 NE 130TH ST
1	0	864940	0010	10/30/12	\$155,000	\$155,000	1,230	7	1996	Avg	10,551	N	N	75905 NE 122ND ST
1	0	262611	9062	11/12/14	\$155,000	\$155,000	1,300	7	2013	Avg	6,098	N	N	131 OLD CASCADE HWY W
1	0	262611	9062	10/31/13	\$130,000	\$130,000	1,300	7	2013	Avg	6,098	N	N	131 OLD CASCADE HWY W
1	0	780560	0070	11/11/14	\$200,000	\$200,000	1,320	7	1980	Avg	13,052	N	N	536 SKY LN
1	0	260860	0040	05/24/12	\$280,000	\$280,000	1,490	7	1975	Avg	25,520	Y	Y	10029 FOSS RIVER PL NE
1	0	780560	0060	05/02/12	\$165,000	\$165,000	1,780	7	1998	Avg	12,936	N	N	534 SKY LN
1	0	077410	0475	06/27/14	\$415,000	\$415,000	2,600	8	2009	Avg	64,626	N	N	69506 NE MONEY CREEK RD
4	0	292309	9033	01/06/14	\$159,590	\$160,000	380	5	1963	Avg	65,624	Y	Y	49432 SE 172ND ST



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Improved Sales Used in This Annual Update Analysis

Area 090 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	292309	9032	09/26/13	\$150,000	\$150,000	530	5	1966	Avg	32,300	Y	Y	49512 SE 172ND ST
4	0	292309	9037	07/25/12	\$285,000	\$285,000	1,080	6	1968	Good	19,770	Y	Y	49927 SE 171ST ST
4	0	019230	0700	05/17/13	\$242,000	\$242,000	780	8	1969	Avg	11,014	N	N	23 OBER STR
4	0	019230	0140	09/28/12	\$284,250	\$284,000	950	8	1971	Good	13,504	Y	Y	27 SAINT ANTON STR
4	0	019230	0920	05/03/12	\$380,000	\$380,000	1,050	8	2006	Avg	14,638	N	N	5 ZURS STR
4	0	019230	0280	10/08/13	\$345,000	\$345,000	1,090	8	1993	Good	12,253	N	N	8 SAINT ANTON STR
4	0	019230	1270	01/23/12	\$362,500	\$363,000	1,380	8	2001	Avg	13,825	Y	Y	54 ALPENTAL STR
4	0	403250	0035	09/13/14	\$295,000	\$295,000	1,560	8	2000	Avg	43,748	Y	Y	50529 SE NORTH LAKE HANCOCK RD
4	0	019230	0540	03/04/14	\$385,500	\$386,000	1,630	8	1969	Good	10,600	N	N	59 OBER STR
4	0	019230	0390	02/06/14	\$374,500	\$375,000	1,680	8	1968	Good	9,905	N	N	50 OBER STR
4	0	019230	0380	01/28/13	\$385,000	\$385,000	1,990	8	1984	Good	11,225	N	N	48 OBER STR
4	0	019230	0910	04/29/13	\$450,000	\$450,000	2,920	9	1986	Good	15,314	N	N	11 ALPENTAL STR
4	0	019230	0820	03/11/13	\$533,750	\$534,000	3,030	9	1967	Good	16,759	Y	Y	10 ALPENTAL STR

Improved Sales Removed in This Annual Update Analysis

Area 090 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	022610	9038	02/25/14	\$200,000	IMP. COUNT > 1
1	0	022610	9091	08/14/12	\$150,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	077410	0355	11/03/14	\$370,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	0	112610	9061	02/27/14	\$55,318	OBSOLESCENCE; UNFINISHED AREA; NO MARKET EXPOSURE
1	0	143690	0065	10/13/14	\$77,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	202611	9005	10/28/14	\$50,000	DIAGNOSTIC OUTLIER
1	0	252611	9010	07/29/14	\$165,100	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
1	0	252611	9010	10/11/13	\$222,500	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	262611	9024	11/12/12	\$23,393	DOR RATIO; NON-REPRESENTATIVE SALE
1	0	262611	9027	05/15/13	\$100,000	%COMPLETE
1	0	262611	9062	08/23/13	\$90,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	262611	9065	02/18/14	\$116,834	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	262611	9084	09/17/13	\$10,000	NO MARKET EXPOSURE
1	0	272611	9021	04/22/14	\$28,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	272611	9021	01/16/14	\$69,883	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	294310	0065	01/07/13	\$50,000	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
1	0	294310	0065	07/09/12	\$60,696	BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	302612	9039	06/04/14	\$389,866	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	506080	0125	02/27/14	\$105,000	DIAGNOSTIC OUTLIER
1	0	506080	0125	02/27/14	\$85,000	UNFINISHED AREA; RELATED PARTY, FRIEND OR NEIGHBOR
1	0	506230	0270	02/28/12	\$69,950	DIAGNOSTIC OUTLIER
1	0	506230	0275	08/29/14	\$19,001	IMP. COUNT > 1; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	0	558170	0105	12/31/14	\$65,000	DIAGNOSTIC OUTLIER
1	0	558170	0105	08/25/14	\$112,636	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	734970	0210	04/22/13	\$98,953	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	0	734980	0090	04/15/13	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	734980	0370	11/17/14	\$68,397	UNFINISHED AREA; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	734980	0710	08/14/13	\$55,250	BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	780780	0140	01/03/14	\$215,000	DIAGNOSTIC OUTLIER



Improved Sales Removed in This Annual Update Analysis

Area 090 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	864940	0470	01/10/12	\$58,650	UNFINISHED AREA; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	864940	0530	09/05/12	\$65,625	OBSOLESCENCE
1	0	864940	1000	10/22/14	\$241,000	DIAGNOSTIC OUTLIER
4	0	019230	0020	05/21/14	\$525,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	0	019230	0770	07/30/13	\$757,500	DIAGNOSTIC OUTLIER
4	0	019230	1000	05/02/14	\$384,909	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	082211	9001	09/23/14	\$70,000	DOR RATIO; IMP. COUNT > 1; OBSOLESCENCE
4	0	403250	0040	02/28/12	\$65,000	OBSOLESCENCE

Vacant Sales Used in this Annual Update Analysis

Area 090

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	022610	9085	10/21/14	\$35,000	417,304	N	N
1	0	077310	0545	09/26/12	\$42,000	132,598	N	N
1	0	077410	1730	03/06/12	\$42,000	66,354	N	N
1	0	143750	0010	07/09/14	\$37,000	34,340	N	N
1	0	143750	0056	06/12/12	\$15,000	12,500	N	N
1	0	252611	9056	09/27/12	\$18,000	10,800	Y	Y
1	0	262611	9098	11/12/12	\$23,500	14,250	N	N
1	0	282611	9025	01/18/12	\$140,000	714,544	N	N
1	0	282611	9039	08/21/14	\$42,000	76,386	N	N
1	0	302612	9037	05/10/12	\$90,000	196,020	N	N
1	0	734970	0250	11/03/14	\$21,500	17,775	N	N
1	0	734980	0070	09/25/12	\$23,500	13,500	Y	Y
1	0	734980	0350	09/25/14	\$19,750	9,100	N	N
1	0	780660	0041	06/11/12	\$13,000	6,375	Y	Y
1	0	864940	0700	10/09/12	\$26,000	13,367	N	N
1	0	864940	1130	05/23/12	\$21,000	19,464	N	N
4	0	019230	0050	07/18/14	\$70,000	11,659	Y	Y
4	0	019230	0320	09/26/13	\$30,000	11,705	N	N
4	0	019230	0610	10/29/13	\$20,000	9,961	N	N
4	0	182211	9002	08/28/13	\$120,000	781,030	Y	Y

Vacant Sales Removed in this Annual Update Analysis

Area 090

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	032610	9007	02/17/12	\$18,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	112610	9045	06/01/12	\$15,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	0	506130	0075	06/18/13	\$13,500	NO MARKET EXPOSURE
1	0	506130	0150	05/29/14	\$12,000	NON-GOV'T TO GOV'T
1	0	864940	0720	10/09/12	\$32,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	019230	0430	10/02/12	\$167,300	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	092309	9016	09/19/12	\$15,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	092309	9022	09/25/12	\$15,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



4/2/2015

Appraiser II

Date



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara Assessor

As we start preparations for the 2015 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, 2015 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