Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Lake Forest Park / 4
Previous Physical Inspection: 2005

Improved Sales:
Number of Sales: 547
Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	$188,100	$232,400	$420,500	$479,300	87.7%	14.31%
2008 Value	$210,200	$260,600	$470,800	$479,300	98.2%	13.94%
Change	+$22,100	+$28,200	+$50,300		+10.5%	-0.37%
% Change	+11.7%	+12.1%	+12.0%		+12.0%	-2.59%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.37% and -2.59% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of $25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	$192,200	$223,900	$416,100
2008 Value	$214,800	$252,000	$466,800
Percent Change	+11.8%	+12.6%	+12.2%

Number of one to three unit residences in the Population: 4768

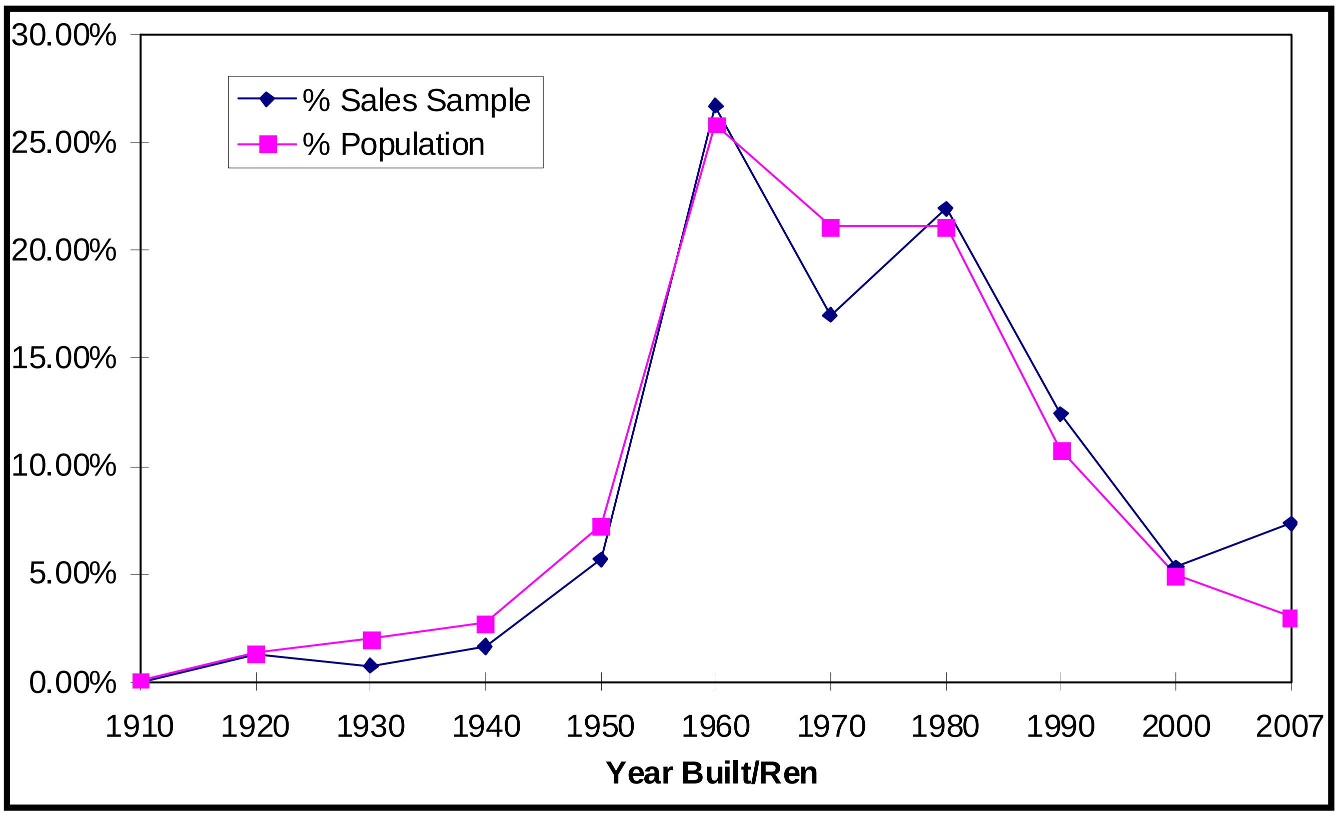
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Subarea 3 had assessment ratios lower than others and the formula adjusted them upward more than others. Properties with grades greater than 8, with above grade living area greater than 3000 square feet, with lot sizes greater than 15,000 or less than 8,001 square feet had assessment ratios higher than others and the formula adjusted them upward less than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2008 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	7	1.28%
1930	4	0.73%
1940	9	1.65%
1950	31	5.67%
1960	146	26.69%
1970	93	17.00%
1980	120	21.94%
1990	68	12.43%
2000	29	5.30%
2007	40	7.31%
	547	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	64	1.34%
1930	95	1.99%
1940	130	2.73%
1950	345	7.24%
1960	1231	25.82%
1970	1005	21.08%
1980	1005	21.08%
1990	512	10.74%
2000	235	4.93%
2007	143	3.00%
	4768	

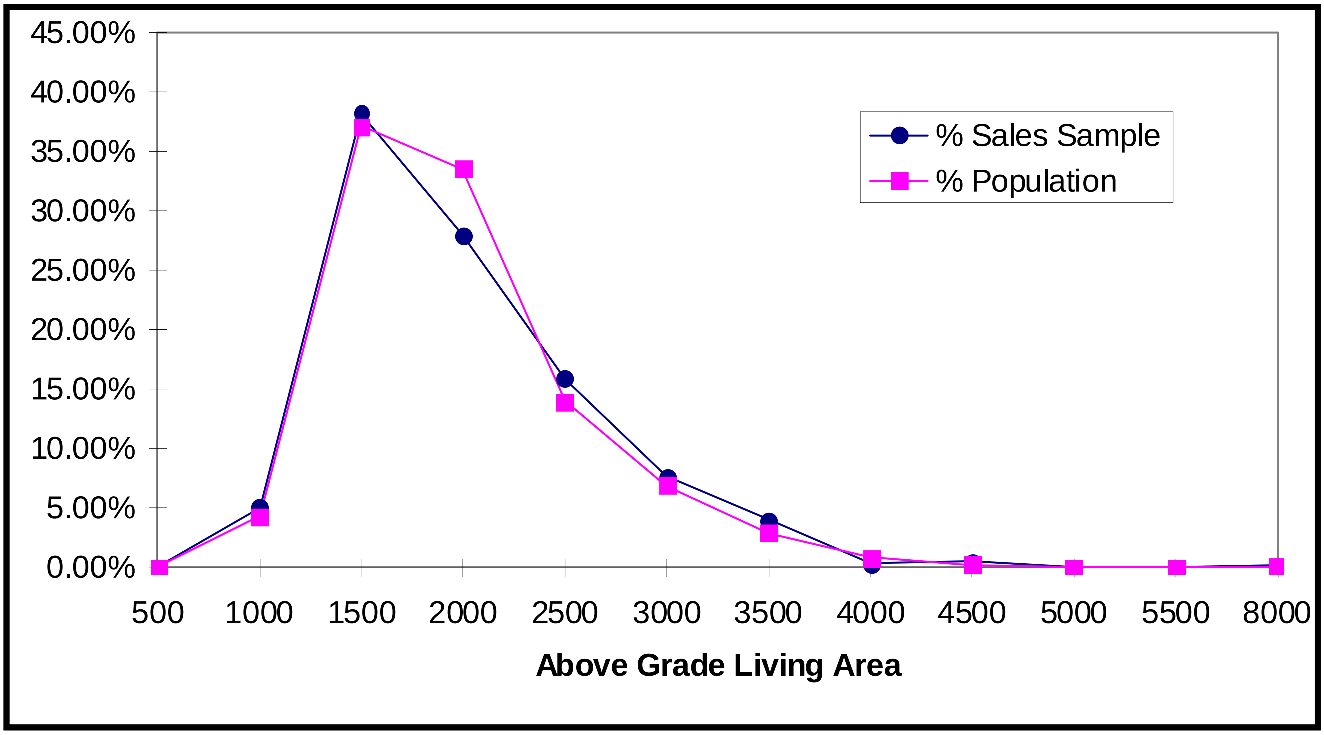


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built in the 70's are somewhat under-represented in this sample.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	28	5.12%
1500	209	38.21%
2000	153	27.97%
2500	87	15.90%
3000	42	7.68%
3500	22	4.02%
4000	2	0.37%
4500	3	0.55%
5000	0	0.00%
5500	0	0.00%
8000	1	0.18%
	547	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	206	4.32%
1500	1769	37.10%
2000	1599	33.54%
2500	667	13.99%
3000	328	6.88%
3500	141	2.96%
4000	40	0.84%
4500	11	0.23%
5000	2	0.04%
5500	0	0.00%
8000	4	0.08%
	4768	

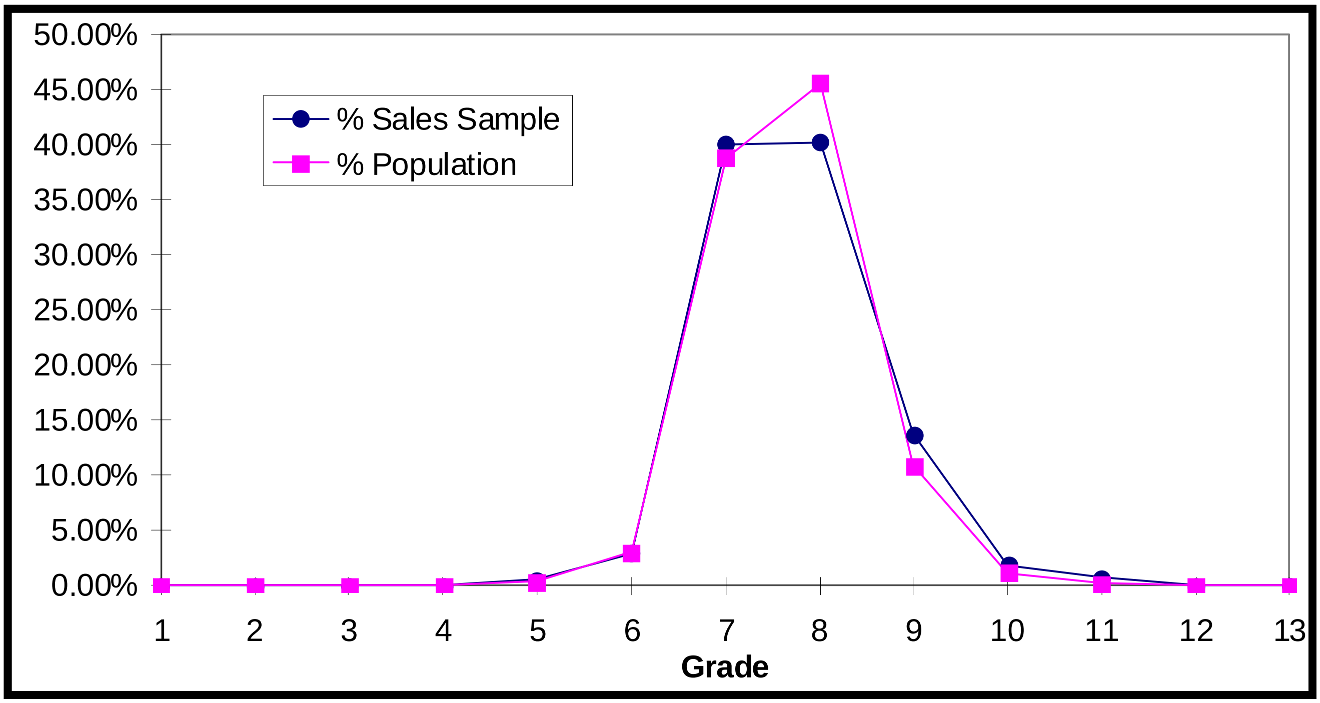


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

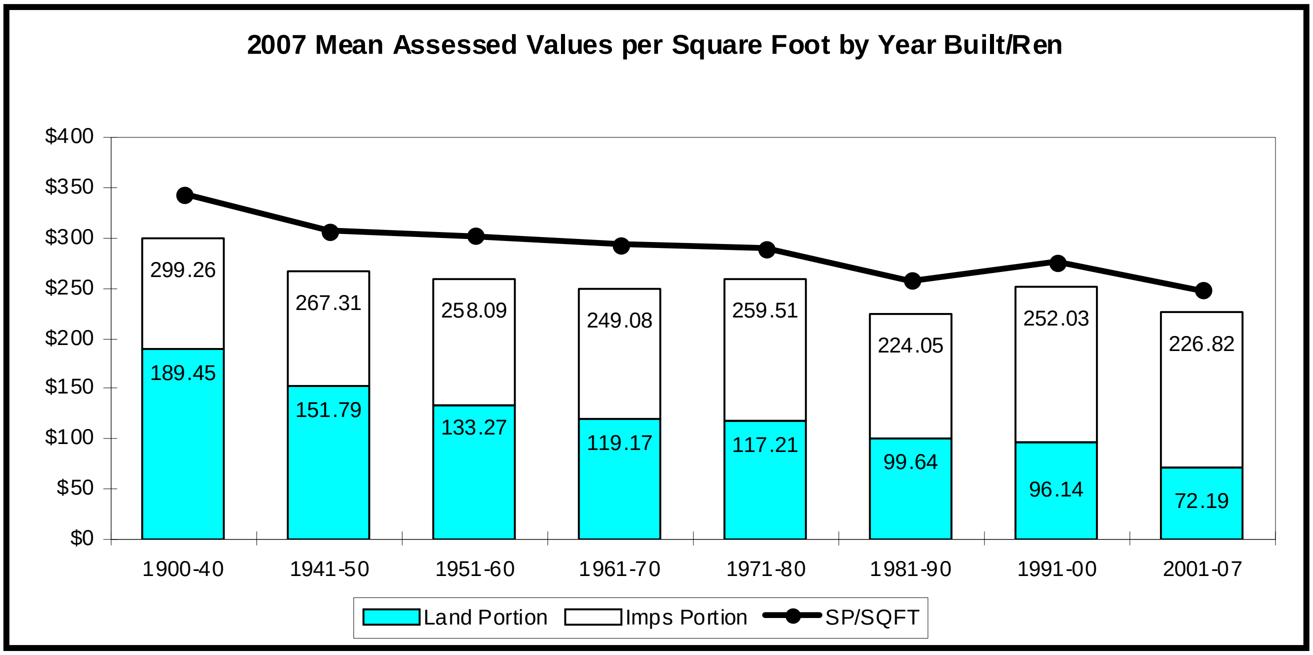
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.55%
6	16	2.93%
7	219	40.04%
8	220	40.22%
9	75	13.71%
10	10	1.83%
11	4	0.73%
12	0	0.00%
13	0	0.00%
	547	

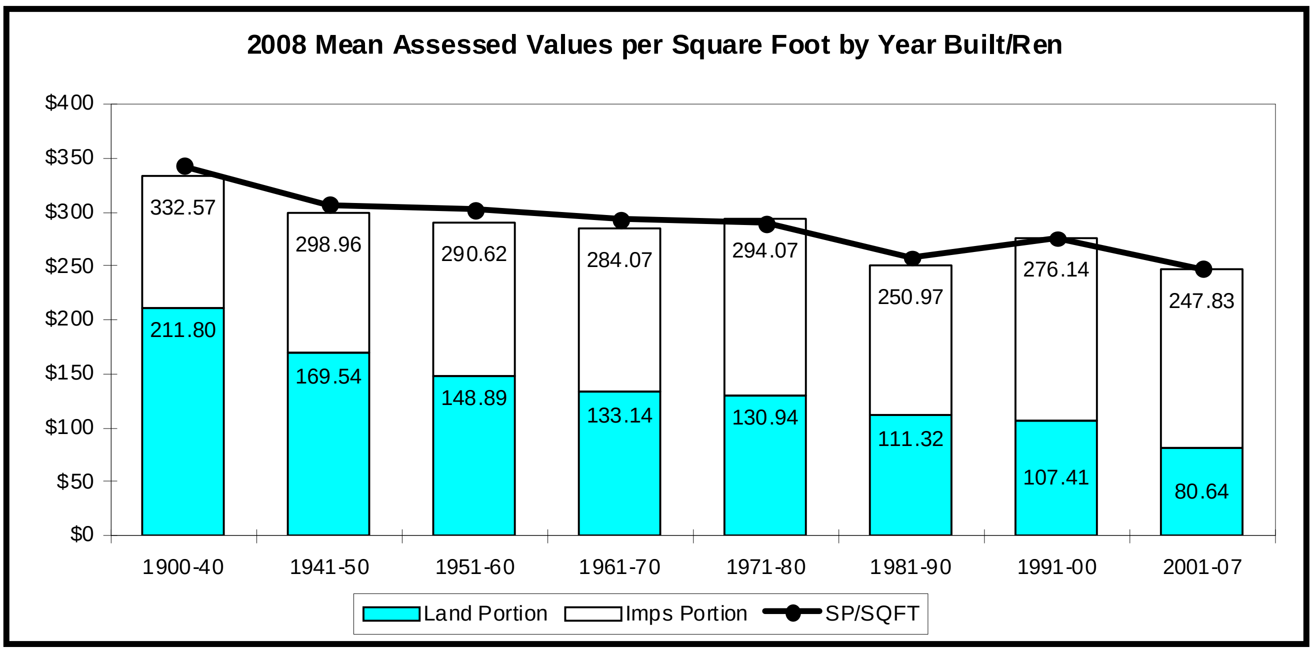
Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	16	0.34%
6	145	3.04%
7	1850	38.80%
8	2173	45.57%
9	520	10.91%
10	55	1.15%
11	9	0.19%
12	0	0.00%
13	0	0.00%
	4768	



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.

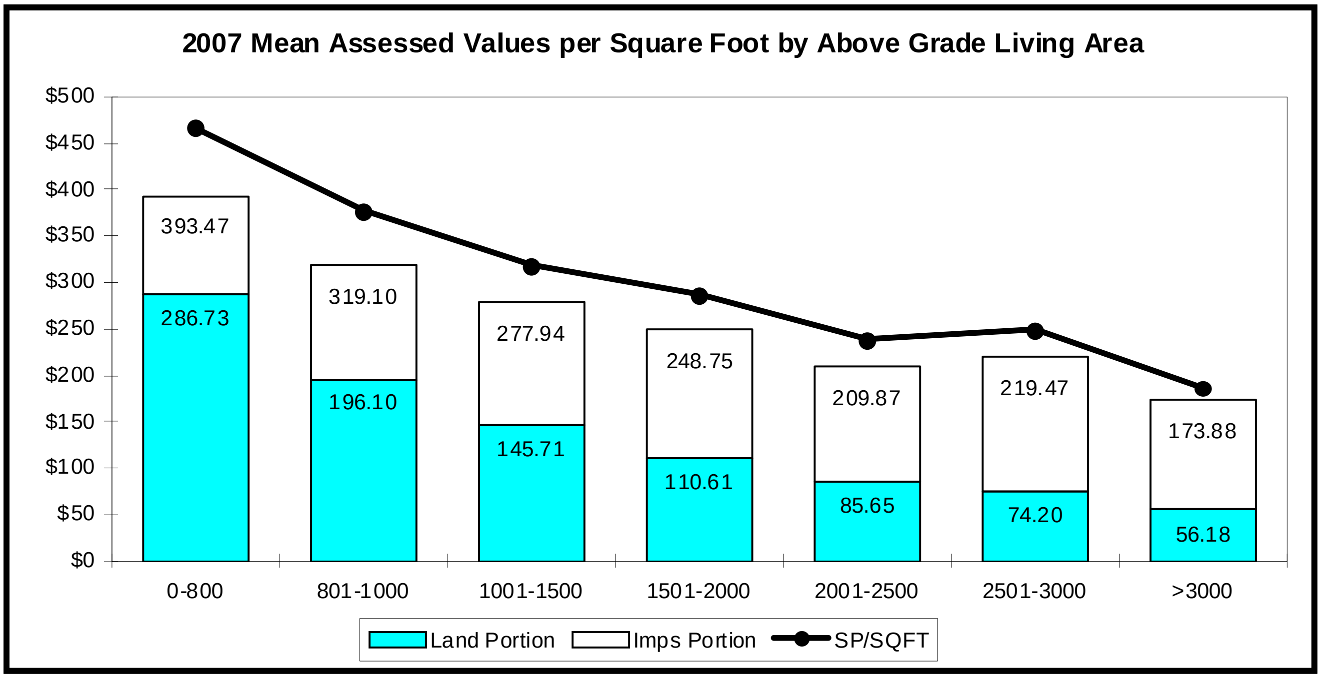
Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated

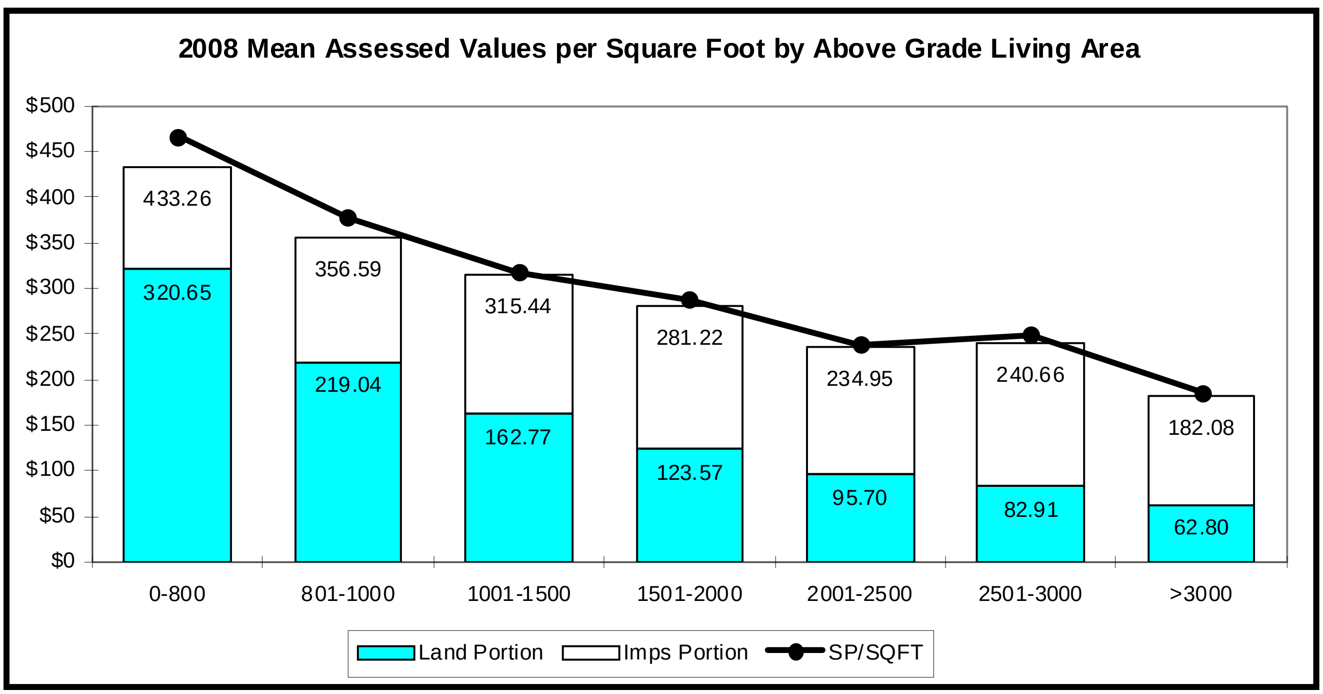




These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

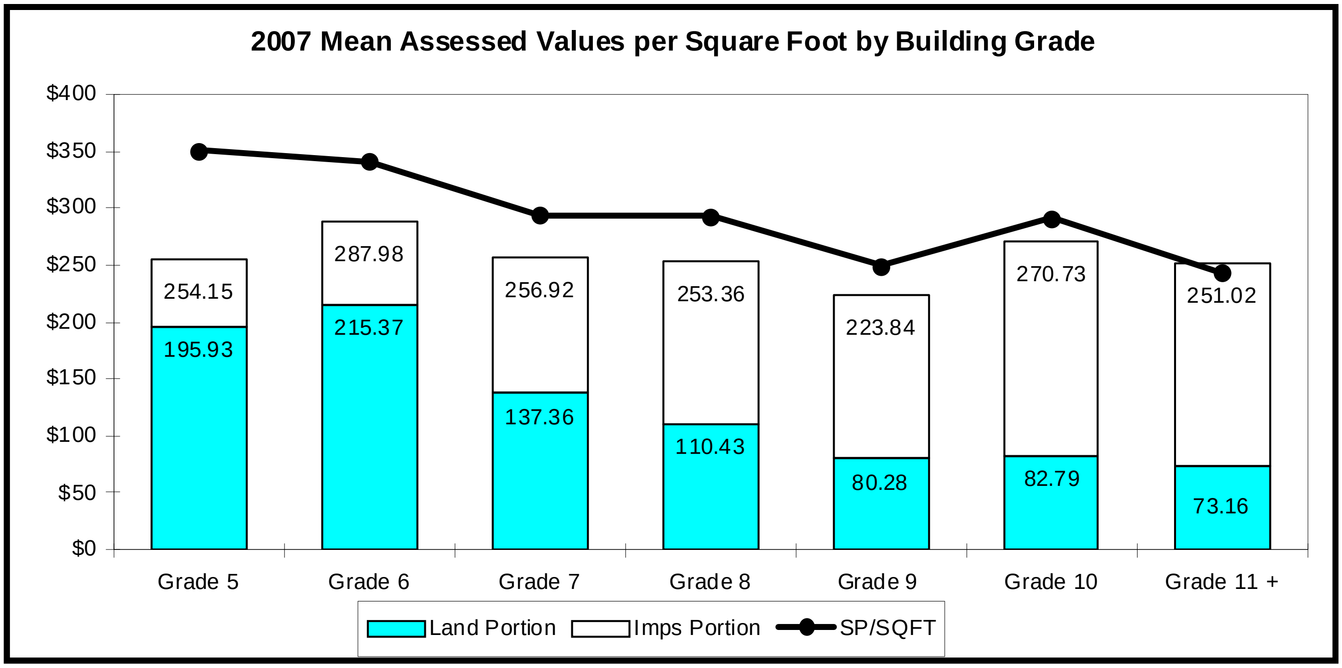
Comparison of 2007 and 2008 Per Square Foot Values By Above Grade Living Area

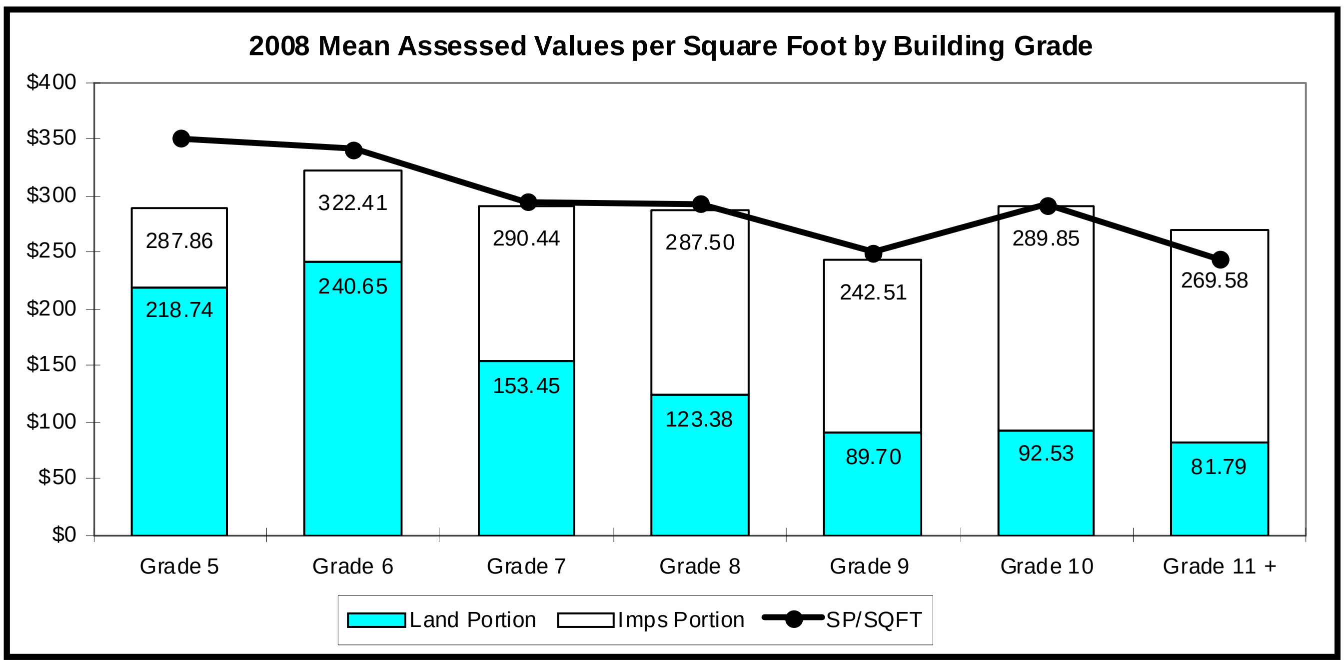




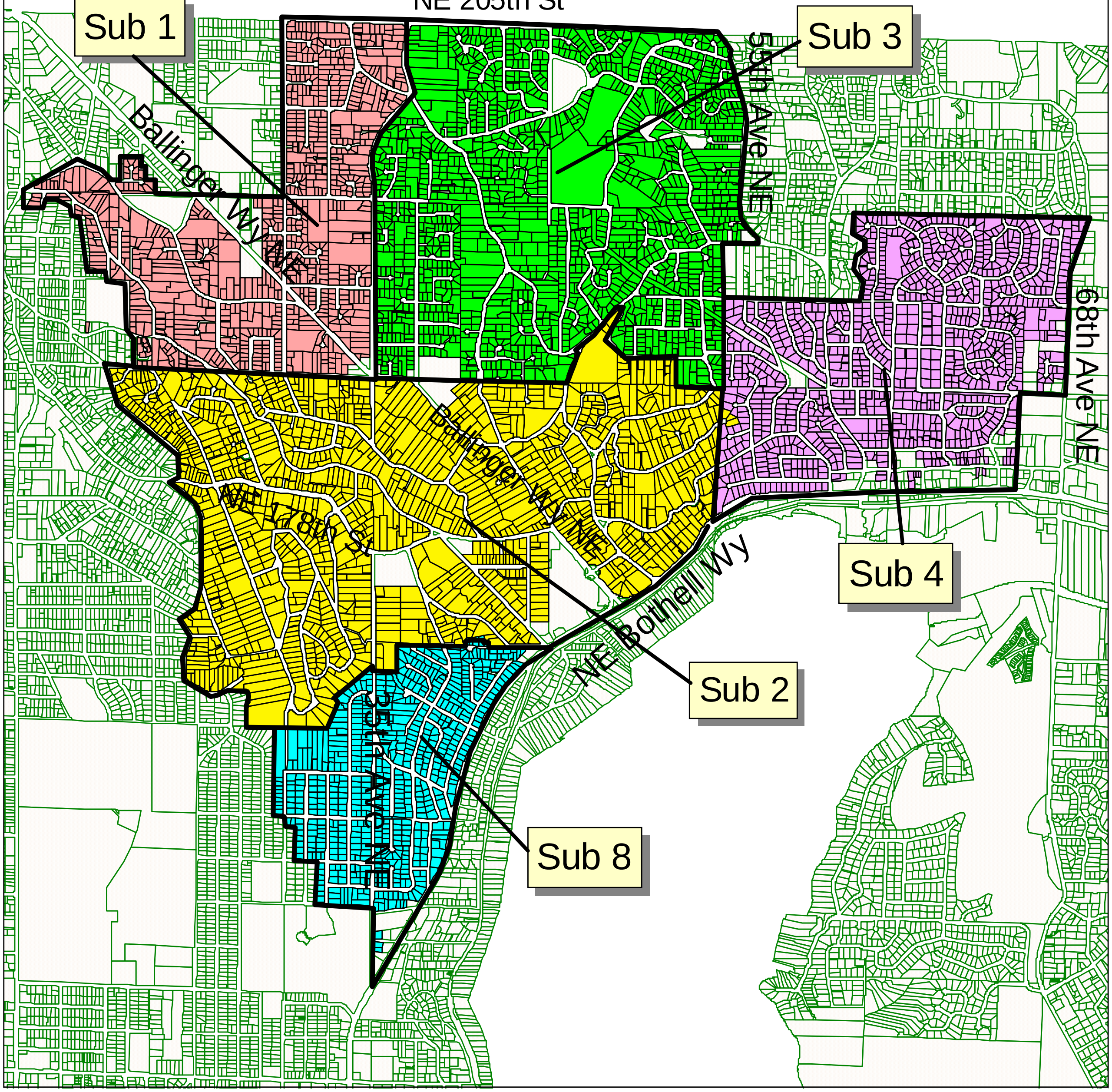
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. There are only 6 sales of properties with Above Grade Living Area less than 801 square feet. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade





These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. There are only 3 grade 5 and 4 grade 11 property sales. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 4

Subarea Map

File Name: TK c:\data\2009 au\area 4\area 4 maps\2008 area 4 map.apr

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May 19, 2008

0.1 0 0.1 0.2 0.3 0.4 Miles

King County

Department of Assessments

Legend
Area 4 map data.shp
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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: August 13, 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:
1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

2008 Land Value = 2007 Land Value x 1.12

with results rounded down to the next $1,000

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 547 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Subarea 3 had assessment ratios lower than others and the formula adjusted them upward more than others. Properties with grades greater than 8, with above grade living area greater than 3000 square feet, with lot sizes greater than 15,000 or less than 8,001 square feet had assessment ratios higher than others and the formula adjusted them upward less than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value / 0.8766166+ 0.03787041 (if SqFtLot < 8001) + 0.03336256 (if SqFtLot > 15000) - 0.02773988 (if Subarea = 3) + 0.03175757 (if Grade > 8) + 0.0505693 (if above grade living area > 3000 square feet)

The resulting total value is rounded down to the next $1,000, *then*:

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Other: *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous total value * 1.12) – (2008 land value) = 2008 imp value.
*If a house and mobile home exist, 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 total value * 1.12) – (2008 land value) = 2008 imp value.
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are $25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, 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.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = (2007 Land Value + Previous Improvement Value) * 1.12

with results rounded down to the next $1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 4 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Overall (if no other adjustments apply)

14.07%

Subarea 3	**Yes**
% Adjustment	3.73%
Grade > 8	**Yes**
% Adjustment	-3.99%
SqFtLot > 15000	**Yes**
% Adjustment	-4.18%
SqFtLot < 8001	**Yes**
% Adjustment	-4.72%
AGLA > 3000	**Yes**
% Adjustment	-6.22%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, A parcel in Subarea 3 receiving only this location adjustment would approximately receive a 17.8% upward adjustment (14.07% + 3.73%). There are 827 such parcels in this subarea with 155 sales from 2005 through 2007. There are 512 other parcels in Subarea 3 that receive additional downward adjustments.

36% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone, 17% are adjusted more, and 47% are adjusted less.

Area 4 Annual Update
Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	3	0.722	0.818	13.2%	0.403	1.233
6	16	0.839	0.940	12.1%	0.840	1.040
7	219	0.874	0.988	13.0%	0.969	1.006
8	220	0.864	0.979	13.4%	0.961	0.998
9	75	0.904	0.977	8.0%	0.945	1.008
10	10	0.938	0.999	6.5%	0.925	1.073
11	4	1.025	1.097	7.0%	0.922	1.271
Year Built or Year Renovated	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
1900-1940	20	0.862	0.957	11.0%	0.890	1.024
1941-1950	31	0.878	0.981	11.7%	0.914	1.047
1951-1960	146	0.856	0.963	12.5%	0.941	0.985
1961-1970	93	0.848	0.964	13.6%	0.934	0.994
1971-1980	120	0.900	1.018	13.1%	0.994	1.041
1981-1990	68	0.878	0.979	11.6%	0.948	1.010
1991-2000	29	0.916	0.996	8.7%	0.947	1.044
>2000	40	0.913	0.991	8.5%	0.945	1.037
Condition	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
Average	412	0.879	0.984	11.9%	0.971	0.997
Good	116	0.865	0.969	12.1%	0.942	0.997
Very Good	19	0.911	1.021	12.1%	0.951	1.090
Stories	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
1	388	0.870	0.983	13.1%	0.969	0.997
1.5	20	0.844	0.946	12.1%	0.890	1.002
2	138	0.898	0.984	9.7%	0.961	1.008
3	1	1.061	1.247	17.6%	N/A	N/A

Area 4 Annual Update
Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

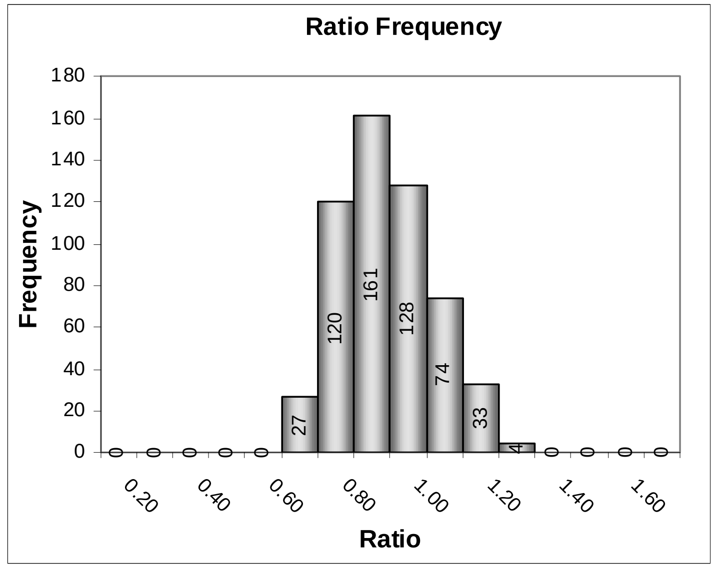
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	6	0.840	0.925	10.2%	0.742	1.109
801-1000	22	0.845	0.945	11.8%	0.876	1.013
1001-1500	209	0.873	0.991	13.5%	0.972	1.011
1501-2000	153	0.867	0.980	13.0%	0.959	1.002
2001-2500	87	0.879	0.984	12.0%	0.954	1.015
2501-3000	42	0.884	0.970	9.6%	0.931	1.008
> 3000	28	0.942	0.986	4.6%	0.932	1.039
View Y/N	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
N	483	0.873	0.978	12.1%	0.966	0.991
Y	64	0.914	1.013	10.8%	0.979	1.047
Sub	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
1	98	0.892	0.991	11.0%	0.968	1.013
2	115	0.893	0.988	10.6%	0.960	1.015
3	155	0.862	0.983	14.0%	0.961	1.005
4	108	0.875	0.978	11.8%	0.951	1.005
8	71	0.873	0.970	11.1%	0.933	1.007
Lot Size	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
3000-5000	8	0.974	1.027	5.4%	0.890	1.164
5001-8000	78	0.899	0.980	8.9%	0.948	1.012
8001-11000	203	0.863	0.986	14.2%	0.966	1.005
11001-15000	137	0.857	0.973	13.6%	0.950	0.996
15001-20000	62	0.904	0.992	9.6%	0.957	1.026
20001-30000	32	0.894	0.972	8.6%	0.921	1.022
30001-43559	18	0.899	0.981	9.1%	0.909	1.054
1AC-3AC	9	0.930	1.007	8.3%	0.868	1.146
Grade > 8	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
N	458	0.867	0.981	13.2%	0.968	0.994
Y	89	0.916	0.987	7.7%	0.958	1.015

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 2	*Lien Date:* 01/01/2007	*Date of Report:* 8/13/2008	*Sales Dates:* 1/2005 - 12/2007
Area 4	*Appr ID:* tkru	*Property Type:* 1 to 3 Unit Residences	*Adjusted for time?:* No

SAMPLE STATISTICS	
Sample size (n)	547
Mean Assessed Value	420,500
Mean Sales Price	479,300
Standard Deviation AV	114,406
Standard Deviation SP	133,947
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.890
Median Ratio	0.877
Weighted Mean Ratio	0.877
UNIFORMITY	
Lowest ratio	0.608
Highest ratio:	1.254
Coefficient of Dispersion	11.93%
Standard Deviation	0.127
Coefficient of Variation	14.31%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.861
Upper limit	0.892
95% Confidence: Mean	
Lower limit	0.879
Upper limit	0.900
SAMPLE SIZE EVALUATION	
N (population size)	4768
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.127
Recommended minimum:	26
Actual sample size:	547
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	292
# ratios above mean:	255
z:	1.582
Conclusion:	***Normal****
****i.e. no evidence of non-normality***	



COMMENTS:

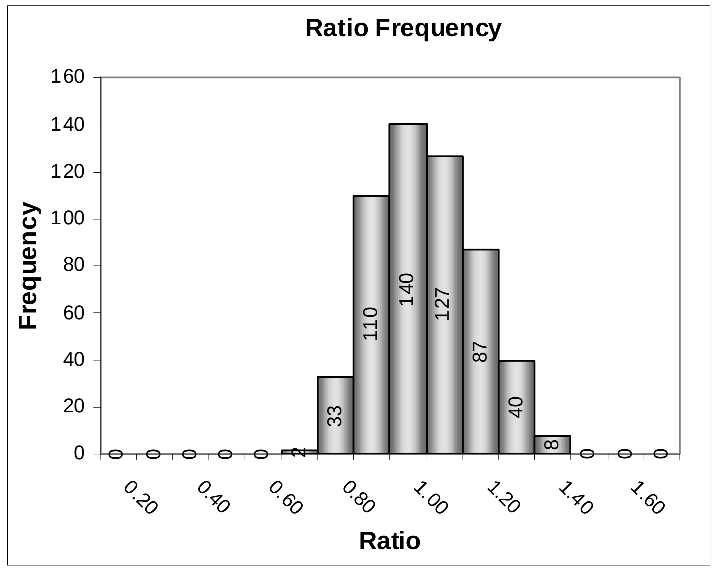
1 to 3 Unit Residences throughout area 4

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team:	Lien Date:	Date of Report:	Sales Dates:
NW / Team - 2	01/01/2008	8/13/2008	1/2005 - 12/2007
Area	Appr ID:	Property Type:	Adjusted for time?:
4	tkru	1 to 3 Unit Residences	No

SAMPLE STATISTICS	
Sample size (n)	547
Mean Assessed Value	470,800
Mean Sales Price	479,300
Standard Deviation AV	119,563
Standard Deviation SP	133,947
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.991
Weighted Mean Ratio	0.982
UNIFORMITY	
Lowest ratio	0.694
Highest ratio:	1.394
Coefficient of Dispersion	11.61%
Standard Deviation	0.139
Coefficient of Variation	13.94%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.974
Upper limit	1.012
95% Confidence: Mean	
Lower limit	0.987
Upper limit	1.011
SAMPLE SIZE EVALUATION	
N (population size)	4768
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.139
Recommended minimum:	31
Actual sample size:	547
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	282
# ratios above mean:	265
z:	0.727
Conclusion:	***Normal****
****i.e. no evidence of non-normality***	



COMMENTS:

1 to 3 Unit Residences throughout area 4

Both the assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	397170	1882	8/26/2005	$299,999	1090	0	6	1985	3	12659	Y	N	19013 20TH AVE NE
001	397170	1882	3/12/2005	$241,045	1090	0	6	1985	3	12659	Y	N	19013 20TH AVE NE
001	866590	0056	4/20/2006	$294,000	1090	0	6	1949	5	9714	Y	N	18571 30TH AVE NE
001	866590	0071	6/21/2005	$299,950	810	390	7	1926	4	16476	Y	N	18949 FOREST PARK DR NE
001	866590	0206	10/17/2005	$345,000	830	830	7	1981	3	11747	Y	N	18911 23RD AVE NE
001	319790	0055	6/15/2005	$342,000	890	500	7	1953	4	7273	Y	N	18528 29TH AVE NE
001	138830	0025	11/15/2005	$375,000	960	1200	7	1958	4	11502	Y	N	18926 33RD AVE NE
001	319790	0020	6/29/2006	$337,500	980	0	7	1952	4	7440	Y	N	18529 29TH AVE NE
001	319790	0020	2/8/2005	$302,000	980	0	7	1952	4	7440	Y	N	18529 29TH AVE NE
001	115550	0100	1/21/2005	$325,500	990	760	7	1969	4	7762	Y	N	3020 NE 204TH ST
001	866590	0144	3/2/2006	$332,000	1020	620	7	1957	3	7500	Y	N	18503 24TH PL NE
001	402290	1270	9/16/2005	$290,000	1030	0	7	1954	3	8640	Y	N	19840 30TH AVE NE
001	615290	0425	1/3/2005	$325,000	1030	400	7	1942	4	16532	Y	N	18553 35TH AVE NE
001	402290	1375	3/28/2007	$304,000	1040	0	7	1926	4	12082	Y	N	3026 NE 195TH ST
001	402290	1350	2/15/2006	$364,700	1050	500	7	1977	3	16595	Y	N	19614 30TH AVE NE
001	115561	0080	4/29/2005	$299,900	1080	840	7	1971	3	7800	Y	N	3201 NE 204TH ST
001	397170	1835	3/15/2007	$428,000	1100	800	7	1980	3	8500	Y	N	19051 LAGO PL NE
001	138830	0030	4/28/2006	$402,500	1110	800	7	1957	4	10994	Y	N	18918 33RD AVE NE
001	615290	0307	5/7/2007	$415,000	1110	770	7	1962	4	9750	Y	N	18742 30TH AVE NE
001	942550	0030	1/12/2007	$350,000	1110	1000	7	1984	3	7392	Y	N	19016 BALLINGER WAY NE
001	615290	0157	2/15/2005	$320,000	1120	780	7	1978	3	11873	Y	N	19010 33RD AVE NE
001	418190	0085	7/21/2005	$369,950	1130	1210	7	1989	3	10658	Y	N	18902 32ND AVE NE
001	396190	0020	6/13/2007	$342,900	1140	0	7	1954	3	8235	Y	N	18539 28TH AVE NE
001	402290	0775	7/10/2007	$339,000	1140	0	7	1955	3	7680	Y	N	20120 30TH AVE NE
001	402290	0775	2/25/2005	$255,000	1140	0	7	1955	3	7680	Y	N	20120 30TH AVE NE
001	259630	0025	8/30/2005	$285,000	1160	0	7	1955	3	8323	Y	N	3043 NE 203RD ST
001	319790	0075	7/8/2005	$389,950	1160	1040	7	1952	5	11956	Y	N	18550 29TH AVE NE
001	615290	0332	6/19/2006	$410,000	1160	810	7	1989	3	18550	Y	N	18719 BALLINGER WAY NE
001	615290	0334	7/12/2007	$413,000	1160	810	7	1989	3	12722	Y	N	18711 BALLINGER WAY NE
001	115562	0090	10/25/2005	$425,000	1170	810	7	1973	4	7207	Y	N	19522 34TH AVE NE
001	402290	0835	11/8/2006	$390,000	1170	730	7	1976	3	9545	Y	N	3025 NE 205TH ST

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	402290	1352	7/20/2006	$385,000	1190	530	7	1977	3	10341	Y	N	3115 NE 196TH PL
001	602740	0010	6/4/2007	$431,000	1220	0	7	1947	4	27752	Y	N	19027 FOREST PARK DR NE
001	319790	0015	7/10/2006	$379,950	1250	0	7	1952	4	8160	Y	N	18523 29TH AVE NE
001	115561	0130	1/26/2005	$335,000	1290	790	7	1970	4	8027	Y	N	3229 NE 204TH ST
001	202700	0010	6/15/2007	$460,000	1290	500	7	1973	3	10582	Y	N	20005 32ND AVE NE
001	397170	1755	8/22/2005	$275,000	1290	0	7	1979	4	18146	Y	N	19268 LAGO PL NE
001	402290	0510	5/15/2007	$399,950	1290	600	7	1973	4	15764	Y	N	20405 37TH AVE NE
001	402290	0806	9/13/2006	$337,700	1300	0	7	1952	3	9600	Y	N	20320 30TH AVE NE
001	669010	0020	2/16/2006	$350,000	1310	0	7	1982	3	9092	Y	N	3209 NE 195TH ST
001	615290	0134	5/26/2005	$369,000	1340	810	7	1995	3	7200	Y	N	3044 NE 190TH ST
001	866590	0331	4/18/2006	$435,000	1370	300	7	1958	3	12075	Y	N	19014 22ND AVE NE
001	402290	1328	3/28/2006	$350,000	1390	410	7	1976	3	10959	Y	N	3112 NE 197TH PL
001	866590	0315	7/8/2005	$335,000	1390	0	7	1960	4	10748	Y	N	19057 21ST AVE NE
001	866590	0391	4/24/2006	$395,500	1390	0	7	1962	3	10103	Y	N	19060 21ST AVE NE
001	866520	0050	12/18/2006	$500,000	1400	1250	7	1959	3	12124	Y	N	2313 NE 191ST ST
001	951300	0010	9/22/2005	$345,000	1460	0	7	1952	4	9750	Y	N	2016 NE 195TH PL
001	402290	1390	11/15/2005	$365,000	1490	860	7	1949	3	14380	Y	N	3102 NE 195TH ST
001	866590	0347	9/15/2005	$329,950	1500	0	7	1954	4	13206	Y	N	19042 FOREST PARK DR NE
001	737420	0040	3/13/2007	$430,000	1520	700	7	1973	3	7933	Y	N	19532 21ST AVE NE
001	615290	0452	4/7/2006	$355,000	1530	0	7	1986	3	15537	Y	N	18829 33RD AVE NE
001	202700	0050	7/3/2007	$375,500	1560	0	7	1970	3	9422	Y	N	20026 32ND AVE NE
001	942550	0055	4/18/2007	$450,000	1560	0	7	2002	3	12713	Y	N	19005 BALLINGER WAY NE
001	615290	0301	8/20/2007	$352,500	1570	0	7	1953	3	23450	Y	N	18731 BALLINGER WAY NE
001	418190	0060	8/8/2007	$402,800	1630	0	7	1950	4	7200	Y	N	18920 32ND AVE NE
001	866590	0215	9/27/2007	$375,000	1630	0	7	1953	3	23109	Y	N	18743 23RD AVE NE
001	866590	0068	10/25/2005	$335,000	1730	0	7	1965	3	6683	Y	N	18735 30TH AVE NE
001	397170	1830	5/13/2005	$295,000	1750	0	7	1954	4	7044	Y	N	19207 LAGO PL NE
001	741710	0180	3/10/2006	$405,000	1820	310	7	1938	3	47916	Y	N	19545 FOREST PARK DR NE
001	866520	0020	8/2/2006	$405,000	1880	0	7	1959	3	12821	Y	N	2320 NE 191ST ST
001	856297	0010	7/11/2006	$451,300	1970	0	7	1980	3	9082	Y	N	3418 NE 190TH ST
001	866590	0150	9/1/2005	$420,000	2090	0	7	1953	3	27026	Y	N	2331 NE PERKINS WAY

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	115562	0080	9/13/2006	$475,000	2140	0	7	1973	3	11006	Y	N	19518 34TH AVE NE
001	741710	0132	4/14/2005	$374,950	2340	0	7	1976	3	8653	Y	N	1600 NE 195TH ST
001	928675	0080	12/8/2005	$375,000	1180	870	8	1975	3	7216	Y	N	3004 NE 193RD ST
001	619150	0200	10/27/2005	$379,000	1240	910	8	1975	3	7815	Y	N	3002 NE 192ND ST
001	619150	0090	8/28/2007	$399,000	1250	820	8	1975	3	9508	Y	N	19200 32ND AVE NE
001	255730	0090	6/12/2006	$459,000	1290	740	8	1981	3	9438	Y	N	2513 NE 191ST ST
001	263690	0280	5/15/2006	$389,950	1290	0	8	1964	3	9000	Y	N	2128 NE 195TH PL
001	267230	0020	7/19/2006	$392,500	1330	620	8	1978	3	7203	Y	N	2913 NE 195TH ST
001	267230	0120	9/5/2006	$402,000	1330	620	8	1978	3	7225	Y	N	2903 NE 193RD ST
001	267230	0140	2/25/2005	$340,000	1330	1170	8	1978	3	7428	Y	N	2913 NE 193RD ST
001	951300	0040	6/6/2007	$510,000	1360	400	8	1961	3	12120	Y	N	2129 NE 195TH PL
001	928675	0120	8/31/2007	$439,000	1370	1010	8	1975	3	7200	Y	N	3021 NE 194TH ST
001	402290	1559	6/26/2007	$535,000	1380	960	8	1977	4	9912	Y	N	3419 NE 197TH LN
001	401850	0070	12/8/2005	$410,000	1390	1090	8	1978	3	11160	Y	N	3017 NE 201ST PL
001	866590	0333	12/1/2005	$499,950	1400	1400	8	1958	4	21606	Y	N	19010 22ND AVE NE
001	267230	0030	7/24/2007	$523,000	1420	810	8	1978	3	8133	Y	N	19411 30TH AVE NE
001	267230	0160	9/12/2005	$389,950	1480	760	8	1979	3	7861	Y	N	2925 NE 193RD ST
001	619150	0130	5/9/2007	$507,500	1500	500	8	1975	3	8533	Y	N	19215 32ND AVE NE
001	619150	0130	10/21/2005	$385,000	1500	500	8	1975	3	8533	Y	N	19215 32ND AVE NE
001	115564	0100	8/24/2006	$480,000	1550	1090	8	1980	3	6690	Y	N	3220 NE 198TH PL
001	866590	0128	6/20/2007	$457,000	1600	0	8	1970	3	12737	Y	N	18554 26TH AVE NE
001	402290	1313	2/21/2007	$475,000	1630	460	8	1987	3	9550	Y	N	19809 31ST AVE NE
001	202700	0110	6/22/2006	$405,000	1870	0	8	1994	3	8734	Y	N	20019 33RD AVE NE
001	866590	0203	3/25/2005	$424,977	1990	1050	8	1993	3	6612	Y	N	2630 NE 184TH PL
001	866590	0250	5/11/2006	$650,000	2020	0	8	1990	3	65775	Y	N	18780 23RD AVE NE
001	259176	0010	8/27/2007	$607,000	2040	1060	8	1998	3	4948	Y	N	18650 22ND PL NE
001	615290	0238	8/22/2006	$629,950	2640	0	8	1978	3	37750	Y	N	3233 NE 195TH ST
001	259176	0040	8/2/2005	$495,000	1970	0	9	1999	3	6363	Y	N	18620 22ND PL NE
001	259176	0020	10/8/2007	$579,950	2070	0	9	1998	3	4432	Y	N	18640 22ND PL NE
001	604200	0070	6/27/2006	$515,000	2360	0	9	1999	3	7275	Y	N	3020 NE 195TH CT
001	866590	0261	3/4/2005	$425,000	2390	0	9	1993	3	15350	Y	N	18980 FOREST PARK DR NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	402290	1655	6/18/2007	$715,000	2620	0	9	2007	3	9000	Y	N	19510 32ND AVE NE
001	402290	1613	7/27/2007	$699,950	2820	0	9	2007	3	13104	Y	N	19630 32ND AVE NE
001	402290	1615	5/15/2007	$716,000	2820	0	9	2007	3	13611	Y	N	19710 32ND AVE NE
001	615290	0451	3/7/2005	$650,000	3080	0	9	1999	3	49094	Y	N	18711 35TH AVE NE
001	866590	0260	12/12/2005	$885,000	3210	0	10	2005	3	21877	Y	N	18974 FOREST PARK DR NE
002	115410	0205	11/29/2006	$337,000	900	0	5	1987	3	7500	Y	N	4066 NE 174TH ST
002	402410	0530	8/7/2006	$281,850	640	0	6	1939	3	33628	Y	N	17036 26TH AVE NE
002	401990	0086	5/25/2007	$300,000	800	0	6	1942	4	7401	Y	N	18417 47TH PL NE
002	401990	0144	1/18/2007	$299,000	1010	0	6	1951	4	17850	Y	N	18430 47TH PL NE
002	401930	0437	8/23/2007	$380,000	1030	840	6	1952	3	9720	Y	N	3526 NE 182ND ST
002	402230	0030	2/16/2005	$280,000	1080	0	6	1920	4	16454	Y	N	4623 NE 175TH ST
002	401930	1260	9/15/2006	$425,000	1130	0	6	1947	3	22470	Y	N	4788 NE 178TH ST
002	401930	1210	7/31/2007	$315,000	1390	0	6	1948	3	15734	Y	N	17830 47TH AVE NE
002	402170	0036	7/27/2007	$435,100	800	530	7	1953	4	15630	Y	N	17841 49TH PL NE
002	402170	0036	5/25/2006	$375,000	800	530	7	1953	4	15630	Y	N	17841 49TH PL NE
002	401930	0270	6/1/2006	$349,950	870	0	7	1947	4	20000	Y	N	18464 40TH PL NE
002	401930	0980	9/28/2005	$571,000	1000	320	7	1920	4	58370	Y	N	18251 BALLINGER WAY NE
002	402350	0861	5/4/2007	$432,000	1000	440	7	1993	3	8699	Y	N	2806 NE 179TH CT
002	115410	0416	1/14/2006	$265,000	1030	0	7	1957	3	8745	Y	N	16850 HAMLIN RD NE
002	402110	0010	10/17/2006	$470,000	1030	470	7	1955	3	8702	Y	N	18205 47TH PL NE
002	402410	1670	9/15/2005	$269,777	1040	0	7	1955	4	9997	Y	N	2548 NE 178TH ST
002	402410	1680	8/28/2006	$303,450	1040	0	7	1955	3	7600	Y	N	2536 NE 178TH ST
002	402410	1700	9/12/2006	$344,000	1040	0	7	1955	3	10200	Y	N	2524 NE 178TH ST
002	553830	0245	11/15/2006	$550,000	1050	520	7	1954	4	24360	Y	N	16705 33RD AVE NE
002	115410	0530	6/22/2006	$400,000	1070	0	7	1950	3	20250	Y	N	17016 37TH AVE NE
002	401930	0770	8/9/2007	$335,000	1080	0	7	1936	3	31361	Y	N	3515 NE 182ND ST
002	401930	0210	3/28/2005	$350,000	1100	880	7	1961	3	15800	Y	N	18403 51ST PL NE
002	402350	0117	12/7/2006	$378,500	1100	0	7	1959	4	10650	Y	N	18232 30TH AVE NE
002	402410	0551	8/10/2005	$320,000	1100	0	7	1958	4	13500	Y	N	17074 26TH AVE NE
002	928970	0030	5/3/2005	$325,000	1110	700	7	1955	3	8840	Y	N	18220 29TH PL NE
002	718500	0010	9/11/2006	$300,000	1140	0	7	1967	3	20038	Y	N	18217 BALLINGER WAY NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water- front	Situs Address
002	402410	1750	8/1/2005	$305,000	1160	580	7	1979	3	7240	Y	N	18006 25TH AVE NE
002	402350	0351	6/12/2006	$409,950	1170	360	7	1962	3	9350	Y	N	2923 NE 182ND ST
002	558990	0391	5/16/2007	$395,000	1170	600	7	1958	3	12632	Y	N	2502 NE 168TH ST
002	401930	0675	7/25/2006	$435,000	1180	1070	7	1942	5	12355	Y	N	3834 NE 178TH ST
002	401930	0675	2/25/2005	$360,000	1180	1070	7	1942	5	12355	Y	N	3834 NE 178TH ST
002	401930	0230	10/24/2005	$332,450	1190	0	7	1994	3	32198	Y	N	5120 NE 184TH ST
002	664250	0030	1/22/2005	$244,900	1190	0	7	1967	3	10656	Y	N	18222 25TH AVE NE
002	401930	1446	11/15/2005	$546,000	1200	1100	7	1959	4	9065	Y	N	17571 BOTHELL WAY NE
002	402050	0025	5/11/2006	$260,000	1200	0	7	1947	3	9165	Y	N	4420 NE 178TH ST
002	402350	0770	2/15/2007	$394,000	1210	0	7	1929	5	8109	Y	N	2848 NE 180TH PL
002	402410	0390	9/19/2005	$329,950	1250	0	7	1947	4	19110	Y	N	17715 28TH AVE NE
002	401930	0910	6/21/2005	$278,000	1290	0	7	1952	4	8480	Y	N	4036 NE 178TH ST
002	115410	0105	8/16/2005	$485,000	1300	0	7	1942	3	33951	Y	N	4039 NE 178TH ST
002	402110	0006	2/27/2006	$392,000	1370	340	7	1958	4	15250	Y	N	4654 NE 178TH ST
002	402050	0015	11/23/2005	$310,000	1400	0	7	1947	4	8023	Y	N	4418 NE 178TH ST
002	402350	0062	10/23/2006	$459,950	1400	680	7	1962	4	13500	Y	N	3404 NE 184TH ST
002	402350	0217	9/24/2007	$340,000	1460	820	7	1964	3	7663	Y	N	2921 NE 185TH ST
002	402350	0455	8/15/2007	$533,119	1460	860	7	1958	4	17863	Y	N	3305 NE 180TH ST
002	401930	0051	4/19/2006	$300,000	1490	0	7	1959	3	11371	Y	N	5211 NE 184TH ST
002	092604	9024	3/22/2006	$422,000	1500	0	7	1963	5	12857	Y	N	2665 NE 169TH ST
002	401930	1465	2/1/2006	$535,000	1510	900	7	1959	4	21410	Y	N	17837 BOTHELL WAY NE
002	401930	0190	8/3/2005	$405,000	1540	0	7	1952	5	15802	Y	N	18402 47TH AVE NE
002	402350	0066	7/13/2005	$325,000	1610	0	7	1953	4	19379	Y	N	3314 NE 182ND ST
002	401930	0680	9/6/2006	$380,000	1660	0	7	1952	4	9697	Y	N	17803 40TH AVE NE
002	092604	9025	8/19/2005	$409,950	1720	0	7	1980	4	12000	Y	N	2651 NE 169TH ST
002	401930	0755	7/11/2006	$475,000	1760	0	7	1918	4	21680	Y	N	3560 NE 180TH ST
002	401990	0119	7/21/2005	$305,000	1760	0	7	1978	3	8550	Y	N	4942 NE 184TH ST
002	402410	0636	5/23/2006	$350,000	1960	0	7	1951	3	18000	Y	N	17058 28TH AVE NE
002	402350	0986	2/13/2007	$434,502	2100	0	7	1951	5	20700	Y	N	3029 NE 178TH ST
002	401930	1525	4/2/2007	$439,000	2110	0	7	1916	4	16584	Y	N	17586 BALLINGER WAY NE
002	402350	0545	10/6/2005	$550,000	2130	200	7	1936	5	31969	Y	N	18004 29TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	553830	0040	9/20/2006	$407,000	2150	0	7	1951	3	13547	Y	N	16925 32ND AVE NE
002	553830	0339	10/10/2005	$500,000	1230	1230	8	1966	4	45302	Y	N	3227 NE 167TH ST
002	401930	1026	5/24/2007	$486,000	1280	160	8	1928	5	20000	Y	N	18204 BALLINGER WAY NE
002	401930	1305	7/5/2007	$600,000	1300	1040	8	1957	3	15100	Y	N	5303 NE 178TH ST
002	402350	0820	3/15/2005	$425,000	1320	930	8	2005	3	8298	Y	N	2840 NE 178TH ST
002	402890	0062	3/25/2005	$445,000	1320	1200	8	1958	4	11270	Y	N	3227 NE 181ST ST
002	402350	0821	4/21/2005	$425,000	1320	930	8	2005	3	9672	Y	N	2838 NE 178TH ST
002	402350	0822	3/23/2005	$426,000	1320	930	8	2005	3	13080	Y	N	2836 NE 178TH ST
002	402350	1256	1/18/2005	$435,000	1330	950	8	1998	3	51400	Y	N	17113 35TH AVE NE
002	401930	1470	4/26/2007	$522,500	1400	0	8	1984	3	29735	Y	N	4620 NE 175TH ST
002	401930	1155	4/28/2007	$585,000	1470	1110	8	1947	3	32057	Y	N	5131 NE 180TH ST
002	402350	0656	10/10/2007	$475,000	1490	0	8	1953	3	14400	Y	N	17835 33RD AVE NE
002	402350	0331	6/9/2005	$500,000	1510	1180	8	1959	5	12750	Y	N	3029 NE 182ND ST
002	402890	0035	5/31/2007	$553,348	1550	1550	8	1959	3	16960	Y	N	3015 NE 181ST ST
002	401930	0870	9/29/2006	$645,000	1560	550	8	1956	4	33440	Y	N	17868 40TH AVE NE
002	401930	0801	5/10/2007	$439,000	1610	0	8	1966	3	15100	Y	N	3565 NE 182ND ST
002	402350	0965	5/20/2005	$519,000	1690	1240	8	1979	4	51836	Y	N	3065 NE 178TH ST
002	883290	0265	5/19/2006	$698,999	1710	870	8	1960	4	10450	Y	N	5508 NE 180TH ST
002	401930	0426	6/14/2007	$550,000	1750	420	8	1965	3	19400	Y	N	3506 NE 182ND ST
002	401930	1501	7/18/2006	$440,000	1870	0	8	1959	3	9173	Y	N	17575 47TH AVE NE
002	558990	0430	12/7/2005	$455,000	1870	0	8	1951	4	23393	Y	N	2558 NE 168TH ST
002	402350	0090	12/1/2006	$525,000	1890	620	8	1962	3	14851	Y	N	3030 NE 182ND ST
002	401930	0340	11/4/2005	$470,500	1920	260	8	1990	3	30801	Y	N	18439 40TH PL NE
002	260020	0090	8/17/2005	$423,500	1980	0	8	1986	3	10041	Y	N	2629 NE 184TH PL
002	401930	0005	11/20/2007	$475,000	2040	380	8	1984	3	20000	Y	N	4920 NE 180TH ST
002	081750	0010	11/15/2006	$539,450	2060	650	8	2000	3	10233	Y	N	2802 NE 177TH PL
002	401930	0845	12/20/2006	$538,000	2070	0	8	1947	5	21166	Y	N	17851 40TH AVE NE
002	401930	0690	10/21/2005	$315,000	2100	0	8	1953	3	10115	Y	N	3818 NE 178TH ST
002	115410	0225	4/27/2007	$630,500	2130	0	8	1973	3	19000	Y	N	17230 BROOKSIDE BLVD NE
002	401930	0820	6/23/2005	$650,000	2220	0	8	1940	4	40781	Y	N	3815 NE 182ND ST
002	928990	0080	8/24/2006	$480,740	2220	840	8	1989	3	9840	Y	N	2834 NE 183RD ST

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	402350	0228	8/8/2005	$462,000	2240	0	8	1984	3	15615	Y	N	2619 NE 185TH ST
002	402350	0605	9/13/2007	$529,000	2276	0	8	2003	3	13245	Y	N	2946 NE 178TH ST
002	402350	0605	3/22/2005	$445,000	2276	0	8	2003	3	13245	Y	N	2946 NE 178TH ST
002	402350	0326	11/14/2006	$669,500	2310	0	8	1955	4	13500	Y	N	3041 NE 182ND ST
002	115410	0325	10/10/2007	$550,000	2320	450	8	1985	3	26075	Y	N	17405 BROOKSIDE BLVD NE
002	401930	0545	1/10/2006	$495,000	2340	0	8	1953	3	17499	Y	N	18450 35TH AVE NE
002	401930	0545	2/14/2005	$430,000	2340	0	8	1953	3	17499	Y	N	18450 35TH AVE NE
002	260020	0060	4/19/2007	$565,000	2370	0	8	1986	3	11068	Y	N	2607 NE 184TH PL
002	260020	0060	7/22/2006	$487,000	2370	0	8	1986	3	11068	Y	N	2607 NE 184TH PL
002	402410	0750	7/26/2006	$750,000	2520	180	8	1953	4	71002	Y	N	17137 32ND AVE NE
002	402410	1765	4/27/2006	$629,000	2620	0	8	1984	3	19150	Y	N	18022 25TH AVE NE
002	402350	0342	12/18/2006	$510,000	1540	220	9	1979	3	15000	Y	N	3001 NE 182ND ST
002	401990	0115	4/23/2007	$649,000	1850	680	9	1956	4	16365	Y	N	18426 47TH PL NE
002	401930	1040	8/11/2006	$615,000	2120	0	9	2001	3	18350	Y	N	17848 BALLINGER WAY NE
002	115410	0541	3/29/2006	$699,000	2390	0	9	2005	3	13132	Y	N	17008 37TH AVE NE
002	402410	0746	8/5/2005	$708,500	2530	700	9	1990	3	14835	Y	N	17305 32ND AVE NE
002	402410	1805	6/1/2007	$692,500	2570	0	9	2006	3	7203	Y	N	18078 25TH AVE NE
002	401930	0906	12/5/2005	$470,000	2670	0	9	1958	4	14455	Y	N	4008 NE 178TH ST
002	401930	0475	11/14/2006	$815,000	2700	640	9	1970	4	40999	Y	N	18235 40TH AVE NE
002	402350	1250	6/14/2005	$676,000	2740	0	9	1998	3	36679	Y	N	17133 35TH AVE NE
002	402410	1793	7/20/2007	$739,000	2840	0	9	2007	3	10793	Y	N	18082 25TH AVE NE
002	402350	0220	5/31/2007	$599,950	3040	0	9	1963	4	12251	Y	N	2911 NE 185TH ST
002	553830	0185	3/13/2007	$874,950	3360	0	9	2004	3	14331	Y	N	17130 32ND AVE NE
002	401930	0055	7/20/2006	$739,000	2250	1170	10	1979	3	23694	Y	N	5221 NE 184TH ST
002	402350	1139	5/23/2007	$868,500	2610	860	10	2007	3	12265	Y	N	17516 32ND AVE NE
002	402350	0781	11/27/2007	$730,000	2830	0	10	1999	3	11092	Y	N	17841 29TH AVE NE
002	401930	1606	8/3/2006	$860,000	6490	0	10	1991	3	20705	Y	N	4626 NE 174TH PL
003	402290	6100	11/29/2005	$248,000	880	0	5	1948	3	8127	Y	N	18710 50TH AVE NE
003	402290	1760	10/26/2005	$388,000	980	0	5	1918	5	23925	Y	N	19716 35TH AVE NE
003	032604	9115	7/22/2005	$411,500	900	0	6	1918	5	9100	Y	N	3710 NE 189TH PL
003	402290	4970	3/29/2007	$240,000	960	0	6	1949	3	8446	Y	N	18951 45TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water- front	Situs Address
003	386240	0010	4/11/2005	$321,000	1090	0	7	1964	3	13200	Y	N	5014 NE 188TH ST
003	402770	0535	10/18/2006	$439,950	1090	100	7	1951	3	18769	Y	N	19334 53RD AVE NE
003	402290	1705	2/22/2006	$393,000	1130	730	7	1980	3	10018	Y	N	3910 NE 199TH ST
003	402770	0508	6/28/2006	$333,000	1140	0	7	1986	3	10930	Y	N	19509 55TH AVE NE
003	402290	0270	4/18/2005	$302,000	1160	580	7	1973	4	9400	Y	N	4020 NE 197TH ST
003	346100	0020	9/21/2006	$480,000	1170	650	7	1961	4	20027	Y	N	19055 47TH PL NE
003	346100	0182	7/28/2006	$399,999	1170	650	7	1961	3	11235	Y	N	4918 NE 193RD ST
003	386240	0070	3/18/2005	$330,000	1180	580	7	1965	3	16994	Y	N	4927 NE 190TH ST
003	259320	0150	1/26/2007	$450,000	1200	580	7	1962	3	8563	Y	N	3720 NE 192ND ST
003	731190	0040	9/26/2006	$390,000	1200	830	7	1975	3	9880	Y	N	3909 NE 199TH ST
003	402290	0481	2/22/2005	$360,000	1210	910	7	1960	3	10041	Y	N	4230 NE 197TH ST
003	346100	0080	9/7/2005	$360,000	1220	1090	7	1961	3	13724	Y	N	19108 47TH PL NE
003	402940	0251	7/21/2006	$392,000	1220	720	7	1963	3	7500	Y	N	19515 36TH AVE NE
003	731190	0030	10/5/2005	$375,500	1220	320	7	1975	3	8000	Y	N	3920 NE 199TH ST
003	928910	0120	7/12/2007	$470,000	1230	810	7	1962	3	11700	Y	N	4029 NE 196TH ST
003	267810	0025	8/6/2007	$379,980	1240	0	7	1954	4	6727	Y	N	18526 36TH PL NE
003	267810	0025	5/25/2006	$330,000	1240	0	7	1954	4	6727	Y	N	18526 36TH PL NE
003	345900	0260	12/29/2005	$389,000	1260	540	7	1963	4	9990	Y	N	5102 NE 201ST PL
003	345900	0260	2/22/2005	$356,000	1260	540	7	1963	4	9990	Y	N	5102 NE 201ST PL
003	402770	0320	7/24/2006	$449,500	1270	700	7	2002	3	6600	Y	N	5425 NE 204TH ST
003	259700	0046	11/17/2006	$363,500	1280	0	7	1958	4	8748	Y	N	18804 51ST AVE NE
003	032604	9042	6/8/2006	$357,100	1290	0	7	1962	3	11218	Y	N	3601 NE 195TH ST
003	402940	0070	12/17/2007	$435,000	1290	720	7	1962	4	8400	Y	N	19612 36TH AVE NE
003	115563	0060	10/4/2005	$331,000	1300	390	7	1975	3	9144	Y	N	19220 35TH PL NE
003	259700	0040	11/29/2006	$370,000	1300	0	7	1958	4	8748	Y	N	18812 51ST AVE NE
003	259330	0040	10/7/2005	$380,000	1310	350	7	1961	3	8815	Y	N	19240 38TH PL NE
003	380000	0210	11/2/2007	$510,000	1320	500	7	1962	3	9604	Y	N	4715 NE 203RD ST
003	402290	6221	8/7/2006	$459,500	1320	500	7	1976	3	10300	Y	N	5119 NE 188TH ST
003	402290	6221	1/26/2006	$370,000	1320	500	7	1976	3	10300	Y	N	5119 NE 188TH ST
003	402290	1981	9/26/2006	$440,000	1340	1340	7	1964	3	8640	Y	N	19519 38TH AVE NE
003	402290	1981	7/27/2005	$340,000	1340	1340	7	1964	3	8640	Y	N	19519 38TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	402290	2246	5/30/2006	$549,000	1350	900	7	1963	3	30000	Y	N	19207 40TH PL NE
003	402940	0201	10/26/2005	$490,000	1360	0	7	1983	3	7983	Y	N	19530 35TH AVE NE
003	402770	0529	7/12/2007	$407,000	1390	0	7	1967	4	11000	Y	N	5403 NE 195TH ST
003	115563	0020	10/11/2005	$399,950	1410	550	7	1975	3	9613	Y	N	3523 NE 192ND PL
003	402770	0499	11/15/2005	$351,000	1420	0	7	1960	4	12000	Y	N	19519 55TH AVE NE
003	570680	0100	4/12/2006	$456,500	1450	500	7	1967	3	13057	Y	N	19033 53RD AVE NE
003	032604	9029	12/20/2005	$398,000	1470	360	7	1934	4	19757	Y	N	19037 37TH AVE NE
003	380000	0020	4/12/2007	$506,000	1470	1220	7	1977	3	9600	Y	N	5405 NE 204TH ST
003	380000	0020	8/12/2005	$476,500	1470	1220	7	1977	3	9600	Y	N	5405 NE 204TH ST
003	402940	0170	3/29/2007	$425,000	1560	0	7	1961	4	7840	Y	N	19605 36TH AVE NE
003	721170	0020	10/27/2006	$480,000	1560	700	7	1969	3	7238	Y	N	3627 NE 195TH ST
003	259700	0075	10/24/2007	$395,000	1600	0	7	1958	3	9081	Y	N	18835 52ND AVE NE
003	380000	0050	2/24/2006	$400,000	1610	600	7	1978	3	9408	Y	N	4729 NE 204TH ST
003	402770	0587	6/16/2005	$326,000	1610	0	7	1954	3	15899	Y	N	19361 53RD AVE NE
003	402290	6275	8/9/2006	$495,000	1690	550	7	1986	3	8413	Y	N	5205 NE 188TH ST
003	276370	0020	6/12/2006	$379,500	1700	0	7	1967	3	13508	Y	N	4950 NE 193RD ST
003	259320	0190	7/12/2005	$475,000	1730	0	7	1961	4	7415	Y	N	3704 NE 192ND ST
003	212200	0025	5/17/2006	$421,500	1810	0	7	1990	3	10894	Y	N	19701 40TH PL NE
003	402290	4765	7/21/2006	$441,000	1950	0	7	1987	3	9600	Y	N	18740 45TH PL NE
003	402290	6236	12/17/2007	$477,670	1970	0	7	1916	3	19574	Y	N	5202 NE 187TH ST
003	402290	2521	5/13/2005	$300,000	2090	0	7	1962	3	14595	Y	N	3844 NE 185TH ST
003	402290	2080	2/2/2007	$460,000	3340	0	7	1970	3	16910	Y	N	19535 40TH PL NE
003	402290	2241	11/1/2006	$429,950	1140	940	8	1960	3	13740	Y	N	19063 40TH PL NE
003	928900	0040	3/21/2006	$401,550	1150	520	8	1960	3	9950	Y	N	19543 38TH AVE NE
003	402290	5013	1/13/2006	$412,000	1300	1000	8	1960	4	27344	Y	N	18920 40TH PL NE
003	402770	0013	6/28/2005	$334,000	1300	360	8	1979	3	18318	Y	N	4523 NE 201ST PL
003	736620	0020	10/9/2007	$499,000	1300	940	8	1978	3	9716	Y	N	19223 55TH AVE NE
003	736620	0020	1/11/2007	$460,000	1300	940	8	1978	3	9716	Y	N	19223 55TH AVE NE
003	345900	0060	5/31/2006	$575,000	1370	600	8	1966	3	12950	Y	N	5319 NE 201ST PL
003	402770	1360	6/15/2005	$360,000	1370	540	8	1967	3	11990	Y	N	5008 NE 190TH ST
003	259740	0140	11/28/2007	$646,600	1380	990	8	1977	3	11160	Y	N	20304 42ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	401711	0380	5/25/2007	$448,250	1380	870	8	1977	3	9621	Y	N	4600 NE 203RD CT
003	259740	0100	6/4/2007	$500,000	1390	500	8	1977	4	9600	Y	N	20338 42ND AVE NE
003	345900	0200	4/3/2006	$610,000	1400	600	8	1965	3	10600	Y	N	20137 53RD AVE NE
003	662060	0130	11/3/2005	$420,000	1420	710	8	1971	3	11275	Y	N	5200 NE 190TH ST
003	771700	0120	4/26/2006	$477,600	1420	1000	8	1960	3	9375	Y	N	3813 NE 190TH PL
003	401711	0270	5/17/2005	$425,000	1430	740	8	1977	4	7508	Y	N	20312 46TH PL NE
003	259740	0010	7/15/2005	$420,000	1440	730	8	1977	3	12680	Y	N	20119 44TH AVE NE
003	259747	0010	2/27/2007	$469,950	1480	600	8	1984	3	14575	Y	N	5214 NE 193RD ST
003	345910	0300	10/4/2005	$350,000	1480	400	8	1968	3	7400	Y	N	5475 NE 200TH PL
003	259740	0250	9/26/2007	$543,000	1540	1070	8	1977	3	9800	Y	N	4412 NE 203RD PL
003	034650	0050	11/5/2007	$454,950	1550	1100	8	1962	3	10247	Y	N	3721 NE 188TH ST
003	561100	0100	1/23/2007	$480,000	1560	1020	8	1978	3	9280	Y	N	19741 41ST AVE NE
003	276371	0090	6/14/2007	$565,000	1570	790	8	1974	4	12132	Y	N	19415 49TH PL NE
003	276371	0090	7/18/2005	$465,000	1570	790	8	1974	4	12132	Y	N	19415 49TH PL NE
003	073200	0050	6/1/2007	$610,000	1580	760	8	1967	3	10150	Y	N	18613 41ST PL NE
003	440070	0045	5/17/2006	$442,000	1580	0	8	1969	3	10688	Y	N	19321 46TH AVE NE
003	771700	0170	3/14/2005	$344,000	1580	0	8	1960	4	10072	Y	N	3801 NE 189TH PL
003	032604	9015	7/12/2007	$480,000	1620	440	8	1985	3	7250	Y	N	19003 37TH AVE NE
003	345910	0110	12/21/2006	$580,000	1650	900	8	1968	3	9500	Y	N	5408 NE 200TH PL
003	662060	0070	9/12/2005	$394,000	1670	740	8	1967	3	10869	Y	N	19235 51ST AVE NE
003	073201	0040	10/19/2006	$561,000	1710	600	8	1976	3	18850	Y	N	4402 NE 187TH PL
003	345970	0260	1/18/2007	$615,000	1720	870	8	1978	3	9270	Y	N	20233 41ST PL NE
003	066200	0035	10/17/2007	$690,000	1740	1090	8	1968	3	14944	Y	N	5027 NE 197TH ST
003	066200	0035	7/12/2006	$579,900	1740	1090	8	1968	3	14944	Y	N	5027 NE 197TH ST
003	259740	0020	2/22/2006	$433,000	1780	730	8	1977	3	11200	Y	N	20125 44TH AVE NE
003	402770	0465	9/5/2006	$730,100	1790	1490	8	1998	3	19166	Y	N	5401 NE 197TH ST
003	662060	0100	8/22/2006	$440,000	1800	1220	8	1968	3	12102	Y	N	19207 51ST AVE NE
003	073200	0200	10/27/2005	$469,950	1850	800	8	1966	4	9071	Y	N	4001 NE 186TH ST
003	401800	0050	5/23/2007	$475,000	1850	0	8	1959	3	12172	Y	N	3705 NE 187TH ST
003	402290	2042	8/7/2006	$520,000	1860	690	8	1964	4	11200	Y	N	19546 38TH AVE NE
003	379060	0110	8/24/2005	$435,000	1880	240	8	1972	3	9760	Y	N	19731 40TH CT NE

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Area 4
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	662060	0020	4/20/2005	$442,500	1880	1080	8	1967	4	13290	Y	N	4949 NE 193RD ST
003	259740	0340	4/5/2005	$485,000	1890	1050	8	1975	4	10675	Y	N	20130 44TH AVE NE
003	402290	2965	4/30/2007	$550,000	1900	710	8	1980	3	14700	Y	N	19526 40TH PL NE
003	402770	0324	9/21/2006	$599,900	1900	720	8	1962	3	13192	Y	N	20312 54TH LN NE
003	212200	0020	5/16/2005	$380,000	1940	430	8	1983	3	13365	Y	N	19705 40TH PL NE
003	402770	0216	5/30/2007	$575,000	1960	1340	8	1967	3	17614	Y	N	4652 NE 201ST PL
003	402770	0600	10/6/2006	$600,000	2020	570	8	1982	3	27939	Y	N	5204 NE 193RD PL
003	402290	2960	10/24/2005	$499,900	2060	1680	8	1977	3	22400	Y	N	19522 40TH PL NE
003	440070	0541	8/27/2007	$525,000	2140	0	8	1971	3	9557	Y	N	4640 NE 187TH PL
003	402770	1256	4/23/2007	$479,950	2160	0	8	2000	3	9076	Y	N	19212 53RD CT NE
003	342510	0035	8/4/2005	$489,000	2180	600	8	1977	3	10200	Y	N	19729 53RD AVE NE
003	402290	2510	5/17/2007	$560,000	2220	0	8	1986	3	9210	Y	N	3934 NE 186TH ST
003	402290	7740	2/16/2006	$660,000	2260	0	8	2005	3	10600	Y	N	18814 53RD AVE NE
003	402290	7750	3/28/2006	$660,000	2260	1120	8	2005	3	10715	Y	N	18810 53RD AVE NE
003	402770	1362	8/6/2007	$535,000	2300	0	8	1986	3	9324	Y	N	5024 NE 190TH ST
003	402770	1362	6/19/2006	$480,000	2300	0	8	1986	3	9324	Y	N	5024 NE 190TH ST
003	345970	0170	5/19/2006	$495,000	2310	0	8	1978	3	10900	Y	N	4021 NE 204TH ST
003	402770	0651	9/19/2006	$633,950	2410	0	8	1986	3	32715	Y	N	19824 47TH AVE NE
003	402770	0651	2/9/2005	$512,000	2410	0	8	1986	3	32715	Y	N	19824 47TH AVE NE
003	073200	0100	6/16/2005	$490,000	2430	0	8	1966	3	9737	Y	N	18604 41ST PL NE
003	345970	0050	7/16/2007	$599,950	2750	0	8	1978	3	9750	Y	N	4038 NE 204TH ST
003	032604	9023	6/4/2007	$699,950	2960	0	8	2001	3	8097	Y	N	19028 37TH AVE NE
003	440070	0200	6/4/2007	$743,950	3140	960	8	1966	3	9430	Y	N	18803 46TH AVE NE
003	402770	0252	7/11/2006	$625,000	3270	0	8	1965	5	11085	Y	N	19946 47TH AVE NE
003	570680	0050	6/6/2005	$545,000	3600	1000	8	1984	3	10571	Y	N	19034 53RD AVE NE
003	402770	0009	2/7/2005	$369,950	1600	1420	9	1979	3	17810	Y	N	4517 NE 201ST PL
003	402290	7790	5/25/2007	$520,000	1690	500	9	1975	3	9637	Y	N	18710 53RD AVE NE
003	401711	0010	1/22/2007	$565,000	1710	0	9	1978	3	51835	Y	N	4710 NE 204TH ST
003	440070	0410	8/18/2006	$620,000	1710	750	9	1972	3	17543	Y	N	18757 47TH AVE NE
003	402290	2201	4/11/2006	$610,000	1930	1400	9	1970	3	31766	Y	N	19219 40TH PL NE
003	019260	0040	3/21/2005	$580,000	2050	1270	9	1975	3	9600	Y	N	20122 51ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	342510	0036	8/11/2006	$625,000	2290	0	9	1989	3	9900	Y	N	19731 53RD AVE NE
003	402290	7832	8/25/2005	$739,950	2290	600	9	1998	3	10250	Y	N	18516 53RD AVE NE
003	402770	0236	1/4/2006	$703,500	2390	0	9	1960	3	37279	Y	N	19846 47TH AVE NE
003	032604	9070	10/28/2006	$689,000	2410	0	9	1999	3	15494	Y	N	18809 37TH AVE NE
003	812860	0100	6/13/2007	$575,000	2460	1390	9	1989	3	13320	Y	N	19563 44TH AVE NE
003	868166	0060	4/20/2005	$406,550	2470	0	9	2005	3	5044	Y	N	5408 NE 198TH PL
003	073201	0070	8/16/2005	$654,950	2490	0	9	2005	3	19164	Y	N	4417 NE 187TH PL
003	402290	3090	8/13/2007	$775,000	2530	670	9	1998	3	33532	Y	N	19046 40TH PL NE
003	402290	7760	8/15/2005	$659,500	2560	0	9	2005	3	7815	Y	N	18742 53RD AVE NE
003	402290	2932	8/16/2005	$775,000	2610	0	9	2005	3	15000	Y	N	19485 45TH AVE NE
003	868166	0020	5/5/2005	$457,500	2790	0	9	2004	3	4800	Y	N	5422 198TH PL NE
003	868166	0140	1/30/2007	$574,950	2790	0	9	2004	3	5583	Y	N	5417 198TH PL NE
003	868166	0100	2/2/2005	$529,000	2880	0	9	2004	3	5815	Y	N	5401 198TH PL NE
003	402290	3290	4/12/2005	$556,000	3000	0	9	1962	3	19333	Y	N	19510 45TH AVE NE
003	868166	0110	4/21/2005	$489,021	3010	0	9	2005	3	5043	Y	N	5405 NE 198TH PL
003	868166	0070	3/8/2005	$555,000	3040	0	9	2004	3	6280	Y	N	5402 198TH PL NE
003	032604	9110	8/14/2006	$699,950	3060	0	9	1993	3	12528	Y	N	19025 37TH AVE NE
003	868166	0010	10/12/2005	$494,460	3120	0	9	2005	3	4815	Y	N	5426 NE 198TH PL
003	868166	0030	2/2/2005	$475,653	3120	0	9	2004	3	4800	Y	N	5418 NE 198TH PL
003	868166	0050	8/4/2005	$514,938	3120	0	9	2005	3	4800	Y	N	5410 NE 198TH PL
003	868166	0120	8/9/2005	$494,305	3120	0	9	2005	3	4788	Y	N	5409 NE 198TH PL
003	259740	0170	4/8/2005	$635,000	3200	0	9	1977	3	10290	Y	N	4230 NE 203RD ST
003	402290	3171	11/29/2005	$635,000	4380	780	9	1978	3	39000	Y	N	19305 45TH AVE NE
003	342510	0040	11/26/2007	$636,000	2770	0	10	1990	3	17800	Y	N	19741 53RD AVE NE
003	402290	1960	8/17/2005	$807,000	2970	1490	10	1994	3	29469	Y	N	3701 NE 197TH ST
003	402770	0459	8/15/2006	$875,000	3270	1100	10	2000	3	21998	Y	N	5402 NE 197TH ST
003	402770	0627	2/18/2005	$777,000	2800	1660	11	1979	4	19612	Y	N	19556 47TH AVE NE
004	618170	0305	6/12/2006	$360,000	570	570	6	1935	4	5404	Y	N	6433 NE 182ND ST
004	618170	0035	8/30/2007	$330,000	850	0	6	1972	4	6121	Y	N	6461 NE 181ST ST
004	381870	0172	4/25/2007	$350,000	850	700	7	1945	4	8000	Y	N	18502 61ST AVE NE
004	618170	0196	7/25/2006	$497,000	1010	100	7	1956	3	9248	Y	N	6267 NE 182ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	381870	0006	4/7/2005	$340,000	1030	670	7	1953	4	10228	Y	N	6115 NE 190TH ST
004	381630	0095	4/7/2006	$330,000	1050	0	7	1953	3	9876	Y	N	18527 KENLAKE PL NE
004	414090	0345	5/16/2007	$420,000	1060	0	7	1960	3	10410	Y	N	18820 57TH AVE NE
004	794630	0340	4/11/2006	$450,000	1110	710	7	1941	4	10620	Y	N	0
004	381670	0090	9/26/2005	$371,000	1120	560	7	1957	3	12000	Y	N	18723 KENLAKE PL NE
004	617893	0070	9/27/2005	$347,500	1120	1040	7	1979	3	8450	Y	N	18614 66TH AVE NE
004	381630	0015	4/27/2007	$299,000	1290	450	7	1962	3	9403	Y	N	18518 KENLAKE PL NE
004	112604	9070	10/20/2005	$400,000	1300	670	7	1980	3	9752	Y	N	18216 61ST AVE NE
004	670810	0055	3/20/2007	$457,000	1300	650	7	1962	3	11643	Y	N	19114 67TH AVE NE
004	670820	0040	5/24/2007	$450,000	1320	820	7	1968	3	13000	Y	N	19155 66TH PL NE
004	670820	0050	5/26/2005	$350,000	1330	650	7	1969	3	13000	Y	N	19165 66TH PL NE
004	414050	0065	2/2/2005	$255,000	1340	0	7	1957	3	9450	Y	N	18749 60TH AVE NE
004	414050	0085	5/29/2007	$442,000	1390	620	7	1961	3	11600	Y	N	18717 60TH AVE NE
004	670810	0035	11/1/2006	$370,001	1400	0	7	1955	3	10200	Y	N	6614 NE 191ST ST
004	091250	0040	9/19/2006	$480,000	1410	480	7	1989	3	7486	Y	N	18633 67TH PL NE
004	091250	0090	4/20/2006	$475,000	1410	480	7	1989	3	7105	Y	N	16620 67TH PL NE
004	381670	0130	9/4/2007	$380,000	1440	0	7	1954	3	12000	Y	N	18710 61ST PL NE
004	883350	0220	8/9/2005	$400,000	1550	350	7	1976	3	14906	Y	N	19221 65TH PL NE
004	883350	0060	9/26/2005	$459,000	1560	1400	7	1976	3	12031	Y	N	6519 NE 192ND PL
004	670820	0030	4/24/2007	$424,950	1580	0	7	1967	3	12843	Y	N	19145 66TH PL NE
004	883350	0260	3/8/2006	$510,000	1590	1000	7	1975	3	8165	Y	N	6500 NE 192ND PL
004	670820	0110	7/10/2007	$431,000	1730	0	7	1962	3	13410	Y	N	19410 66TH PL NE
004	381870	0192	3/13/2006	$345,000	1760	0	7	1955	4	9492	Y	N	6117 NE 187TH ST
004	414050	0045	7/20/2006	$368,800	1770	0	7	1956	3	11160	Y	N	18558 60TH AVE NE
004	670820	0270	12/20/2005	$326,000	1920	0	7	1963	3	11619	Y	N	19321 67TH AVE NE
004	381870	0185	4/16/2007	$530,000	2150	0	7	1952	4	11026	Y	N	18531 61ST PL NE
004	112604	9077	8/19/2006	$410,000	2260	0	7	1955	3	9537	Y	N	6114 NE 182ND ST
004	883350	0020	6/11/2007	$596,000	2280	1010	7	1976	3	11400	Y	N	19012 65TH AVE NE
004	091250	0100	7/13/2006	$497,950	2320	0	7	1989	3	7626	Y	N	18628 67TH PL NE
004	091250	0110	3/31/2006	$450,000	2460	0	7	1989	3	7613	Y	N	6727 NE 187TH ST
004	091250	0110	4/14/2005	$399,000	2460	0	7	1989	3	7613	Y	N	6727 NE 187TH ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	091250	0080	11/7/2005	$594,900	3350	0	7	1989	3	7269	Y	N	18600 67TH PL NE
004	381870	0157	4/24/2006	$325,000	960	510	8	1979	3	23779	Y	N	18509 61ST AVE NE
004	617893	0210	10/3/2006	$360,000	1190	0	8	1988	3	12799	Y	N	6513 NE 190TH ST
004	012604	9211	7/27/2007	$393,000	1300	420	8	1992	3	10400	Y	N	19233 68TH AVE NE
004	039710	0150	5/17/2005	$363,250	1300	670	8	1976	3	9480	Y	N	6413 NE 188TH ST
004	381670	0100	4/11/2005	$450,000	1340	980	8	1954	3	14690	Y	N	18701 KENLAKE PL NE
004	381670	0015	8/21/2006	$585,000	1360	760	8	1958	4	9960	Y	N	18725 62ND AVE NE
004	381550	0180	9/8/2005	$399,000	1380	1060	8	1960	3	11620	Y	N	18224 66TH AVE NE
004	617870	0056	4/23/2007	$640,000	1420	520	8	1955	3	17940	Y	N	6224 NE 184TH ST
004	039710	0120	5/4/2005	$449,000	1430	1320	8	1976	3	10760	Y	N	18804 64TH AVE NE
004	381670	0075	12/10/2007	$429,000	1430	1300	8	1977	3	13920	Y	N	18737 KENLAKE PL NE
004	883351	0130	4/18/2007	$579,000	1440	730	8	1977	3	11358	Y	N	19419 65TH AVE NE
004	381550	0030	8/21/2006	$476,500	1500	770	8	1959	4	9630	Y	N	6448 NE 184TH ST
004	381550	0055	7/25/2005	$424,950	1500	800	8	1958	3	16078	Y	N	18410 64TH AVE NE
004	414090	0245	8/11/2006	$510,000	1510	1040	8	1968	3	10300	Y	N	18737 56TH AVE NE
004	883351	0320	3/6/2006	$447,000	1510	610	8	1977	3	10006	Y	N	19327 65TH PL NE
004	414090	0080	6/16/2006	$579,950	1520	600	8	1978	3	10445	Y	N	18526 55TH AVE NE
004	381670	0145	2/15/2006	$461,588	1550	1110	8	1977	3	12480	Y	N	18830 61ST PL NE
004	883290	0090	11/16/2006	$636,000	1560	1560	8	1957	3	13356	Y	N	5677 NE 180TH ST
004	112604	9097	2/8/2006	$405,000	1570	1300	8	1957	4	22623	Y	N	6115 NE 185TH ST
004	617893	0170	8/3/2006	$473,000	1570	750	8	1986	3	11843	Y	N	18826 66TH AVE NE
004	883351	0100	3/23/2006	$440,500	1590	1510	8	1977	3	10355	Y	N	19416 65TH PL NE
004	414009	0160	9/26/2005	$412,000	1630	1250	8	1977	3	7066	Y	N	6177 NE 194TH PL
004	617870	0005	1/4/2006	$599,950	1630	1570	8	1970	3	9615	Y	N	6205 NE 184TH ST
004	414090	0235	3/18/2005	$385,000	1660	440	8	1968	3	10313	Y	N	18727 56TH AVE NE
004	414009	0230	8/10/2006	$450,000	1680	550	8	1977	3	10938	Y	N	6145 NE 194TH PL
004	883290	0045	10/6/2006	$705,000	1680	1170	8	1958	3	13008	Y	N	5809 NE 180TH ST
004	883290	0420	6/17/2007	$517,000	1730	430	8	1957	3	12470	Y	N	18226 58TH AVE NE
004	414090	0240	12/5/2005	$459,950	1770	1000	8	1968	3	10300	Y	N	18731 56TH AVE NE
004	617893	0420	9/27/2007	$580,000	1790	920	8	1979	3	9903	Y	N	6465 NE 186TH ST
004	883351	0090	3/15/2006	$449,000	1810	950	8	1977	3	10064	Y	N	19410 65TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	381670	0105	2/8/2006	$435,000	1820	590	8	1954	3	9648	Y	N	6174 NE 187TH PL
004	883290	0475	1/31/2006	$426,200	1900	1270	8	1972	3	12218	Y	N	18270 58TH AVE NE
004	883290	0650	9/25/2007	$610,000	1940	820	8	1960	3	12066	Y	N	18011 60TH AVE NE
004	414009	0200	8/23/2007	$479,000	1950	760	8	1977	3	8115	Y	N	6156 NE 194TH PL
004	039710	0190	8/23/2006	$520,000	1980	1650	8	1972	3	11135	Y	N	18514 64TH AVE NE
004	414009	0320	10/1/2006	$535,000	1980	1760	8	1978	3	6750	Y	N	6164 NE 192ND ST
004	617870	0047	3/6/2007	$639,000	1980	1200	8	2004	3	7217	Y	N	6260 NE 184TH ST
004	112604	9175	8/16/2006	$502,000	1980	0	8	2006	3	4536	Y	N	6115 NE 182ND ST
004	414090	0050	10/14/2005	$424,900	2000	180	8	1966	3	10200	Y	N	5331 NE 187TH ST
004	883351	0010	1/29/2007	$508,127	2020	1200	8	1977	3	10788	Y	N	19226 65TH PL NE
004	039700	0110	2/21/2006	$451,000	2050	1090	8	1976	3	17800	Y	N	6428 NE 187TH ST
004	617893	0050	4/13/2005	$378,000	2060	0	8	1989	3	8494	Y	N	18526 66TH AVE NE
004	883350	0030	9/10/2007	$610,000	2150	440	8	1975	3	10580	Y	N	19020 65TH AVE NE
004	414009	0190	2/21/2005	$335,000	2180	0	8	1975	3	9245	Y	N	6164 NE 194TH PL
004	617870	0027	8/16/2005	$468,600	2190	0	8	1993	3	9355	Y	N	18237 64TH AVE NE
004	039700	0140	7/10/2006	$455,000	2240	0	8	1971	3	10200	Y	N	6450 NE 186TH ST
004	883290	0580	7/16/2007	$600,000	2270	0	8	1955	3	12441	Y	N	5834 NE 181ST ST
004	883290	0580	4/12/2006	$580,000	2270	0	8	1955	3	12441	Y	N	5834 NE 181ST ST
004	414090	0130	2/18/2005	$412,000	2430	0	8	1977	3	11620	Y	N	18505 58TH AVE NE
004	689180	0490	10/25/2006	$560,000	2480	0	8	1984	3	13414	Y	N	6233 NE 193RD CT
004	689181	0350	8/7/2006	$701,000	2670	870	8	1987	3	9643	Y	N	19119 64TH CT NE
004	883290	0250	6/17/2005	$535,000	2780	0	8	1971	3	14648	Y	N	18319 57TH AVE NE
004	689182	0180	3/28/2006	$638,000	3060	0	8	1983	3	9841	Y	N	6228 NE 193RD ST
004	414009	0060	9/26/2006	$400,000	3320	0	8	1977	3	6900	Y	N	19112 KENLAKE PL NE
004	012604	9056	12/1/2005	$370,000	1490	0	9	1960	4	13504	Y	N	6709 NE 195TH ST
004	883290	0320	4/12/2006	$509,250	1660	1660	9	1965	4	10461	Y	N	18300 57TH AVE NE
004	883351	0260	6/16/2006	$545,000	1690	1040	9	1977	3	13705	Y	N	19322 65TH AVE NE
004	883290	0065	2/25/2006	$645,000	1860	1200	9	1977	3	12883	Y	N	5719 NE 180TH ST
004	883290	0170	3/30/2005	$610,000	2120	1980	9	1970	3	17496	Y	N	5503 NE 182ND ST
004	883290	0165	6/20/2006	$725,000	2210	600	9	1961	3	15175	Y	N	5511 NE 182ND ST
004	883290	0360	2/22/2007	$617,500	2250	0	9	1956	3	11520	Y	N	18243 58TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	039710	0200	10/24/2007	$520,000	2260	0	9	1967	3	13364	Y	N	18524 64TH AVE NE
004	689180	0270	7/25/2005	$490,000	2560	0	9	1988	3	10090	Y	N	19328 63RD PL NE
004	689182	0090	5/4/2006	$599,950	2610	0	9	1990	3	9798	Y	N	6230 NE 191ST ST
004	689180	0500	10/20/2005	$532,500	2650	0	9	1989	3	9752	Y	N	6237 NE 193RD CT
004	381670	0050	6/16/2005	$650,000	2660	1480	9	1967	5	13028	Y	N	18744 KENLAKE PL NE
004	689182	0020	11/8/2007	$700,000	2660	0	9	1985	3	10493	Y	N	19012 62ND AVE NE
004	689180	0380	1/24/2005	$575,000	4000	450	9	1990	3	13222	Y	N	19424 63RD AVE NE
004	689182	0210	6/7/2005	$632,000	4490	0	9	1987	3	14100	Y	N	19101 62ND AVE NE
004	883290	0385	7/17/2006	$750,000	1940	1150	10	1958	4	25471	Y	N	18281 58TH AVE NE
004	617870	0065	4/25/2005	$542,000	2850	0	11	1978	3	10725	Y	N	6208 NE 185TH ST
004	381670	0070	5/23/2006	$687,400	2910	0	11	1981	3	15400	Y	N	18765 KENLAKE PL NE
008	102604	9092	10/6/2005	$260,000	770	0	6	1938	4	8021	Y	N	4323 NE 170TH ST
008	797990	0390	9/27/2006	$230,000	830	0	6	1950	3	13053	Y	N	16014 34TH AVE NE
008	109610	0030	4/17/2007	$356,000	860	290	7	1950	3	7040	Y	N	16033 30TH AVE NE
008	797990	0386	5/10/2007	$367,000	940	0	7	1951	3	6527	Y	N	3404 NE 160TH ST
008	797990	0270	1/18/2007	$366,000	980	0	7	1952	3	11407	Y	N	16046 32ND AVE NE
008	553830	0425	12/7/2006	$450,000	1130	400	7	1955	3	16434	Y	N	16547 34TH AVE NE
008	797990	0342	5/31/2007	$360,000	1130	0	7	1952	3	7964	Y	N	3303 NE 163RD ST
008	797990	0860	12/21/2006	$379,000	1140	800	7	1949	3	12720	Y	N	15616 33RD AVE NE
008	774550	0065	7/24/2006	$469,922	1160	580	7	1952	3	8040	Y	N	16740 39TH PL NE
008	797990	0930	11/16/2005	$349,950	1170	920	7	1956	3	14450	Y	N	15510 33RD AVE NE
008	774010	0230	4/1/2005	$275,000	1230	0	7	1950	3	6600	Y	N	16236 37TH AVE NE
008	797990	0795	2/14/2006	$379,000	1320	660	7	1947	3	10753	Y	N	15513 33RD AVE NE
008	774550	0010	2/14/2007	$435,000	1390	670	7	1951	3	9230	Y	N	16747 39TH PL NE
008	797990	0305	7/19/2006	$399,950	1410	0	7	1952	3	11407	Y	N	16015 34TH AVE NE
008	797990	0255	7/11/2006	$403,000	1580	0	7	1953	3	12717	Y	N	16018 32ND AVE NE
008	774550	0025	6/11/2006	$429,500	1620	0	7	1951	3	6900	Y	N	16729 39TH PL NE
008	797990	0890	5/24/2005	$336,000	1640	0	7	1948	3	7633	Y	N	15614 34TH AVE NE
008	797990	0900	6/23/2005	$357,000	1690	0	7	1953	3	7650	Y	N	3417 NE 156TH ST
008	774050	0060	9/13/2006	$432,000	1700	0	7	1977	3	10181	Y	N	16534 39TH AVE NE
008	797990	0625	2/15/2005	$364,950	1920	0	7	1953	5	11407	Y	N	15848 32ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	774550	0050	12/1/2006	$499,500	1970	0	7	1953	4	8555	Y	N	16705 39TH PL NE
008	797990	0935	2/2/2006	$563,000	2250	0	7	1953	3	14450	Y	N	15520 33RD AVE NE
008	102604	9088	11/8/2007	$360,000	2400	0	7	1969	3	7310	Y	N	4337 NE 170TH PL
008	774150	0015	2/7/2006	$445,500	1260	1200	8	1953	4	11346	Y	N	16730 37TH AVE NE
008	097360	0020	12/13/2006	$525,000	1370	760	8	1976	3	8801	Y	N	16051 36TH AVE NE
008	774010	0440	8/31/2007	$660,000	1470	1400	8	1954	3	9493	Y	N	16225 37TH AVE NE
008	674470	0128	7/10/2006	$520,000	1510	0	8	1954	3	9449	Y	N	3510 NE 155TH ST
008	774500	0070	4/17/2006	$575,000	1600	980	8	1983	3	7205	Y	N	4201 NE 169TH CT
008	774010	0150	6/21/2006	$555,000	1640	0	8	1951	4	10000	Y	N	16277 39TH AVE NE
008	774050	0090	12/4/2006	$545,000	1650	600	8	1952	3	10605	Y	N	16744 39TH AVE NE
008	102604	9078	4/19/2007	$669,000	1660	650	8	1962	4	8250	Y	N	16524 37TH AVE NE
008	674470	0285	12/3/2005	$629,000	1660	1610	8	1997	3	15160	Y	N	15836 38TH AVE NE
008	797990	0060	10/5/2005	$580,000	1670	1000	8	1955	3	12002	Y	N	16328 34TH AVE NE
008	774150	0050	9/1/2005	$545,000	1700	960	8	1953	3	18543	Y	N	16534 37TH AVE NE
008	774010	0110	6/19/2007	$832,500	1720	400	8	1951	4	9067	Y	N	16252 38TH AVE NE
008	774010	0485	4/17/2005	$439,900	1750	0	8	1951	4	9900	Y	N	16289 37TH AVE NE
008	102604	9067	1/31/2005	$312,000	1770	0	8	1953	3	9202	Y	N	16521 37TH AVE NE
008	102604	9082	6/2/2005	$519,500	1800	960	8	1978	4	27631	Y	N	16504 35TH AVE NE
008	802670	0185	4/24/2007	$759,950	1840	0	8	1953	4	12569	Y	N	15610 37TH AVE NE
008	774010	0330	5/30/2006	$735,000	1870	0	8	1948	3	13014	Y	N	16002 37TH AVE NE
008	797990	0055	3/8/2005	$556,250	1870	1250	8	1956	3	12002	Y	N	16320 34TH AVE NE
008	774010	0050	3/27/2007	$575,000	1890	0	8	1954	3	9000	Y	N	16252 39TH AVE NE
008	674470	0260	6/9/2005	$710,000	1910	1620	8	1953	4	17360	Y	N	15848 38TH AVE NE
008	802670	0135	10/25/2007	$725,000	1910	1430	8	1966	4	8399	Y	N	3515 NE 156TH ST
008	370100	0030	5/26/2007	$719,100	1930	1400	8	1965	4	7224	Y	N	15812 35TH AVE NE
008	774550	0080	4/4/2006	$637,500	1950	2150	8	1952	3	9600	Y	N	16716 39TH PL NE
008	774010	0380	3/30/2007	$549,000	1960	0	8	1953	3	10302	Y	N	16021 38TH AVE NE
008	802670	0130	6/20/2007	$675,000	1990	980	8	1965	3	8399	Y	N	3505 NE 156TH ST
008	102604	9043	3/19/2007	$534,000	2160	0	8	1989	3	7200	Y	N	16761 39TH AVE NE
008	774150	0030	8/19/2005	$550,000	2180	1200	8	1953	4	10190	Y	N	16712 37TH AVE NE
008	797990	0400	9/13/2005	$480,000	2240	0	8	1950	5	13053	Y	N	16030 34TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	774500	0030	3/6/2007	$561,000	2290	0	8	1985	3	12319	Y	N	4226 NE 169TH CT
008	797990	0275	7/25/2006	$475,000	2370	0	8	1952	4	11060	Y	N	16054 32ND AVE NE
008	152604	9032	7/23/2007	$685,000	2490	0	8	1983	3	22192	Y	N	3500 NE 162ND ST
008	797990	0063	5/2/2005	$750,000	2510	2160	8	1966	4	14030	Y	N	16359 34TH AVE NE
008	774500	0080	4/11/2006	$571,000	2580	0	8	1984	3	7117	Y	N	4205 NE 169TH CT
008	802670	0090	6/21/2006	$612,701	3260	0	8	1953	4	9800	Y	N	3614 NE 156TH ST
008	802670	0090	9/1/2005	$562,000	3260	0	8	1953	4	9800	Y	N	3614 NE 156TH ST
008	774200	0020	9/29/2006	$675,000	1540	2810	9	1978	3	9901	Y	N	16058 36TH AVE NE
008	774590	0010	6/7/2006	$489,500	1820	0	9	1972	3	10060	Y	N	3646 NE 169TH ST
008	102604	9102	5/7/2007	$651,475	2390	0	9	1999	3	9551	Y	N	16545 37TH AVE NE
008	152604	9020	6/26/2006	$630,000	2400	0	9	1989	3	10275	Y	N	16328 35TH AVE NE
008	152604	9020	11/7/2005	$580,000	2400	0	9	1989	3	10275	Y	N	16328 35TH AVE NE
008	774010	0275	4/27/2006	$799,950	2470	200	9	1939	4	9890	Y	N	16235 38TH AVE NE
008	797990	0395	5/3/2006	$599,000	2610	0	9	1950	5	13053	Y	N	16022 34TH AVE NE
008	797990	0895	7/15/2005	$693,000	2660	0	9	2005	3	7414	Y	N	3411 NE 158TH ST
008	797990	0897	4/10/2007	$695,000	2660	0	9	2005	3	7402	Y	N	3405 NE 158TH ST
008	797990	0897	4/1/2005	$585,000	2660	0	9	2005	3	7402	Y	N	3405 NE 158TH ST
008	774050	0105	5/24/2007	$572,500	3160	0	9	2006	3	8810	Y	N	16776 39TH AVE NE
008	774010	0160	9/27/2005	$1,100,000	2550	1200	10	2000	3	10000	Y	N	16261 39TH AVE NE
008	774050	0045	11/5/2007	$1,150,000	4260	0	11	2007	3	9729	Y	N	16510 39TH AVE NE

Improved Sales Removed from this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	115564	0110	4/26/05	$387,500	OBSOLESCENCE
001	396190	0050	10/27/05	$137,500	DOR RATIO
001	397170	1750	8/24/06	$254,000	PREVIMP<=25K
001	402290	0650	3/1/05	$276,000	DOR RATIO;IMP COUNT
001	402290	1370	1/13/06	$398,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	402290	1370	9/15/06	$182,357	QUIT CLAIM DEED
001	402290	1570	6/4/07	$757,500	DIAGNOSTIC OUTLIER
001	402290	1655	6/22/06	$385,000	TEAR DOWN
001	615290	0125	4/20/05	$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	615290	0211	8/14/07	$435,000	PREVIMP<=25K
001	615290	0211	10/3/06	$262,000	PREVIMP<=25K
001	619150	0120	4/18/07	$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	866590	0086	11/27/06	$131,940	DOR RATIO;QUIT CLAIM DEED
001	866590	0098	8/23/05	$53,686	DOR RATIO;STATEMENT TO DOR
001	866590	0125	10/13/06	$285,000	PREVIMP<=25K
001	866590	0193	2/1/06	$460,000	DIAGNOSTIC OUTLIER
001	866590	0203	3/25/05	$424,977	RELOCATION - SALE TO SERVICE
001	866590	0263	6/28/06	$188,000	DOR RATIO
001	928675	0060	1/18/05	$295,500	DIAGNOSTIC OUTLIER
001	928675	0160	8/6/07	$277,918	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	951300	0050	4/11/07	$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	115410	0175	5/30/06	$295,000	DIAGNOSTIC OUTLIER
002	115410	0270	4/24/06	$223,000	EXEMPT FROM EXCISE TAX
002	115410	0375	11/28/05	$343,200	DIAGNOSTIC OUTLIER
002	115410	0542	7/18/05	$160,000	DOR RATIO
002	115410	0547	7/22/05	$378,000	DIAGNOSTIC OUTLIER
002	401930	0068	12/5/06	$724,950	DIAGNOSTIC OUTLIER
002	401930	0130	10/24/06	$400,000	IMP COUNT
002	401930	0165	6/20/07	$542,500	DIAGNOSTIC OUTLIER
002	401930	0246	3/1/06	$398,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	401930	0331	2/16/05	$925,000	DIAGNOSTIC OUTLIER
002	401930	0357	6/19/06	$687,000	DIAGNOSTIC OUTLIER
002	401930	0440	10/26/07	$437,500	SEGREGATION AND/OR MERGER
002	401930	0472	6/26/06	$830,000	DIAGNOSTIC OUTLIER
002	401930	0473	12/28/07	$177,505	DOR RATIO
002	401930	0664	10/5/06	$650,000	OBSOLESCENCE
002	401930	0685	8/14/06	$345,000	OBSOLESCENCE
002	401930	0900	4/13/05	$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	401930	0975	5/10/05	$700,000	IMP COUNT
002	401930	1155	8/23/06	$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	401930	1545	7/18/05	$301,000	IMP COUNT
002	401990	0120	6/26/07	$730,000	DIAGNOSTIC OUTLIER
002	402110	0063	7/9/07	$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	402110	0085	4/17/06	$265,000	PREVIMP<=25K

Improved Sales Removed from this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	402350	0005	4/14/06	$290,000	% COMPLETE
002	402350	0036	9/22/05	$460,000	UNFINISHED AREA
002	402350	0110	8/16/07	$490,000	UNFINISHED AREA
002	402350	0166	5/24/06	$5,000	DOR RATIO
002	402350	0285	5/17/05	$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	402350	0327	8/30/05	$565,000	IMP COUNT
002	402350	0585	10/3/07	$375,000	DIAGNOSTIC OUTLIER
002	402350	0640	4/17/06	$625,000	ONE OF 2 FAIR CONDITION IMPS
002	402350	0640	4/17/06	$312,381	QUESTIONABLE PER APPRAISAL
002	402350	0671	8/3/05	$257,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	402350	0725	4/30/07	$45,475	RELATED PARTY, FRIEND, OR NEIGHBOR
002	402350	0740	6/1/05	$182,000	IMP COUNT
002	402350	0875	8/29/06	$560,000	PREVIMP<=25K
002	402350	0940	4/11/06	$799,950	DIAGNOSTIC OUTLIER
002	402350	0940	11/5/07	$580,000	QUIT CLAIM DEED
002	402410	0636	1/24/06	$230,000	NO MARKET EXPOSURE
002	402410	0775	1/4/05	$127,644	DOR RATIO
002	402410	1700	6/7/06	$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	402410	1940	3/17/06	$10,480	DOR RATIO
002	402410	1940	2/22/05	$187,570	EXEMPT FROM EXCISE TAX
002	402410	1940	5/5/05	$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	553830	0280	5/12/05	$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	664250	0030	11/14/05	$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	782760	0010	2/25/06	$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	928990	0055	12/26/06	$355,000	OBSOLESCENCE
003	032604	9111	8/28/07	$225,000	DIAGNOSTIC OUTLIER
003	032604	9133	6/28/06	$875,000	DIAGNOSTIC OUTLIER
003	034650	0020	2/24/06	$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	259320	0190	1/10/05	$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	259700	0110	12/20/05	$320,000	1031 TRADE; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	259740	0180	8/10/07	$807,000	DIAGNOSTIC OUTLIER
003	276371	0080	9/20/06	$5,000	DOR RATIO
003	346100	0112	10/10/06	$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	346100	0112	7/11/07	$533,999	ONE OF 2 FAIR CONDITION IMPS
003	402290	0420	8/16/05	$505,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
003	402290	1701	6/6/05	$325,000	DIAGNOSTIC OUTLIER
003	402290	1763	5/22/06	$749,000	DIAGNOSTIC OUTLIER
003	402290	2900	4/14/05	$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402290	2900	8/20/07	$893,000	DIAGNOSTIC OUTLIER
003	402290	2910	1/3/07	$630,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	402290	2994	6/14/06	$366,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402290	5575	10/21/05	$275,000	DOR RATIO
003	402290	7711	9/21/06	$142,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	402770	0065	4/27/05	$235,000	DIAGNOSTIC OUTLIER
003	402770	0065	4/27/07	$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	402770	0216	2/22/06	$377,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402770	0324	12/14/05	$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402770	0488	9/29/05	$305,000	OBSOLESCENCE
003	402770	0498	5/30/06	$308,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402770	0525	6/8/06	$175,261	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	402770	0643	7/21/06	$3,800	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
003	402770	0651	2/9/05	$512,000	RELOCATION - SALE TO SERVICE
003	402770	0660	2/28/06	$309,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402940	0160	3/6/07	$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	402940	0200	6/22/07	$89,157	RELATED PARTY, FRIEND, OR NEIGHBOR
003	771700	0110	9/14/05	$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	771810	0045	6/29/05	$319,000	DIAGNOSTIC OUTLIER
003	928910	0210	9/23/05	$54,705	RELATED PARTY, FRIEND, OR NEIGHBOR
003	928910	0210	11/15/07	$97,462	RELATED PARTY, FRIEND, OR NEIGHBOR
004	039710	0120	3/22/07	$452,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	039710	0120	12/21/06	$392,341	EXEMPT FROM EXCISE TAX
004	112604	9026	1/25/07	$602,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	112604	9045	7/19/05	$500,000	OBSOLESCENCE
004	112604	9088	6/28/06	$112,344	PARTIAL INTEREST (1/3, 1/2, Etc.)
004	112604	9108	10/19/06	$430,000	NON-REPRESENTATIVE SALE
004	112604	9175	4/19/05	$125,000	DOR RATIO
004	381550	0100	5/3/05	$421,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	381550	0160	11/11/05	$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	381630	0010	6/15/05	$657,500	UNFINISHED AREA
004	381630	0070	5/15/06	$260,000	OBSOLESCENCE
004	381670	0060	12/20/05	$525,000	DIAGNOSTIC OUTLIER
004	381870	0008	7/18/06	$125,500	DOR RATIO
004	414050	0110	6/12/07	$685,000	DIAGNOSTIC OUTLIER
004	414050	0120	3/31/05	$225,457	EXEMPT FROM EXCISE TAX
004	414090	0080	11/28/05	$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	617870	0047	1/31/07	$639,000	RELOCATION - SALE TO SERVICE
004	617870	0081	11/13/07	$940,000	DIAGNOSTIC OUTLIER
004	617870	0095	10/4/06	$900,000	DIAGNOSTIC OUTLIER
004	617870	0170	12/7/07	$950,000	DIAGNOSTIC OUTLIER
004	617890	0070	1/26/06	$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	617893	0190	8/1/05	$291,400	DIAGNOSTIC OUTLIER
004	617893	0510	12/2/05	$171,315	RELATED PARTY, FRIEND, OR NEIGHBOR
004	618170	0180	8/18/06	$525,000	% COMPLETE
004	618170	0250	11/30/06	$310,000	OBSOLESCENCE
004	618170	0335	5/5/05	$280,000	IMP COUNT
004	618170	0340	4/25/05	$75,000	DOR RATIO;QUIT CLAIM DEED
004	618170	0385	4/25/06	$386,000	OBSOLESCENCE
004	618170	0550	5/19/06	$455,000	IMP COUNT
004	618170	0550	9/16/05	$390,500	IMP COUNT
004	670820	0030	12/22/05	$159,480	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	670820	0250	6/22/06	$380,000	OBSOLESCENCE
004	794630	0300	11/9/07	$2,084	DOR RATIO; EXEMPT FROM EXCISE TAX
004	883290	0045	3/29/06	$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	883290	0080	7/25/06	$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	883290	0775	1/18/07	$363,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	883350	0180	2/1/05	$316,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	883351	0010	4/5/05	$369,000	DIAGNOSTIC OUTLIER
004	883351	0320	3/8/06	$447,000	RELOCATION - SALE TO SERVICE
008	097360	0050	9/7/07	$10,000	DOR RATIO;QUIT CLAIM DEED
008	102604	9091	12/14/07	$850,000	% COMPLETE
008	109610	0035	10/7/05	$330,000	% COMPLETE
008	152604	9020	6/26/06	$630,000	RELOCATION - SALE TO SERVICE
008	774010	0030	3/1/05	$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	774010	0045	3/22/06	$614,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	774010	0375	9/21/07	$61,835	RELATED PARTY, FRIEND, OR NEIGHBOR
008	774050	0045	10/19/05	$441,500	DOR RATIO
008	774050	0105	6/15/05	$150,000	DOR RATIO
008	774050	0110	6/15/05	$150,000	DOR RATIO
008	774050	0110	4/23/07	$594,950	SALE PRICE NOT REFLECTIVE OF CURRENT DATA
008	774550	0010	1/29/07	$435,000	RELOCATION - SALE TO SERVICE
008	774550	0025	10/4/05	$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	774590	0070	3/30/06	$372,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	797990	0255	7/11/06	$403,000	DUPLICATE SALE
008	797990	0600	10/17/05	$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	797990	0605	7/26/05	$310,000	UNFINISHED AREA
008	797990	0885	8/29/07	$636,400	IMP COUNT
008	802670	0045	9/21/07	$87,474	RELATED PARTY, FRIEND, OR NEIGHBOR
008	802670	0155	3/22/05	$375,600	OBSOLESCENCE
008	802670	0170	10/25/05	$7,300	DOR RATIO;GOVERNMENT AGENCY

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

> ***RCW 84.40.030*** *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*
>
> ***WAC 458-07-030 (3) True and fair value -- Highest and best use.*** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

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

Property rights appraised:

Fee Simple

Wash Constitution Article 7* § *1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*
Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*
Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

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

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.*
- *No areas were physically inspected for purposes of this revaluation.*

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Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2008

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2007. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2007. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and

4. Any and all other standards as published by the IAAO.

5. 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.

6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.

10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.

11. Continue to review dollar per square foot as a check and balance to assessment value.

12. The intended use of the appraisal and report is the administration of ad valorem property taxation.

13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr