

**Residential Revalue**

**2009 Assessment Roll**

**BROADVIEW/  
BLUE RIDGE  
AREA 39**

**King County Department of Assessments  
Seattle, Washington**

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# Executive Summary Report

Appraisal Date 1/1/2009 - 2009 Assessment Roll

**Area Name / Number:** Broadview/Blue Ridge/ 39

**Previous Physical Inspection:** 2004

## Sales - Improved Summary:

Number of Sales: 233

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>	\$326,100	\$379,100	\$705,200			
<b>2009 Value</b>	\$291,700	\$294,800	\$586,500	\$700,200	84%	11.27%
<b>Change</b>	-\$34,400	-\$84,300	-\$118,700			
<b>% Change</b>	-10.5%	-22.2%	-16.8%			

\*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 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 Data:

	Land	Imps	Total
<b>2008 Value</b>	\$339,500	\$361,500	\$701,000
<b>2009 Value</b>	\$301,500	\$270,300	\$571,800
<b>Percent Change</b>	-11.2%	-25.2%	-18.4%

Number of improved Parcels in the Population: 4347

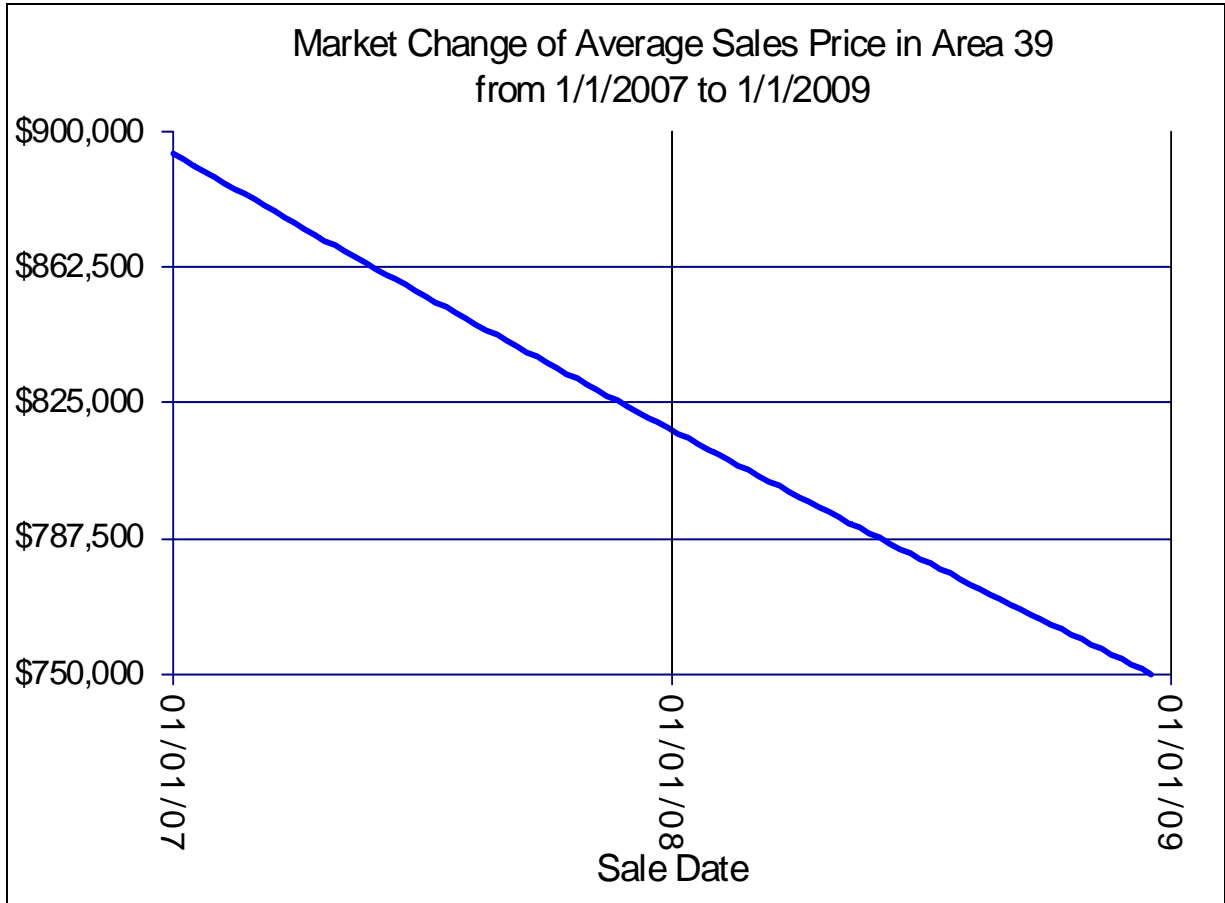
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling. In addition, parcels with 2008 or 2009 Assessment Roll improvement values of \$1000 or less, were also excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population. 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 Total Value Model Calibration section of this report.

### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2009 Assessment Roll.

## ***Market Change of Average Sale Price in Area 39***

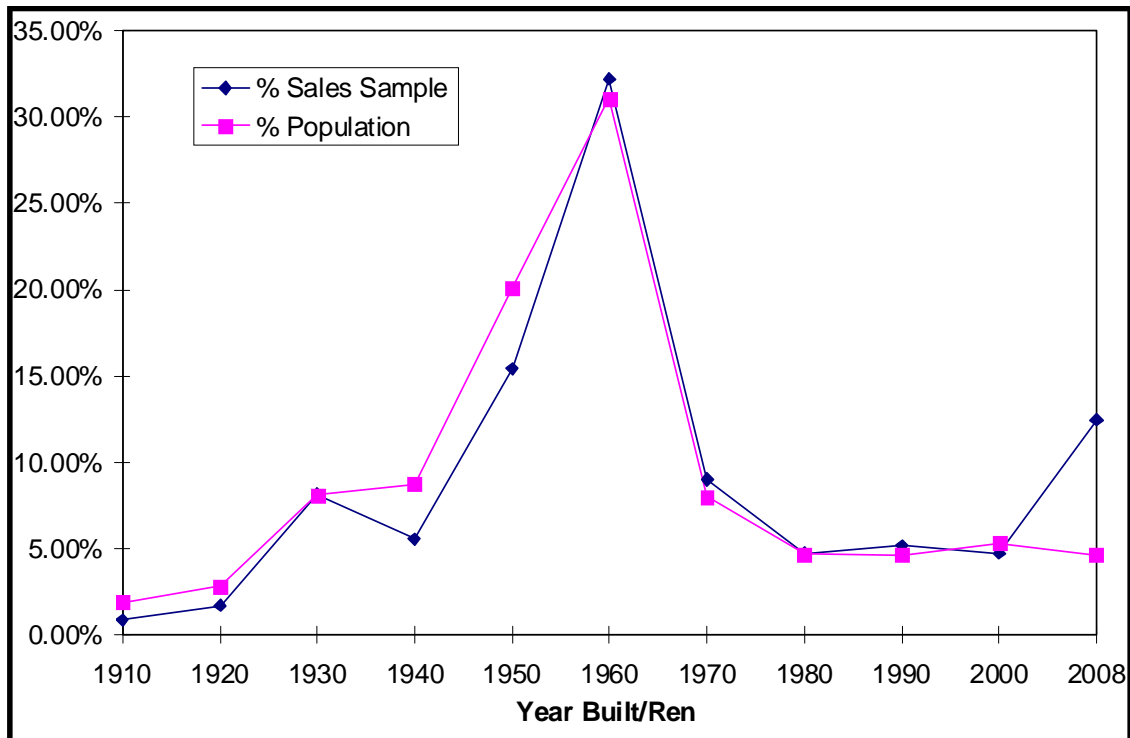
***From 1/1/07 to 1/1/09***



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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.86%
1920	4	1.72%
1930	19	8.15%
1940	13	5.58%
1950	36	15.45%
1960	75	32.19%
1970	21	9.01%
1980	11	4.72%
1990	12	5.15%
2000	11	4.72%
2008	29	12.45%
	233	

Population		
Year Built/Ren	Frequency	% Population
1910	82	1.89%
1920	122	2.81%
1930	352	8.10%
1940	379	8.72%
1950	875	20.13%
1960	1350	31.06%
1970	348	8.01%
1980	204	4.69%
1990	202	4.65%
2000	231	5.31%
2008	202	4.65%
	4347	

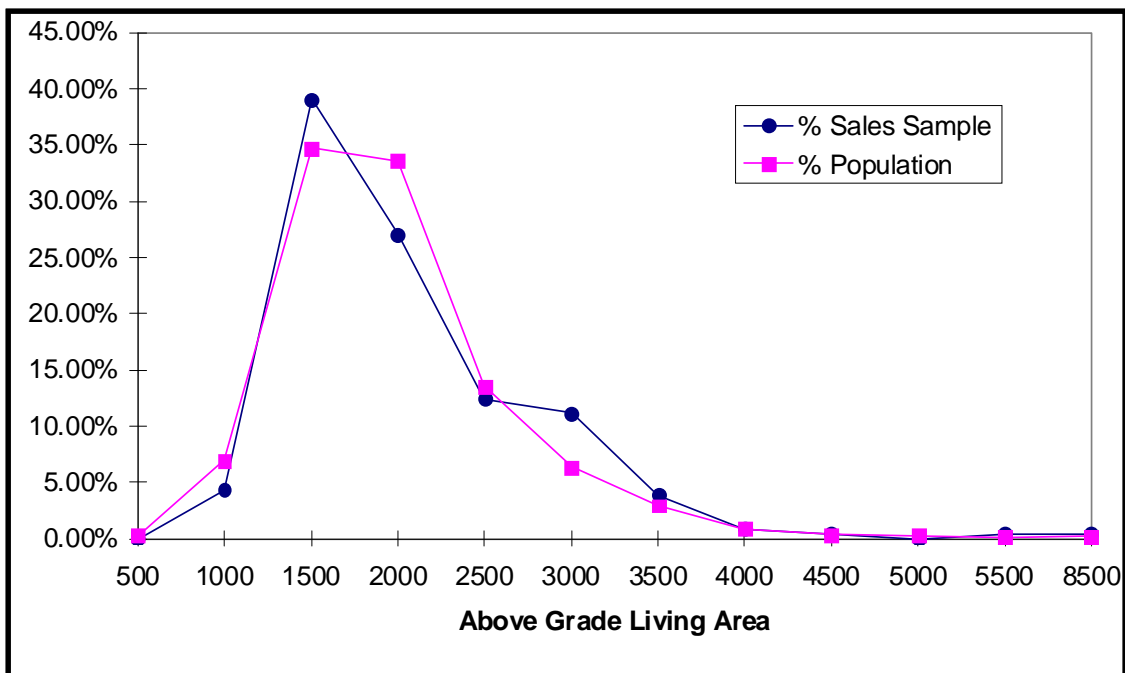


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	4.29%
1500	91	39.06%
2000	63	27.04%
2500	29	12.45%
3000	26	11.16%
3500	9	3.86%
4000	2	0.86%
4500	1	0.43%
5000	0	0.00%
5500	1	0.43%
8500	1	0.43%
	233	

<b>Population</b>		
AGLA	Frequency	% Population
500	12	0.28%
1000	300	6.90%
1500	1509	34.71%
2000	1460	33.59%
2500	588	13.53%
3000	275	6.33%
3500	127	2.92%
4000	38	0.87%
4500	15	0.35%
5000	10	0.23%
5500	4	0.09%
10000	9	0.21%
	4347	

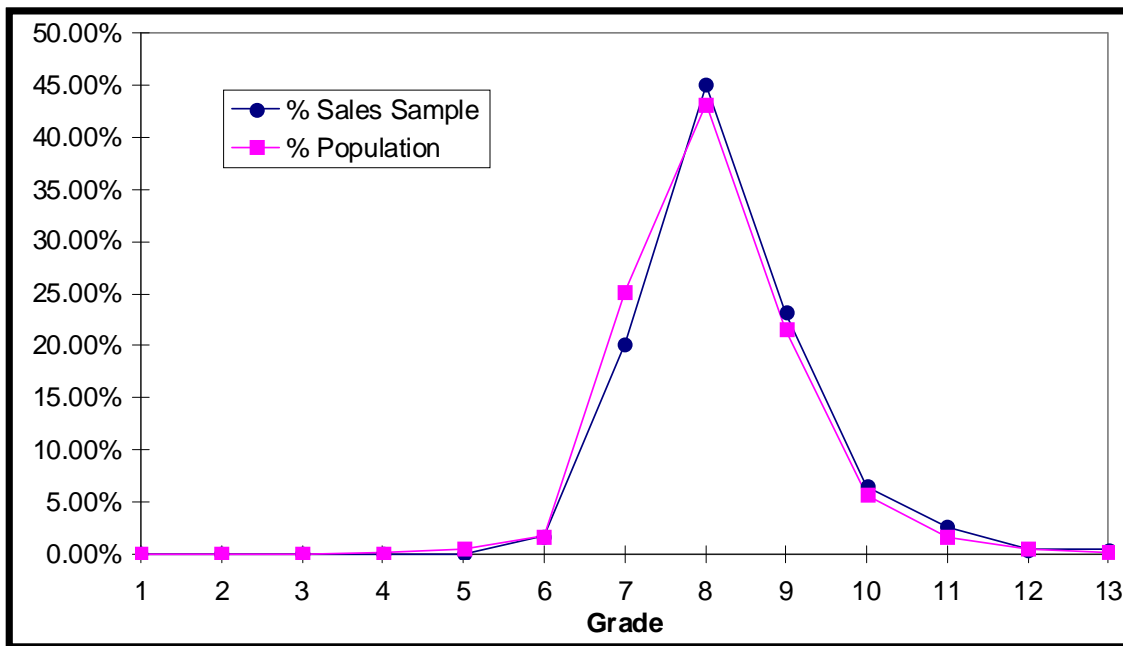


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	1.72%
7	47	20.17%
8	105	45.06%
9	54	23.18%
10	15	6.44%
11	6	2.58%
12	1	0.43%
13	1	0.43%
233		

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	2	0.05%
5	20	0.46%
6	74	1.70%
7	1095	25.19%
8	1875	43.13%
9	936	21.53%
10	246	5.66%
11	70	1.61%
12	21	0.48%
13	7	0.16%
4347		



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.

## Area 39



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 King County

June 15, 2009



## **Analysis Process**

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

**Date of Appraisal Report: June 25, 2009**

### ***Highest and Best Use Analysis***

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2007 to 1/2009 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2009.
- All values were adjusted as described in the model validation section of this report.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area 39-Broadview/Blue Ridge

### **Boundaries:**

This area is bordered by Northwest 145<sup>th</sup> Street to the north, Puget Sound on the west and Northwest 54<sup>th</sup> Street to the south. The eastern boundary fluctuates from 32<sup>nd</sup> Avenue Northwest, 20<sup>th</sup> Avenue Northwest, 15<sup>th</sup> Avenue Northwest and 3<sup>rd</sup> Avenue Northwest.

### **Maps:**

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

### **Area Description:**

Area 39 is located in the northwestern part of Seattle. It contains the neighborhoods of Broadview, Carkeek Park, Blue Ridge, North Beach, Olympic Manor, Elford Park, Llandover by the Sound, Northwood and Sunset Hill. The northern portion is primarily made up of three large developments of estate type properties offering a high degree of privacy and seclusion. The most distinguishing characteristic of this area is the westerly view towards Puget Sound, Olympic Mountains and of Bainbridge Island. Over half of the properties have some type of view amenity. Other major attributes of this area include close proximity to Carkeek Park, Shilshole Marina, Ballard Locks and a relatively close commute to the downtown business core. Over 95% of parcels are improved in this area and over 99% of those are improved with one unit dwellings.

This area spans a lengthy distance from the south to north. The southern portion contains Sunset Hill, Olympic Manor, North Beach and Blue Ridge. In Sunset Hill over one half of the homes were built prior to 1940. Another 15% were built between 1939 and 1949. The southern boundary of this area is along the Ship Canal, which has 25 waterfront properties. Olympic Manor is a development located north and east of Sunset Hill that was developed in the mid-1950's to early 1960's. The North Beach area is located west of Olympic Manor and north of Sunset Hill. Blue Ridge is located to the north of North Beach that began development in the mid-1930's and ended in the 1950's. Blue Ridge has a neighborhood association which operates a common beach, indoor swimming pool and tennis courts.

North and east of Carkeek Park is the neighborhood of Broadview. This area was largely developed in the 1940's and 1950's. Puget Sound Views are very common in this area. The area near Carkeek Park has numerous ravines and steep hillsides. However, they provide a higher degree of privacy and a more park like setting with many trees and vegetation.

The area north and west of Broadview changes substantially. Approximately 25% of the parcels in this area are over 37,000 square feet in size. Covenants restrict further development in the area. Houses are larger than any other neighborhood in Area 39. This is one of the few areas within the City of Seattle where one can live on forested acreage lots. The plats in this area include Elford Park, Llandover by the Sound and Northwood.

Area 39 is divided into five sub-areas. Sub-area 1 contains the northwesterly portion of Area 39 including the neighborhood of Elford Park, Llandover by the Sound and west Broadview. Sub-Area 2 is comprised of Blue Ridge. Sub-area 6 contains the neighborhoods of Olympic Manor and North Beach. Sub-area 9 is Sunset Hill. Sub-area 14 is Broadview and Carkeek Park.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2009 recommended values. This study benchmarks the prior assessment level using 2008 posted values (1/1/08) compared to current adjusted sale prices (1/1/09). The study was also repeated after the application of the 2009 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 12.45% to 11.27%.

### ***Scope of Data,***

#### **Land Value Data:**

Vacant sales from 1/2007 to 1/2009 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2009.

#### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

In Area 39 over 95% of the parcels are improved. Consequently, there were few vacant land sales [10] in the past two years. Included are three land sales in similar neighborhoods. 2 of the sales are located in the adjacent area to the east in Area 5, the North Greenwood/Bitter Lake area and 1 sale in Area 42, the Phinney Ridge/Fremont area that is located to the east of Area 39 and also has waterfront properties along the Ship Canal. There were 2 teardown sales used that are located in Area 39-9. The last time that the land was inspected and sales analyzed by a field appraiser was in 2004. Since the 2004 assessment year, the land values have been annually adjusted similar to the improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant, external nuisance and known easements were checked for accuracy and considered in the land valuation.

### ***Neighborhood Descriptions***

**Neighborhood 1** is known as Olympic Manor which is in the southeastern portion of Sub-Area 6. This neighborhood used to be a golf course and was developed with homes built during the 1950's and 1960's. Many of the homes in this neighborhood have varying views of Puget Sound.

**Neighborhood 2** is known as Sunset Hill which is located west of Ballard and runs north to Sub-Area 6. This neighborhood consists primarily of older homes built mostly from the turn of the century through the 1940's, many with varying views of Puget Sound to the west. Additionally, there are approximately 25 homes that have waterfront location along the Ship Canal. Most of these homes are situated on commercially zoned properties. Both Shilshole Marina and Golden Gardens Park are located just west of Neighborhood 2.

**Neighborhood 10** is the Blue Ridge area. Blue Ridge has a neighborhood association that operates an indoor swimming pool, tennis courts and a 1.3 acre Puget Sound beach area. This neighborhood was mostly built up between the 1930's and 1950's.

**Neighborhood 11** is located in the northern and western portions of Sub-Area 6. This neighborhood is located in the North Beach Area and is built up with homes varying widely in age from 1904 to present, with each decade having many homes built during that time frame.

**Neighborhood 17** is located in the southern portion of Sub-Area 6. There are approximately 44 townhomes that were built between 1995 and 2004. They are mostly located along the north side of NW 85<sup>th</sup> Street and northwards one block.

**Neighborhood 20** consists primarily of Sub-Area 1, the Elford Park area, plus a small portion of Sub-Area 14 located in the northeastern portion. Puget Sound borders the area to the west. This area is comprised mainly of large lot/estate sized lots. Over 50% of the improved population has over 29,000 square feet in their lot sizes. Many of the parcels have varying views of Puget Sound.

## ***Neighborhood Descriptions***

**Neighborhood 21** is comprised mostly of Sub-Area 14, the Broadview area. This area was developed mostly during the 1940's and 1950's, many with varying views of Puget Sound.

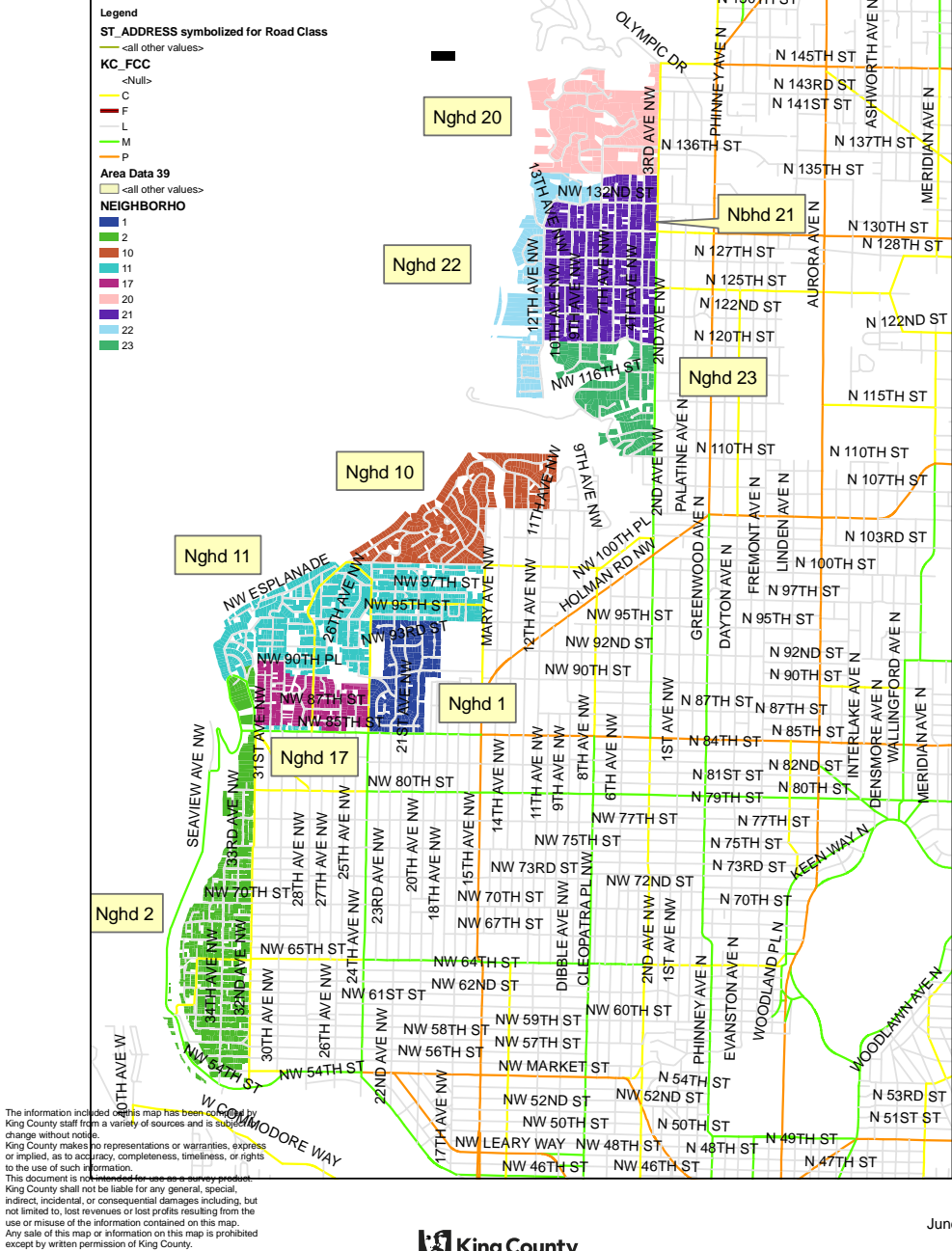
**Neighborhood 22** is located in Sub-Area 1 in an area called Llandover by the Sound and west Broadview. This area is bordered by Carkeek Park and Puget Sound. There are approximately 11 waterfront bluff lots in this neighborhood.

**Neighborhood 23** consists of the Carkeek Park area. Much of this area has ravines and numerous greenbelt areas with a good coverage of trees affording privacy for the different home-sites. Homes vary in age from 1910 to 2009 with most being built in the 1950's to the late 1980's.

Area 39 is divided into 9 neighborhoods due to the diversity of the area. There is a map at the end of this section showing the 9 neighborhoods.

All land values were adjusted by .85 as described in the model validation section of this report. A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Area 39 Neighborhoods



### **Land Value Model Calibration**

<b>Sub-Areas 1 &amp; 2</b>	
<b>Zoning SF 5000 to 9600</b>	
<b>Sq Ft Range</b>	<b>Base Land</b>
4,000 - 5,999 sq ft	\$300,000
6,000 - 8,999 sq ft	\$330,000
9,000 - 13,999 sq ft	\$350,000
14,000 - 19,199 sq ft	\$380,000
19,200 - 43,559 sq ft	\$400,000
43,560 sq ft and >	\$444,000
<b>Sub-Areas 6 &amp; 9</b>	
<b>Zoning SF 5000 to 9600 plus LDT</b>	
<b>Sq Ft Range</b>	<b>Base land</b>
<2,300 sq ft	\$190,000
2,300 - 3,999 sq ft	\$250,000
4,000 - 5,999 sq ft	\$270,000
6,000 - 8,999 sq ft	\$290,000
9,000 -13,999 sq ft	\$310,000
14,000 -19,199 sq ft	\$330,000
19,200 - 43,559 sq ft	\$350,000
43,560 sq ft and >	\$394,000
<b>Sub-Area 14</b>	
<b>Zoning SF 5000 to 9600</b>	
<b>Sq Ft Range</b>	<b>Base land</b>
2,000 - 3,999 sq ft	\$200,000
4,000 - 5,999 sq ft	\$220,000
6,000 - 8,999 sq ft	\$240,000
9,000 -13,999 sq ft	\$260,000
14,000 -19,199 sq ft	\$280,000
19,200 - 43,559 sq ft	\$300,000
43,560 sq ft and >	\$344,000

## ***Land Value Model Calibration***

### **Excess Land Adjustments**

#### **Examples:**

**If lot size is greater than 19,200 sq ft and less than 43,559 sq ft then calculate**

1. Start with Base Land + Nghd Adj
2. Actual lot size minus 19,200 sq ft
3. If difference >999 sq ft then
4. Difference times \$4.00 + base land (truncated)

**If lot size is greater than 43,560 sq ft then calculate**

1. Start with: Base land + Nghd Adj.
2. Actual lot size minus 43,560 sq ft
3. If difference is >10,000 sq ft, then
4. Difference times \$2.00 + base land (truncated)



## Land Value Model Calibration

### Residential Properties on Commercial Zoned Land

<b>Sub-Area 9 L-1 (zoning)</b>	
<b>Lot Size</b>	<b>Base Land</b>
<2,200 sq ft	\$150,000
All others	Same as Residential value
<b>Sub-Area 6 L-2 (zoning)</b>	
<b>Sq Ft Range</b>	<b>Base Land</b>
<1,200 sq ft	\$115,000
1,200 – 1,649 sq ft	\$120,000
1,650 – 1,949 sq ft	\$130,000
1,950 – 2,499 sq ft	\$140,000
2,500 – 3,999 sq ft	\$150,000
> 4,000 sq ft	Same as Residential value
<b>Sub-Area 9 C1-30 (zoning) Waterfront Properties</b>	
<b>Sq Ft Range</b>	<b>Base Land</b>
1,360 – 10,453 sq ft	Use Waterfront Land Model
<b>Sub-Area 9 C1-40 (zoning)</b>	
<b>Sq Ft Range</b>	<b>Base Land</b>
<1,000 sq ft	\$100,000
1,000 – 2,499 sq ft	\$125,000
2,500 – 3,500 sq ft	\$150,000
<b>Sub-Areas 6 &amp; 9 NCI-30 (zoning)</b>	
<b>Sq Ft Range</b>	<b>Base Land</b>
3,000 – 3,999 sq ft	\$150,000
4,000 – 4,999 sq ft	\$175,000
5,000 – 5,999 sq ft	\$200,000

## Land Value Model Calibration

### Adjustments to Base Land

#### Neighborhood Market Adjustments

Neighborhood Codes	Adjustment
1	+\$15,000
2	+\$20,000
10	+\$20,000
11	+\$20,000
20	+\$40,000
22	+\$20,000

Category	Code	Adjustments
<b>View</b>		
Puget Sound	Excellent	+80%
	Good	+55%
	Average	+30%
	Fair	+15%
Upland Canal View	Excellent	+20%
(Not located on Canal)	Good	+15%
	Average	+10%
*Mountain/Territorial	Excellent	+15%
	Good	+10%
	Average	+ 5%
*Note If Puget Sound View; No adjustment for secondary views.		
<b>Traffic</b>	High	-20%
	Moderate	-10%
<b>Topography/Steep Slope</b>		Appraiser judgment -5% to -80% Note: -80% usually considered unbuildable.
<b>Other nuisances</b>	Easements, Flag lots, Commercial, other nuisances	-\$5,000
<b>On site development costs</b>		-5% to -50%

## **Land Value Model Calibration**

Land model results were adjusted by .85 as described in the model validation section of this report.

### **Examples:**

#### **1. Sub Area: 14**

Neighborhood: 21 (no adjustment)  
Lot Size: 7,500 sq ft  
Average Puget Sound View  
Moderate Traffic

##### **Calculation:**

Base Land:	\$240,000
Average Puget Sound View:	+30%
Moderate Traffic:	-10%
Total Adjustment	+20%
New Base Land:	$\$240,000 \text{ times } 1.20 = \$288,000 \times .85 = \$244,000$ (truncated)

#### **2. Sub Area: 1**

Neighborhood: 20  
Lot Size: 28,400 sq ft

##### **Calculation:**

Base Land: \$400,000 (Base Lot 19,200 sq ft)  
Neighborhood adjustment + \$40,000  
Difference from actual lot size: 28,400 sq ft – 19,200 sq ft = 9,200 sq ft  
Difference times \$4.00  
9,200 sq ft times \$4.00 = \$36,000 (truncated)

##### **Results:**

Base land:	\$400,000
Neighborhood Adjustment:	+ 40,000
Lot size Adjustment:	+ 36,000
New Base Land:	$\$476,000 \times .85 = \$404,000$ (truncated)

##### **Exceptions:**

- \*If land value  $\leq$  \$1,000 no adjustment is applied.
- \*If adjusted land value falls  $<$  \$1,000, then land 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.
- \*Any other properties excluded from the adjustment of .85 are noted in Real Property.

## ***Land Value Model Calibration***

### **Ship Canal Waterfront Model**

Ship Canal waterfront properties are valued on a per front foot basis. All the ship canal waterfront parcels are considered to be impacted by traffic and railroad noise. This has been taken into considered in the front foot value for each category. Several canal properties have excellent or good Puget Sound views, the majority have excellent to average canal views that are impacted by breakwater and or bridge.

Along with the breakwater and bridge impacts there are also several parcels impacted by restriction to either improvement or waterfront. The dollar per front foot below represents the number of impacts associated with each site. Site impacts are noted in Real Property.

<b>Canal Waterfront</b>	<b>All Canal values based on 50 front feet of waterfront</b>
Excellent Puget Sound View	\$16,000 per front ft.
Good Puget Sound View	\$14,000 per front ft.
Topography/Steep Slope	\$11,000 per front ft.
2 additional impacts	\$10,000 per front ft.
3 + additional impacts	\$7,800 per front ft.

Additional Impacts:

- Breakwater
- Topography/Steep Slope
- Restricted to Waterfront
- Restricted to Improvement
- Proximity to Bridge

### **Examples:**

Canal waterfront with Excellent Puget Sound view and no other impacts: 50 Wtf x \$16,000 = \$800,000

Canal waterfront with steep slope, breakwater & proximity to bridge: 50 Wtf x \$7,800 = \$390,000

***Vacant Sales Used In This Physical Inspection Analysis***  
***Area 39***

<b>Area</b>	<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>
039	006	282110	0035	09/03/2008	\$425,000	8,080	N	N
039	006	352603	9149	06/07/2007	\$300,000	6,170	N	N
039	009	102503	9272	10/24/2007	\$92,700	2,250	Y	N
039	009	787050	0005	04/25/2008	\$618,000	6,120	Y	N
039	014	092300	0545	02/21/2007	\$850,000	7,858	Y	N
039	014	152630	0031	03/30/2007	\$240,000	11,680	N	N
039	014	361960	0116	10/09/2007	\$375,000	9,896	Y	N
005	008	923290	0145	10/31/2007	\$250,000	6,350	N	N
042	003	798640	0290	04/03/2008	\$345,000	4,500	Y	N
005	008	350160	0114	08/22/2007	\$450,000	8,160	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
***Area 39***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	086800	0585	05/18/2007	\$1,336,000	MULTI-PARCEL SALE
006	057900	1465	08/12/2008	\$702,500	MULTI-PARCEL SALE
006	226700	0410	03/11/2008	\$485,000	TEAR DOWN; MULTI-PARCEL SALE
006	613260	0415	04/12/2007	\$1,600,000	MULTI-PARCEL SALE

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2007 to 1/2009 were given equal consideration and weight in the model after adjustment to 1/1/09.

A multiplicative model was developed for Area 39 using market sales data adjusted to 1/1/09. All the sales were verified and characteristics confirmed at the time of sale. During this time, all the land characteristics such as views, topography, traffic and other nuisances were reviewed in order to determine an accurate land value for each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The uniformity of assessments also improved, with the COV being reduced from 12.45% to 11.27%.

The regression model included the following variables: land value, age, Total Replacement Cost New less depreciation (RCNLD), sub-area, neighborhood code, grade and condition. It was applicable to houses with grades 7 and above, all ages and all conditions with the exception of “fair” and “poor”. It was not applicable to houses that were grade 7 or less, multiple building sites, parcels with more than one house, waterfront parcels, percent completes and properties with obsolescence.

All total values were adjusted by .85 as described in the model validation section of this report. A list of improved sales used and those considered not reflective of market are included in the following sections.

## Improved Parcel Total Value Model Calibration

Estimated Market Value Equation  
Multiple Regression Model  
Area 39

Variable	Transformation	Coefficients
Intercept		2.130358
+Sub9YN	(SubNumeric=9)*((LN(10)))	0.07083297
+Nghb10YN	(Nghb=10)*(LN(10))	0.05455052
+Nghb11YN	(Nghb=11)*(LN(10))	0.0357952
+Nghb23YN	(Nghb=23)*(LN(10))	0.06424413
+BaseLandC	LN(BaseLand/1000)	0.5572907
+TotalRcnldC	LN(TotalRCNLD/1000)	0.3049963
+AgeC	LN(Age+1)	-0.07284779
+Grade7	(Grade=7)*(LN(10))	-0.1348058
+Grade10	(Grade=10)*(LN(10))	-0.09696915
+Grade9	(Grade=9)*(LN(10))	-0.1201507
+Grade8	(Grade=8)*(LN(10))	-0.1416497
+VGoodYN	(Cond=5)*(LN(10))	0.05389027

**EMV=**

EXP(2.130358+ 0.07083297\*Sub9YN+ 0.05455052\*Nghb10YN+ 0.0357952\*Nghb11YN+ 0.06424413\*Nghb23YN+0.5572907\*BaseLandC+ 0.3049963\*TotalRcnldC-0.07284779\*AgeC- 0.1348058\*Grade7-0.09696915\*Grade10-0.1201507\*Grade9-0.1416497\*Grade8+ 0.05389027\*VGoodYN)\*1000

**Truncate to nearest \$1,000**

EMV = TOTAL VALUE  
LAND VALUE = BASE LAND VALUE  
IMPROVEMENT VALUE = EMV-LAND VALUE

EMV values were not generated for:

- Grade 11's in Sub-6 Neighborhood 11
- Building 2 or greater. (EMV is generated for building 1 only.)
- If total EMV is less than base land value
- Building with Percent Complete
- Buildings with Net Condition
- Buildings with Obsolescence
- Buildings with grade less than 7



## Improved Model Calibration (continued)

### Value Methods for Exceptions:

#### Improvement value if:

Exception	Valuation Method
Grade 11 in Sub-6 Neighborhood 11	= EMV improvement for Grade 10, then x 1.05
Multi-imps:	= EMV for Imp 1, then RCNLD for Imp #2 and RCNLD for Imp #3
EMV is less than Base Land	= TRCNLD for Imp
Improvements with % Obsolescence	= Improvement EMV x % Good
Improvements with % Net Condition	= Improvement EMV x % Net Condition
Improvements with % Complete	= Improvement EMV x % Complete

### Valuation for Grades Less Than 7 Use for Imp #1 only

#### Improvement value if:

	Grades < 5	Grade 5	Grade 6
Condition	Valuation Method	Valuation Method	Valuation Method
All conditions	\$10,000 or \$1,000		
<b>Fair</b>			
If previous < \$25K		Previous	Previous
If previous > \$25K		TRCNLD	TRCNLD
<b>Average</b>			
If previous < \$25K		TRCNLD	TRCNLD
If previous > \$25K		TRCNLD * 1.65	TRCNLD * 1.65
<b>Good</b>			
If previous < \$25K		TRCNLD	TRCNLD
If previous > \$25K		TRCNLD * 1.70	TRCNLD * 1.70
<b>Very Good</b>		TRCNLD * 1.75	TRCNLD * 1.75

## Improved Model Calibration (continued)

Model results were adjusted by .85 as described in the model validation section of this report.

### ***Exceptions:***

- \*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 other properties excluded from the adjustment of .85 are noted in Real Property.

Of the improved parcels in the population (see Executive Summary Report on page 4), 90 parcels increased in value. They were comprised of 19 single family residences on commercially zoned land and 71 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 12 parcels increased in value. (tax exempt parcels were excluded from the number of parcels increased)

## ***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.

### **Area 39 Sales 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	0.836	-16.4%
2/1/2007	0.843	-15.7%
3/1/2007	0.848	-15.2%
4/1/2007	0.855	-14.5%
5/1/2007	0.861	-13.9%
6/1/2007	0.868	-13.2%
7/1/2007	0.874	-12.6%
8/1/2007	0.881	-11.9%
9/1/2007	0.888	-11.2%
10/1/2007	0.894	-10.6%
11/1/2007	0.901	-9.9%
12/1/2007	0.907	-9.3%
1/1/2008	0.914	-8.6%
2/1/2008	0.921	-7.9%
3/1/2008	0.928	-7.2%
4/1/2008	0.935	-6.5%
5/1/2008	0.942	-5.8%
6/1/2008	0.949	-5.1%
7/1/2008	0.956	-4.4%
8/1/2008	0.963	-3.7%
9/1/2008	0.971	-2.9%
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	0.855	\$449,000
Sale 2	\$475,000	10/1/2008	0.978	\$464,000
Sale 3	\$515,000	7/1/2008	0.956	\$492,000

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

The time adjustment formula for Area 39 is  $1/\text{EXP}(-0.0002445432 * \text{SaleDay})$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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	241710	0060	05/18/2007	\$485,000	\$419,000	1,500	7	1954	4	6,750	N	N	1212 NW 120TH ST
001	769340	0025	08/13/2007	\$654,000	\$578,000	1,320	8	1958	4	7,000	Y	N	1232 NW 119TH ST
001	620260	0170	10/13/2008	\$699,000	\$685,000	1,360	8	1953	4	60,548	N	N	14010 NORTHWOOD PL NW
001	252603	9224	06/11/2008	\$705,000	\$671,000	2,990	8	1998	3	10,404	N	N	12013 12TH AVE NW
001	085340	0240	07/25/2007	\$700,000	\$616,000	3,010	8	1969	3	17,864	N	N	12608 BLAKELY PL NW
001	437960	0005	04/26/2007	\$1,075,000	\$925,000	1,650	9	1963	4	50,965	Y	N	801 NW CULBERTSON DR
001	763370	0080	08/27/2008	\$825,000	\$800,000	2,070	9	1976	3	9,831	Y	N	1250 NW 126TH ST
001	777280	0110	11/27/2007	\$870,000	\$789,000	2,220	9	1968	4	7,050	N	N	11707 SHORELINE PARK DR NW
001	777280	0130	07/23/2008	\$698,000	\$671,000	2,530	9	1972	4	8,500	N	N	1231 NW 117TH ST
001	085340	0270	03/24/2008	\$805,000	\$751,000	2,560	9	1969	4	9,620	N	N	12630 BLAKELY PL NW
001	769340	0045	04/18/2007	\$850,000	\$730,000	3,070	9	2005	3	6,000	Y	N	1239 NW 119TH ST
001	242603	9251	05/20/2008	\$925,000	\$875,000	2,060	10	1965	4	14,100	Y	N	797 NW CULBERTSON DR
001	361660	0005	07/26/2007	\$960,000	\$844,000	2,650	10	1961	4	19,877	Y	N	13205 9TH AVE NW
001	620260	0110	11/06/2008	\$1,560,000	\$1,539,000	3,280	10	1990	3	29,712	Y	N	13741 3RD AVE NW
001	361660	0130	06/17/2008	\$1,965,000	\$1,872,000	3,770	11	1985	3	30,257	Y	N	13055 12TH AVE NW
001	361660	0002	02/06/2007	\$1,830,000	\$1,544,000	4,370	11	2006	3	14,205	Y	N	1016 NW 132ND ST
001	620260	0090	05/03/2007	\$2,875,950	\$2,478,000	5,450	11	2006	3	62,726	Y	N	320 NW 137TH ST
001	242603	9123	03/01/2007	\$2,350,000	\$1,994,000	7,880	13	1996	3	24,250	Y	N	14405 3RD AVE NW
002	086800	0410	06/02/2008	\$520,000	\$494,000	1,060	7	1946	4	7,104	N	N	10508 14TH AVE NW
002	086800	0155	03/07/2007	\$799,000	\$679,000	1,120	8	1951	4	9,525	N	N	1309 NW NORCROSS WAY
002	086800	0160	06/26/2007	\$675,000	\$589,000	1,250	8	1953	3	9,556	N	N	1313 NW NORCROSS WAY
002	086800	0250	04/12/2007	\$846,500	\$726,000	1,290	8	1951	4	7,800	Y	N	1230 NW WOODBINE WAY
002	086800	0265	06/18/2007	\$796,000	\$694,000	1,440	8	1959	3	10,143	N	N	10725 12TH AVE NW
002	252603	9148	08/08/2007	\$620,000	\$547,000	1,560	8	1956	3	8,700	N	N	10712 12TH AVE NW
002	610770	0085	12/24/2007	\$720,000	\$657,000	1,620	8	1956	4	7,730	N	N	10817 12TH AVE NW
002	086800	1290	06/28/2007	\$935,000	\$817,000	1,760	8	1950	4	10,587	N	N	1647 NW GREENBRIER WAY

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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	086800	0495	05/25/2007	\$850,000	\$736,000	1,770	8	1946	4	12,240	N	N	10563 14TH AVE NW
002	086800	0187	01/16/2007	\$1,135,000	\$953,000	2,320	8	1950	4	14,313	Y	N	1409 NW NORCROSS WAY
002	086800	0885	06/02/2007	\$1,295,000	\$1,124,000	2,430	8	1998	4	14,089	Y	N	10505 VALMAY AVE NW
002	086800	2056	06/25/2007	\$1,050,000	\$917,000	2,470	8	1949	4	12,483	Y	N	2355 NW BLUE RIDGE DR
002	086800	0150	06/15/2007	\$766,000	\$667,000	2,640	8	1954	4	9,394	N	N	1233 NW NORCROSS WAY
002	086800	1985	09/13/2008	\$1,200,000	\$1,168,000	1,470	9	1958	5	33,375	Y	N	10003 VINTON CT NW
002	086800	0700	06/11/2007	\$1,095,000	\$953,000	1,570	9	1941	4	7,321	Y	N	10568 VALMAY AVE NW
002	086800	2356	07/17/2007	\$1,800,000	\$1,580,000	1,650	9	1959	5	12,324	Y	N	2320 NW BLUE RIDGE DR
002	086800	1935	07/24/2008	\$1,002,350	\$964,000	1,830	9	1958	4	8,880	Y	N	10252 BELGROVE CT NW
002	086800	0825	10/06/2008	\$975,000	\$954,000	1,840	9	1960	4	24,380	Y	N	1542 NW WOODBINE WAY
002	086800	0580	04/27/2007	\$1,200,000	\$1,032,000	2,380	9	1946	4	8,000	Y	N	1543 NW WOODBINE WAY
002	086800	1835	01/10/2007	\$926,600	\$777,000	2,470	9	1961	4	7,800	Y	N	10032 RICHWOOD AVE NW
002	086800	1795	03/06/2007	\$1,628,000	\$1,383,000	2,840	9	2006	3	7,750	Y	N	10224 RICHWOOD AVE NW
002	086800	0810	05/10/2007	\$1,280,161	\$1,105,000	3,130	9	1941	4	12,834	Y	N	1520 NW WOODBINE WAY
002	086800	2226	12/05/2008	\$1,150,000	\$1,142,000	1,800	10	1969	4	14,544	Y	N	2000 NW BLUE RIDGE DR
002	086800	0975	02/06/2007	\$1,342,000	\$1,132,000	3,030	10	2000	3	6,786	N	N	10305 15TH AVE NW
002	086800	1650	06/06/2007	\$2,100,000	\$1,825,000	2,980	11	1985	3	13,078	Y	N	1855 NW ROUNDHILL CIR
002	086800	1645	07/16/2008	\$2,588,000	\$2,483,000	2,640	12	1931	5	18,677	Y	N	1857 NW ROUNDHILL CIR
006	613260	0220	06/26/2007	\$340,000	\$297,000	610	6	1938	5	3,857	N	N	2632 NW NORTH BEACH DR
006	226700	0060	08/07/2007	\$400,000	\$353,000	840	6	1938	3	7,590	N	N	8907 31ST AVE NW
006	613260	0315	08/06/2008	\$379,950	\$366,000	980	6	1927	3	5,250	N	N	2617 NW 98TH ST
006	226700	0484	03/13/2007	\$479,900	\$408,000	960	7	1949	3	7,065	N	N	8733 29TH AVE NW
006	046400	1252	05/01/2007	\$485,126	\$418,000	1,030	7	1953	3	7,455	N	N	8924 30TH AVE NW
006	352603	9115	05/02/2007	\$475,000	\$409,000	1,070	7	1950	3	8,000	N	N	8722 28TH AVE NW
006	226700	0485	06/22/2007	\$585,000	\$510,000	1,120	7	1955	4	5,300	N	N	8725 29TH AVE NW
006	057900	3780	05/16/2007	\$588,000	\$508,000	1,150	7	1949	4	5,000	Y	N	2311 NW 95TH ST
006	356680	0290	06/08/2007	\$535,000	\$465,000	1,180	7	1988	3	2,940	N	N	2627 NW 87TH ST
006	269810	0105	11/13/2007	\$475,000	\$429,000	1,200	7	1942	3	7,150	N	N	8550 25TH AVE NW
006	352603	9127	09/26/2007	\$525,000	\$469,000	1,230	7	1953	3	7,200	N	N	8620 26TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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
006	057900	2675	12/18/2007	\$480,000	\$437,000	1,240	7	1930	4	5,200	N	N	1914 NW 96TH ST
006	613260	0620	02/20/2007	\$600,000	\$508,000	1,240	7	1982	3	5,000	N	N	9521 25TH AVE NW
006	226700	0440	04/11/2007	\$552,790	\$474,000	1,260	7	1938	4	4,200	N	N	8502 30TH AVE NW
006	226700	0085	08/22/2008	\$487,500	\$472,000	1,270	7	1924	4	7,590	N	N	8723 31ST AVE NW
006	613260	0685	07/20/2007	\$628,000	\$552,000	1,270	7	1948	4	5,000	N	N	9608 26TH AVE NW
006	057900	2590	08/29/2007	\$500,000	\$443,000	1,290	7	1912	4	5,200	Y	N	1941 NW 97TH ST
006	046400	0575	10/24/2008	\$480,000	\$472,000	1,300	7	1942	3	5,712	Y	N	2824 NW 92ND ST
006	226700	0065	07/05/2007	\$479,000	\$419,000	1,320	7	1949	3	7,590	N	N	8901 31ST AVE NW
006	281910	0115	06/10/2008	\$740,000	\$704,000	1,320	7	1942	4	6,480	Y	N	3120 NW 93RD ST
006	057900	2010	10/14/2008	\$670,000	\$657,000	1,450	7	1928	4	5,500	Y	N	9700 24TH AVE NW
006	356680	0135	06/27/2007	\$499,900	\$437,000	1,550	7	1921	3	5,880	N	N	2620 NW 85TH ST
006	613260	0675	05/28/2008	\$520,000	\$493,000	1,020	8	1949	4	5,000	N	N	9602 26TH AVE NW
006	226700	0535	07/10/2007	\$400,000	\$350,000	1,130	8	2002	3	1,316	N	N	2910 NW 85TH ST
006	226700	0535	02/07/2007	\$379,950	\$321,000	1,130	8	2002	3	1,316	N	N	2910 NW 85TH ST
006	613260	0611	11/09/2007	\$575,000	\$519,000	1,140	8	1956	3	5,000	N	N	9525 25TH AVE NW
006	226700	0455	07/22/2008	\$407,000	\$391,000	1,160	8	2000	3	1,629	N	N	2926 NW 85TH ST
006	226700	0458	04/14/2008	\$407,500	\$382,000	1,160	8	2000	3	1,475	N	N	2920 NW 85TH ST
006	226700	0760	10/01/2007	\$349,990	\$313,000	1,200	8	2003	3	807	N	N	2810 B NW 85TH ST
006	613310	0106	05/27/2007	\$540,750	\$469,000	1,220	8	1946	4	7,094	N	N	2511 NW NORTH BEACH DR
006	046400	1150	04/15/2008	\$489,000	\$459,000	1,240	8	1952	3	5,100	N	N	9007 28TH AVE NW
006	057900	2395	11/28/2007	\$730,000	\$662,000	1,250	8	1969	4	5,200	Y	N	2161 NW 97TH ST
006	356680	0065	03/08/2007	\$678,000	\$576,000	1,270	8	1937	5	5,880	N	N	2627 NW 86TH ST
006	356680	0375	01/22/2008	\$525,000	\$483,000	1,270	8	1951	3	5,880	N	N	2618 NW 86TH ST
006	638300	0035	06/09/2008	\$575,000	\$547,000	1,300	8	1954	4	7,440	Y	N	8720 21ST AVE NW
006	638300	0025	12/19/2008	\$540,000	\$538,000	1,310	8	1954	4	7,440	N	N	8732 21ST AVE NW
006	226700	0766	04/14/2008	\$372,500	\$349,000	1,330	8	2003	3	1,382	N	N	2812 A NW 85TH ST
006	226700	0766	03/16/2007	\$389,000	\$331,000	1,330	8	2003	3	1,382	N	N	2812 A NW 85TH ST
006	352603	9101	12/10/2007	\$664,500	\$604,000	1,340	8	1959	4	6,120	N	N	9210 28TH AVE NW
006	352603	9151	05/21/2007	\$640,000	\$554,000	1,340	8	1955	3	6,480	Y	N	3017 NW 94TH ST

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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
006	226700	0427	10/24/2007	\$545,000	\$490,000	1,360	8	1933	4	5,525	N	N	8508 30TH AVE NW
006	057900	0785	05/23/2007	\$875,000	\$758,000	1,380	8	1958	4	6,032	Y	N	2112 NW 98TH ST
006	046400	0385	02/18/2008	\$560,000	\$518,000	1,390	8	1993	3	2,550	Y	N	2801 NW 93RD ST
006	444130	0230	08/16/2007	\$965,000	\$853,000	1,400	8	1955	4	13,400	Y	N	9231 VIEW AVE NW
006	607350	0190	08/21/2007	\$595,000	\$527,000	1,410	8	1968	4	5,500	N	N	9233 26TH AVE NW
006	352603	9189	07/03/2008	\$498,000	\$476,000	1,420	8	1963	3	7,800	N	N	2655 NW 90TH ST
006	638300	0185	07/24/2007	\$510,000	\$448,000	1,420	8	1954	4	6,490	Y	N	8625 21ST AVE NW
006	282110	0005	08/05/2008	\$547,000	\$527,000	1,460	8	1962	3	6,720	Y	N	9026 31ST AVE NW
006	638300	0570	06/18/2007	\$605,000	\$527,000	1,460	8	1956	4	6,000	N	N	8715 23RD AVE NW
006	613310	0056	06/02/2008	\$644,750	\$612,000	1,470	8	1955	4	7,970	N	N	9602 MARMOUNT DR NW
006	873060	0031	08/28/2007	\$599,000	\$531,000	1,500	8	1953	4	6,200	N	N	2631 NW 95TH ST
006	281810	0330	06/01/2007	\$817,000	\$709,000	1,510	8	1937	5	11,627	Y	N	2839 NW GOLDEN DR
006	057900	0655	06/08/2007	\$819,500	\$712,000	1,520	8	1958	4	5,408	Y	N	2117 NW 99TH ST
006	638300	0070	09/25/2007	\$529,200	\$472,000	1,540	8	1954	4	7,320	N	N	8630 21ST AVE NW
006	226700	0585	05/15/2007	\$589,950	\$510,000	1,570	8	1930	3	6,460	N	N	8803 28TH AVE NW
006	638300	0835	12/10/2007	\$623,161	\$567,000	1,590	8	1958	4	8,035	N	N	2315 NW 86TH ST
006	057900	0360	06/06/2007	\$830,000	\$721,000	1,610	8	2005	3	2,900	Y	N	2330 NW 99TH ST
006	226700	0575	11/28/2007	\$620,000	\$562,000	1,630	8	1930	3	6,780	N	N	8811 28TH AVE NW
006	638300	0690	11/29/2007	\$520,000	\$472,000	1,670	8	1961	4	6,414	N	N	8701 JONES PL NW
006	226700	0534	04/17/2008	\$475,000	\$446,000	1,790	8	2004	3	2,013	N	N	8507 29TH AVE NW
006	638350	0110	03/13/2007	\$735,000	\$625,000	1,810	8	1960	4	7,272	N	N	9232 20TH AVE NW
006	046400	1025	05/02/2007	\$732,000	\$631,000	1,820	8	2003	3	5,100	N	N	2858 90TH ST NW
006	057900	2140	05/14/2007	\$790,000	\$683,000	1,880	8	1962	4	5,200	Y	N	2317 NW 97TH ST
006	638300	0085	06/24/2008	\$620,000	\$592,000	1,890	8	1954	4	10,561	N	N	8612 21ST AVE NW
006	282010	0030	01/31/2008	\$565,000	\$520,000	2,010	8	1954	3	11,704	N	N	3126 NW 91ST ST
006	638300	0350	10/28/2008	\$535,000	\$527,000	2,180	8	1956	5	7,470	N	N	2131 NW 86TH ST
006	057900	0630	11/10/2008	\$825,000	\$815,000	2,270	8	1971	4	6,448	Y	N	9815 21ST AVE NW
006	352603	9234	04/02/2008	\$762,500	\$713,000	2,630	8	2001	3	15,834	N	N	3154 NW 90TH ST
006	281810	0285	06/25/2007	\$1,100,000	\$960,000	1,250	9	1941	4	18,461	Y	N	9520 31ST AVE NW



**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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
006	444130	0445	06/22/2007	\$886,500	\$773,000	1,300	9	1948	4	7,334	Y	N	9214 CYRUS AVE NW
006	638320	0025	08/27/2008	\$745,000	\$722,000	1,500	9	1958	4	6,948	Y	N	8739 JONES AVE NW
006	352603	9157	12/03/2007	\$790,000	\$717,000	1,530	9	1957	4	6,480	Y	N	3019 NW 94TH ST
006	057900	3845	07/09/2008	\$865,000	\$829,000	1,580	9	1952	4	6,500	Y	N	2343 NW 95TH ST
006	638300	0685	09/25/2008	\$640,000	\$625,000	1,620	9	1957	4	7,035	Y	N	8710 JONES AVE NW
006	638350	0535	05/09/2007	\$787,000	\$679,000	1,640	9	1957	4	6,500	Y	N	2209 NW 93RD ST
006	638370	0030	12/16/2008	\$770,000	\$767,000	1,660	9	1965	4	10,464	Y	N	2340 NW 94TH ST
006	638300	0290	09/05/2007	\$800,000	\$711,000	1,730	9	1955	4	6,000	Y	N	8742 22ND AVE NW
006	638350	0080	10/07/2008	\$689,000	\$675,000	1,730	9	1955	4	6,600	Y	N	9215 20TH AVE NW
006	638300	0500	05/20/2008	\$651,000	\$616,000	1,850	9	1956	4	5,902	Y	N	2215 NW 90TH ST
006	057900	0760	06/08/2007	\$1,330,000	\$1,156,000	1,860	9	2004	3	6,032	Y	N	2128 NW 98TH ST
006	613260	0490	08/27/2008	\$705,000	\$683,000	1,860	9	1993	3	5,250	N	N	2609 NW 96TH ST
006	638350	0740	06/18/2007	\$718,000	\$626,000	2,020	9	1975	3	7,200	Y	N	9015 23RD AVE NW
006	281860	0005	02/16/2007	\$1,100,000	\$930,000	2,040	9	1927	4	8,910	Y	N	2710 NW ESPLANADE
006	057900	0425	11/14/2008	\$830,000	\$820,000	2,150	9	1979	3	5,700	Y	N	2315 NW 99TH ST
006	613260	0253	12/19/2007	\$1,075,000	\$980,000	2,640	9	2006	3	5,498	N	N	2620 NW 98TH ST
006	281860	0060	02/22/2008	\$1,425,000	\$1,320,000	2,750	9	1968	5	14,150	Y	N	2722 TRITON DR NW
006	444130	0215	05/01/2007	\$1,410,000	\$1,214,000	2,860	9	1924	5	20,500	Y	N	9215 VIEW AVE NW
006	352603	9022	09/09/2008	\$750,000	\$729,000	3,060	9	2000	3	8,640	N	N	8614 26TH AVE NW
006	352603	9149	10/15/2008	\$785,000	\$770,000	3,130	9	2008	3	6,170	N	N	8716 26TH AVE NW
006	281810	0216	03/12/2007	\$1,175,000	\$1,000,000	1,930	10	2005	3	3,061	Y	N	3019 NW ESPLANADE
006	613260	0025	06/10/2008	\$1,300,000	\$1,236,000	2,210	10	1976	4	9,000	Y	N	2636 NW ESPLANADE
006	613260	0725	05/06/2008	\$1,039,000	\$980,000	2,420	10	2006	3	5,000	N	N	9648 NW NORTH BEACH DR
006	638390	0060	03/31/2008	\$1,000,000	\$935,000	2,740	10	1966	4	13,735	Y	N	9277 20TH AVE NW
006	281810	0340	04/19/2007	\$1,365,000	\$1,172,000	2,870	10	1963	3	15,025	Y	N	2855 NW GOLDEN DR
009	048600	0165	05/10/2007	\$399,950	\$345,000	700	6	1916	5	2,665	N	N	6720 33RD AVE NW
009	117600	0046	10/24/2008	\$350,000	\$344,000	700	7	1953	3	2,000	N	N	5915 36TH AVE NW
009	117600	0875	06/12/2007	\$565,000	\$492,000	840	7	1945	3	6,000	Y	N	3228 NW 56TH ST
009	117700	0085	08/07/2008	\$398,000	\$384,000	880	7	1925	4	3,015	Y	N	5801 32ND AVE NW

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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
009	690820	0146	05/14/2007	\$630,000	\$544,000	990	7	1960	3	4,800	Y	N	6206 34TH AVE NW
009	117700	0070	11/10/2008	\$615,000	\$607,000	1,030	7	1933	5	6,000	N	N	3219 NW 59TH ST
009	102503	9183	07/28/2008	\$685,000	\$659,000	1,040	7	1946	4	4,247	Y	N	6027 35TH PL NW
009	117600	0205	05/04/2007	\$600,000	\$517,000	1,040	7	1941	3	6,000	N	N	3440 NW 59TH ST
009	690820	0295	07/29/2008	\$612,000	\$589,000	1,160	7	1910	5	8,100	Y	N	3408 NW 64TH ST
009	102503	9118	05/12/2008	\$525,000	\$496,000	1,210	7	1930	4	3,760	Y	N	6026 35TH AVE NW
009	787050	0120	01/19/2007	\$650,000	\$546,000	1,260	7	1906	5	3,250	Y	N	3412 NW 65TH ST
009	117600	0903	02/08/2008	\$607,000	\$560,000	1,330	7	1946	4	4,000	Y	N	3252 NW 56TH ST
009	309600	0010	01/25/2007	\$640,000	\$538,000	1,400	7	1919	5	3,935	N	N	6109 32ND AVE NW
009	808240	0205	07/17/2007	\$976,000	\$857,000	1,980	7	1927	4	4,500	Y	N	7203 34TH AVE NW
009	117600	1110	07/22/2008	\$624,950	\$601,000	2,080	7	1948	3	7,101	Y	N	3408 NW MARKET ST
009	808240	0020	04/07/2007	\$650,000	\$557,000	2,190	7	1927	5	4,301	N	N	7207 32ND AVE NW
009	341360	0125	09/23/2008	\$462,000	\$451,000	1,010	8	1950	3	2,750	N	N	3230 NW 68TH ST
009	808190	0021	06/25/2007	\$537,000	\$469,000	1,160	8	1946	3	4,200	N	N	3208 NW 70TH ST
009	808190	0120	08/01/2007	\$838,000	\$738,000	1,230	8	1976	3	7,500	Y	N	7111 35TH AVE NW
009	808240	0135	02/11/2008	\$525,000	\$485,000	1,230	8	1942	4	4,808	N	N	3221 NW 75TH ST
009	048600	0052	04/15/2008	\$570,000	\$535,000	1,260	8	1952	3	7,640	N	N	3228 NW 65TH ST
009	047200	0140	07/14/2008	\$665,000	\$638,000	1,270	8	1949	4	4,500	N	N	7708 33RD AVE NW
009	341360	0095	07/23/2007	\$650,000	\$571,000	1,380	8	1951	3	4,895	N	N	3200 NW 68TH ST
009	767940	0055	11/07/2008	\$625,000	\$617,000	1,380	8	1959	3	4,416	Y	N	6712 35TH AVE NW
009	047200	0740	08/23/2007	\$1,149,500	\$1,018,000	1,530	8	1925	5	4,750	Y	N	7538 34TH AVE NW
009	117600	0790	04/18/2008	\$725,000	\$681,000	1,580	8	1929	4	3,750	N	N	3259 NW 57TH ST
009	117700	0005	07/27/2007	\$905,000	\$796,000	1,670	8	1940	4	6,400	Y	N	3259 NW 59TH ST
009	690820	0105	06/27/2007	\$590,000	\$515,000	1,690	8	1932	5	4,140	N	N	3200 NW 62ND ST
009	444130	0075	04/22/2008	\$899,950	\$846,000	1,700	8	2004	3	9,577	N	N	8720 GOLDEN GARDENS DR NW
009	808190	0055	05/04/2007	\$1,225,000	\$1,056,000	1,960	8	1918	5	9,200	Y	N	3310 NW 70TH ST
009	690820	0145	10/08/2008	\$835,000	\$818,000	2,060	8	1948	5	6,000	Y	N	3252 NW 62ND ST
009	117600	0040	06/15/2007	\$1,090,000	\$949,000	2,080	8	1985	3	6,000	Y	N	3607 NW 60TH ST
009	808190	0185	10/31/2007	\$1,000,000	\$901,000	2,360	8	1924	5	8,850	Y	N	7102 34TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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
009	047200	0560	03/28/2007	\$760,000	\$649,000	1,690	9	1930	5	4,750	N	N	7537 33RD AVE NW
009	808190	0101	10/15/2008	\$850,000	\$834,000	1,800	9	1929	5	4,560	Y	N	7001 35TH AVE NW
009	048600	0510	08/18/2008	\$1,040,000	\$1,006,000	1,860	9	1988	3	7,920	Y	N	3524 NW 67TH ST
009	048600	0620	08/27/2008	\$1,250,000	\$1,212,000	1,980	9	1991	3	7,308	Y	N	6505 37TH AVE NW
009	808240	0076	11/19/2007	\$785,000	\$710,000	2,240	9	1948	4	4,876	N	N	7319 33RD AVE NW
009	808240	0112	04/19/2007	\$850,000	\$730,000	2,240	9	2002	3	4,010	N	N	3200 NW 73RD ST
009	867440	0090	03/13/2007	\$965,000	\$821,000	2,530	9	1987	3	10,258	N	N	8027 32ND AVE NW
009	341360	0035	01/03/2007	\$915,000	\$766,000	2,840	9	1986	3	5,000	N	N	3301 NW 70TH ST
009	117600	0115	06/27/2007	\$1,271,000	\$1,110,000	2,630	10	2003	3	6,000	N	N	3527 NW 60TH ST
009	808190	0036	10/08/2007	\$1,124,000	\$1,007,000	3,030	10	1998	3	4,255	Y	N	7010 34TH AVE NW
009	117600	0740	02/14/2008	\$1,030,000	\$952,000	3,330	10	2007	3	7,600	Y	N	3426 NW 56TH ST
009	690820	0435	03/15/2007	\$1,515,000	\$1,290,000	3,750	10	2005	3	8,100	Y	N	3431 NW 62ND ST
009	690820	0540	03/06/2008	\$1,425,000	\$1,324,000	2,590	11	2002	3	10,000	N	N	6414 37TH AVE NW
014	092300	0170	03/20/2008	\$417,000	\$389,000	990	7	1947	3	7,675	N	N	13219 4TH AVE NW
014	299480	0010	01/22/2007	\$380,000	\$319,000	1,040	7	1948	4	8,160	N	N	12755 3RD AVE NW
014	437820	0010	06/21/2007	\$512,000	\$446,000	1,060	7	1953	4	8,100	N	N	12050 12TH AVE NW
014	391840	0125	09/12/2007	\$570,000	\$507,000	1,110	7	1951	5	10,031	N	N	11502 4TH AVE NW
014	092300	0510	05/15/2008	\$500,000	\$473,000	1,200	7	1940	4	7,680	N	N	13049 6TH AVE NW
014	112700	0070	12/15/2007	\$418,000	\$381,000	1,280	7	1953	3	6,420	N	N	12026 10TH AVE NW
014	093300	0063	09/20/2007	\$430,000	\$383,000	1,440	7	1948	4	7,680	N	N	12717 4TH AVE NW
014	112700	0005	07/11/2007	\$499,950	\$438,000	1,530	7	1953	4	6,045	N	N	1011 NW 122ND ST
014	093000	0185	08/17/2007	\$493,950	\$437,000	1,550	7	1940	4	7,680	N	N	12238 4TH AVE NW
014	252603	9038	04/15/2008	\$485,000	\$455,000	1,890	7	1957	3	8,040	Y	N	12001 8TH AVE NW
014	112400	0015	06/10/2008	\$552,450	\$525,000	2,070	7	1951	5	8,100	N	N	12246 12TH AVE NW
014	764040	0100	04/10/2007	\$569,950	\$488,000	1,100	8	1955	3	8,143	Y	N	1004 NW 127TH ST
014	764090	0005	09/04/2007	\$485,000	\$431,000	1,130	8	1955	3	8,100	N	N	12527 11TH AVE NW
014	889400	0015	07/17/2007	\$730,000	\$641,000	1,250	8	1951	4	14,012	Y	N	626 NW 116TH ST
014	610690	0015	10/08/2007	\$722,000	\$647,000	1,300	8	1976	4	13,100	N	N	11414 9TH AVE NW
014	891050	0453	12/18/2007	\$490,000	\$447,000	1,330	8	1954	4	7,630	N	N	311 NW 112TH ST

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 39**

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
014	242603	9063	05/02/2007	\$685,000	\$590,000	1,400	8	1957	4	6,750	Y	N	12530 9TH AVE NW
014	242603	9216	03/28/2007	\$699,500	\$597,000	1,410	8	1954	4	6,750	Y	N	12524 9TH AVE NW
014	764040	0040	05/25/2007	\$640,000	\$554,000	1,420	8	1955	4	7,476	Y	N	918 NW 127TH ST
014	092300	0046	04/20/2007	\$692,000	\$594,000	1,470	8	1957	4	7,680	N	N	13215 7TH AVE NW
014	252603	9195	01/08/2007	\$534,950	\$448,000	1,480	8	1972	4	7,200	Y	N	12208 9TH AVE NW
014	252603	9045	08/06/2007	\$680,000	\$600,000	1,500	8	1954	5	7,477	Y	N	12053 8TH AVE NW
014	361660	0045	08/14/2007	\$812,000	\$717,000	1,510	8	1952	4	19,952	N	N	13025 10TH AVE NW
014	764040	0145	05/08/2007	\$494,500	\$427,000	1,510	8	1952	4	8,044	N	N	12563 10TH AVE NW
014	764040	0065	07/11/2007	\$500,000	\$438,000	1,600	8	1952	3	8,078	Y	N	12759 10TH AVE NW
014	252603	9140	03/09/2007	\$620,000	\$527,000	1,620	8	1961	4	10,880	N	N	12051 7TH AVE NW
014	764040	0242	11/07/2007	\$455,000	\$410,000	1,680	8	1954	4	6,319	N	N	1116 NW 127TH ST
014	764040	0185	07/20/2007	\$495,000	\$435,000	1,700	8	1953	4	8,143	N	N	12560 11TH AVE NW
014	093300	0055	06/20/2008	\$645,000	\$615,000	1,770	8	1948	4	7,680	Y	N	12703 4TH AVE NW
014	361660	0010	02/28/2007	\$499,000	\$423,000	1,770	8	1952	4	8,100	N	N	1018 NW 130TH ST
014	603740	0045	08/31/2007	\$564,000	\$500,000	1,790	8	1962	4	8,280	Y	N	12505 4TH AVE NW
014	391840	0092	12/10/2007	\$587,500	\$534,000	1,970	8	1973	3	8,430	N	N	711 NW 120TH ST
014	764040	0295	02/07/2007	\$455,000	\$384,000	2,000	8	1952	4	8,100	N	N	12551 11TH AVE NW
014	112400	0090	02/14/2008	\$525,000	\$485,000	2,210	8	1951	5	8,100	N	N	12215 11TH AVE NW
014	092300	0115	09/26/2008	\$609,000	\$595,000	2,310	8	1988	3	7,620	N	N	13250 6TH AVE NW
014	361660	0070	06/22/2007	\$675,000	\$589,000	2,600	8	1935	5	11,212	Y	N	13018 12TH AVE NW
014	093000	0395	05/15/2007	\$610,000	\$527,000	2,780	8	1947	5	7,680	N	N	12040 7TH AVE NW
014	361960	0144	05/24/2007	\$1,075,000	\$931,000	1,550	9	2003	3	9,000	Y	N	13034 10TH AVE NW
014	228760	0076	10/10/2007	\$599,900	\$538,000	1,680	9	1959	3	7,257	N	N	12526 4TH AVE NW
014	228760	0050	07/19/2007	\$515,000	\$452,000	1,860	9	1958	3	8,160	Y	N	12503 3RD AVE NW
014	135525	0110	07/09/2007	\$649,950	\$569,000	2,080	9	1987	3	9,692	N	N	361 NW 113TH PL
014	891050	0450	11/14/2007	\$788,200	\$712,000	2,170	9	2005	3	8,139	N	N	325 NW 112TH ST
014	619000	0110	10/17/2007	\$805,000	\$723,000	2,460	9	1963	4	9,608	N	N	13547 SHERMAN RD NW
014	093000	0470	05/08/2008	\$882,000	\$832,000	2,540	9	2001	4	7,680	Y	N	12037 6TH AVE NW
014	135520	0010	07/23/2007	\$726,000	\$638,000	2,740	9	1971	4	10,308	N	N	11404 8TH AVE NW

***Improved Sales Used In This Physical Inspection Analysis***  
***Area 39***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
014	252603	9113	08/02/2007	\$829,950	\$731,000	2,790	9	2007	3	3,899	N	N	910 NW 120TH ST
014	361660	0012	08/25/2008	\$737,000	\$714,000	2,880	9	1984	3	10,398	N	N	1104 NW 130TH ST
014	610690	0035	05/06/2008	\$1,068,000	\$1,007,000	2,720	10	1929	5	52,272	N	N	11323 8TH AVE NW
014	093000	0120	10/12/2007	\$1,325,000	\$1,188,000	2,800	11	2006	3	6,400	Y	N	421 NW 125TH ST

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	085340	0220	07/10/2007	\$679,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	230390	0044	07/16/2007	\$1,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	241710	0050	07/19/2007	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	361660	0003	06/20/2007	\$1,006,309	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	777280	0050	09/08/2008	\$465,000	NON-REPRESENTATIVE SALE;
001	777280	0240	02/13/2008	\$612,000	NON-REPRESENTATIVE SALE;
002	086800	0490	09/13/2007	\$605,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	086800	0590	05/18/2007	\$1,336,000	MULTI-PARCEL SALE;
002	086800	0754	11/02/2007	\$1,561,000	NON-REPRESENTATIVE SALE
002	086800	1015	08/25/2008	\$1,016,500	QUESTIONABLE PER APPRAISAL;
002	086800	1825	05/20/2008	\$970,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	086800	2020	04/05/2007	\$214,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	086800	2070	01/08/2007	\$1,035,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	252603	9104	10/26/2007	\$765,000	QUESTIONABLE PER APPRAISAL;
002	610770	0075	11/13/2008	\$400,000	QUIT CLAIM DEED
006	057900	0630	11/10/2008	\$825,000	RELOCATION - SALE TO SERVICE;
006	057900	1655	08/12/2008	\$702,500	MULTI-PARCEL SALE;
006	057900	1980	07/14/2008	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	057900	2250	05/28/2007	\$750,000	QUESTIONABLE PER APPRAISAL;
006	138080	0005	02/20/2008	\$419,700	QUESTIONABLE PER APPRAISAL;
006	269810	0010	03/31/2007	\$40,000	QUIT CLAIM DEED
006	281810	0215	01/04/2007	\$235,914	QUIT CLAIM DEED
006	281860	0015	09/06/2007	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	281910	0100	05/30/2007	\$909,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	282010	0005	06/12/2007	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	352603	9061	03/07/2007	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	356680	0305	04/10/2007	\$376,280	NO MARKET EXPOSURE;
006	444130	0250	04/08/2008	\$949,000	QUESTIONABLE PER APPRAISAL;
006	444130	0450	08/06/2007	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	613260	0140	11/06/2007	\$1,700,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	613260	0700	03/05/2007	\$240,000	QUIT CLAIM DEED
006	613310	0140	04/12/2007	\$1,600,000	MULTI-PARCEL SALE;
006	638300	0085	06/24/2008	\$620,000	RELOCATION - SALE TO SERVICE;
006	638300	0130	03/27/2008	\$553,400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	638300	0460	02/05/2008	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	638300	0680	12/08/2008	\$521,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	638300	0800	10/23/2008	\$447,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	638320	0010	05/21/2008	\$690,000	QUESTIONABLE PER APPRAISAL;
006	864450	0015	06/04/2008	\$167,787	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	864450	0015	07/03/2007	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	047200	0510	04/11/2007	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 39**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	047200	0845	03/11/2008	\$175,000	QUIT CLAIM DEED
009	048600	0175	05/30/2007	\$402,000	QUESTIONABLE PER APPRAISAL;
009	048600	0260	03/15/2007	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	048600	0411	12/12/2008	\$372,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	048600	0535	07/09/2007	\$1,450,000	MP. CHARACTERISTICS CHANGED SINCE SALE;
009	048600	0568	03/05/2007	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	048600	0569	03/05/2007	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	102503	9164	02/28/2008	\$600,000	BUILDER OR DEVELOPER SALES;
009	102503	9164	09/05/2007	\$800,000	BUILDER OR DEVELOPER SALES;
009	102503	9175	12/26/2007	\$188,616	QUIT CLAIM DEED
009	117600	0035	06/20/2007	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	117600	0150	09/21/2008	\$687,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	117600	1310	05/30/2007	\$1,225,000	QUESTIONABLE PER APPRAISAL
009	117600	1375	04/27/2007	\$800,000	QUESTIONABLE PER APPRAISAL
009	341360	0096	03/06/2007	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	444130	0320	05/30/2007	\$575,000	NO MARKET EXPOSURE;
009	690820	0242	12/12/2008	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	690820	0285	11/27/2007	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	690820	0615	02/27/2007	\$650,000	NO MARKET EXPOSURE;
009	690820	0615	03/29/2007	\$600,000	IIMP. CHARACTERISTICS CHANGED SINCE SALE
009	787050	0005	04/25/2008	\$618,000	TEAR DOWN;
009	787050	0130	04/01/2008	\$608,000	QUESTIONABLE PER APPRAISAL;
009	867440	0070	07/17/2007	\$1,000,000	QUESTIONABLE PER APPRAISAL;
014	092300	0295	09/24/2008	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	093000	0085	02/08/2008	\$618,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	093000	0129	02/14/2007	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	093000	0230	09/15/2008	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	112400	0150	12/12/2008	\$308,000	NON-REPRESENTATIVE SALE;
014	228150	0100	06/22/2007	\$453,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	228760	0050	07/19/2007	\$515,000	RELOCATION - SALE TO SERVICE;
014	252603	9027	06/03/2008	\$1,745,000	QUESTIONABLE PER APPRAISAL;
014	252603	9074	06/05/2007	\$622,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	361660	0051	10/31/2007	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	763990	0080	09/25/2008	\$660,000	NO MARKET EXPOSURE;
014	763990	0090	08/02/2007	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	764040	0260	06/11/2008	\$475,000	NO MARKET EXPOSURE;
014	891050	0487	08/25/2008	\$131,667	QUIT CLAIM DEED

## Model Validation

### **Total Value Model Conclusions, Recommendations and Validation:**

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

The resulting assessment level is 84%. 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.

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.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

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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



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 -18.4%. 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 physical inspection are included later in this report

### **Area 39 Physical Inspection Ratio Confidence Intervals**

These tables provide evidence that assessment levels (NewAV / AdjustedSP \* 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 84% in Area 39 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
ALL	233	84%	82%	85%
Bldg Grade	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
<=7	51	84%	81%	88%
8	105	84%	82%	86%
9	54	83%	80%	86%
10	15	85%	77%	92%
>=11	8	83%	74%	91%
Year Built or Year Renovated	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
<1950	70	81%	78%	84%
1950-1959	76	85%	83%	87%
1960-1969	24	89%	84%	94%
1970-1979	11	87%	80%	94%
1980-1989	11	83%	78%	88%
1990-1999	8	79%	68%	91%
2000-2008	33	83%	79%	87%
Condition	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
Average	97	85%	83%	87%
Good	107	84%	82%	86%
Very Good	29	80%	75%	84%

### **Area 39 Physical Inspection Ratio Confidence Intervals**

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Stories	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
1	133	86%	84%	88%
1.5	27	79%	74%	83%
2	63	82%	79%	85%
2.5	3	86%	66%	107%
3	7	84%	78%	90%
Above Grade Living Area	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
<1200	34	87%	83%	91%
1200-1499	63	84%	82%	87%
1500-1799	47	82%	79%	86%
1800-2099	30	85%	80%	90%
2100-2499	19	83%	78%	89%
2500-2999	26	80%	76%	84%
3000>	14	86%	79%	93%
View Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
Y	106	83%	81%	86%
N	127	84%	83%	86%
Wft Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	233	84%	82%	85%
Sub	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
001	18	87%	81%	92%
002	26	82%	77%	88%
006	94	84%	82%	86%
009	46	83%	80%	87%
014	49	83%	80%	86%

### **Area 39 Physical Inspection Ratio Confidence Intervals**

These tables provide evidence that assessment levels (NewAV / AdjustedSP \* 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 84% in Area 39 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

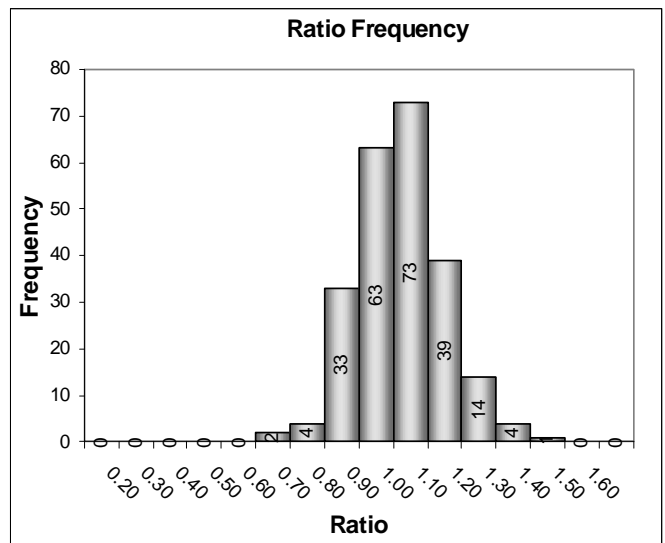
Lot Size	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
<4000	22	85%	80%	90%
4000-4999	18	86%	80%	91%
5000-6999	63	84%	81%	87%
7000-8999	73	85%	82%	88%
9000-14999	40	82%	79%	86%
15000-24999	10	82%	71%	93%
25000>	7	82%	72%	91%
Nghb 10 Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	207	84%	83%	86%
Y	26	82%	77%	88%
Nghb 11 Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	177	84%	82%	86%
Y	56	83%	80%	86%
Nghb 23 Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	224	84%	82%	85%
Y	9	86%	78%	94%

## Physical Inspection Ratio Study Report (Before)

### 2008 Assessment

<b>District/Team:</b> NW/Team 1	<b>Appr. Date:</b> 01/01/2008	<b>Date of Report:</b> 07/09/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> 39	<b>Appr ID:</b> BSIM	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
Sample size (n)	233
Mean Assessed Value	705,200
Mean Adj. Sales Price	700,200
Standard Deviation AV	334,884
Standard Deviation SP	329,638
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	1.021
Median Ratio	1.020
Weighted Mean Ratio	1.007
<b>UNIFORMITY</b>	
Lowest ratio	0.607
Highest ratio:	1.464
Coefficient of Dispersion	9.75%
Standard Deviation	0.127
Coefficient of Variation	12.45%
Price Related Differential (PRD)	1.014
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.998
Upper limit	1.033
<b>95% Confidence: Mean</b>	
Lower limit	1.005
Upper limit	1.037
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4347
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.127
Recommended minimum:	26
Actual sample size:	233
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	117
# ratios above mean:	116
z:	0.066
Conclusion:	Normal*
*i.e. no evidence of non-normality	



#### COMMENTS:

1 to 3 Unit Residences throughout area 39

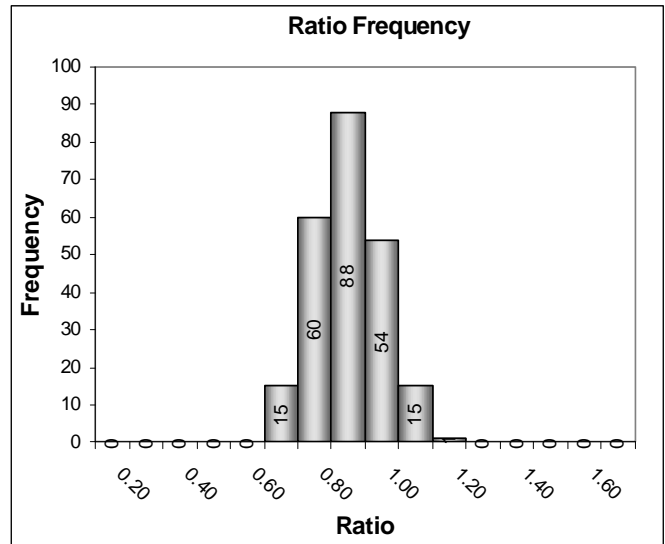
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

## Physical Inspection Ratio Study Report (After)

### 2009 Assessment

<b>District/Team:</b> NW/Team 1	<b>Lien Date:</b> 01/01/2009	<b>Date of Report:</b> 07/09/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> 39	<b>Appr ID:</b> BSIM	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
Sample size (n)	233
Mean Assessed Value	586,500
Mean Adj. Sales Price	700,200
Standard Deviation AV	259,422
Standard Deviation SP	329,638
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.850
Median Ratio	0.852
Weighted Mean Ratio	0.838
<b>UNIFORMITY</b>	
Lowest ratio	0.648
Highest ratio:	1.104
Coefficient of Dispersion	9.03%
Standard Deviation	0.096
Coefficient of Variation	11.27%
Price Related Differential (PRD)	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.836
Upper limit	0.860
<b>95% Confidence: Mean</b>	
Lower limit	0.838
Upper limit	0.862
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4347
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.096
Recommended minimum:	15
Actual sample size:	233
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	113
# ratios above mean:	120
z:	0.459
Conclusion:	Normal*
*i.e. no evidence of non-normality	



#### COMMENTS:

1 to 3 Unit Residences throughout area 39

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

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

## USPAP Compliance

### **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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

**February 12, 2009**  
**Subject: 2009 Revaluation for 2010 Tax Roll**

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**