

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** Rainier Valley / Area 21

**Previous Physical Inspection:** 2007

### Improved Sales:

Number of Sales: 610

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2008 Value</b>	\$127,000	\$231,900	\$358,900			
<b>2009 Value</b>	\$127,000	\$176,000	\$303,000	\$361,800	83.7%	12.52%
<b>Change</b>	+\$0	-\$55,900	-\$55,900			
<b>% Change</b>	+0.0%	-24.1%	-15.6%			

\*COV is a measure of uniformity; the lower the number the better the uniformity.

\*\* Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

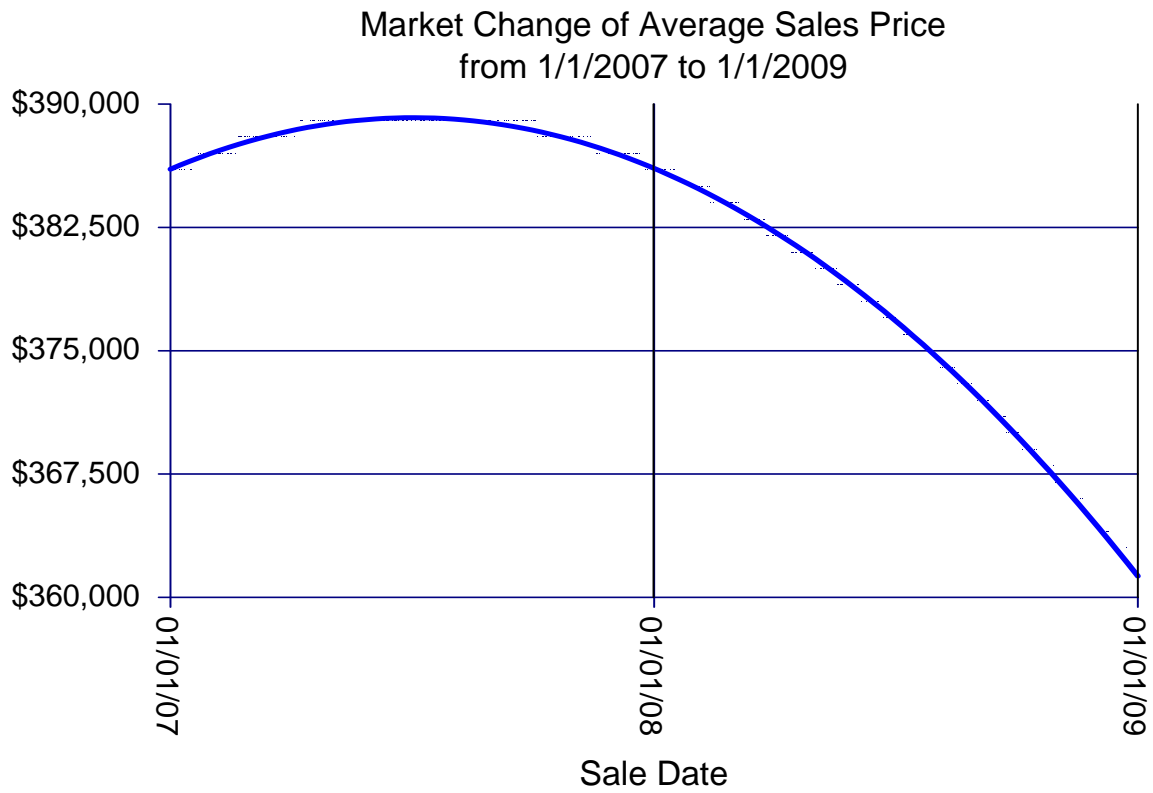
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$144,400	\$203,200	\$347,600
<b>2009 Value</b>	\$144,400	\$158,400	\$302,800
<b>Percent Change</b>	+0.0%	-22.0%	-12.9%

Number of one to three unit residences in the Population: 6889

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for major 605610 and new townhouses. New Townhouse parcels and parcels located in major 605610 were at a higher assessment level than the rest of the population. Multiple Regression model corrects for these strata differences.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

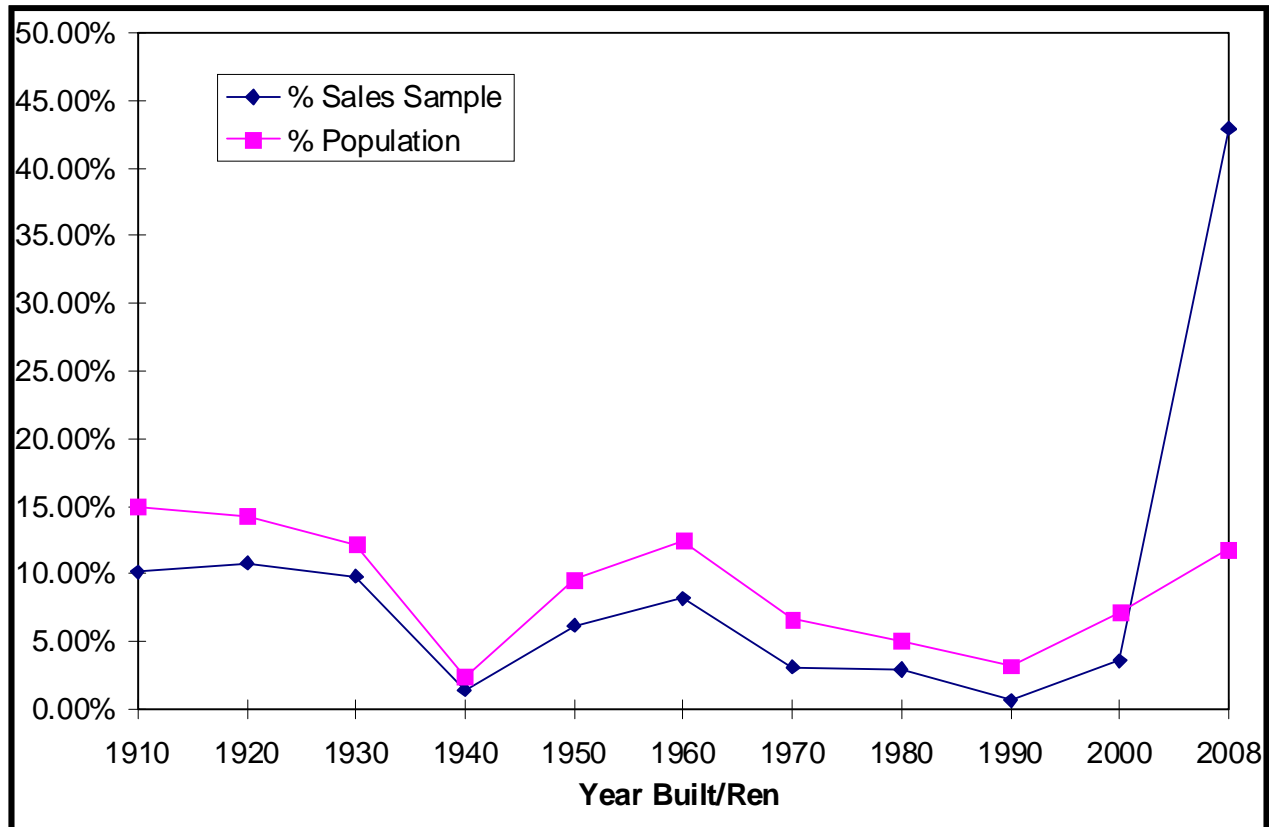
**Market Change of Average Sale Price in Area 21  
From 1/1/07 to 1/1/09**



### ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	62	10.16%
1920	66	10.82%
1930	60	9.84%
1940	9	1.48%
1950	38	6.23%
1960	50	8.20%
1970	19	3.11%
1980	18	2.95%
1990	4	0.66%
2000	22	3.61%
2008	262	42.95%
	610	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	1033	14.99%
1920	985	14.30%
1930	843	12.24%
1940	164	2.38%
1950	661	9.60%
1960	861	12.50%
1970	459	6.66%
1980	351	5.10%
1990	221	3.21%
2000	496	7.20%
2008	815	11.83%
	6889	

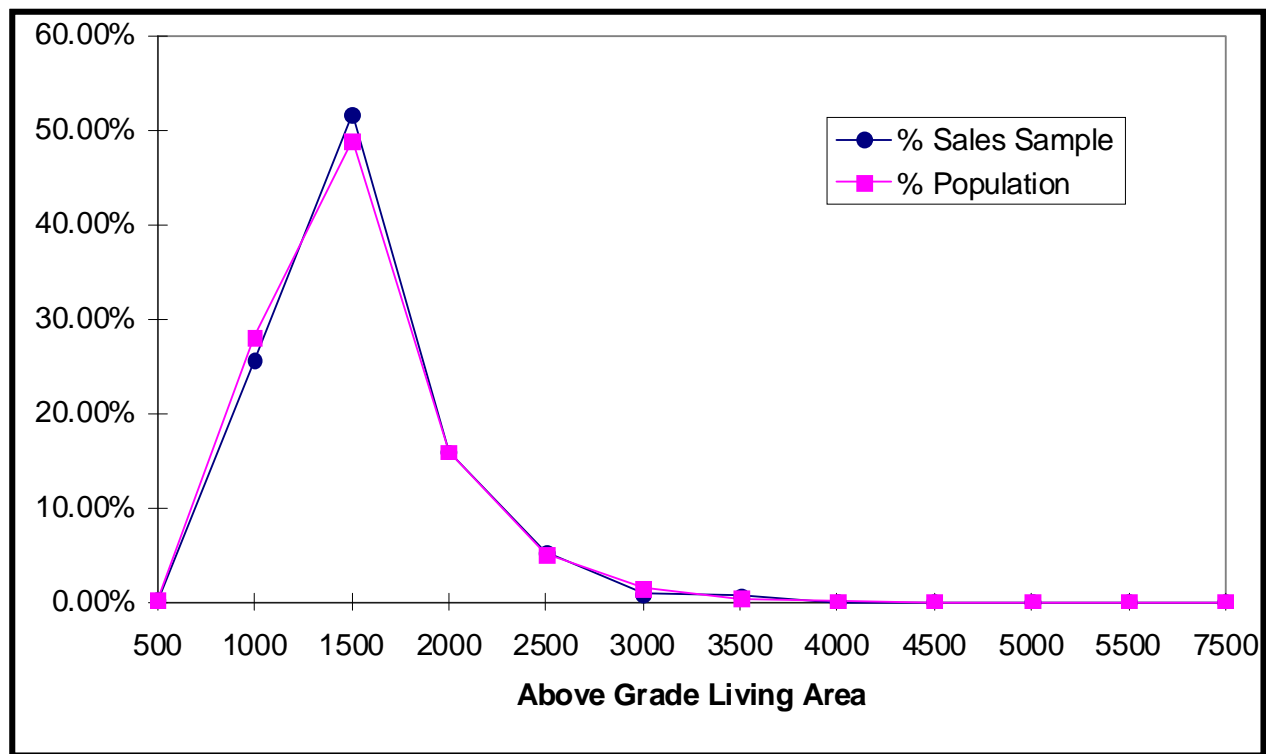


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.16%
1000	156	25.57%
1500	315	51.64%
2000	97	15.90%
2500	32	5.25%
3000	5	0.82%
3500	4	0.66%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	610	

<b>Population</b>		
AGLA	Frequency	% Population
500	19	0.28%
1000	1933	28.06%
1500	3364	48.83%
2000	1095	15.89%
2500	350	5.08%
3000	99	1.44%
3500	24	0.35%
4000	4	0.06%
4500	1	0.01%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6889	

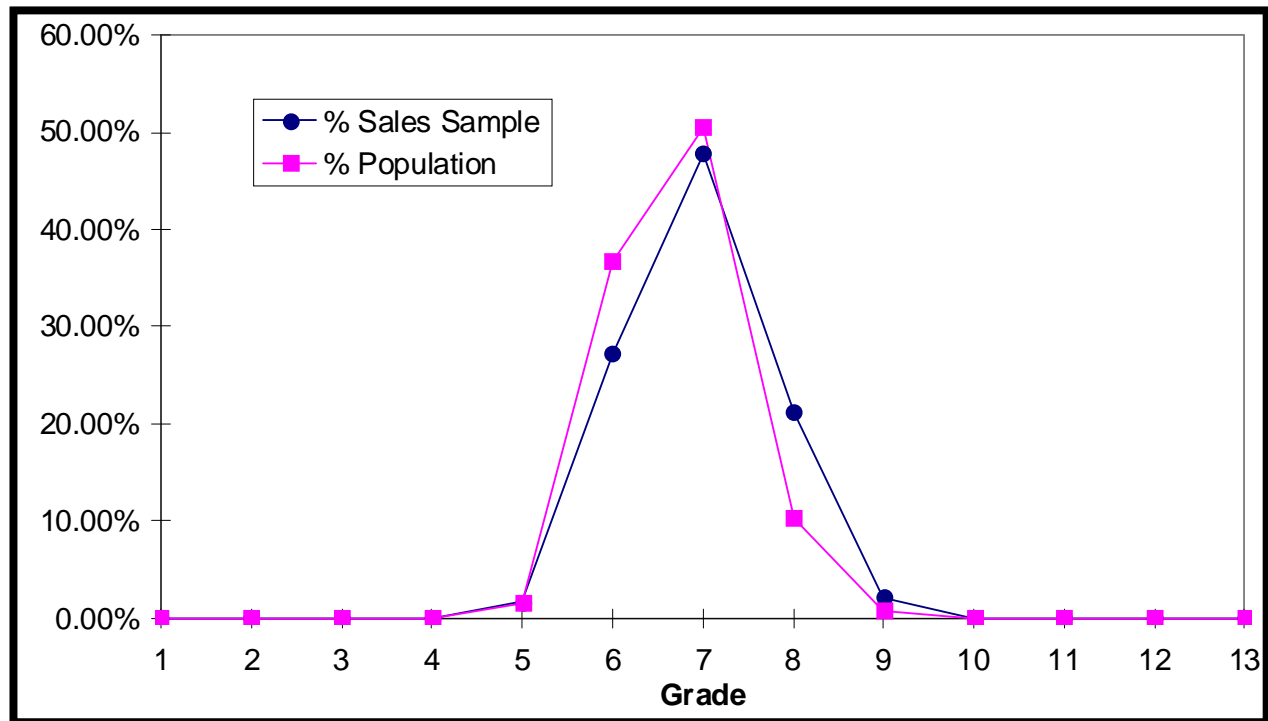


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

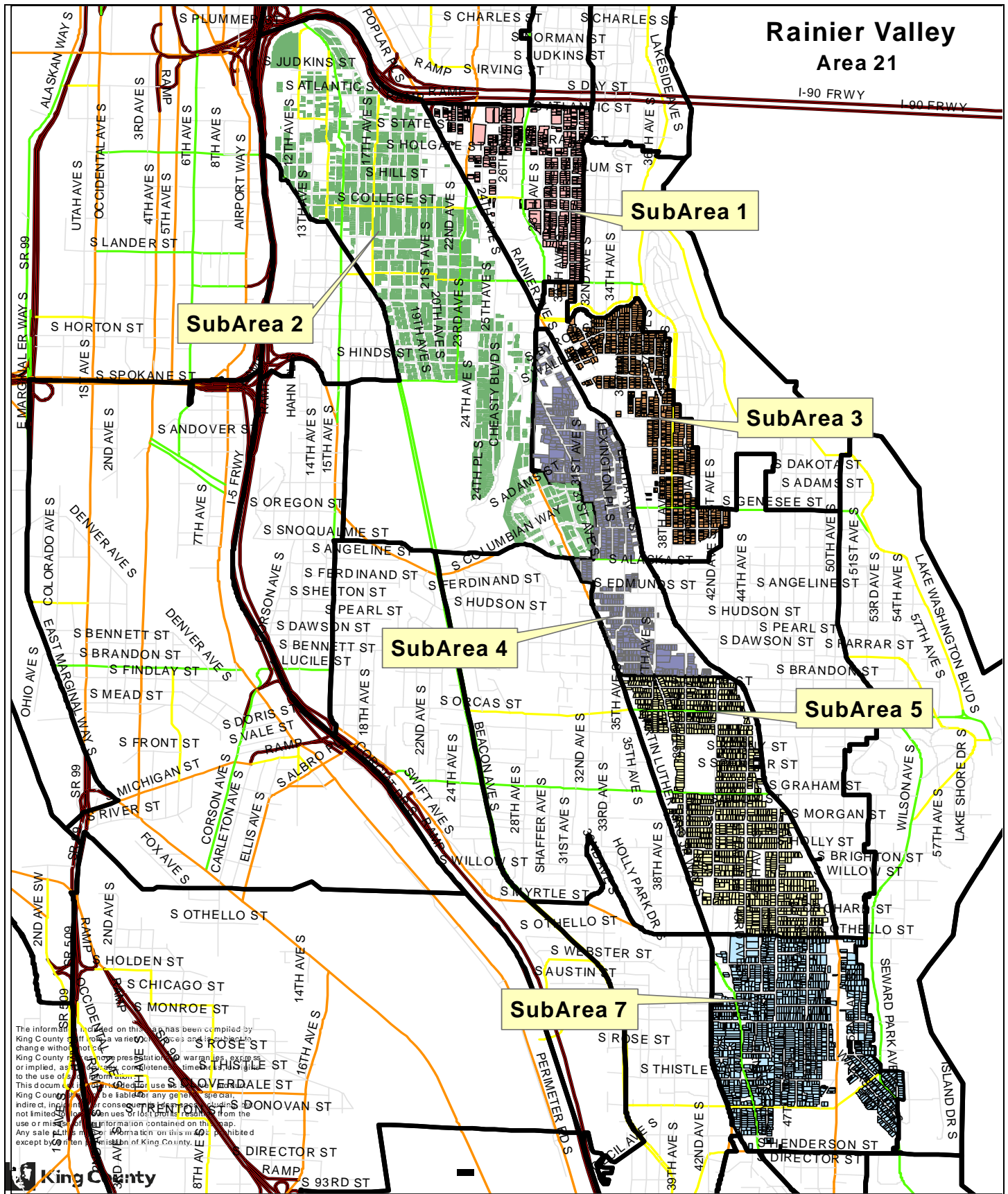
### Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	1.64%
6	166	27.21%
7	292	47.87%
8	129	21.15%
9	13	2.13%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	610	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	112	1.63%
6	2529	36.71%
7	3479	50.50%
8	711	10.32%
9	54	0.78%
10	1	0.01%
11	2	0.03%
12	0	0.00%
13	0	0.00%
	6889	



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.



# Annual Update Process

***Effective Date of Appraisal: January 1, 2009***

***Date of Appraisal Report: June 4, 2009***

## ***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 1/1/2007 through 12/31/08 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 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 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***

Analysis indicates land values are at or below current market levels as of 1/1/09. No additional adjustment to land value is required.

2009 Land Value = 2008 Land Value x 1.0, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics. 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 610 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / (0.9677358+ .1711533\*Plat 605610+ 8.839756E-02\*NewTownhousePlat)

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.



## ***Improved Parcel Update (continued)***

### **Exceptions:**

- \*If multiple houses exist on a parcel, the -15.6 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) \*0.844.
- \*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 -15.6 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) \*0.844.
- \*If land value  $\leq$  \$1,000 no adjustment is applied.
- \*If improvements and accessories  $\leq$  \$1,000 no further adjustment applied.
- \* If adjusted land value falls  $<$  \$1,000, then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls  $<$  \$1,000, then improvement value = \$1,000 or previous whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in RealProperty.

## ***Mobile Home Update***

There were no mobile homes in this area.

## ***Model Validation***

The resulting assessment level is 83.7%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.<sup>1</sup> This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

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<sup>1</sup> “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

### ***Model Validation (continued)***

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -12.9%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

Ratio studies of assessments before and after this annual update are included later in this report.

## Area 21 Annual Update Model Adjustments

**2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

### Standard Area Adjustment

-12.17%

### Major 605610

Yes

% Adjustment

-25.37%

### New Townhouse Plat

Yes

% Adjustment

-19.52%

### Comments

The percentages listed are total adjustments **not** additive adjustments.

For instance, a parcel located in Major 605610 would *approximately* receive a 25.37% downward adjustment. 117 parcels in the improved population would receive this adjustment. There were 68 sales.

Similarly, a townhouse parcel built or renovated after 2005 except in Major 605610 would approximately receive a 19.52% downward adjustment. 284 parcels in the improved population would received this adjustment. There were 177 sales.

There were no properties that would receive a multiple variable adjustment.

94% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 21 Sale Price changes** (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.938	-6.2%
2/1/2007	0.935	-6.5%
3/1/2007	0.933	-6.7%
4/1/2007	0.932	-6.8%
5/1/2007	0.930	-7.0%
6/1/2007	0.930	-7.0%
7/1/2007	0.929	-7.1%
8/1/2007	0.930	-7.0%
9/1/2007	0.930	-7.0%
10/1/2007	0.931	-6.9%
11/1/2007	0.933	-6.7%
12/1/2007	0.935	-6.5%
1/1/2008	0.937	-6.3%
2/1/2008	0.940	-6.0%
3/1/2008	0.943	-5.7%
4/1/2008	0.947	-5.3%
5/1/2008	0.951	-4.9%
6/1/2008	0.955	-4.5%
7/1/2008	0.960	-4.0%
8/1/2008	0.966	-3.4%
9/1/2008	0.972	-2.8%
10/1/2008	0.978	-2.2%
11/1/2008	0.985	-1.5%
12/1/2008	0.992	-0.8%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2007	0.932	\$489,000
Sale 2	\$475,000	10/1/2008	0.978	\$465,000
Sale 3	\$515,000	7/1/2008	0.960	\$495,000

\* The adjusted sale price has been rounded to the nearest \$1000.

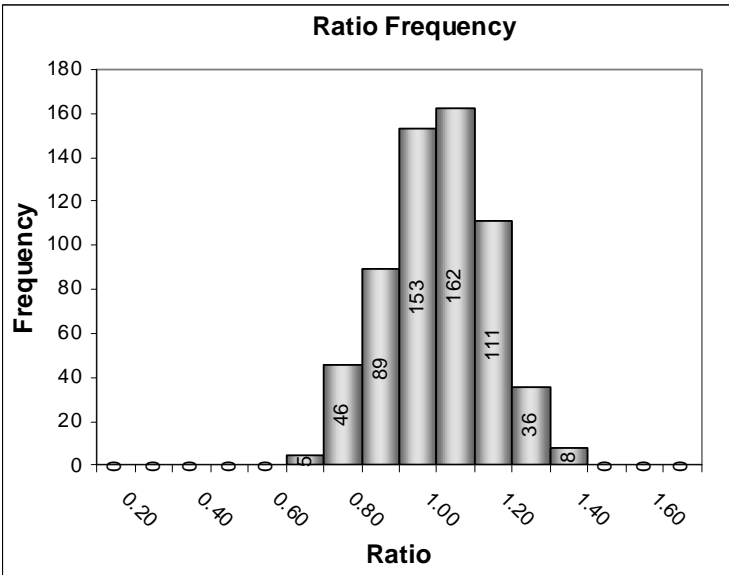
The time adjustment formula for Area21 is  $(.9677358 + 2.604208E-04 * \text{SaleDay} + 2.389134E-07 * \text{SaleDaySq} + .1711533 * 9.016393E-02 + 8.839756E-02 * 0.2508197) / (.9677358 + .1711533 * 9.016393E-02 + 8.839756E-02 * 0.2508197)$

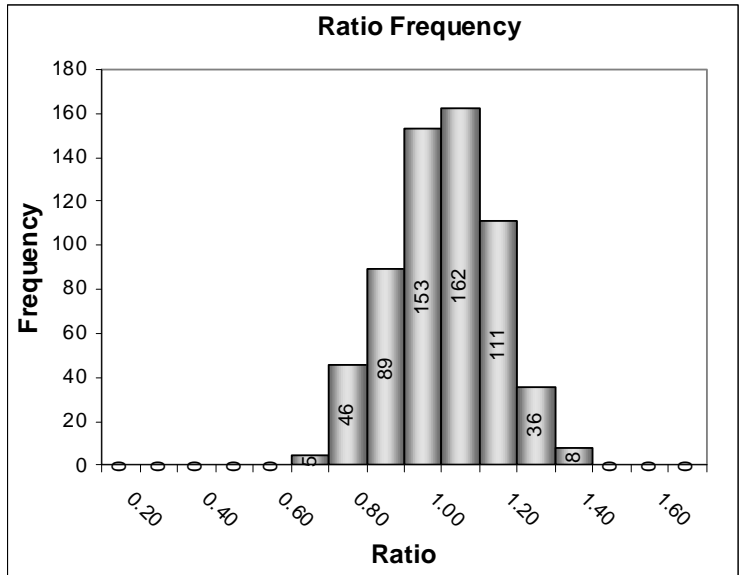
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

District/Team: WC / Team 2	Appr. Date: 01/01/2008	Date of Report: 06/04/2009	Sales Dates: 1/2007 - 12/2008
Area Rainier Valley / Area 21	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	610		
Mean Assessed Value	358,900		
Mean Adj. Sales Price	361,800		
Standard Deviation AV	83,706		
Standard Deviation SP	91,528		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.005		
Median Ratio	1.010		
Weighted Mean Ratio	0.992		
UNIFORMITY			
Lowest ratio	0.693		
Highest ratio:	1.364		
Coefficient of Dispersion	11.11%		
Standard Deviation	0.138		
Coefficient of Variation	13.69%		
Price Related Differential (PRD)	1.013		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 21.  Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lower limit	0.994		
Upper limit	1.029		
95% Confidence: Mean			
Lower limit	0.994		
Upper limit	1.016		
SAMPLE SIZE EVALUATION			
N (population size)	6889		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.138		
Recommended minimum:	30		
Actual sample size:	610		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	297		
# ratios above mean:	313		
z:	0.648		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

1 to 3 Unit Residences throughout area 21.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

# Annual Update Ratio Study Report (After)

## 2009 Assessments

District/Team: WC / Team 2	Appr. Date: 01/01/2009	Date of Report: 06/04/2009	Sales Dates: 1/2007 - 12/2008
Area Rainier Valley / Area 21	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	610		
Mean Assessed Value	302,900		
Mean Sales Price	361,800		
Standard Deviation AV	69,718		
Standard Deviation SP	91,528		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.847		
Weighted Mean Ratio	0.837		
UNIFORMITY			
Lowest ratio	0.606		
Highest ratio:	1.156		
Coefficient of Dispersion	9.97%		
Standard Deviation	0.106		
Coefficient of Variation	12.52%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.840		
Upper limit	0.856		
95% Confidence: Mean			
Lower limit	0.840		
Upper limit	0.857		
SAMPLE SIZE EVALUATION			
N (population size)	6889		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.106		
Recommended minimum:	18		
Actual sample size:	610		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	307		
# ratios above mean:	303		
z:	0.162		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

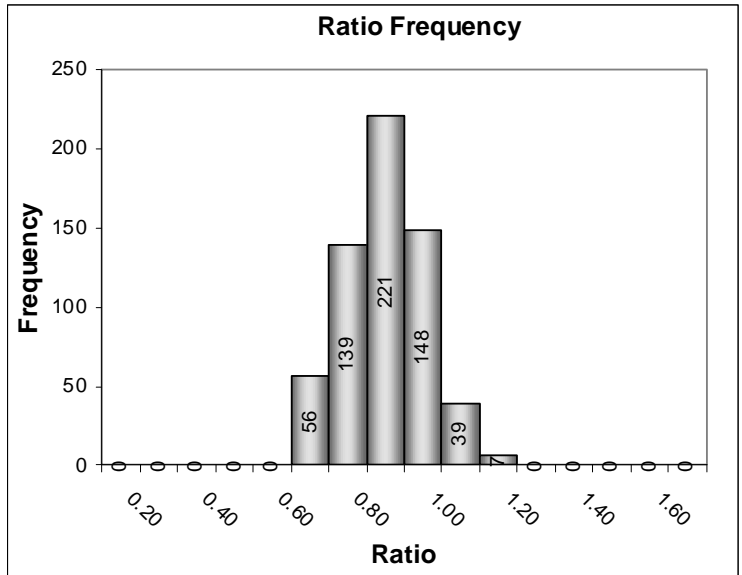
Ratio	Frequency
0.60-0.70	56
0.70-0.80	139
0.80-0.90	221
0.90-1.00	148
1.00-1.10	39
1.10-1.20	5
Other bins	0

COMMENTS:

1 to 3 Unit Residences throughout area 21.

Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009



### COMMENTS:

1 to 3 Unit Residences throughout area 21.

Assessment level reflects the downward trend of the market.

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## **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 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	027200	0375	11/12/07	\$265,000	\$247,000	1500	5	1930	4	2800	N	N	2608 S GRAND ST
001	149830	2980	3/1/08	\$410,000	\$387,000	660	6	1978	3	5040	N	N	1915 25TH AVE S
001	149830	4000	7/31/07	\$425,000	\$395,000	810	6	1924	3	4100	N	N	2916 S HILL ST
001	149830	2952	6/29/07	\$285,000	\$265,000	1050	6	1956	1	4920	N	N	2415 S HOLGATE ST
001	811110	0045	3/27/08	\$338,200	\$320,000	1270	6	1925	3	3960	N	N	1810 29TH AVE S
001	169590	0075	7/14/08	\$425,000	\$409,000	1570	6	1925	3	4360	Y	N	1807 31ST AVE S
001	027200	0635	3/26/07	\$280,000	\$261,000	908	7	1998	3	2837	N	N	1722 MARTIN LUTHER KING JR WAY S
001	149830	2854	1/16/08	\$342,000	\$321,000	960	7	1960	3	4800	N	N	2321 S HOLGATE ST
001	765910	0030	3/5/07	\$480,000	\$448,000	980	7	2006	3	3008	Y	N	2207 S ATLANTIC ST
001	673870	0060	11/20/07	\$555,000	\$518,000	1050	7	1931	3	3914	N	N	2110 30TH AVE S
001	027200	0445	7/16/07	\$265,000	\$246,000	1059	7	1998	3	1308	N	N	1711 MARTIN LUTHER KING JR WAY S
001	027200	0390	2/7/07	\$279,000	\$261,000	1082	7	1998	3	1773	N	N	1731 MARTIN LUTHER KING JR WAY S
001	388190	0672	4/30/08	\$356,500	\$339,000	1130	7	2007	3	1784	N	N	1808 25TH AVE S
001	388190	0670	12/20/07	\$360,000	\$337,000	1140	7	2007	3	1814	N	N	1810 25TH AVE S
001	027200	0480	6/15/07	\$337,000	\$313,000	1192	7	1998	3	3500	Y	N	1735 28TH AVE S
001	570000	0080	7/30/07	\$610,000	\$567,000	1390	7	1924	3	5800	N	N	2345 31ST AVE S
001	066900	0005	1/17/08	\$420,750	\$395,000	1410	7	1905	3	5000	N	N	1932 30TH AVE S
001	570000	0240	10/19/07	\$525,000	\$489,000	1410	7	1925	3	4240	N	N	2714 30TH AVE S
001	066900	0075	11/20/07	\$659,000	\$615,000	1540	7	1926	3	4500	N	N	1925 31ST AVE S
001	539410	0035	8/25/08	\$660,000	\$641,000	1640	7	1925	4	4700	N	N	2211 30TH AVE S
001	673870	0065	6/23/08	\$525,000	\$503,000	1750	7	1919	4	3600	N	N	2109 31ST AVE S
001	570000	0045	5/11/07	\$669,000	\$622,000	2040	7	1925	4	4080	N	N	2348 30TH AVE S
001	016100	0065	2/23/07	\$650,000	\$607,000	2070	7	1913	5	4000	Y	N	1704 30TH AVE S
001	027200	0830	10/10/07	\$513,000	\$478,000	1030	8	1998	3	5812	Y	N	1744 28TH AVE S
001	754830	1041	12/10/08	\$334,500	\$333,000	1140	8	2008	3	1192	N	N	2113 S MASSACHUSETTS ST
001	754830	1040	10/15/08	\$346,000	\$340,000	1140	8	2008	3	1213	N	N	2111 S MASSACHUSETTS ST
001	754830	1058	9/30/08	\$370,000	\$362,000	1140	8	2008	3	2267	N	N	2115 S MASSACHUSETTS ST
001	912200	1335	11/5/07	\$595,000	\$555,000	1210	8	1931	3	4500	N	N	2347 30TH AVE S
001	027200	0180	7/29/08	\$475,000	\$459,000	1360	8	2003	3	4000	N	N	1535 26TH AVE S
001	570000	0070	1/5/07	\$619,000	\$580,000	1430	8	1925	4	5800	N	N	2355 31ST AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	690970	0340	2/16/07	\$667,000	\$623,000	1430	8	1927	5	3000	Y	N	1510 30TH AVE S
001	029900	0037	5/18/07	\$392,000	\$365,000	1520	8	2006	3	1633	N	N	1517 A 23RD AVE S
001	690970	0470	7/24/08	\$575,000	\$555,000	1560	8	1999	3	3360	Y	N	1541 30TH AVE S
001	239460	0124	6/12/07	\$389,500	\$362,000	1650	8	2007	3	1435	N	N	1727 25TH AVE S
001	239460	0125	6/12/07	\$389,500	\$362,000	1650	8	2007	3	1430	N	N	1733 25TH AVE S
001	239460	0126	5/29/07	\$389,500	\$362,000	1650	8	2007	3	1432	N	N	1729 25TH AVE S
001	239460	0132	5/24/07	\$389,500	\$362,000	1650	8	2007	3	1421	N	N	1739 25TH AVE S
001	239460	0134	5/27/07	\$389,500	\$362,000	1650	8	2007	3	1417	N	N	1741 25TH AVE S
001	239460	0116	6/12/07	\$389,500	\$362,000	1650	8	2007	3	1438	N	N	1721 25TH AVE S
001	239460	0123	6/5/07	\$396,500	\$369,000	1650	8	2007	3	1433	N	N	1731 25TH AVE S
001	239460	0118	3/13/07	\$419,000	\$391,000	1650	8	2007	3	1442	N	N	1719 25TH AVE S
001	239460	0121	6/29/07	\$449,500	\$418,000	2010	8	2007	3	2149	N	N	1735 25TH AVE S
001	239460	0122	5/29/07	\$449,500	\$418,000	2010	8	2007	3	2146	N	N	1725 25TH AVE S
001	239460	0136	6/22/07	\$469,500	\$436,000	2010	8	2007	3	2174	N	N	1737 25TH AVE S
001	239460	0120	6/14/07	\$475,000	\$442,000	2010	8	2007	3	2132	N	N	1723 25TH AVE S
001	149830	3875	4/5/07	\$609,000	\$567,000	2020	8	1933	3	4000	N	N	2102 29TH AVE S
001	811110	0090	1/9/07	\$558,000	\$523,000	2310	8	1999	3	5940	N	N	2808 S HOLGATE ST
001	674570	0050	9/24/07	\$843,000	\$785,000	2320	8	1915	3	5900	N	N	2307 31ST AVE S
001	539360	1660	4/11/07	\$600,000	\$559,000	3160	8	1966	3	6000	Y	N	2803 S WALKER ST
001	149830	2870	9/12/07	\$353,000	\$328,000	1190	9	2003	3	1513	N	N	1913 C 24TH AVE S
001	149830	2868	6/26/07	\$362,000	\$336,000	1190	9	2003	3	1050	N	N	1913 B 24TH AVE S
001	673870	0075	11/6/07	\$666,700	\$622,000	2100	9	2000	3	4000	N	N	2101 31ST AVE S
001	016100	0005	3/7/07	\$690,000	\$644,000	2240	9	1993	3	3808	Y	N	1701 30TH AVE S
002	308300	0100	8/1/08	\$325,000	\$314,000	510	5	1942	4	4000	N	N	3005 22ND AVE S
002	798190	0070	9/2/08	\$319,000	\$310,000	550	5	1925	3	2554	Y	N	1917 S HORTON ST
002	811610	0185	6/19/08	\$244,000	\$234,000	610	5	1944	3	3567	N	N	3221 MORSE AVE S
002	308300	0285	7/8/08	\$321,000	\$309,000	670	6	1948	3	4000	N	N	2706 21ST AVE S
002	116600	0165	9/25/07	\$260,000	\$242,000	720	6	1943	3	4000	N	N	1918 S LANDER ST
002	142630	0961	4/11/07	\$322,900	\$301,000	780	6	1924	3	6076	Y	N	3916 24TH AVE S
002	365010	0036	6/18/08	\$317,500	\$304,000	790	6	1912	4	2345	N	N	3325 18TH AVE S
002	754830	0115	6/14/07	\$399,000	\$371,000	820	6	1926	4	3000	N	N	1537 15TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	731990	0225	6/1/07	\$310,000	\$288,000	850	6	1912	3	1248	N	N	1801 S MCCLELLAN ST
002	308300	0740	4/23/07	\$329,500	\$307,000	860	6	1947	3	4000	N	N	2202 S STEVENS ST
002	308300	0795	1/14/08	\$334,500	\$314,000	910	6	1920	3	4000	N	N	2921 23RD AVE S
002	149830	1295	8/28/07	\$380,000	\$353,000	910	6	1909	3	6000	N	N	1911 17TH AVE S
002	194480	0125	12/26/07	\$424,000	\$397,000	920	6	1919	3	8442	N	N	3327 27TH AVE S
002	307950	0175	9/18/07	\$425,000	\$396,000	990	6	1928	4	4000	N	N	2610 18TH AVE S
002	539360	0420	5/12/08	\$425,000	\$405,000	1040	6	1911	3	6000	N	N	2312 13TH AVE S
002	912200	0970	6/14/07	\$247,500	\$230,000	1060	6	1940	3	6000	N	N	2341 24TH AVE S
002	149830	1935	2/7/07	\$255,000	\$238,000	1060	6	1903	3	6000	N	N	1910 19TH AVE S
002	149830	1090	3/11/08	\$339,900	\$321,000	1060	6	1914	3	4800	N	N	2106 15TH AVE S
002	811610	0186	5/17/07	\$413,000	\$384,000	1070	6	1914	4	3567	N	N	3220 CHEASTY BLVD S
002	732090	0200	11/19/08	\$340,000	\$336,000	1080	6	1905	3	5760	N	N	2821 21ST AVE S
002	426320	0035	5/18/08	\$320,000	\$305,000	1090	6	1909	3	4624	Y	N	3427 25TH AVE S
002	059700	0085	6/28/07	\$396,950	\$369,000	1140	6	1940	3	4000	N	N	3036 20TH AVE S
002	816160	0006	7/11/07	\$382,000	\$355,000	1220	6	1928	3	3231	N	N	2011 S HANFORD ST
002	754830	0885	8/3/07	\$390,000	\$363,000	1270	6	1918	3	4502	N	N	1761 20TH AVE S
002	732090	0165	4/19/07	\$425,000	\$396,000	1330	6	1938	3	5760	N	N	2810 20TH AVE S
002	885000	0360	10/2/07	\$359,000	\$334,000	1420	6	1909	3	2988	N	N	1540 17TH AVE S
002	308300	0965	10/18/07	\$322,000	\$300,000	1500	6	1906	3	8000	N	N	2315 S WINTHROP ST
002	307950	0200	1/24/07	\$395,000	\$370,000	1590	6	1907	3	4600	N	N	2605 19TH AVE S
002	885000	0630	9/5/07	\$296,500	\$276,000	760	7	1904	4	3000	N	N	1524 19TH AVE S
002	308000	0065	5/22/08	\$427,500	\$408,000	770	7	1955	3	4000	N	N	2508 20TH AVE S
002	368040	0245	8/10/07	\$420,000	\$390,000	840	7	1948	3	5400	Y	N	4136 24TH PL S
002	754830	0154	10/18/07	\$305,000	\$284,000	860	7	2007	3	809	N	N	1542 C 15TH AVE S
002	149830	1048	12/19/07	\$304,000	\$285,000	860	7	2007	3	1277	N	N	2107 B 15TH AVE S
002	754830	0166	6/18/07	\$307,152	\$285,000	860	7	2007	3	955	N	N	1540 A 15TH AVE S
002	754830	0152	10/18/07	\$309,500	\$288,000	860	7	2007	3	771	N	N	1542 B 15TH AVE S
002	149830	1046	10/17/07	\$309,950	\$289,000	860	7	2007	3	1277	N	N	2107 A 15TH AVE S
002	754830	0158	6/6/07	\$319,950	\$297,000	860	7	2007	3	2958	N	N	1540 D 15TH AVE S
002	754830	0150	8/10/07	\$329,950	\$307,000	860	7	2007	3	1346	N	N	1542 A 15TH AVE S
002	754830	0156	6/6/07	\$333,950	\$310,000	860	7	2007	3	1015	N	N	1542 D 15TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	162404	9096	11/29/07	\$439,900	\$411,000	880	7	1922	3	4200	Y	N	3606 24TH AVE S
002	162404	9121	6/8/07	\$500,000	\$465,000	880	7	1923	3	4200	Y	N	3602 24TH AVE S
002	885000	0320	10/24/07	\$297,000	\$277,000	900	7	1915	4	3000	N	N	1539 17TH AVE S
002	731990	0116	12/12/07	\$445,000	\$416,000	920	7	1925	3	5896	N	N	1709 S LANDER ST
002	754830	0322	6/21/07	\$315,000	\$293,000	940	7	1996	3	1091	N	N	1758 B 16TH AVE S
002	368040	0035	3/14/08	\$530,000	\$501,000	940	7	1948	3	5000	Y	N	4037 24TH PL S
002	754830	0761	10/4/07	\$320,000	\$298,000	950	7	2007	3	1364	N	N	1768 B 19TH AVE S
002	754830	0759	10/23/07	\$302,000	\$282,000	970	7	2007	3	1227	N	N	1768 a 19TH AVE S
002	308300	0935	4/24/07	\$415,000	\$386,000	990	7	1939	4	4000	Y	N	3122 23RD AVE S
002	162404	9093	9/24/07	\$485,000	\$452,000	990	7	1922	3	12330	Y	N	3804 24TH AVE S
002	149830	1050	11/28/07	\$310,000	\$290,000	1010	7	2007	3	1266	N	N	2109 C 15TH AVE S
002	149830	1052	12/14/07	\$309,950	\$290,000	1010	7	2007	3	920	N	N	2109 B 15TH AVE S
002	149830	1054	10/17/07	\$315,000	\$294,000	1010	7	2007	3	1265	N	N	2109 A 15TH AVE S
002	142630	0830	5/16/08	\$519,000	\$495,000	1010	7	1940	3	5654	N	N	3933 CHEASTY BLVD S
002	754830	0109	10/2/08	\$310,000	\$303,000	1030	7	2003	3	1339	N	N	1535 B 15TH AVE S
002	149830	1168	2/27/08	\$339,000	\$320,000	1050	7	2005	3	1609	N	N	1505 S PLUM ST
002	149830	1166	7/25/08	\$339,950	\$328,000	1050	7	2005	3	1379	N	N	1501 S PLUM ST
002	307950	0070	2/9/07	\$420,000	\$393,000	1050	7	1957	3	6752	Y	N	2508 17TH AVE S
002	754830	0749	6/23/08	\$309,000	\$296,000	1080	7	2007	3	2119	N	N	1768 C 19TH AVE S
002	754830	0772	8/30/07	\$320,000	\$298,000	1080	7	2007	3	1391	N	N	1768 D 19TH AVE S
002	754830	0751	12/4/07	\$325,000	\$304,000	1080	7	2007	3	2096	N	N	1760 A 19TH AVE S
002	754830	0747	7/22/08	\$317,000	\$306,000	1080	7	2007	3	2150	N	N	1770 c 19TH AVE S
002	754830	0770	10/19/07	\$335,500	\$313,000	1080	7	2007	3	1388	N	N	1768 C 19TH AVE S
002	754830	0765	9/27/07	\$338,000	\$315,000	1080	7	2007	3	1513	N	N	1770 B 19TH AVE S
002	754830	0763	9/6/07	\$340,000	\$316,000	1080	7	2007	3	1511	N	N	1770 A 19TH AVE S
002	754830	0774	8/20/07	\$345,000	\$321,000	1080	7	2007	3	1431	N	N	1770 B 19TH AVE S
002	754830	0776	10/30/07	\$345,000	\$322,000	1080	7	2007	3	1434	N	N	1770 A 19TH AVE S
002	308300	0500	4/17/07	\$420,000	\$391,000	1090	7	1955	3	6500	N	N	2502 22ND AVE S
002	754830	0162	6/6/07	\$329,950	\$307,000	1100	7	2007	3	2660	N	N	1540 C 15TH AVE S
002	754830	0164	6/8/07	\$329,950	\$307,000	1100	7	2007	3	2059	N	N	1540 B 15TH AVE S
002	754830	0745	3/19/07	\$420,000	\$392,000	1100	7	2007	3	2172	N	N	1770 D 19TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	754880	0050	12/3/07	\$560,000	\$523,000	1110	7	1904	5	5000	N	N	1757 14TH AVE S
002	754830	0120	5/6/08	\$330,000	\$314,000	1140	7	1905	4	5000	N	N	1543 15TH AVE S
002	605610	0334	3/22/07	\$375,000	\$350,000	1140	7	2007	3	1607	N	N	2806 S COLUMBIAN WAY
002	605610	0332	3/19/07	\$362,000	\$337,000	1160	7	2007	3	2127	N	N	2802 S COLUMBIAN WAY
002	162404	9190	2/22/08	\$445,000	\$419,000	1160	7	1949	3	6038	N	N	3425 24TH AVE S
002	605610	0242	2/15/08	\$315,800	\$297,000	1220	7	2007	3	1567	N	N	4144 29TH AVE S
002	605610	0231	2/29/08	\$315,800	\$298,000	1220	7	2007	3	1567	N	N	4124 29TH AVE S
002	605610	0245	3/13/08	\$315,800	\$298,000	1220	7	2007	3	1567	N	N	4156 29TH AVE S
002	605610	0246	3/5/08	\$315,800	\$298,000	1220	7	2007	3	1567	N	N	4160 29TH AVE S
002	605610	0241	2/21/08	\$320,800	\$302,000	1220	7	2007	3	1567	N	N	4140 29TH AVE S
002	308500	1565	5/15/07	\$375,000	\$349,000	1230	7	1955	3	5500	N	N	2802 HARRIS PL S
002	308500	1561	8/12/08	\$490,000	\$474,000	1240	7	1956	3	5500	N	N	2808 HARRIS PL S
002	308300	0865	7/26/07	\$375,000	\$349,000	1250	7	1972	3	4000	N	N	3114 22ND AVE S
002	605610	0333	3/22/07	\$349,990	\$326,000	1300	7	2007	3	2412	N	N	2804 S COLUMBIAN WAY
002	605610	0596	1/8/07	\$389,990	\$365,000	1300	7	2007	3	2220	N	N	2825 S COLUMBIAN WAY
002	605610	0595	1/4/07	\$389,990	\$366,000	1300	7	2007	3	2483	N	N	2829 S COLUMBIAN WAY
002	912200	0880	7/8/08	\$420,000	\$404,000	1300	7	1975	3	6000	N	N	2360 22ND AVE S
002	368090	0100	8/18/08	\$450,000	\$436,000	1300	7	1971	3	6415	N	N	4133 CHEASTY BLVD S
002	308300	1100	2/1/07	\$415,000	\$388,000	1310	7	1966	3	5000	N	N	2915 HARRIS PL S
002	754880	0045	12/12/07	\$550,000	\$514,000	1310	7	2003	3	5000	N	N	1751 14TH AVE S
002	754880	0045	3/19/08	\$585,000	\$553,000	1310	7	2003	3	5000	N	N	1751 14TH AVE S
002	149830	1385	2/11/08	\$382,500	\$360,000	1330	7	1908	3	4500	N	N	1610 S WALKER ST
002	731990	0167	5/7/08	\$318,000	\$303,000	1380	7	1914	3	4800	N	N	1815 S LANDER ST
002	605610	0402	9/3/08	\$413,868	\$402,000	1380	7	2008	3	1191	N	N	4321 JILL PL S
002	059700	0525	8/3/07	\$540,000	\$502,000	1410	7	1922	3	4000	Y	N	3017 19TH AVE S
002	149830	2170	2/26/08	\$342,275	\$323,000	1440	7	1943	3	6000	N	N	2121 21ST AVE S
002	149830	0673	7/21/08	\$400,000	\$386,000	1450	7	2007	3	1716	N	N	xxxx 13TH AVE S
002	149830	0677	3/12/08	\$410,000	\$387,000	1450	7	2007	3	1586	N	N	2017 B 13TH AVE S
002	713330	0282	6/3/08	\$367,000	\$351,000	1470	7	1999	3	1972	N	N	1564 S ATLANTIC ST
002	713330	0282	3/19/07	\$383,000	\$357,000	1470	7	1999	3	1972	N	N	1564 S ATLANTIC ST
002	605610	0233	7/28/08	\$390,000	\$376,000	1500	7	2007	3	2447	N	N	4132 29TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	605610	0243	3/28/08	\$398,800	\$377,000	1500	7	2007	3	2448	N	N	4148 29TH AVE S
002	605610	0244	7/28/08	\$396,050	\$382,000	1500	7	2007	3	2448	N	N	4152 29TH AVE S
002	605610	0247	4/29/08	\$410,000	\$390,000	1500	7	2007	3	6556	N	N	4164 29TH AVE S
002	605610	0230	2/7/08	\$424,800	\$400,000	1500	7	2007	3	2448	N	N	4120 29TH AVE S
002	605610	0190	3/20/08	\$355,000	\$336,000	1610	7	2007	3	2252	N	N	4107 MARTIN LUTHER KING JR WAY S
002	605610	0204	4/1/08	\$365,000	\$346,000	1610	7	2007	3	2298	N	N	4121 MARTIN LUTHER KING JR WAY S
002	272920	0055	11/20/08	\$435,000	\$430,000	1610	7	2007	3	4972	N	N	2208 S HINDS ST
002	754830	0339	5/20/08	\$345,000	\$329,000	1680	7	1968	3	5000	Y	N	1711 STURGUS AVE S
002	365010	0060	12/17/07	\$392,950	\$368,000	1680	7	1928	3	4125	N	N	3312 18TH AVE S
002	605610	0373	3/28/08	\$449,800	\$426,000	1680	7	2008	3	2408	N	N	4339 JILL PL S
002	605610	0384	6/4/08	\$462,062	\$442,000	1680	7	2008	3	2738	N	N	4659 JILL PL S
002	605610	0403	7/11/08	\$464,800	\$447,000	1680	7	2008	3	2886	N	N	4325 JILL PL S
002	605610	0206	12/6/07	\$350,000	\$327,000	1690	7	2007	3	2315	N	N	4123 MARTIN LUTHER KING JR WAY S
002	605610	0196	4/18/08	\$357,000	\$339,000	1690	7	2007	3	2246	N	N	4113 MARTIN LUTHER KING JR WAY S
002	605610	0214	8/22/07	\$365,000	\$339,000	1690	7	2007	3	2359	N	N	4129 MARTIN LUTHER KING JR WAY S
002	149830	1865	2/28/07	\$418,000	\$390,000	1690	7	1928	3	6000	N	N	2026 19TH AVE S
002	149830	0540	12/5/08	\$525,000	\$521,000	1710	7	1930	3	6000	Y	N	1907 12TH AVE S
002	149830	1055	9/10/08	\$572,000	\$557,000	1720	7	1907	4	6000	N	N	2111 15TH AVE S
002	754830	0344	2/27/07	\$438,000	\$409,000	1740	7	1968	3	5000	Y	N	1717 STURGUS AVE S
002	168340	0075	9/10/07	\$450,000	\$419,000	1740	7	1900	3	4800	N	N	2202 13TH AVE S
002	149830	1415	1/2/08	\$480,000	\$450,000	1750	7	1900	3	7000	N	N	2100 16TH AVE S
002	308000	0105	3/5/07	\$433,000	\$404,000	1780	7	1994	3	3100	N	N	1946 S LANDER ST
002	308300	0631	7/24/08	\$340,000	\$328,000	1790	7	2004	3	5000	N	N	2710 22ND AVE S
002	605610	0335	3/19/07	\$384,990	\$359,000	1820	7	2007	3	2921	N	N	2808 S COLUMBIAN WAY
002	605610	0331	3/21/07	\$390,000	\$364,000	1820	7	2007	3	2732	N	N	2800 S COLUMBIAN WAY
002	731990	0270	6/20/07	\$470,000	\$437,000	1830	7	1923	3	6144	N	N	2906 18TH AVE S
002	388190	0275	11/21/07	\$440,000	\$411,000	1870	7	1905	3	5924	N	N	1800 15TH AVE S
002	149830	1060	9/10/08	\$572,000	\$557,000	1940	7	1921	4	6000	N	N	2119 15TH AVE S
002	372680	0260	10/1/07	\$530,000	\$494,000	1990	7	1914	4	4400	N	N	3404 BEACON AVE S
002	731990	0168	6/11/07	\$520,000	\$483,000	2060	7	1914	3	4160	N	N	2710 18TH AVE S
002	605610	0114	12/3/08	\$430,000	\$427,000	2100	7	2006	3	5060	N	N	4357 28TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	754830	0333	2/8/07	\$464,950	\$435,000	3020	7	1999	3	5060	N	N	1610 S GRAND ST
002	149830	0775	9/17/08	\$345,000	\$336,000	630	8	2007	3	747	Y	N	1303 S HILL ST
002	149830	0773	8/5/08	\$369,000	\$357,000	640	8	2008	3	1027	N	N	1301 S HILL ST
002	149830	0777	9/10/08	\$369,000	\$359,000	640	8	2007	3	1027	N	N	1305 S HILL ST
002	766010	0305	7/11/08	\$350,000	\$337,000	850	8	2008	3	1115	N	N	1741 A 13TH AVE S
002	766010	0307	9/25/08	\$350,000	\$342,000	850	8	2008	3	923	N	N	1741 B 13TH AVE S
002	766010	0212	12/20/07	\$335,000	\$314,000	890	8	2007	3	1251	N	N	1210 B S MASSACHUSETTS ST
002	766010	0208	6/27/08	\$332,700	\$319,000	890	8	2007	3	835	N	N	1208 B S MASSACHUSETTS ST
002	766010	0203	4/17/08	\$342,000	\$325,000	890	8	2007	3	1050	N	N	1208 A S MASSACHUSETTS ST
002	259766	0100	6/19/07	\$492,500	\$458,000	940	8	2007	3	2772	N	N	2819 24TH AVE S
002	149830	0877	2/1/08	\$396,000	\$372,000	1030	8	2006	3	1245	N	N	1406 S PLUM ST
002	149830	1164	2/22/08	\$310,000	\$292,000	1040	8	2007	3	1839	N	N	2010 15TH AVE S
002	149830	1162	7/23/07	\$340,000	\$316,000	1040	8	2007	3	1088	N	N	2008 15TH AVE S
002	149830	1164	7/23/07	\$357,900	\$333,000	1040	8	2007	3	1839	N	N	2010 15TH AVE S
002	259766	0050	3/14/07	\$430,000	\$401,000	1050	8	2007	3	1450	N	N	2809 24TH AVE S
002	149830	0875	3/9/07	\$430,000	\$401,000	1060	8	2006	3	930	Y	N	1922 14TH AVE S
002	149830	0873	2/21/07	\$430,000	\$402,000	1060	8	2006	3	1404	N	N	1924 14TH AVE S
002	259766	0060	9/24/08	\$365,000	\$356,000	1100	8	2007	3	1464	N	N	2813 24TH AVE S
002	259766	0040	8/14/07	\$430,000	\$400,000	1100	8	2007	3	1403	N	N	2811 24TH AVE S
002	259766	0020	7/5/07	\$435,000	\$404,000	1100	8	2007	3	1200	N	N	2805 24TH AVE S
002	259766	0060	2/23/07	\$440,000	\$411,000	1100	8	2007	3	1464	N	N	2813 24TH AVE S
002	259766	0010	3/30/07	\$445,000	\$415,000	1110	8	2007	3	1830	N	N	2369 24TH AVE S
002	885000	0267	8/5/08	\$369,888	\$358,000	1160	8	2007	3	1399	N	N	1518 A STURGUS AVE S
002	605610	0301	5/9/07	\$315,800	\$294,000	1240	8	2007	3	1284	N	N	4364 28TH AVE S
002	605610	0302	5/10/07	\$315,800	\$294,000	1240	8	2007	3	1462	N	N	4368 28TH AVE S
002	605610	0294	8/28/07	\$322,684	\$300,000	1240	8	2007	3	1511	N	N	4346 28TH AVE S
002	539360	0560	10/5/07	\$354,888	\$331,000	1240	8	2007	3	1444	Y	N	2312 B 15TH AVE S
002	539360	0558	10/23/07	\$355,000	\$331,000	1240	8	2007	3	1444	N	N	2312 A 15TH AVE S
002	539360	0562	9/28/07	\$368,000	\$343,000	1240	8	2007	3	1588	N	N	2310 B 15TH AVE S
002	539360	0564	9/18/07	\$374,888	\$349,000	1240	8	2007	3	1527	N	N	2310 A 15TH AVE S
002	713330	0040	3/26/08	\$369,950	\$350,000	1240	8	2007	3	1268	N	N	1339 A 14TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	713330	0042	4/25/08	\$368,000	\$350,000	1240	8	2007	3	1265	N	N	1339 B 14TH AVE S
002	713330	0045	4/11/08	\$370,000	\$351,000	1240	8	2007	3	1267	N	N	1341 B 14TH AVE S
002	713330	0038	3/4/08	\$380,000	\$358,000	1240	8	2007	3	1226	N	N	1337 A 14TH AVE S
002	713330	0044	3/31/08	\$380,000	\$360,000	1240	8	2007	3	1275	N	N	1337 B 14TH AVE S
002	713330	0049	8/1/08	\$380,000	\$367,000	1240	8	2007	3	1250	N	N	1343 A 14TH AVE S
002	713330	0047	5/6/08	\$389,950	\$371,000	1240	8	2008	3	1252	N	N	1343 B 14TH AVE S
002	149830	0952	10/23/07	\$399,950	\$373,000	1290	8	2007	3	689	N	N	2008 B 14TH AVE S
002	605610	0314	9/5/07	\$430,672	\$401,000	1360	8	2007	3	2871	N	N	4390 28TH AVE S
002	885000	0265	8/28/08	\$400,000	\$388,000	1390	8	2007	3	2133	N	N	1522 STURGUS AVE S
002	149830	0954	10/23/07	\$435,000	\$406,000	1410	8	2007	3	949	N	N	2008 C 14TH AVE S
002	142630	0550	9/22/08	\$395,000	\$386,000	1490	8	2003	3	2280	N	N	3526 CHEASTY BLVD S
002	605610	0292	12/16/08	\$359,800	\$358,000	1520	8	2007	3	2287	N	N	4342 28TH AVE S
002	605610	0303	4/17/07	\$394,800	\$368,000	1520	8	2007	3	2814	N	N	4370 28TH AVE S
002	605610	0300	4/24/07	\$399,800	\$372,000	1520	8	2007	3	3337	N	N	4360 28TH AVE S
002	605610	0312	8/7/07	\$399,800	\$372,000	1520	8	2007	3	1936	N	N	4382 28TH AVE S
002	605610	0310	8/17/07	\$404,800	\$376,000	1520	8	2007	3	2377	N	N	4374 28TH AVE S
002	605610	0296	9/13/07	\$408,800	\$380,000	1520	8	2007	3	3407	N	N	4350 28TH AVE S
002	605610	0290	8/17/07	\$421,000	\$391,000	1520	8	2007	3	2468	N	N	4338 28TH AVE S
002	605610	0293	9/5/07	\$428,000	\$398,000	1520	8	2007	3	4929	N	N	4344 28TH AVE S
002	539360	0620	3/5/07	\$400,000	\$373,000	1590	8	1968	3	6400	N	N	2310 16TH AVE S
002	149830	0956	10/11/07	\$575,000	\$536,000	1670	8	2007	3	1910	N	N	2010 A 14TH AVE S
002	605610	0053	9/18/07	\$517,800	\$482,000	2070	8	2007	3	4095	N	N	4131 29TH AVE S
002	605610	0051	12/5/07	\$524,432	\$490,000	2070	8	2007	3	3722	N	N	4123 29TH AVE S
002	605610	0050	2/6/08	\$542,571	\$510,000	2070	8	2007	3	3721	N	N	4119 29TH AVE S
002	605610	0043	1/8/08	\$551,419	\$517,000	2070	8	2007	3	3721	N	N	4113 29TH AVE S
002	797010	0135	9/28/07	\$510,000	\$475,000	2080	8	2002	3	3760	N	N	3307 CHEASTY BLVD S
002	605610	0100	1/24/07	\$534,800	\$500,000	2080	8	2006	3	6374	N	N	4321 28TH AVE S
002	605610	0072	6/26/07	\$499,800	\$465,000	2090	8	2007	3	4573	N	N	2812 S ADAMS ST
002	605610	0080	6/13/07	\$505,243	\$470,000	2090	8	2007	3	4573	N	N	2808 S ADAMS ST
002	605610	0081	4/26/07	\$509,800	\$474,000	2230	8	2007	3	4573	N	N	2804 S ADAMS ST
002	605610	0082	5/4/07	\$516,800	\$481,000	2230	8	2007	3	4691	N	N	2800 S ADAMS ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	605610	0102	1/22/07	\$528,800	\$495,000	2230	8	2006	3	3873	N	N	4327 28TH AVE S
002	605610	0041	10/9/07	\$554,288	\$516,000	2290	8	2007	3	3720	N	N	4105 29TH AVE S
002	766060	0140	10/1/07	\$569,950	\$531,000	2400	8	1906	5	5744	N	N	1734 13TH AVE S
002	605610	0070	12/13/07	\$546,800	\$512,000	2600	8	2007	3	4573	N	N	2820 S ADAMS ST
002	605610	0061	2/29/08	\$590,089	\$556,000	2600	8	2008	3	4101	N	N	2824 S ADAMS ST
002	605610	0071	12/18/07	\$539,800	\$505,000	2650	8	2007	3	4573	N	N	2816 S ADAMS ST
002	754830	0795	4/29/08	\$553,000	\$526,000	2880	8	2005	3	5000	N	N	1701 VALENTINE PL S
002	766010	0095	4/1/08	\$760,000	\$720,000	3410	8	1913	5	6000	N	N	1341 13TH AVE S
002	885000	0509	2/13/08	\$535,000	\$504,000	1080	9	2007	3	1444	N	N	1526 18TH AVE S
002	885000	0511	3/19/08	\$535,000	\$506,000	1080	9	2007	3	1452	N	N	1528 18TH AVE S
002	885000	0507	2/12/08	\$569,000	\$535,000	1230	9	2007	3	1548	N	N	1524 18TH AVE S
002	885000	0505	2/28/08	\$569,000	\$536,000	1230	9	2007	3	1541	N	N	1530 18TH AVE S
002	605610	0042	2/15/08	\$518,800	\$488,000	2070	9	2007	3	3721	N	N	4109 29TH AVE S
002	605610	0052	8/22/07	\$534,675	\$497,000	2070	9	2007	3	3722	N	N	4127 29TH AVE S
002	539360	1190	10/31/08	\$680,000	\$670,000	3250	9	2007	3	6000	N	N	2322 22ND AVE S
003	795030	3405	6/25/07	\$295,000	\$274,000	430	5	2006	3	4545	N	N	4428 39TH AVE S
003	983420	0225	2/6/07	\$358,000	\$335,000	680	5	1905	3	4080	N	N	3412 S HORTON ST
003	983420	1210	5/18/07	\$335,000	\$312,000	620	6	1954	4	5100	N	N	3650 COURTLAND PL S
003	983420	0635	9/27/07	\$290,000	\$270,000	640	6	1928	3	4080	N	N	3317 36TH AVE S
003	795030	3535	9/23/08	\$308,000	\$301,000	640	6	1908	3	3060	N	N	4430 38TH AVE S
003	795030	0820	5/18/07	\$334,500	\$311,000	640	6	1910	3	3060	N	N	4035 38TH AVE S
003	795030	2150	5/21/07	\$325,000	\$302,000	660	6	1906	3	3570	N	N	4107 39TH AVE S
003	795030	3555	5/14/08	\$295,000	\$281,000	720	6	1907	3	3570	N	N	4416 38TH AVE S
003	795030	1965	7/24/07	\$319,500	\$297,000	720	6	1914	3	4080	N	N	4135 38TH AVE S
003	983420	1110	3/8/07	\$295,000	\$275,000	770	6	1912	3	4080	N	N	3414 36TH AVE S
003	983420	0980	12/27/07	\$270,000	\$253,000	790	6	1949	3	4080	N	N	3410 34TH AVE S
003	983470	0145	4/24/07	\$518,000	\$482,000	790	6	1912	3	5247	N	N	3329 37TH AVE S
003	672570	0015	5/27/08	\$400,000	\$382,000	930	6	1946	4	4548	N	N	2825 30TH AVE S
003	983420	0990	3/3/08	\$325,000	\$307,000	950	6	1909	3	5100	N	N	3402 34TH AVE S
003	795030	1990	4/16/08	\$275,000	\$261,000	980	6	1910	2	3060	N	N	4149 38TH AVE S
003	795030	2345	7/27/07	\$383,000	\$356,000	1010	6	1904	3	3060	N	N	4114 38TH AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	983420	0910	9/24/07	\$320,000	\$298,000	1060	6	1981	3	5000	N	N	3418 33RD AVE S
003	812110	0015	2/23/08	\$570,000	\$537,000	1070	6	1917	4	3713	Y	N	3851 38TH AVE S
003	812110	0120	8/15/08	\$390,000	\$378,000	1080	6	1926	3	4354	Y	N	3814 37TH AVE S
003	983420	0245	3/2/07	\$415,000	\$387,000	1080	6	1903	3	4080	N	N	3232 34TH AVE S
003	983420	1235	7/14/08	\$370,000	\$356,000	1110	6	1917	4	5100	N	N	3630 COURTLAND PL S
003	795030	4135	11/19/07	\$334,950	\$313,000	1120	6	1909	3	3030	N	N	4500 39TH AVE S
003	795030	0880	1/9/08	\$430,000	\$403,000	1160	6	1905	3	6120	N	N	4040 37TH AVE S
003	795030	1920	2/1/08	\$310,000	\$291,000	1260	6	1906	3	3060	N	N	4103 38TH AVE S
003	983420	0485	11/20/07	\$548,000	\$512,000	1290	6	1928	4	4080	N	N	3240 36TH AVE S
003	570000	0365	5/16/07	\$415,000	\$386,000	1480	6	1925	4	4323	N	N	2834 30TH AVE S
003	570000	2120	5/12/08	\$532,000	\$507,000	1510	6	1928	3	4323	N	N	3153 35TH AVE S
003	983420	0130	7/30/08	\$420,000	\$406,000	1670	6	1913	3	4080	N	N	3234 33RD AVE S
003	983420	0805	4/15/08	\$465,000	\$441,000	1820	6	1908	3	4080	N	N	3304 34TH AVE S
003	983420	1175	6/12/07	\$407,000	\$378,000	820	7	1952	3	7140	Y	N	3703 37TH AVE S
003	795030	2123	6/17/08	\$270,000	\$259,000	840	7	2007	3	760	N	N	4110 B 37TH AVE S
003	983420	1475	2/14/07	\$314,950	\$294,000	840	7	2006	3	1243	N	N	3628 B 36TH AVE S
003	983420	1479	3/6/07	\$315,000	\$294,000	840	7	2006	3	941	N	N	3629 A 36TH AVE S
003	983420	1473	1/16/07	\$314,950	\$295,000	840	7	2006	3	1148	N	N	3626 35TH AVE S
003	795030	2315	4/30/07	\$445,000	\$414,000	850	7	1999	3	4590	N	N	4130 38TH AVE S
003	795030	2125	5/13/08	\$275,000	\$262,000	860	7	2007	3	1002	N	N	4110 C 37TH AVE S
003	795030	2127	10/9/08	\$277,000	\$271,000	860	7	2007	3	1080	N	N	4108 C 37TH AVE S
003	795030	2131	5/20/08	\$285,000	\$272,000	860	7	2007	3	1231	N	N	4108 A 37TH AVE S
003	795030	2121	5/28/08	\$290,000	\$277,000	860	7	2007	3	1309	N	N	4110 A 37TH AVE S
003	983420	1455	6/4/08	\$279,000	\$267,000	920	7	2007	3	1136	N	N	3612 35TH AVE S
003	983420	1457	5/23/08	\$279,500	\$267,000	920	7	2007	3	1174	N	N	3614 35TH AVE S
003	983420	1459	9/8/08	\$274,500	\$267,000	920	7	2007	3	1017	N	N	3615 36TH AVE S
003	983420	0185	4/5/07	\$475,000	\$442,000	930	7	1925	4	4080	N	N	3211 35TH AVE S
003	983420	1785	10/22/07	\$390,000	\$364,000	960	7	1965	4	4080	N	N	3833 37TH AVE S
003	812110	0205	5/29/07	\$550,215	\$512,000	970	7	1945	5	6180	N	N	3857 39TH AVE S
003	795030	0950	2/15/08	\$425,000	\$400,000	980	7	1909	4	3403	N	N	4000 37TH AVE S
003	983420	0040	7/14/08	\$380,000	\$366,000	990	7	1952	3	4080	N	N	3231 33RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	812110	0325	7/12/07	\$518,000	\$481,000	1000	7	1968	4	4635	N	N	3814 38TH AVE S
003	812110	0215	3/7/07	\$569,000	\$531,000	1010	7	1947	3	6180	N	N	3851 39TH AVE S
003	983420	1461	8/22/08	\$272,000	\$264,000	1040	7	2007	3	1083	N	N	3613 36TH AVE S
003	128230	0993	10/16/08	\$324,500	\$318,000	1060	7	2007	3	1220	N	N	3322 WETMORE AVE S
003	983420	0365	5/30/07	\$550,000	\$511,000	1060	7	1921	3	4080	N	N	3240 35TH AVE S
003	570000	2155	1/3/07	\$525,000	\$492,000	1080	7	1912	4	4322	N	N	3127 35TH AVE S
003	524980	0206	2/11/08	\$430,000	\$405,000	1090	7	1954	4	7200	N	N	4207 S GENESEE ST
003	795030	3180	3/26/08	\$486,000	\$460,000	1120	7	2004	3	6400	N	N	4402 41ST AVE S
003	795030	3240	7/26/07	\$427,800	\$398,000	1130	7	1946	3	5555	N	N	4431 41ST AVE S
003	570000	2325	6/12/08	\$571,500	\$547,000	1170	7	1917	4	4206	N	N	2955 36TH AVE S
003	128230	1012	12/21/07	\$335,000	\$314,000	1180	7	2007	3	1056	N	N	3318 B WETMORE AVE S
003	128230	1011	10/19/07	\$357,000	\$333,000	1180	7	2007	3	1056	N	N	3318 C WETMORE AVE S
003	128230	1009	8/14/07	\$369,500	\$344,000	1180	7	2007	3	1386	N	N	3318 E WETMORE AVE S
003	128230	1013	8/28/07	\$369,500	\$344,000	1180	7	2007	3	1386	N	N	3318 A WETMORE AVE S
003	128230	0997	4/1/08	\$358,000	\$339,000	1200	7	2007	3	1525	N	N	3326 WETMORE AVE S
003	983420	1325	2/21/07	\$359,000	\$335,000	1210	7	2006	3	1250	N	N	3637 B COURTLAND PL S
003	983420	1331	2/22/07	\$359,000	\$335,000	1210	7	2006	3	1303	N	N	3639 B COURTLAND PL S
003	128230	0999	4/30/08	\$360,000	\$342,000	1220	7	2007	3	1279	N	N	3332 WETMORE AVE S
003	128230	1003	5/13/08	\$365,000	\$348,000	1220	7	2007	3	1278	N	N	3332 WETMORE AVE S
003	795030	4205	10/6/08	\$440,000	\$431,000	1240	7	2003	3	3000	N	N	4502 CASCADIA AVE S
003	795030	4205	7/28/08	\$472,500	\$456,000	1240	7	2003	3	3000	N	N	4502 CASCADIA AVE S
003	570000	2850	4/10/07	\$495,000	\$461,000	1240	7	1913	3	3348	N	N	3236 37TH AVE S
003	128230	1006	8/16/07	\$359,500	\$334,000	1260	7	2007	3	1215	N	N	3314 B WETMORE AVE S
003	128230	1008	8/15/07	\$359,500	\$334,000	1260	7	2007	3	1215	N	N	3320 B WETMORE AVE S
003	128230	1005	8/14/07	\$364,500	\$339,000	1260	7	2007	3	1215	N	N	3314 A WETMORE AVE S
003	128230	1007	8/23/07	\$364,500	\$339,000	1260	7	2007	3	1215	N	N	3320 A WETMORE AVE S
003	983470	0070	4/19/07	\$637,000	\$593,000	1290	7	1931	3	2658	N	N	3232 37TH PL S
003	983420	1025	5/14/08	\$450,000	\$429,000	1340	7	1918	3	7262	N	N	3420 35TH AVE S
003	524980	0220	2/2/07	\$418,500	\$391,000	1450	7	2006	3	7200	N	N	4426 42ND AVE S
003	795030	3430	7/18/07	\$455,000	\$423,000	1450	7	1994	3	4141	N	N	4412 39TH AVE S
003	983420	0450	3/13/08	\$648,500	\$612,000	1460	7	1913	5	4080	N	N	3227 37TH PL S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	983420	1340	7/31/08	\$348,000	\$336,000	1470	7	2002	3	2001	N	N	3651 COURTLAND PL S
003	570000	1445	3/18/08	\$542,000	\$512,000	1620	7	1910	3	4000	N	N	3125 34TH AVE S
003	795030	1975	2/4/08	\$412,000	\$387,000	1780	7	1910	3	6120	N	N	4139 38TH AVE S
003	795030	4189	8/13/07	\$420,000	\$390,000	1790	7	2002	3	3000	N	N	4510 CASCADIA AVE S
003	983420	0260	4/23/08	\$505,000	\$480,000	1800	7	1914	4	4080	N	N	3218 34TH AVE S
003	795030	2215	12/11/07	\$469,000	\$439,000	1960	7	2001	3	3060	N	N	4143 39TH AVE S
003	795030	4010	1/2/07	\$535,000	\$502,000	1960	7	1907	4	6120	N	N	4508 38TH AVE S
003	983420	1810	8/24/07	\$429,750	\$400,000	2000	7	1921	3	5284	N	N	3859 37TH AVE S
003	983420	0507	2/22/08	\$492,000	\$464,000	990	8	1963	5	5406	N	N	3222 36TH AVE S
003	795030	2490	12/26/07	\$370,000	\$347,000	1120	8	1957	3	5522	N	N	3902 S GENESEE ST
003	795030	3365	11/14/07	\$525,000	\$490,000	1170	8	2007	3	3000	N	N	4425 CASCADIA AVE S
003	795030	3915	8/25/08	\$450,000	\$437,000	1290	8	2004	3	3060	N	N	4501 39TH AVE S
003	795030	0577	2/14/07	\$642,000	\$600,000	1660	8	2003	3	3079	N	N	3819 S ANDOVER ST
003	983420	0720	1/9/08	\$520,000	\$488,000	1680	8	1925	3	4080	N	N	3305 35TH AVE S
003	570000	1245	2/21/07	\$575,000	\$537,000	1900	8	1919	4	5352	N	N	3205 S MOUNT BAKER BLVD
003	795030	3280	5/19/08	\$800,000	\$763,000	2140	8	2007	3	6692	N	N	4422 CASCADIA AVE S
004	688890	0220	6/20/07	\$257,000	\$239,000	1220	5	1911	3	4074	N	N	5301 RENTON AVE S
004	162404	9211	3/28/08	\$190,000	\$180,000	540	6	1942	3	5625	N	N	3039 S DAKOTA ST
004	160460	2145	10/12/07	\$367,500	\$342,000	800	6	1915	3	2790	N	N	4014 LETITIA AVE S
004	160460	0070	5/23/07	\$341,000	\$317,000	830	6	1900	3	3735	N	N	4531 33RD AVE S
004	170340	1045	10/19/07	\$388,000	\$362,000	850	6	1928	4	3300	N	N	3233 S FERDINAND ST
004	688890	0105	3/19/07	\$295,000	\$275,000	860	6	1919	3	4880	N	N	3526 S BENNETT ST
004	160460	0455	11/3/08	\$300,000	\$296,000	860	6	1971	3	5960	Y	N	4520 34TH AVE S
004	266050	0495	5/29/07	\$328,500	\$305,000	860	6	1908	3	4560	N	N	5217 37TH AVE S
004	160460	1686	12/13/07	\$350,000	\$327,000	870	6	1905	3	7200	Y	N	4114 34TH AVE S
004	160710	0041	8/22/07	\$355,000	\$330,000	910	6	1955	3	6370	N	N	3003 S ANDOVER ST
004	162404	9099	3/28/07	\$260,000	\$242,000	1010	6	1962	4	5580	N	N	3023 S DAKOTA ST
004	170340	0825	12/21/07	\$396,000	\$371,000	1030	6	1904	3	4950	N	N	3541 S FERDINAND ST
004	160460	0470	9/17/08	\$330,000	\$322,000	1040	6	1961	3	6286	Y	N	4508 34TH AVE S
004	170340	0815	10/3/07	\$300,000	\$279,000	1050	6	1908	3	4950	N	N	3535 S FERDINAND ST
004	266050	0326	11/5/07	\$330,000	\$308,000	1050	6	1927	4	5500	N	N	5025 RENTON AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	266050	0035	7/11/07	\$448,500	\$417,000	1060	6	1906	3	4400	N	N	3545 S HUDSON ST
004	160460	0120	2/15/08	\$309,000	\$291,000	1160	6	1948	4	3000	N	N	4501 33RD AVE S
004	170340	0505	12/20/07	\$350,000	\$328,000	1240	6	1904	5	1799	N	N	3216 S EDMUNDS ST
004	162404	9212	7/9/07	\$237,600	\$221,000	1300	6	1954	3	5658	N	N	3829 RENTON AVE S
004	160710	0040	8/17/07	\$380,000	\$353,000	1410	6	1955	4	6600	N	N	4018 RENTON AVE S
004	266050	0506	8/7/07	\$472,000	\$439,000	1470	6	1909	3	4116	N	N	5231 37TH AVE S
004	160460	0035	7/2/08	\$326,000	\$313,000	1480	6	1912	3	6000	N	N	4551 33RD AVE S
004	170340	0710	8/7/07	\$407,000	\$378,000	1640	6	1901	3	6480	N	N	3224 S FERDINAND ST
004	688890	0180	8/13/07	\$435,000	\$404,000	1980	6	1916	3	4880	N	N	3527 S BENNETT ST
004	170990	0170	2/27/07	\$375,000	\$350,000	790	7	2005	3	3920	N	N	4528 35TH AVE S
004	564960	0464	2/25/08	\$280,000	\$264,000	900	7	2007	3	1228	N	N	3936 B S BRANDON ST
004	564960	0466	3/10/08	\$285,000	\$269,000	900	7	2007	3	1229	N	N	3936 A S BRANDON ST
004	160460	0660	12/10/07	\$350,000	\$327,000	910	7	1906	3	4500	N	N	4430 LETITIA AVE S
004	266050	0422	6/10/08	\$325,000	\$311,000	986	7	2007	3	1437	N	N	5011 A 37TH AVE S 98118
004	266050	0418	12/20/07	\$335,000	\$314,000	1007	7	2007	3	1354	N	N	5011 C 37TH AVE S
004	162404	9224	7/14/08	\$319,000	\$307,000	1010	7	1956	3	11570	N	N	2996 S DAKOTA ST
004	564960	0460	11/24/08	\$300,000	\$297,000	1040	7	2007	3	1380	N	N	3934 A S BRANDON ST
004	266050	0424	11/21/07	\$362,500	\$339,000	1104	7	2007	3	1607	N	N	5013 A 37TH AVE S
004	266050	0426	9/19/07	\$399,000	\$371,000	1104	7	2007	3	1607	N	N	5015 A 37TH AVE S
004	564960	0462	4/23/08	\$350,000	\$332,000	1180	7	2007	3	1821	N	N	3934 B S BRANDON ST
004	162404	9213	2/13/07	\$416,995	\$390,000	1220	7	1954	4	14040	N	N	3814 RENTON AVE S
004	560900	0310	10/15/07	\$386,000	\$360,000	1270	7	1965	3	11681	N	N	3839 LETITIA AVE S
004	791760	0105	4/22/08	\$440,000	\$418,000	1370	7	1928	3	5750	N	N	4103 RENTON AVE S
004	393790	0100	7/22/08	\$440,000	\$424,000	1460	7	2008	3	5019	N	N	3026 S BRADFORD ST
004	170340	1050	8/21/07	\$374,950	\$349,000	1490	7	2004	3	3000	N	N	3235 S FERDINAND ST
004	170340	0550	10/25/07	\$367,500	\$343,000	1550	7	1968	3	6600	N	N	3213 S EDMUNDS ST
004	428240	0045	7/5/07	\$354,000	\$329,000	1610	7	1970	3	5495	N	N	4028 RENTON AVE S
004	266050	0075	3/21/08	\$405,000	\$383,000	1670	7	1912	3	4950	N	N	3523 S HUDSON ST
004	160460	1755	5/19/07	\$585,000	\$544,000	950	8	2007	3	3000	Y	N	4056 34TH AVE S
004	160460	0615	1/9/07	\$460,000	\$431,000	1030	8	2005	3	3980	N	N	4557 35TH AVE S
004	170340	0336	8/14/08	\$355,000	\$344,000	1090	8	2007	3	1110	N	N	4748 A 35TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	170340	0334	6/4/08	\$367,475	\$351,000	1090	8	2007	3	1360	N	N	4748 B 35TH AVE S
004	266050	0363	1/2/07	\$421,000	\$395,000	1110	8	1955	3	6566	N	N	3520 S DAWSON ST
004	170340	0325	3/24/08	\$355,000	\$336,000	1150	8	2007	3	1280	N	N	4752 B 35TH AVE S
004	170340	0327	2/25/08	\$362,000	\$341,000	1150	8	2007	3	1280	N	N	4752 A 35TH AVE S
004	170340	0330	4/1/08	\$410,000	\$388,000	1190	8	2007	3	1239	N	N	4750 A 35TH AVE S
004	170340	0332	4/24/08	\$415,000	\$394,000	1190	8	2007	3	1237	N	N	4750 B 35TH AVE S
004	170340	0329	4/1/08	\$374,000	\$354,000	1200	8	2007	3	1840	N	N	4754 35TH AVE S
004	118300	0007	6/6/08	\$420,000	\$402,000	1230	8	2007	3	4201	N	N	5317 RENTON AVE S
004	160710	0047	6/5/07	\$400,000	\$372,000	1680	8	2003	3	2500	N	N	4003 31ST AVE S
004	160460	0110	4/2/08	\$465,000	\$440,000	1860	8	2007	3	2980	N	N	4509 33RD AVE S
004	160460	0115	5/2/08	\$470,000	\$447,000	1860	8	2007	3	2980	N	N	4507 33RD AVE S
004	688890	0086	2/15/07	\$465,000	\$434,000	1870	8	2006	3	3780	N	N	5222 35TH AVE S
004	160460	1760	5/21/07	\$745,000	\$693,000	1450	9	2006	3	4600	Y	N	4050 34TH AVE S
005	333300	0510	4/19/07	\$210,000	\$195,000	950	5	1910	4	5000	N	N	3917 S ANGEL PL
005	333050	1945	4/30/07	\$325,000	\$302,000	730	6	1921	3	3090	N	N	4219 S MEAD ST
005	333250	0185	6/14/07	\$290,000	\$270,000	740	6	1925	3	4472	N	N	5920 44TH AVE S
005	381240	0482	3/31/08	\$235,000	\$222,000	770	6	1927	3	5842	N	N	4504 S HOLLY ST
005	333300	0225	3/28/08	\$330,000	\$312,000	770	6	1950	3	5000	N	N	3955 S EDDY ST
005	811310	0890	1/29/07	\$250,000	\$234,000	820	6	1958	3	3344	N	N	4412 S SPENCER ST
005	342660	0080	7/28/08	\$300,000	\$290,000	830	6	1919	4	5550	N	N	5739 37TH AVE S
005	333300	0385	3/22/07	\$305,000	\$284,000	870	6	1907	3	5000	N	N	3926 S ANGEL PL
005	381240	0548	9/24/08	\$207,000	\$202,000	880	6	1919	2	7050	N	N	4501 S HOLLY ST
005	110500	0434	3/24/08	\$246,000	\$233,000	880	6	1947	3	8370	N	N	4609 S HOLLY ST
005	333300	0505	1/24/07	\$280,000	\$262,000	880	6	1975	3	5000	N	N	3913 S ANGEL PL
005	333300	2751	6/25/07	\$363,500	\$338,000	880	6	1909	3	8464	N	N	6748 40TH AVE S
005	333300	0655	3/5/07	\$240,000	\$224,000	890	6	1941	3	6000	N	N	3947 S MORGAN ST
005	333100	0610	5/3/07	\$310,000	\$288,000	890	6	1918	3	5000	N	N	5510 RENTON AVE S
005	333050	1955	6/17/08	\$367,000	\$352,000	890	6	1942	3	6180	N	N	4215 S MEAD ST
005	333100	0945	7/21/08	\$274,000	\$264,000	900	6	1979	4	3090	N	N	3938 S ORCAS ST
005	381240	0305	5/29/07	\$309,950	\$288,000	910	6	1918	3	8379	N	N	6516 45TH AVE S
005	381240	0802	5/21/08	\$334,000	\$319,000	910	6	1942	3	6350	N	N	4417 S WILLOW ST

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**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333100	1425	3/22/07	\$359,950	\$336,000	920	6	1909	4	4000	N	N	5714 JUNEAU TER S
005	333250	0636	8/14/08	\$365,000	\$353,000	920	6	1914	3	4095	N	N	4260 S RAYMOND ST
005	333100	1025	8/1/07	\$360,000	\$335,000	950	6	1971	3	4980	N	N	3912 S ORCAS ST
005	234180	0235	10/12/07	\$285,000	\$266,000	960	6	1916	4	4600	N	N	3615 S LUCILE ST
005	110800	0245	6/6/07	\$342,000	\$318,000	960	6	1918	4	4000	N	N	4824 S GARDEN ST
005	333300	0285	3/7/07	\$280,000	\$261,000	1020	6	1948	3	5000	N	N	3923 S EDDY ST
005	811310	0770	3/31/08	\$225,000	\$213,000	1040	6	1924	3	4095	N	N	4225 S BATEMAN ST
005	333250	0385	6/15/07	\$423,000	\$393,000	1040	6	1922	3	4950	N	N	4234 S KENNY ST
005	333300	0205	11/5/07	\$225,000	\$210,000	1070	6	1918	3	4000	N	N	3948 S EDDY ST
005	381240	0505	8/14/08	\$300,000	\$291,000	1070	6	1948	3	6604	N	N	4518 S HOLLY ST
005	333300	0695	7/9/07	\$345,000	\$321,000	1080	6	1911	3	4700	N	N	3929 S MORGAN ST
005	381240	0338	7/21/07	\$290,500	\$270,000	1110	6	1913	4	4590	N	N	6517 45TH AVE S
005	333250	0920	7/26/07	\$363,500	\$338,000	1200	6	1982	3	6180	N	N	4219 S SPENCER ST
005	333300	1561	6/7/07	\$255,000	\$237,000	1210	6	1919	4	4500	N	N	6309 39TH AVE S
005	272404	9003	1/26/07	\$289,000	\$270,000	1240	6	1919	3	12888	N	N	6602 46TH AVE S
005	333250	0800	4/11/07	\$309,950	\$289,000	1260	6	1905	3	6300	N	N	4232 S SPENCER ST
005	381240	0813	8/8/07	\$273,000	\$254,000	1270	6	1943	3	6097	N	N	6920 44TH AVE S
005	333100	0965	8/29/07	\$396,500	\$369,000	1290	6	1900	5	3090	N	N	3952 S ORCAS ST
005	333300	0865	2/26/07	\$400,000	\$373,000	1400	6	1915	4	5900	N	N	3953 S WARSAW ST
005	333300	2770	7/10/07	\$302,500	\$281,000	1420	6	1925	3	7661	N	N	6732 40TH AVE S
005	110500	0490	5/30/08	\$370,000	\$353,000	1430	6	1915	4	8775	N	N	4636 S WILLOW ST
005	333100	1995	4/30/07	\$285,000	\$265,000	1440	6	1921	2	7400	N	N	5802 RENTON AVE S
005	333250	0435	3/18/08	\$414,950	\$392,000	1460	6	1918	3	5270	N	N	5957 44TH AVE S
005	381240	0823	8/17/07	\$328,000	\$305,000	1470	6	1913	3	8509	N	N	4229 S WILLOW ST
005	333050	1850	2/24/07	\$415,000	\$387,000	2130	6	1908	4	5150	N	N	4263 S MEAD ST
005	333100	1145	4/18/07	\$303,000	\$282,000	850	7	1952	3	4120	N	N	3822 S ORCAS ST
005	234180	0205	9/25/08	\$300,000	\$293,000	940	7	1951	3	5000	N	N	3631 S LUCILE ST
005	100500	0096	9/4/08	\$255,000	\$248,000	950	7	1951	3	8600	N	N	7132 44TH AVE S
005	333100	0820	8/17/07	\$242,000	\$225,000	1000	7	1982	4	3079	N	N	3934 S FINDLAY ST
005	333100	1510	7/28/08	\$310,000	\$299,000	1020	7	1952	3	4900	N	N	3805 S ORCAS ST
005	110500	0447	4/24/07	\$395,000	\$368,000	1030	7	1975	4	5246	N	N	4608 S WILLOW ST

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**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333300	0190	11/30/07	\$285,000	\$266,000	1040	7	1959	3	5000	N	N	3940 S EDDY ST
005	811310	0910	6/25/08	\$285,000	\$273,000	1070	7	2007	3	1337	N	N	5995 B RAINIER AVE S
005	811310	0922	8/8/08	\$293,000	\$283,000	1070	7	2007	3	1326	N	N	5991 B RAINIER AVE S
005	110800	0515	4/14/08	\$328,000	\$311,000	1070	7	1980	3	5000	N	N	4639 S GARDEN ST
005	811310	0918	7/17/07	\$352,000	\$327,000	1070	7	2007	3	1278	N	N	5991 A RAINIER AVE S
005	811310	0924	8/8/07	\$358,000	\$333,000	1070	7	2007	3	1384	N	N	5993 A RAINIER AVE S
005	811310	0926	9/17/07	\$359,800	\$335,000	1070	7	2007	3	1405	N	N	5993 B RAINIER AVE S
005	333250	0450	6/4/07	\$430,000	\$400,000	1080	7	1951	3	4945	N	N	4249 S KENNY ST
005	381240	0426	2/23/07	\$303,000	\$283,000	1090	7	1954	4	6858	N	N	4326 S HOLLY ST
005	333100	2395	6/13/07	\$373,000	\$347,000	1100	7	1994	3	4815	N	N	3919 S MEAD ST
005	110800	0050	3/12/07	\$400,000	\$373,000	1110	7	1979	4	5552	N	N	4639 S ORCHARD ST
005	272404	9157	6/26/07	\$406,000	\$377,000	1110	7	1977	3	5332	N	N	4644 S ORCHARD ST
005	272404	9232	3/27/08	\$298,500	\$282,000	1130	7	2008	3	1631	N	N	6720 C RAINIER AVE S
005	272404	9230	5/30/08	\$305,000	\$291,000	1130	7	2008	3	1158	N	N	6718 B RAINIER AVE S
005	381240	0672	9/21/08	\$322,000	\$314,000	1130	7	1978	3	5207	N	N	4242 S WILLOW ST
005	037990	0030	6/19/08	\$345,000	\$331,000	1150	7	1989	3	5250	N	N	7008 42ND AVE S
005	660700	0185	7/16/08	\$292,000	\$281,000	1160	7	1955	3	7254	N	N	6608 42ND AVE S
005	381240	0436	10/20/08	\$286,000	\$281,000	1170	7	1956	3	7366	N	N	6600 44TH AVE S
005	234130	0355	8/20/07	\$328,000	\$305,000	1170	7	1952	3	5000	N	N	3619 S FINDLAY ST
005	333300	1015	4/24/07	\$399,000	\$371,000	1170	7	1903	5	3848	N	N	4008 S HOLLY ST
005	381240	0659	5/20/08	\$401,000	\$382,000	1220	7	1966	3	5500	N	N	6810 42ND AVE S
005	333100	1055	1/8/08	\$420,000	\$394,000	1240	7	1913	4	2575	N	N	3823 S FINDLAY ST
005	333100	1055	12/23/08	\$420,000	\$419,000	1240	7	1913	4	2575	N	N	3823 S FINDLAY ST
005	811310	0850	7/19/07	\$357,500	\$332,000	1290	7	1926	2	4000	N	N	4420 S GRAHAM ST
005	381240	0401	3/28/08	\$303,000	\$287,000	1300	7	1954	3	5673	N	N	6522 42ND AVE S
005	333300	1580	3/28/07	\$322,000	\$300,000	1310	7	1925	3	5000	N	N	3821 S GRAHAM ST
005	272404	9233	2/13/08	\$329,950	\$311,000	1320	7	2008	3	1673	N	N	6720 D RAINIER AVE S
005	381240	0610	5/24/07	\$337,000	\$313,000	1350	7	1967	4	6223	N	N	4218 S BRIGHTON ST
005	381240	0855	4/27/07	\$355,000	\$330,000	1350	7	1958	3	7526	N	N	7025 44TH AVE S
005	110500	0716	8/26/08	\$380,000	\$369,000	1350	7	1962	3	8775	N	N	4614 S FRONTENAC ST
005	110500	0715	9/18/07	\$388,500	\$362,000	1390	7	1955	3	8160	N	N	4615 S WILLOW ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333050	0420	1/31/08	\$377,500	\$355,000	1540	7	1999	3	3090	N	N	4230 S LUCILE ST
005	381240	0669	6/28/07	\$400,000	\$372,000	1580	7	1956	3	9906	N	N	4228 S WILLOW ST
005	333300	0745	4/24/08	\$305,000	\$290,000	1660	7	2007	3	2500	N	N	6500 39TH AVE S
005	381240	0755	8/30/07	\$345,000	\$321,000	1720	7	1980	3	4350	N	N	6815 46TH AVE S
005	110500	0855	12/8/08	\$294,000	\$292,000	1740	7	1956	3	7650	N	N	7020 48TH AVE S
005	811310	0570	3/20/07	\$412,500	\$385,000	1770	7	1909	5	4461	N	N	4204 S GRAHAM ST
005	333100	1960	5/3/07	\$385,000	\$358,000	1780	7	1918	3	5150	N	N	3827 S MEAD ST
005	333300	0135	5/29/07	\$420,000	\$390,000	1980	7	1911	3	5000	N	N	3910 S EDDY ST
005	333100	1555	1/16/07	\$420,000	\$393,000	1390	8	1996	3	4017	N	N	3812 S MEAD ST
005	333300	0990	1/16/07	\$353,000	\$331,000	1700	8	2005	3	2634	N	N	3910 S HOLLY ST
005	333100	0818	2/14/07	\$430,000	\$402,000	1780	8	2006	3	3221	N	N	3932 S FINDLAY ST
005	333050	1903	5/22/08	\$428,000	\$408,000	1800	8	2004	3	3090	N	N	4245 S MEAD ST
005	333250	0304	12/21/07	\$400,000	\$374,000	2000	8	2007	3	3300	N	N	4213 S JUNEAU ST
005	333050	1947	4/30/07	\$523,000	\$487,000	1670	9	2007	3	3090	N	N	4221 S MEAD ST
007	333600	1475	10/3/08	\$269,000	\$263,000	720	5	1918	3	3000	N	N	8651 WABASH AVE S
007	333600	1480	9/26/07	\$279,000	\$260,000	870	5	1927	3	3000	N	N	8649 WABASH AVE S
007	390410	0035	3/4/08	\$235,000	\$222,000	648	6	1923	4	3008	N	N	4307 S WEBSTER ST
007	333600	1215	7/9/07	\$326,500	\$303,000	670	6	1947	3	9655	N	N	8423 GRATTAN PL S
007	040200	0215	4/20/07	\$265,000	\$247,000	700	6	1951	4	5650	N	N	7932 45TH AVE S
007	040200	0085	6/4/07	\$274,000	\$255,000	700	6	1951	3	5200	N	N	4455 S KENYON ST
007	144350	0554	4/21/08	\$277,200	\$263,000	720	6	1947	4	4390	N	N	7602 48TH AVE S
007	333600	0570	3/12/07	\$296,640	\$277,000	720	6	1943	4	3825	N	N	5258 S CLOVERDALE ST
007	400600	0089	12/13/07	\$265,000	\$248,000	780	6	1949	5	6230	N	N	8411 RENTON AVE S
007	262404	9060	1/12/07	\$340,000	\$318,000	780	6	1921	4	6192	N	N	5111 S MEDLEY CT
007	144350	0200	2/13/07	\$263,000	\$246,000	810	6	1926	4	5412	N	N	4840 S KENYON ST
007	265800	0215	4/4/08	\$270,000	\$256,000	820	6	1955	2	4860	N	N	8116 50TH AVE S
007	342404	9057	1/3/07	\$344,000	\$322,000	820	6	1950	5	5964	N	N	4831 S KENYON ST
007	333600	0501	11/29/07	\$265,000	\$248,000	830	6	1915	4	5400	N	N	8312 WOLCOTT AVE S
007	713530	0285	7/19/07	\$300,000	\$279,000	830	6	1948	4	4600	N	N	8312 49TH AVE S
007	144350	1005	6/7/07	\$324,000	\$301,000	840	6	1916	4	8150	N	N	4627 S CHICAGO ST
007	333600	0510	2/26/07	\$288,750	\$270,000	910	6	1947	4	5000	N	N	8316 WOLCOTT AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	680410	0045	8/21/08	\$290,000	\$281,000	910	6	1927	4	5508	N	N	4454 S TRENTON ST
007	688252	0060	8/20/07	\$290,000	\$270,000	930	6	1973	4	5425	N	N	8300 42ND PL S
007	390410	0165	6/18/07	\$384,500	\$357,000	930	6	1949	4	6752	N	N	7802 RENTON AVE S
007	333600	0791	1/16/07	\$310,000	\$290,000	950	6	1943	4	4500	N	N	8448 SEWARD PARK AVE S
007	333600	0880	2/23/07	\$355,000	\$331,000	960	6	1942	4	6000	N	N	8437 SEWARD PARK AVE S
007	333600	0215	11/9/07	\$379,000	\$354,000	990	6	1919	3	6000	N	N	8327 WOLCOTT AVE S
007	144350	0845	5/24/07	\$340,000	\$316,000	1010	6	1908	5	6050	N	N	7715 48TH AVE S
007	354090	0005	8/22/07	\$390,000	\$363,000	1040	6	1919	4	6420	N	N	7617 46TH AVE S
007	333600	1955	8/20/07	\$240,000	\$223,000	1050	6	1951	3	6000	N	N	8434 54TH AVE S
007	100500	0021	1/4/08	\$320,000	\$300,000	1060	6	1949	3	5735	N	N	7320 45TH AVE S
007	144350	0070	5/23/07	\$560,000	\$521,000	1060	6	1911	4	10758	N	N	4841 S CHICAGO ST
007	428140	0551	5/23/07	\$215,000	\$200,000	1080	6	1944	3	3836	N	N	4204 S KENYON ST
007	265800	0270	6/6/08	\$245,950	\$235,000	1080	6	1907	3	4500	N	N	7917 50TH AVE S
007	333600	0980	9/23/08	\$275,000	\$269,000	1140	6	1923	3	6000	N	N	8424 WABASH AVE S
007	258930	0155	5/14/08	\$260,000	\$248,000	1160	6	1905	3	5456	N	N	7433 48TH AVE S
007	400600	0095	8/16/07	\$265,000	\$246,000	1170	6	1929	3	7050	N	N	4435 S CAMANO PL
007	333600	1585	8/27/07	\$275,000	\$256,000	1280	6	1926	3	6000	N	N	8712 HAMLET AVE S
007	144350	0400	9/9/08	\$254,000	\$247,000	1300	6	1960	3	5007	N	N	4832 S CHICAGO ST
007	333600	0380	12/9/08	\$325,000	\$323,000	1340	6	1906	4	6000	N	N	8360 WABASH AVE S
007	144350	1080	9/8/08	\$277,000	\$270,000	1360	6	1923	3	8450	N	N	4646 S KENYON ST
007	354090	0050	8/20/07	\$355,000	\$330,000	1360	6	1922	5	3531	N	N	7641 46TH AVE S
007	713530	0065	1/14/08	\$349,500	\$328,000	1450	6	1918	3	7790	N	N	4706 S ROSE ST
007	400600	0103	3/18/07	\$340,000	\$317,000	1470	6	1949	3	12900	N	N	4474 S CLOVERDALE ST
007	333600	0170	7/2/07	\$378,000	\$351,000	1480	6	1914	4	6500	N	N	8355 WOLCOTT AVE S
007	160160	0265	5/8/08	\$347,000	\$330,000	1590	6	1914	4	9300	N	N	8309 46TH AVE S
007	342404	9063	1/5/07	\$320,000	\$300,000	1610	6	1910	3	5513	N	N	4900 S THISTLE ST
007	341960	0195	2/26/07	\$287,000	\$268,000	1700	6	1907	3	8514	N	N	8446 46TH AVE S
007	144350	0210	2/9/07	\$630,000	\$589,000	1800	6	1913	4	13100	N	N	7729 RAINIER AVE S
007	160160	0130	3/27/07	\$390,500	\$364,000	1880	6	1911	4	9300	N	N	7947 46TH AVE S
007	390410	0046	5/9/07	\$292,500	\$272,000	914	7	2007	3	852	N	N	4303 S WEBSTER ST
007	390410	0048	6/22/07	\$300,000	\$279,000	930	7	2006	3	955	N	N	4305 S WEBSTER ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	713530	0085	7/2/07	\$383,500	\$356,000	930	7	1908	4	4500	N	N	8127 48TH AVE S
007	144350	0766	9/5/07	\$260,000	\$242,000	950	7	1952	3	5068	N	N	7610 46TH AVE S
007	144350	0666	6/22/07	\$329,950	\$307,000	960	7	1951	4	6720	N	N	4812 S AUSTIN ST
007	390410	0042	5/3/07	\$300,000	\$279,000	962	7	2007	3	1476	N	N	4301 S WEBSTER ST
007	680410	0166	7/19/07	\$266,000	\$247,000	980	7	2007	3	1128	N	N	45xxx S HENDERSON ST
007	342404	9069	7/17/07	\$265,000	\$246,000	990	7	1954	3	5152	N	N	8101 48TH AVE S
007	212370	0068	8/31/07	\$308,000	\$286,000	1010	7	1960	3	7425	N	N	8419 50TH AVE S
007	144350	0424	6/26/08	\$272,550	\$262,000	1040	7	2008	3	1798	N	N	4838 F S CHICAGO ST
007	428140	0462	4/14/08	\$280,000	\$266,000	1040	7	2007	3	1165	N	N	7853 RENTON AVE S
007	428140	0464	2/25/08	\$282,000	\$266,000	1040	7	2007	3	1110	N	N	4245 S BOZEMAN ST
007	144350	0426	7/10/08	\$279,950	\$269,000	1040	7	2008	3	1116	N	N	4836 G S CHICAGO ST
007	144350	0428	3/25/08	\$285,000	\$270,000	1040	7	2008	3	1488	N	N	4838 H S CHICAGO ST
007	428140	0466	3/15/08	\$290,000	\$274,000	1040	7	2007	3	1355	N	N	4243 S BOZEMAN ST
007	110800	0656	11/19/07	\$390,000	\$364,000	1040	7	1953	4	4519	N	N	7308 46TH AVE S
007	428140	0476	4/10/08	\$280,000	\$265,000	1060	7	2007	3	1122	N	N	7861 A RENTON AVE S
007	428140	0470	4/14/08	\$280,000	\$266,000	1060	7	2007	3	1150	N	N	7859 A RENTON AVE S
007	428140	0472	4/14/08	\$280,000	\$266,000	1060	7	2007	3	1263	N	N	7859 B RENTON AVE S
007	428140	0474	11/19/07	\$298,000	\$278,000	1060	7	2007	3	1122	N	N	7861 B RENTON AVE S
007	390410	0039	9/23/08	\$315,000	\$308,000	1064	7	2008	3	1404	N	N	4313 A S WEBSTER ST
007	390410	0043	9/23/08	\$296,900	\$290,000	1080	7	2008	3	865	N	N	4313 C S WEBSTER ST
007	390410	0041	10/29/08	\$302,000	\$297,000	1080	7	2008	3	865	N	N	4313 B S WEBSTER ST
007	333600	0655	2/5/08	\$338,000	\$318,000	1080	7	1950	3	6000	N	N	8427 DUNCAN AVE S
007	212370	0116	6/20/07	\$370,000	\$344,000	1090	7	1955	4	9288	N	N	8435 47TH AVE S
007	390410	0347	10/12/07	\$325,000	\$303,000	1100	7	2004	3	1113	N	N	7716 F MARTIN LUTHER KING JR WAY S
007	390410	0021	1/17/07	\$331,650	\$311,000	1110	7	1967	3	6000	N	N	7519 45TH AVE S
007	144350	0416	7/10/08	\$255,000	\$245,000	1130	7	2008	3	1124	N	N	4838 B S CHICAGO ST
007	144350	0422	7/9/08	\$260,000	\$250,000	1130	7	2008	3	1828	N	N	4836 D S CHICAGO ST
007	144350	0418	9/18/08	\$259,900	\$254,000	1130	7	2008	3	1076	N	N	4836 C S CHICAGO ST
007	144350	0414	5/15/08	\$270,900	\$258,000	1130	7	2008	3	2082	N	N	4836 A S CHICAGO ST
007	333600	0775	5/20/08	\$445,000	\$424,000	1140	7	1927	4	6000	N	N	8436 SEWARD PARK AVE S
007	258930	0133	2/15/07	\$420,000	\$392,000	1150	7	1991	3	8800	N	N	4627 S OTHELLO ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	390410	0099	10/16/07	\$360,000	\$335,000	1170	7	1964	3	7800	N	N	4334 S HOLDEN ST
007	941240	0053	3/15/07	\$372,500	\$347,000	1180	7	1980	3	6600	N	N	5126 S KENYON ST
007	941240	0073	10/13/08	\$382,500	\$375,000	1200	7	1959	3	6270	N	N	7763 52ND AVE S
007	390410	0022	10/18/07	\$338,000	\$315,000	1220	7	1980	3	6000	N	N	7511 45TH AVE S
007	342404	9140	2/19/07	\$290,000	\$271,000	1260	7	1971	3	6216	N	N	7950 47TH AVE S
007	342404	9072	11/28/07	\$300,000	\$280,000	1290	7	1955	3	7056	N	N	7941 48TH AVE S
007	212370	0165	7/16/07	\$424,950	\$395,000	1410	7	1923	3	8640	N	N	4716 S CLOVERDALE ST
007	212370	0198	5/11/07	\$370,000	\$344,000	1420	7	1954	3	7260	N	N	8458 48TH AVE S
007	390410	0047	8/18/08	\$390,000	\$378,000	1448	7	2008	3	1514	N	N	4317 S WEBSTER ST
007	212370	0015	3/30/07	\$278,000	\$259,000	1470	7	2003	3	1612	N	N	8412 RAINIER PL S
007	100500	0054	5/30/07	\$359,999	\$335,000	1520	7	1964	3	6100	N	N	4504 S WEBSTER ST
007	262404	9016	5/10/07	\$395,000	\$367,000	1670	7	1953	4	5504	N	N	7414 RAINIER AVE S
007	160160	0165	1/17/07	\$384,990	\$360,000	1770	7	1908	4	5000	N	N	7960 46TH AVE S
007	212370	0210	11/29/07	\$345,000	\$322,000	2010	7	1925	3	6500	N	N	8455 50TH AVE S
007	144350	0172	1/10/08	\$399,950	\$375,000	2020	7	2008	3	5472	N	N	4822 S KENYON ST 98118
007	333600	1505	5/24/07	\$490,900	\$456,000	2540	7	2006	3	6000	N	N	8633 WABASH AVE S
007	400600	0269	11/25/08	\$383,000	\$379,000	1300	8	2008	3	6000	N	N	8419 44TH AVE S
007	333600	2010	3/26/07	\$576,000	\$537,000	1480	8	1958	3	6000	Y	N	8400 54TH AVE S
007	400600	0625	4/9/07	\$375,000	\$349,000	1530	8	1999	4	7300	N	N	4245 S THISTLE ST
007	333600	0626	8/6/08	\$499,000	\$482,000	1720	8	1909	4	6570	N	N	8408 DUNCAN AVE S
007	144350	0107	11/1/07	\$383,500	\$358,000	1830	8	2000	3	8068	N	N	4821 S CHICAGO ST
007	212370	0081	9/20/07	\$430,000	\$400,000	2000	8	2003	3	8911	N	N	4803 S THISTLE ST

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	000360	0032	5/16/08	\$400,000	QUIT CLAIM DEED
001	000360	0058	4/17/08	\$500,000	ACTIVE PERMIT BEFORE SALE>25K
001	000360	0058	7/17/07	\$450,000	SEGREGATION AND/OR MERGER
001	027200	0115	6/26/07	\$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	027200	0365	5/23/07	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	027200	0895	2/21/08	\$675,000	DIAGNOSTIC OUTLIER
001	027200	1026	4/19/07	\$365,225	QUIT CLAIM DEED
001	029900	0046	6/24/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	029900	0046	4/23/08	\$434,387	EXEMPT FROM EXCISE TAX
001	029900	0052	10/24/08	\$355,000	FORCED SALE
001	149830	2710	1/14/08	\$500,000	PREVIMP<=25K
001	149830	2980	8/7/07	\$295,000	DIAGNOSTIC OUTLIER
001	149830	3725	11/20/08	\$270,000	OBSOLESCENCE CODED
001	182230	0025	9/30/08	\$590,000	DIAGNOSTIC OUTLIER
001	182230	0025	1/29/08	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	182230	0120	9/18/07	\$167,742	QUIT CLAIM DEED
001	239460	0157	3/21/07	\$375,000	PERCENT COMPLETE CODED
001	388190	0670	7/21/08	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	539360	1665	10/3/07	\$895,000	DIAGNOSTIC OUTLIER
001	570000	0275	4/25/07	\$622,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	691020	0060	4/4/08	\$149,718	QUIT CLAIM DEED
001	691020	0082	1/2/08	\$187,500	QUIT CLAIM DEED
001	765910	0030	3/10/08	\$190,179	QUIT CLAIM DEED
001	811110	0045	2/21/08	\$249,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	885000	0890	11/14/08	\$224,918	QUIT CLAIM DEED
001	885000	0900	5/16/08	\$179,333	QUIT CLAIM DEED
001	885000	0955	10/21/08	\$230,000	DOR RATIO
001	912200	1340	9/19/07	\$200,000	NO MARKET EXPOSURE
002	059700	0150	2/23/07	\$150,348	QUIT CLAIM DEED
002	059700	0425	6/26/08	\$181,000	QUIT CLAIM DEED
002	059700	0583	11/21/08	\$449,000	PERCENT COMPLETE CODED
002	059700	0585	6/14/07	\$519,800	SEGREGATION AND/OR MERGER
002	059700	0590	6/14/07	\$420,000	IMP COUNT
002	060600	0080	2/27/07	\$353,000	IMP COUNT
002	061300	0015	10/29/07	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	116600	0091	12/7/07	\$489,000	DIAGNOSTIC OUTLIER
002	142630	0830	11/15/07	\$355,000	DIAGNOSTIC OUTLIER
002	149830	0630	7/20/07	\$780,000	DIAGNOSTIC OUTLIER
002	149830	0684	4/12/07	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	149830	0775	6/18/07	\$500,000	SEGREGATION AND/OR MERGER
002	149830	0950	10/11/07	\$419,950	NON-REPRESENTATIVE SALE
002	149830	0958	10/11/07	\$600,000	DIAGNOSTIC OUTLIER
002	149830	1164	2/22/08	\$310,000	RELOCATION - SALE TO SERVICE
002	149830	1255	4/3/08	\$248,000	DIAGNOSTIC OUTLIER
002	149830	1415	7/9/07	\$420,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	149830	1710	7/31/07	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	149830	2380	5/31/07	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	159660	0028	9/21/07	\$180,893	QUIT CLAIM DEED
002	168340	0095	5/9/07	\$425,000	SEGREGATION AND/OR MERGER
002	168340	0095	11/18/08	\$370,000	PERCENT COMPLETE CODED
002	168340	0097	11/19/08	\$386,000	PERCENT COMPLETE CODED
002	168340	0099	11/19/08	\$370,000	PERCENT COMPLETE CODED
002	168340	0101	11/19/08	\$404,950	DIAGNOSTIC OUTLIER
002	308300	0205	9/12/07	\$95,094	QUIT CLAIM DEED
002	308300	0660	12/17/08	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	308300	0780	1/19/07	\$229,000	PERCENT COMPLETE CODED
002	308300	1005	12/6/07	\$255,500	QUIT CLAIM DEED
002	308300	1070	7/27/07	\$387,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	308500	1645	4/4/07	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	388190	0175	8/27/08	\$675,000	DIAGNOSTIC OUTLIER
002	526030	0135	6/10/08	\$400,000	DIAGNOSTIC OUTLIER
002	526030	0140	6/10/08	\$430,000	DIAGNOSTIC OUTLIER
002	526030	0275	12/1/08	\$700,000	OBSOLESCENCE CODED
002	539360	0465	10/27/08	\$133,290	DOR RATIO
002	539360	0470	4/21/08	\$699,000	ACTIVE PERMIT BEFORE SALE>25K
002	539360	0490	12/29/08	\$303,500	PREVIMP<=25K
002	539360	0505	12/9/08	\$289,250	BANKRUPTCY - RECEIVER OR TRUSTEE
002	539360	1100	2/28/07	\$220,000	PREVIMP<=25K
002	539360	1100	7/17/08	\$280,000	PREVIMP<=25K
002	539360	1165	12/27/07	\$200,000	QUIT CLAIM DEED
002	539460	0115	12/11/07	\$226,000	DIAGNOSTIC OUTLIER
002	605610	0192	7/28/08	\$299,950	DIAGNOSTIC OUTLIER
002	605610	0194	7/1/08	\$295,000	DIAGNOSTIC OUTLIER
002	605610	0200	6/19/08	\$299,950	DIAGNOSTIC OUTLIER
002	605610	0202	10/14/08	\$295,000	DIAGNOSTIC OUTLIER
002	605610	0208	5/14/08	\$299,950	DIAGNOSTIC OUTLIER
002	605610	0212	9/5/08	\$295,000	DIAGNOSTIC OUTLIER
002	605610	0232	2/15/08	\$103,000	DOR RATIO
002	605610	0232	2/15/08	\$212,800	DOR RATIO
002	605610	0291	11/28/07	\$318,800	DIAGNOSTIC OUTLIER
002	605610	0295	2/26/08	\$315,800	DIAGNOSTIC OUTLIER
002	605610	0303	8/18/08	\$205,400	DOR RATIO
002	605610	0311	8/28/07	\$318,300	DIAGNOSTIC OUTLIER
002	605610	0313	8/2/07	\$315,800	DIAGNOSTIC OUTLIER
002	605610	0343	1/26/07	\$369,990	GOVERNMENT AGENCY
002	605610	0594	1/3/08	\$122,518	QUIT CLAIM DEED
002	713330	0035	1/10/07	\$88,410	QUIT CLAIM DEED
002	731990	0075	5/12/08	\$135,923	QUIT CLAIM DEED
002	731990	0307	2/22/08	\$289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	732090	0070	1/19/07	\$107,088	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	732090	0115	9/28/07	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	732090	0135	4/6/07	\$65,021	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	753980	0015	9/18/07	\$195,000	DIAGNOSTIC OUTLIER
002	754830	0305	10/29/07	\$550,000	DIAGNOSTIC OUTLIER
002	754830	0530	4/11/08	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	754830	0725	9/24/07	\$458,000	PREVIMP<=25K
002	754830	0745	5/21/08	\$312,000	DIAGNOSTIC OUTLIER
002	754830	0885	3/26/08	\$195,000	CORPORATE AFFILIATES
002	754880	0046	3/8/07	\$150,000	DOR RATIO
002	754880	0057	11/7/08	\$545,000	PERCENT COMPLETE CODED
002	754880	0059	9/24/08	\$629,950	PERCENT COMPLETE CODED
002	754880	0061	8/27/08	\$617,500	PERCENT COMPLETE CODED
002	766010	0210	12/28/07	\$332,000	SEGREGATION AND/OR MERGER
002	766010	0230	12/21/07	\$580,000	PERCENT COMPLETE CODED
002	766010	0245	12/21/07	\$580,000	PERCENT COMPLETE CODED
002	766010	0245	12/8/08	\$309,950	PERCENT COMPLETE CODED
002	766010	0305	3/6/07	\$600,000	SEGREGATION AND/OR MERGER
002	766060	0133	10/28/08	\$347,500	PERCENT COMPLETE CODED
002	766060	0135	1/3/07	\$605,000	TEAR DOWN
002	766060	0137	8/27/08	\$357,500	DOR RATIO
002	885000	0165	5/15/07	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	885000	0185	3/5/07	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	885000	0245	2/17/07	\$420,000	PREVIMP<=25K
002	885000	0345	11/30/07	\$132,000	DOR RATIO
002	885000	0445	9/7/07	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	885000	0575	10/23/07	\$320,000	DIAGNOSTIC OUTLIER
002	912200	0730	4/19/07	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	912200	0825	3/23/07	\$128,000	DOR RATIO
003	524980	0206	4/23/07	\$389,000	DIAGNOSTIC OUTLIER
003	570000	0360	7/2/07	\$442,000	OBSOLESCENCE CODED
003	570000	3000	11/7/08	\$654,761	EXEMPT FROM EXCISE TAX
003	795030	0600	11/19/07	\$257,500	DIAGNOSTIC OUTLIER
003	795030	0765	12/26/07	\$306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	795030	0800	1/11/08	\$37,840	QUIT CLAIM DEED
003	795030	0800	1/11/08	\$37,840	QUIT CLAIM DEED
003	795030	0985	10/24/08	\$522,500	RELOCATION - SALE TO SERVICE
003	795030	1920	7/3/08	\$294,700	DIAGNOSTIC OUTLIER
003	795030	1925	6/21/07	\$299,950	OBSOLESCENCE CODED
003	795030	1975	12/31/07	\$300,000	QUIT CLAIM DEED
003	795030	3280	6/18/07	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	795030	3365	2/20/07	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	795030	3535	8/7/07	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	812110	0155	4/18/07	\$422,337	QUIT CLAIM DEED
003	983420	0085	8/14/08	\$489,000	DIAGNOSTIC OUTLIER
003	983420	0095	6/6/07	\$415,000	OBSOLESCENCE CODED

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	983420	0280	11/13/08	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	983420	0320	1/29/07	\$196,600	QUIT CLAIM DEED
003	983420	0405	3/31/08	\$50,000	DOR RATIO
003	983420	0450	5/24/07	\$517,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	983420	0507	2/19/08	\$492,000	RELOCATION - SALE TO SERVICE
003	983420	0630	4/3/07	\$225,000	OBSOLESCENCE CODED
003	983420	0795	5/31/07	\$369,750	RELATED PARTY, FRIEND, OR NEIGHBOR
003	983420	0805	3/20/07	\$331,000	DIAGNOSTIC OUTLIER
003	983420	1080	3/13/07	\$355,000	PERCENT COMPLETE CODED
003	983420	1080	10/31/07	\$330,000	ACTIVE PERMIT BEFORE SALE>25K
003	983420	1080	9/3/08	\$400,000	ACTIVE PERMIT BEFORE SALE>25K
003	983420	1105	4/25/07	\$141,050	QUIT CLAIM DEED
003	983420	1810	7/26/07	\$372,800	DIAGNOSTIC OUTLIER
004	128230	0715	8/17/07	\$399,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160460	0300	5/8/08	\$549,000	IMP COUNT
004	160460	0440	1/2/07	\$130,272	QUIT CLAIM DEED
004	160460	0450	5/4/07	\$590,000	DIAGNOSTIC OUTLIER
004	160460	0650	11/7/08	\$201,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160460	0700	4/24/07	\$88,750	QUIT CLAIM DEED
004	160460	0710	3/14/08	\$300,000	DIAGNOSTIC OUTLIER
004	160460	1320	1/10/08	\$390,000	DIAGNOSTIC OUTLIER
004	160460	1350	3/5/07	\$113,393	QUIT CLAIM DEED
004	160460	1570	8/16/07	\$395,000	PREVIMP<=25K
004	160460	1686	5/13/08	\$133,222	QUIT CLAIM DEED
004	160460	2195	2/19/07	\$425,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	160710	0036	11/26/07	\$280,000	DIAGNOSTIC OUTLIER
004	160710	0039	5/13/08	\$336,150	PREVIMP<=25K
004	160710	0039	12/21/07	\$233,190	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160710	0130	10/27/08	\$289,900	DIAGNOSTIC OUTLIER
004	162404	9094	10/18/07	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	162404	9218	10/22/07	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	162404	9221	11/7/07	\$120,000	DOR RATIO
004	170340	0185	7/26/07	\$510,000	PREVIMP<=25K
004	170340	0305	10/23/08	\$494,000	IMP COUNT>1
004	170340	0305	7/10/07	\$387,000	IMP COUNT>1
004	170340	0507	6/26/07	\$480,000	DIAGNOSTIC OUTLIER
004	170340	0509	6/26/07	\$440,000	DIAGNOSTIC OUTLIER
004	266050	0095	8/13/07	\$449,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	266050	0265	3/15/07	\$494,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	266050	0350	1/4/07	\$240,000	PREVIMP<=25K
004	266050	0355	8/6/08	\$297,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	564960	0360	1/8/08	\$356,000	PREVIMP<=25K
004	564960	0430	4/4/07	\$265,000	DOR RATIO
004	688890	0060	3/30/07	\$182,271	QUIT CLAIM DEED
004	688890	0062	9/27/07	\$59,466	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	688890	0215	8/10/07	\$20,062	QUIT CLAIM DEED
005	042700	0030	7/11/07	\$380,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	100500	0108	3/29/07	\$216,000	NON-REPRESENTATIVE SALE
005	100500	0125	7/23/08	\$350,000	DIAGNOSTIC OUTLIER
005	110500	0424	9/21/07	\$350,000	PREVIMP<=25K
005	110500	0435	6/6/08	\$254,000	IMP COUNT
005	110500	0467	2/20/07	\$379,950	UNFINISHED AREA CODED
005	110500	0660	1/9/07	\$339,000	QUIT CLAIM DEED
005	110800	0495	12/14/07	\$430,000	DIAGNOSTIC OUTLIER
005	131430	0035	5/8/07	\$236,000	QUIT CLAIM DEED
005	131430	0035	6/8/07	\$236,000	QUIT CLAIM DEED
005	234130	0510	3/19/07	\$420,000	PREVIMP<=25K
005	234180	0071	4/8/08	\$99,245	QUIT CLAIM DEED
005	272404	9003	2/25/08	\$143,817	QUIT CLAIM DEED
005	333050	0505	4/24/07	\$67,812	QUIT CLAIM DEED
005	333100	0150	10/30/08	\$267,000	NON-REPRESENTATIVE SALE
005	333100	0155	2/6/07	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	333100	0530	1/16/08	\$91,473	QUIT CLAIM DEED
005	333100	1025	10/20/08	\$226,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	333100	1025	6/27/08	\$257,549	EXEMPT FROM EXCISE TAX
005	333100	1060	6/15/07	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333100	1790	9/10/08	\$545,000	PERCENT COMPLETE CODED
005	333100	1790	6/28/07	\$150,000	DOR RATIO
005	333100	2225	2/22/07	\$277,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333250	0605	4/22/08	\$306,000	EXEMPT FROM EXCISE TAX
005	333250	0776	9/21/07	\$95,789	QUIT CLAIM DEED
005	333250	0825	2/26/07	\$140,000	QUIT CLAIM DEED
005	333250	0825	5/5/08	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333250	0900	3/22/07	\$200,000	QUIT CLAIM DEED
005	333300	0010	3/24/08	\$279,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	333300	0180	2/1/08	\$55,000	QUIT CLAIM DEED
005	333300	0510	4/19/07	\$105,000	DOR RATIO
005	333300	0555	11/26/07	\$102,000	QUIT CLAIM DEED
005	333300	0555	12/4/07	\$106,800	QUIT CLAIM DEED
005	333300	0865	5/17/07	\$325,000	DIAGNOSTIC OUTLIER
005	333300	1210	12/10/07	\$240,000	DIAGNOSTIC OUTLIER
005	333300	2720	12/29/08	\$229,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	381240	0069	4/22/08	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	381240	0180	10/29/07	\$187,500	DIAGNOSTIC OUTLIER
005	381240	0456	9/25/08	\$338,000	OBSOLESCENCE CODED
005	381240	0456	3/18/08	\$184,250	OBSOLESCENCE CODED
005	381240	0634	1/23/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	381240	0661	2/22/07	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	381240	0690	10/24/08	\$212,500	DIAGNOSTIC OUTLIER
005	381240	0690	10/23/08	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE



**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	381240	0783	8/29/08	\$125,000	DOR RATIO
005	381240	0804	11/21/08	\$346,250	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0870	8/24/07	\$455,000	SEGREGATION AND/OR MERGER
005	381240	0885	9/24/08	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	660700	0140	5/13/08	\$72,587	QUIT CLAIM DEED
005	811310	0690	3/5/07	\$142,338	QUIT CLAIM DEED
005	811310	0890	1/3/07	\$190,000	DIAGNOSTIC OUTLIER
007	040200	0260	6/4/07	\$38,422	QUIT CLAIM DEED
007	110800	0775	12/18/08	\$150,000	DOR RATIO
007	144350	0115	7/22/08	\$197,000	DIAGNOSTIC OUTLIER
007	144350	0115	7/22/08	\$98,000	DOR RATIO
007	144350	0160	11/25/08	\$230,000	DIAGNOSTIC OUTLIER
007	144350	0172	5/21/07	\$130,000	DOR RATIO
007	144350	0345	7/20/07	\$375,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	144350	0420	11/12/08	\$244,000	DIAGNOSTIC OUTLIER
007	160160	0142	3/17/08	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	160160	0184	3/31/08	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	160160	0315	5/1/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	212370	0120	6/11/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	258930	0038	10/23/08	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	258930	0110	5/5/08	\$65,188	QUIT CLAIM DEED
007	258930	0140	12/26/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	258930	0170	11/23/07	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	265800	0265	5/20/08	\$105,213	QUIT CLAIM DEED
007	265800	0365	8/21/07	\$190,000	DOR RATIO
007	333600	0510	6/26/07	\$414,900	DIAGNOSTIC OUTLIER
007	333600	0766	1/3/07	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	1595	10/12/07	\$189,125	QUIT CLAIM DEED
007	342404	9057	9/28/08	\$227,118	BANKRUPTCY - RECEIVER OR TRUSTEE
007	342404	9057	5/9/08	\$278,520	EXEMPT FROM EXCISE TAX
007	342404	9072	6/5/07	\$185,000	DIAGNOSTIC OUTLIER
007	342404	9116	5/27/08	\$225,251	EXEMPT FROM EXCISE TAX
007	363410	0040	5/19/08	\$311,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	390410	0019	2/27/08	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	390410	0019	11/27/07	\$304,390	EXEMPT FROM EXCISE TAX
007	390410	0125	6/4/08	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	390410	0196	2/7/08	\$104,000	QUIT CLAIM DEED
007	390410	0220	7/27/07	\$292,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	400600	0017	8/21/07	\$150,000	QUIT CLAIM DEED
007	400600	0081	8/1/08	\$200,407	EXEMPT FROM EXCISE TAX
007	400600	0100	3/27/07	\$296,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	400600	0141	5/22/07	\$172,000	QUIT CLAIM DEED
007	400600	0147	8/25/08	\$230,000	DIAGNOSTIC OUTLIER
007	400600	0186	12/26/07	\$164,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	400600	0233	5/22/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	400600	0274	5/20/08	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	400600	0274	5/1/07	\$260,880	EXEMPT FROM EXCISE TAX
007	400600	0276	12/31/08	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0309	12/1/07	\$42,225	DOR RATIO
007	562110	0165	1/14/08	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	562110	0180	10/30/07	\$79,450	QUIT CLAIM DEED
007	680410	0125	1/10/08	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	680410	0160	7/30/07	\$266,000	IMP COUNT
007	688252	0050	3/27/08	\$185,000	DIAGNOSTIC OUTLIER
007	713530	0065	1/29/07	\$275,000	DIAGNOSTIC OUTLIER
007	941290	0006	8/25/08	\$300,000	PREVIMP<=25K

***Vacant Sales Used in this Annual Update Analysis  
Area 21***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
002	272920	0005	12/11/2007	\$ 265,000	8460	N	N
002	526030	0195	06/10/2008	\$ 85,000	6000	N	N
003	128230	0787	08/05/2008	\$ 93,000	1556	N	N
003	983420	0610	03/15/2007	\$ 199,000	4344	N	N
003	983420	0611	03/08/2007	\$ 186,000	4460	N	N
003	983420	1808	07/27/2007	\$ 165,000	4080	N	N
003	983420	1808	09/12/2007	\$ 190,000	4080	N	N
003	983420	1900	09/03/2008	\$ 133,000	4080	N	N
004	160460	0945	04/19/2007	\$ 139,000	3000	N	N
004	160710	0035	11/26/2007	\$ 200,000	10140	N	N
005	811310	0572	04/17/2007	\$ 160,000	4402	N	N
005	811310	0650	01/10/2008	\$ 180,000	6825	N	N
007	160160	0167	01/24/2008	\$ 135,000	5003	N	N
007	333600	1130	09/13/2007	\$ 130,000	3000	N	N
007	354090	0003	09/05/2008	\$ 115,000	3204	N	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 21***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	162404	9100	02/20/2007	\$ 23,000	DIAGNOSTIC OUTLIER
002	308300	0600	10/03/2008	\$450,000	DOR RATIO
002	308300	0605	10/02/2008	\$450,000	DOR RATIO;PREVIMP<=25K
002	308300	1075	08/03/2007	\$ 53,000	DOR RATIO
002	526030	0175	07/14/2008	\$200,000	DIAGNOSTIC OUTLIER
002	526030	0290	06/08/2008	\$425,000	DOR RATIO
002	605610	0060	07/01/2008	\$484,800	DIAGNOSTIC OUTLIER
003	128230	0783	06/11/2008	\$ 78,000	DIAGNOSTIC OUTLIER
004	128230	0735	03/23/2007	\$211,000	DIAGNOSTIC OUTLIER
004	160460	0060	08/27/2007	\$ 35,000	DOR RATIO;PREVIMP<=25K
004	162404	9257	10/23/2007	\$ 83,000	DOR RATIO;PREVIMP<=25K
005	333050	0490	02/08/2007	\$850,000	DOR RATIO
005	333300	0745	05/14/2007	\$145,000	DOR RATIO
007	258930	0247	01/09/2008	\$ 79,700	DIAGNOSTIC OUTLIER
007	258930	0250	01/08/2008	\$ 40,000	DOR RATIO
007	354090	0003	01/09/2008	\$133,000	DIAGNOSTIC OUTLIER

### **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.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



## King County

### Department of Assessments

King County Administration Bldg.

500 Fourth Avenue, ADM-AS-0708

Seattle, WA 98104-2384

(206) 296-5195

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Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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**Scott Noble**

*Assessor*

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

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.

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

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

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.

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 federal, state or local laws or regulations

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

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

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

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

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

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

**Scott Noble**  
**Assessor**