

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: NW Renton Hill / 85

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 606

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$155,200	\$238,600	\$393,800			
2009 Value	\$136,300	\$174,700	\$311,000	\$366,500	84.9%	10.03%
Change	-\$18,900	-\$63,900	-\$82,800			
% Change	-12.2%	-26.8%	-21.0%			

*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.

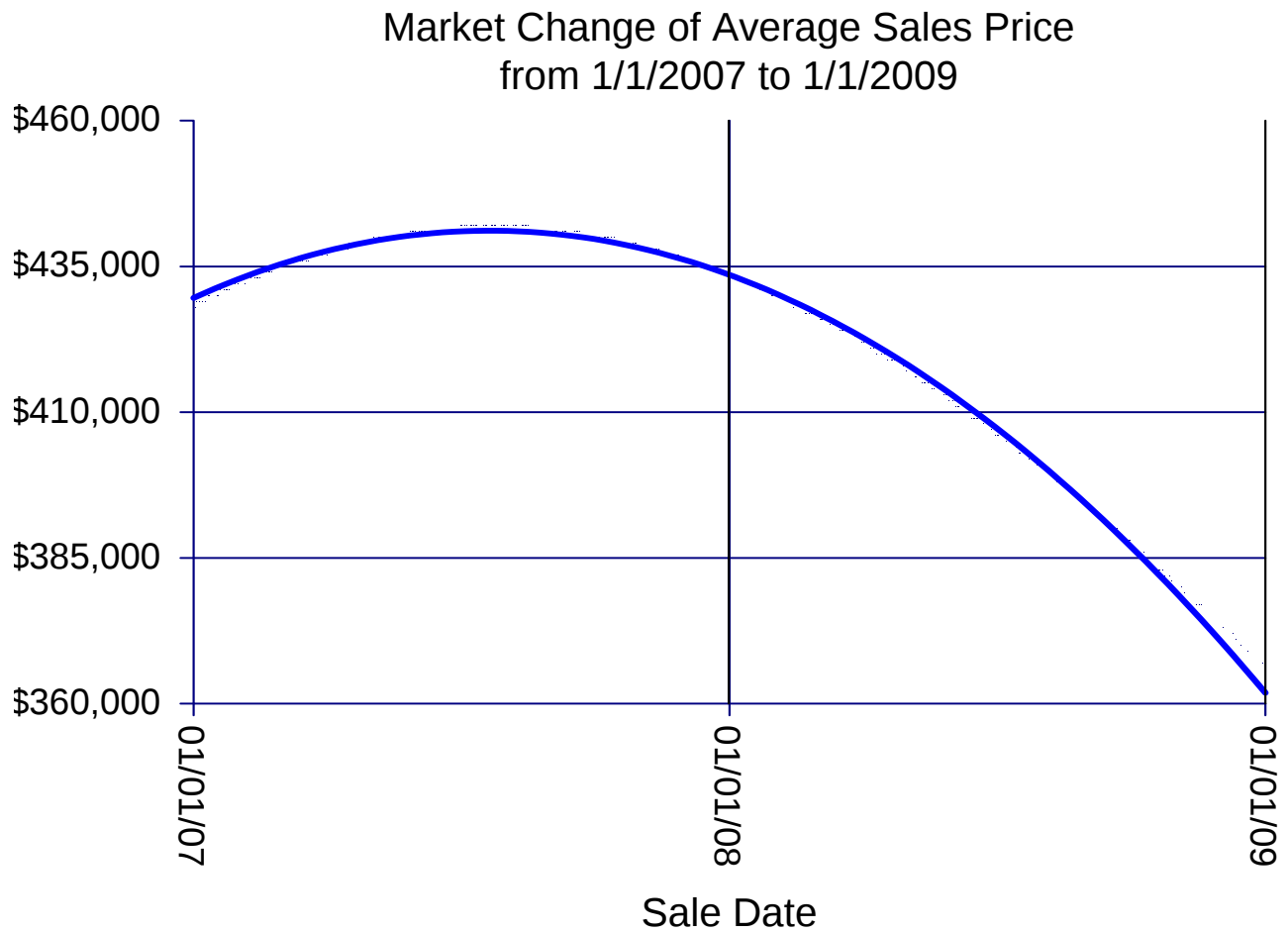
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$151,100	\$198,900	\$350,000
2009 Value	\$132,700	\$145,900	\$278,600
Percent Change	-12.2%	-26.6%	-20.4%

Number of one to three unit residences in the Population: 6381.

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 plat 025950 and 666908. Homes located in plat 025950 and 666908 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.

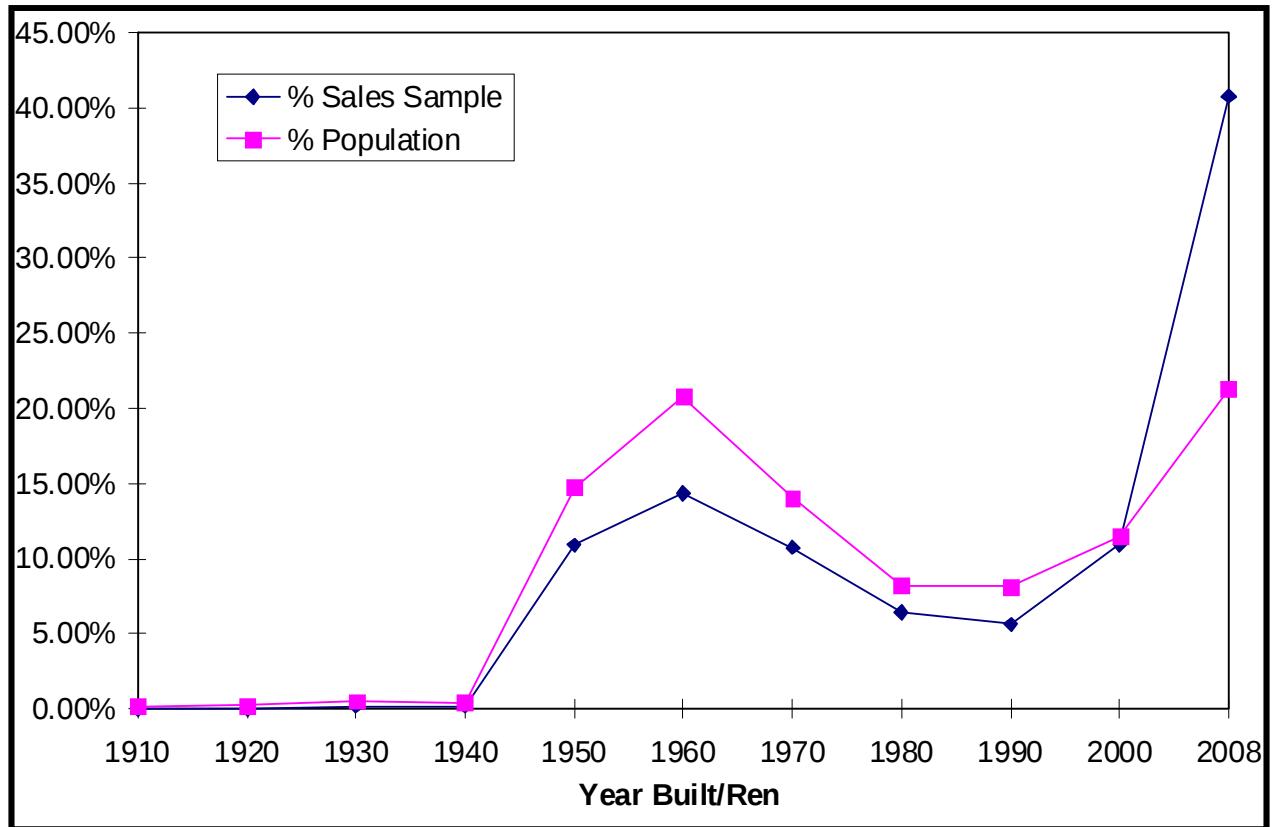
**Market Change of Average Sale Price in Area 85
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.17%
1940	1	0.17%
1950	66	10.89%
1960	87	14.36%
1970	65	10.73%
1980	39	6.44%
1990	34	5.61%
2000	66	10.89%
2008	247	40.76%
	606	

Year Built/Ren	Frequency	% Population
1910	9	0.14%
1920	15	0.24%
1930	32	0.50%
1940	27	0.42%
1950	942	14.76%
1960	1327	20.80%
1970	898	14.07%
1980	523	8.20%
1990	519	8.13%
2000	732	11.47%
2008	1357	21.27%
	6381	

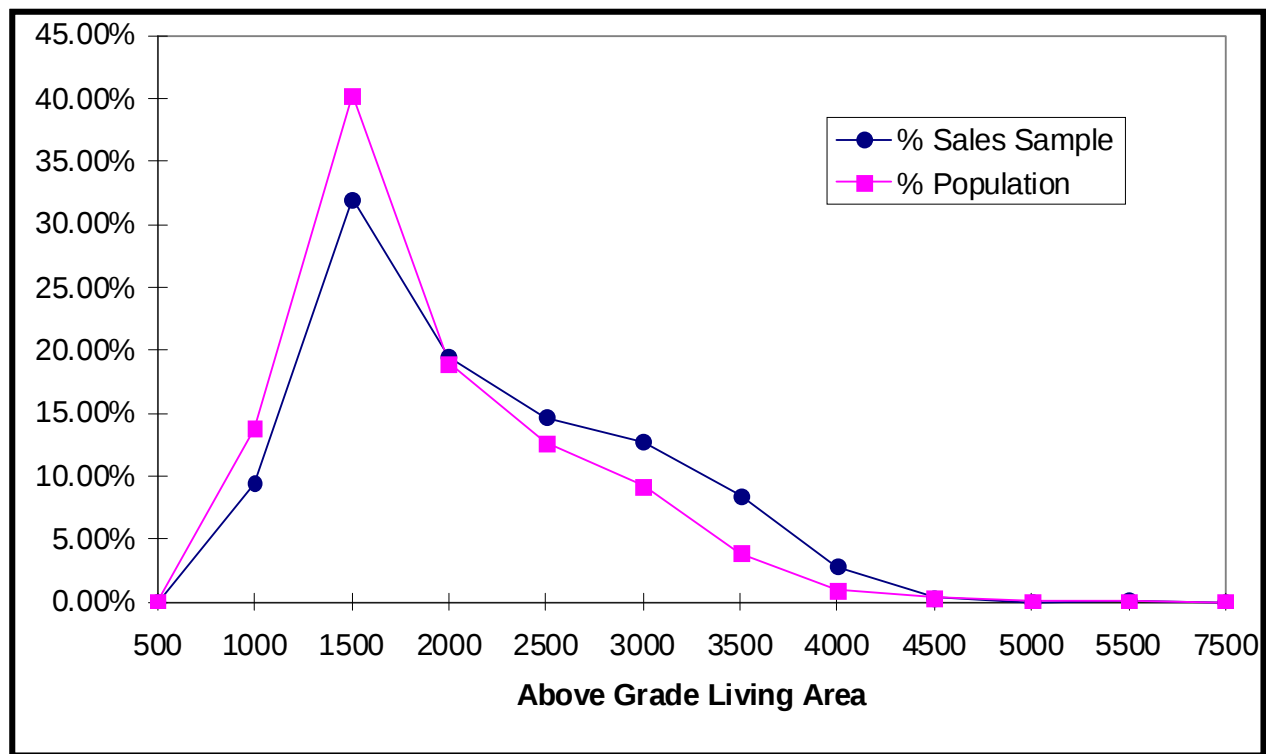


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	57	9.41%
1500	194	32.01%
2000	118	19.47%
2500	89	14.69%
3000	77	12.71%
3500	51	8.42%
4000	17	2.81%
4500	2	0.33%
5000	0	0.00%
5500	1	0.17%
7500	0	0.00%
	606	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	881	13.81%
1500	2566	40.21%
2000	1210	18.96%
2500	808	12.66%
3000	585	9.17%
3500	246	3.86%
4000	59	0.92%
4500	21	0.33%
5000	1	0.02%
5500	3	0.05%
7500	0	0.00%
	6381	

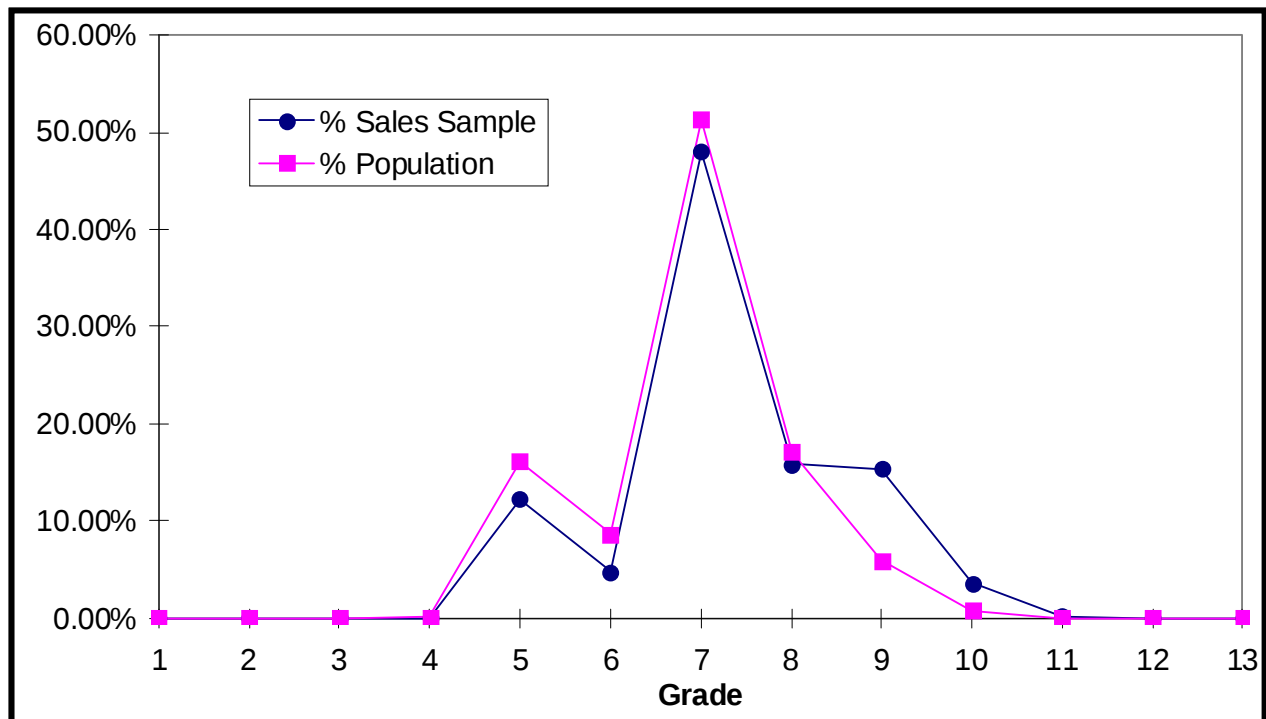


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

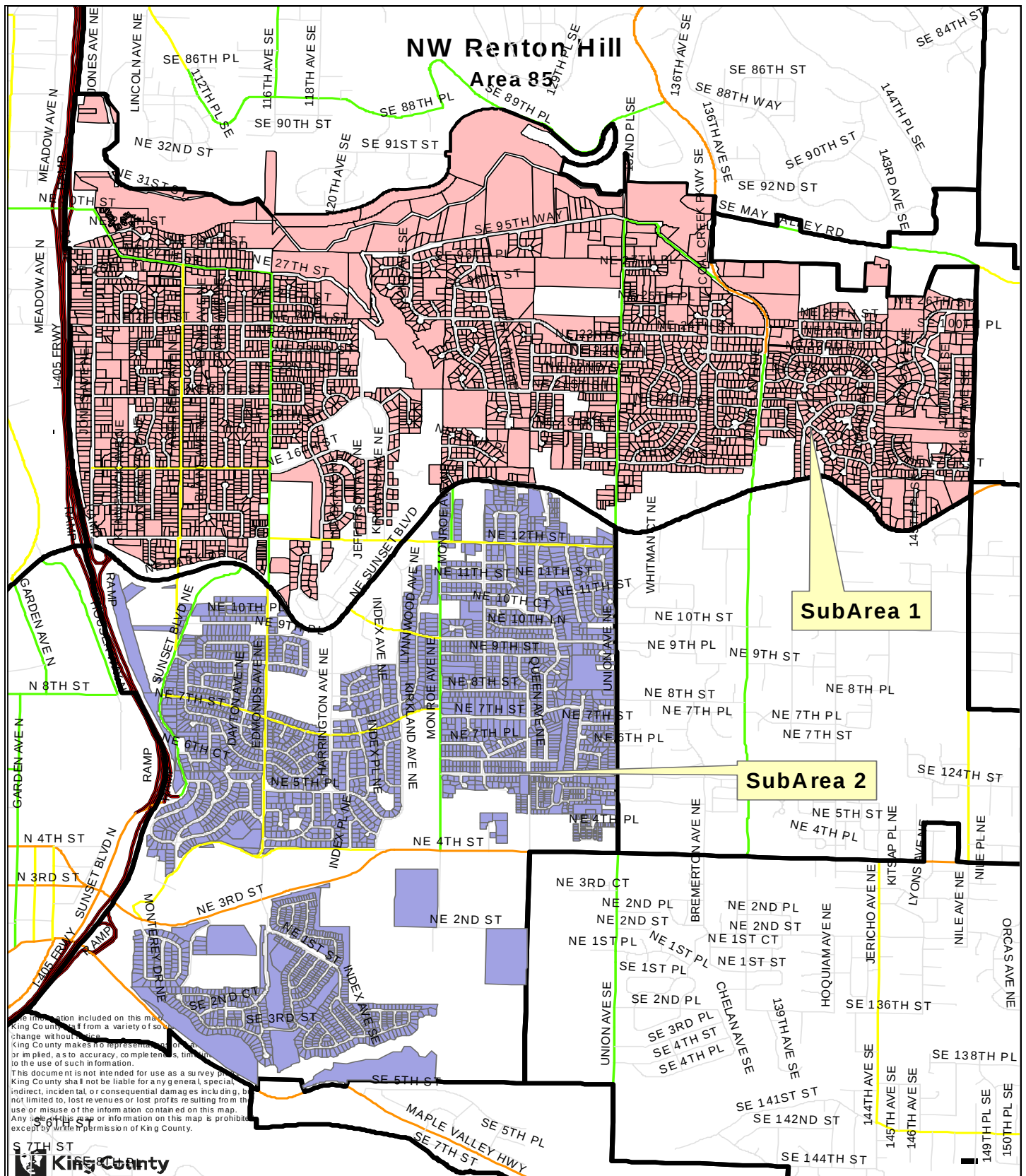
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	74	12.21%
6	29	4.79%
7	291	48.02%
8	96	15.84%
9	93	15.35%
10	22	3.63%
11	1	0.17%
12	0	0.00%
13	0	0.00%
606		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.09%
5	1027	16.09%
6	550	8.62%
7	3276	51.34%
8	1091	17.10%
9	381	5.97%
10	48	0.75%
11	2	0.03%
12	0	0.00%
13	0	0.00%
6381		



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: July 22, 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 5 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, 11.8% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.882, 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 606 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 / 1.06481 + 0.1409501*Plat 025950 + 0.07508542*Plat 666908

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 -21 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * 0.79.
- *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 -21 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * 0.79
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$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

Based on 2 mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile homes parcels, a 21% decrease was made in mobile home assessment for the 2009 Assessment Year. There are 30 parcels that are improved with mobile homes.

$$\text{2009 Mobile Home Value} = (\text{2008 Land Value} + \text{Previous Improvement Value}) * 0.79$$

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

Model Validation

The resulting assessment level is 84.9%. 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”.¹ 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.

¹ “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 -20.4%. 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 annual update are included later in this report.

Area 85 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

-20.17%

Plat 025950	Yes
% Adjustment	-29.51%

Plat 666908	Yes
% Adjustment	-25.43%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a house built on plat 025950 would *approximately* receive a 29.51% downward adjustment. 30 parcels in the improved population would receive this adjustment. There were 29 sales.

Similarly, a house built on plat 666908 would approximately receive a 25.43% downward adjustment. 15 parcels in the improved population would receive this adjustment. There were 12 sales.

99.3% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 85 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.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.870	-13.0%
2/1/2007	0.862	-13.8%
3/1/2007	0.857	-14.3%
4/1/2007	0.852	-14.8%
5/1/2007	0.848	-15.2%
6/1/2007	0.845	-15.5%
7/1/2007	0.844	-15.6%
8/1/2007	0.844	-15.6%
9/1/2007	0.844	-15.6%
10/1/2007	0.846	-15.4%
11/1/2007	0.850	-15.0%
12/1/2007	0.854	-14.6%
1/1/2008	0.859	-14.1%
2/1/2008	0.866	-13.4%
3/1/2008	0.874	-12.6%
4/1/2008	0.883	-11.7%
5/1/2008	0.892	-10.8%
6/1/2008	0.904	-9.6%
7/1/2008	0.916	-8.4%
8/1/2008	0.930	-7.0%
9/1/2008	0.945	-5.5%
10/1/2008	0.960	-4.0%
11/1/2008	0.978	-2.2%
12/1/2008	0.995	-0.5%
1/1/2009	1.015	1.5%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.852	\$447,000
Sale 2	\$475,000	10/1/2008	0.960	\$456,000
Sale 3	\$515,000	7/1/2008	0.916	\$472,000

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

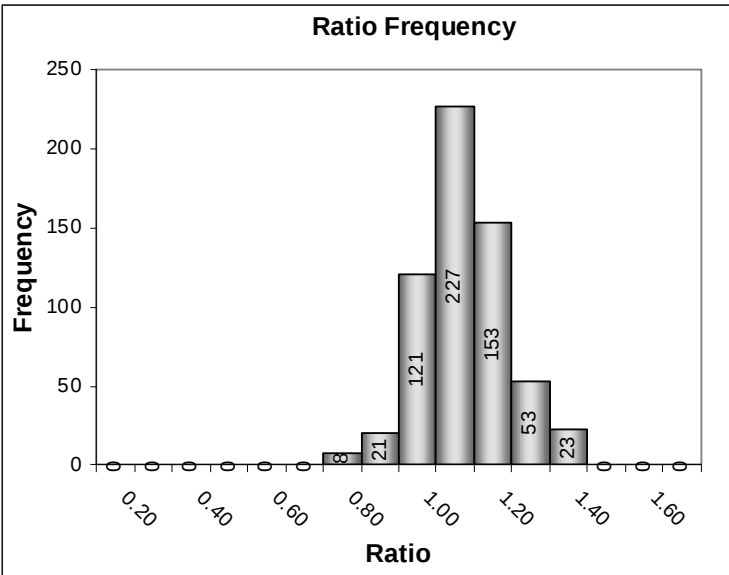
The time adjustment formula for Area 85 is $(1.06481 + 6.947445E-04 * \text{SaleDay} + 6.60607E-07 * \text{SaleDaySq} + .1409501 * 4.455446E-02 + 7.508542E-02 * 1.980198E-02) / (1.06481 + .1409501 * 4.455446E-02 + 7.508542E-02 * 1.980198E-02)$

$\text{SaleDay} = \text{SaleDate} - 39814$

$\text{SaleDaySq} = (\text{SaleDate} - 39814)^2$

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: SE / Team 1	Appr. Date: 01/01/2008	Date of Report: 07/22/2009	Sales Dates: 1/2007 - 12/2008
Area NW Renton Hill / 85	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	606		
Mean Assessed Value	393,800		
Mean Adj. Sales Price	366,500		
Standard Deviation AV	141,197		
Standard Deviation SP	121,970		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.073		
Median Ratio	1.059		
Weighted Mean Ratio	1.074		
UNIFORMITY			
Lowest ratio	0.727		
Highest ratio:	1.398		
Coefficient of Dispersion	8.23%		
Standard Deviation	0.113		
Coefficient of Variation	10.51%		
Price Related Differential (PRD)	0.998		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 85. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lower limit	1.053		
Upper limit	1.071		
95% Confidence: Mean			
Lower limit	1.064		
Upper limit	1.082		
SAMPLE SIZE EVALUATION			
N (population size)	6381		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.113		
Recommended minimum:	20		
Actual sample size:	606		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	331		
# ratios above mean:	275		
z:	2.275		
Conclusion:	Non-normal		

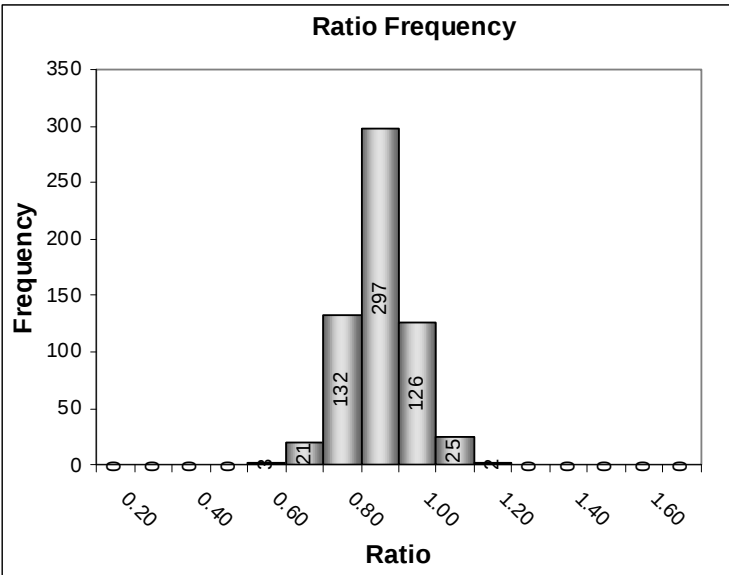
COMMENTS:

1 to 3 Unit Residences throughout area 85.

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: SE / Team 1	Appr. Date: 01/01/2009	Date of Report: 07/22/2009	Sales Dates: 1/2007 - 12/2008
Area NW Renton Hill / 85	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		Ratio Frequency  A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 350 with increments of 50. The histogram has several bars, with the most prominent ones labeled with their frequencies: 21, 132, 297, and 126. The bar at 0.80 has the highest frequency of 297. The bar at 0.70 has a frequency of 132, and the bar at 0.90 has a frequency of 126. The bar at 0.60 has a frequency of 21. There are also smaller bars at 0.50, 1.00, 1.10, 1.20, 1.30, 1.40, and 1.50, all with frequencies of 1 or 2.	
Sample size (n)	606		
Mean Assessed Value	311,000		
Mean Adj. Sales Price	366,500		
Standard Deviation AV	109,833		
Standard Deviation SP	121,970		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.843		
Weighted Mean Ratio	0.849		
UNIFORMITY			
Lowest ratio	0.578		
Highest ratio:	1.112		
Coefficient of Dispersion	7.67%		
Standard Deviation	0.085		
Coefficient of Variation	10.03%		
Price Related Differential (PRD)	1.000		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 85. Assessment level reflects the downward trend of the market. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
95% Confidence: Median			
Lower limit	0.835		
Upper limit	0.848		
95% Confidence: Mean			
Lower limit	0.842		
Upper limit	0.855		
SAMPLE SIZE EVALUATION			
N (population size)	6381		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.085		
Recommended minimum:	12		
Actual sample size:	606		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	328		
# ratios above mean:	278		
z:	2.031		
Conclusion:	Non-normal		

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 85
(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	722780	0070	09/04/07	\$339,000	\$282,000	1440	5	1943	3	7731	N	N	1905 HARRINGTON AVE NE
001	722780	1285	08/19/08	\$200,000	\$185,000	1440	5	1943	3	10878	N	N	1127 HARRINGTON AVE NE
001	722780	1575	01/11/07	\$329,950	\$281,000	1440	5	1943	5	12284	N	N	2801 NE 16TH ST
001	722780	1965	05/25/07	\$329,950	\$275,000	1440	5	1943	4	7718	N	N	1701 HARRINGTON AVE NE
001	722780	1710	05/07/07	\$350,000	\$292,000	1460	5	1943	3	14240	N	N	2831 NE 13TH ST
001	722780	1805	07/18/07	\$359,950	\$299,000	1460	5	1943	5	10472	N	N	1427 INDEX AVE NE
001	722780	0055	06/20/07	\$352,000	\$292,000	1750	5	1943	4	8116	N	N	2024 HARRINGTON CIR NE
001	722780	0245	01/29/07	\$299,950	\$255,000	1750	5	1943	5	7800	N	N	1324 KIRKLAND AVE NE
001	722780	1665	07/29/08	\$358,560	\$328,000	1750	5	1943	3	13500	N	N	1156 GLENNWOOD AVE NE
001	722780	1935	12/10/07	\$350,000	\$294,000	1750	5	1943	4	16015	N	N	1709 INDEX AVE NE
001	722780	1960	02/26/07	\$332,000	\$280,000	1750	5	1943	4	11228	N	N	1633 HARRINGTON AVE NE
001	183950	0050	06/17/08	\$309,000	\$277,000	880	6	1946	4	7891	N	N	1508 KENNEWICK AVE NE
001	032305	9208	03/06/07	\$279,950	\$236,000	940	6	1952	5	10758	N	N	10423 148TH AVE SE
001	042800	0080	03/05/08	\$260,000	\$224,000	1000	6	1959	5	9251	N	N	10227 128TH AVE SE
001	334390	1644	06/06/08	\$293,000	\$261,000	1010	6	1943	4	7684	N	N	1708 ABERDEEN AVE NE
001	334390	2004	06/28/08	\$250,000	\$225,000	1010	6	1943	4	5581	N	N	2409 ABERDEEN AVE NE
001	354230	0020	02/05/07	\$359,950	\$305,000	1160	6	1943	4	8400	N	N	2600 NE 20TH ST
001	334390	1728	03/26/07	\$360,000	\$302,000	1210	6	1943	4	6800	N	N	1324 ABERDEEN AVE NE
001	334390	2480	04/29/08	\$370,000	\$325,000	1280	6	1943	5	15345	N	N	1500 MONTEREY AVE NE
001	334390	1719	04/23/07	\$405,000	\$338,000	1500	6	1984	4	7280	N	N	2110 NE 12TH ST
001	722780	1750	07/26/07	\$330,000	\$274,000	1730	6	1943	4	11028	N	N	1520 INDEX AVE NE
001	354230	0025	09/21/07	\$344,900	\$287,000	870	7	1977	3	7800	N	N	2616 NE 20TH ST
001	327618	0140	02/07/07	\$349,000	\$296,000	880	7	1981	3	9134	N	N	1909 NE 19TH PL
001	778840	0135	05/24/07	\$309,950	\$258,000	940	7	1957	4	8925	N	N	3911 NE 22ND PL
001	064630	0181	06/04/07	\$355,000	\$295,000	960	7	1960	4	7200	N	N	2409 NE 23RD ST
001	042800	0200	07/26/07	\$309,000	\$256,000	990	7	1961	4	7429	N	N	10205 126TH AVE SE
001	327618	0150	05/07/07	\$390,000	\$325,000	1000	7	1980	3	10445	N	N	1903 NE 19TH PL
001	334390	1812	04/24/07	\$323,000	\$270,000	1000	7	1962	4	7226	N	N	1517 ABERDEEN AVE NE
001	034570	0040	09/25/08	\$294,000	\$277,000	1010	7	1981	3	7338	N	N	2303 BLAINE AVE NE
001	334390	1246	07/24/07	\$311,500	\$258,000	1010	7	1968	3	7254	N	N	2124 BLAINE AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	754100	0010	08/22/07	\$299,860	\$249,000	1010	7	1959	3	7253	N	N	2525 NE 25TH ST
001	802620	0090	07/06/07	\$335,000	\$278,000	1010	7	1969	3	7500	N	N	2447 MONTEREY AVE NE
001	802620	0100	06/19/07	\$361,000	\$300,000	1010	7	1969	3	8265	N	N	2441 MONTEREY AVE NE
001	688220	0040	01/17/07	\$323,300	\$275,000	1030	7	1968	3	7220	N	N	1624 CAMAS AVE NE
001	779100	0120	01/03/08	\$258,000	\$218,000	1040	7	1979	3	7719	N	N	1703 SHELTON AVE NE
001	278770	0600	06/25/07	\$365,000	\$303,000	1050	7	1968	4	7917	N	N	1730 WHITMAN AVE NE
001	334390	0043	08/28/07	\$310,000	\$257,000	1060	7	1959	4	7600	N	N	2601 EDMONDS AVE NE
001	004950	0070	02/21/07	\$312,500	\$264,000	1070	7	1961	4	7588	N	N	2514 VASHON CT NE
001	516970	0134	07/02/08	\$317,000	\$286,000	1070	7	1977	4	9240	N	N	4503 NE 17TH PL
001	334390	1189	08/12/08	\$356,300	\$328,000	1080	7	1958	4	7104	N	N	1508 BLAINE AVE NE
001	920250	0240	03/30/07	\$404,950	\$339,000	1080	7	1984	3	7236	N	N	2722 NE 23RD PL
001	042305	9252	11/12/07	\$330,000	\$276,000	1100	7	1964	4	7333	N	N	2022 HARRINGTON PL NE
001	034570	0010	05/10/07	\$338,075	\$282,000	1120	7	1981	3	7405	N	N	2315 BLAINE AVE NE
001	278772	1130	10/23/07	\$405,000	\$338,000	1130	7	1976	3	7210	N	N	4409 NE 20TH ST
001	802955	0130	08/19/08	\$388,000	\$358,000	1140	7	2002	3	4501	N	N	2212 KENNEWICK PL NE
001	004950	0160	05/08/08	\$325,775	\$287,000	1150	7	1961	4	7984	N	N	2518 WHITMAN CT NE
001	523000	0110	06/01/07	\$340,000	\$283,000	1150	7	1969	3	15048	N	N	10238 147TH AVE SE
001	932012	0110	05/19/08	\$411,000	\$364,000	1150	7	1996	3	4502	N	N	1173 MONTEREY AVE NE
001	606140	0090	10/03/07	\$264,000	\$220,000	1160	7	1968	3	9840	N	N	5011 NE 24TH ST
001	606140	0310	01/17/07	\$340,000	\$290,000	1160	7	1968	3	9648	N	N	4926 NE 24TH ST
001	133270	0050	02/27/08	\$378,000	\$325,000	1160	7	1979	4	1968	N	N	2950 KENNEWICK PL NE
001	133270	0160	06/15/08	\$395,000	\$354,000	1160	7	1979	4	1968	N	N	2928 KENNEWICK PL NE
001	221600	0010	06/26/07	\$333,000	\$276,000	1170	7	1968	4	9660	N	N	4624 NE 23RD ST
001	221600	0040	07/20/07	\$393,000	\$326,000	1170	7	1968	4	9945	N	N	4606 NE 23RD ST
001	221600	0070	07/19/07	\$356,000	\$295,000	1170	7	1968	4	9945	N	N	4514 NE 23RD ST
001	221600	0130	01/07/07	\$325,000	\$278,000	1170	7	1968	4	9750	N	N	4521 NE 23RD ST
001	920250	0050	05/17/07	\$382,500	\$318,000	1170	7	1984	3	9360	N	N	2603 NE 23RD PL
001	278770	0070	09/04/08	\$357,000	\$333,000	1180	7	1968	3	7210	N	N	4213 NE 17TH ST
001	278770	0130	03/20/08	\$348,000	\$301,000	1180	7	1968	3	7560	N	N	4339 NE 17TH ST
001	278772	0200	09/20/07	\$394,000	\$328,000	1180	7	1977	5	8253	N	N	4336 NE 22ND CT
001	278772	0290	08/28/07	\$420,000	\$349,000	1180	7	1976	4	8415	N	N	4315 NE 22ND CT

Improved Sales Used in this Annual Update Analysis
Area 85
(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	278772	0320	10/23/08	\$340,000	\$326,000	1180	7	1977	3	7466	N	N	4333 NE 22ND CT
001	929200	0110	05/02/07	\$420,000	\$350,000	1180	7	1978	4	9800	N	N	9605 125TH PL SE
001	278772	0140	11/09/07	\$400,000	\$335,000	1190	7	1969	4	11542	N	N	4434 NE 23RD CT
001	133270	0170	07/29/08	\$400,000	\$366,000	1190	7	1979	4	2728	N	N	2926 KENNEWICK PL NE
001	133270	0220	02/14/08	\$419,950	\$359,000	1190	7	1979	4	2278	N	N	2916 KENNEWICK PL NE
001	666908	0070	06/14/07	\$417,320	\$347,000	1190	7	2007	3	4573	N	N	2522 BLAINE AVE NE
001	334390	2566	04/24/07	\$418,000	\$349,000	1230	7	1962	4	11960	N	N	1909 NE 14TH ST
001	278772	0050	04/11/07	\$356,390	\$298,000	1250	7	1977	3	7992	N	N	2014 ANACORTES AVE NE
001	334390	1525	02/20/07	\$392,500	\$331,000	1250	7	1963	4	9360	N	N	2328 ABERDEEN AVE NE
001	778840	0080	10/29/08	\$300,000	\$288,000	1260	7	1957	4	8925	N	N	4004 NE 22ND PL
001	082305	9155	07/24/08	\$290,000	\$264,000	1280	7	1958	3	11391	N	N	1156 ABERDEEN AVE NE
001	225320	0045	01/03/07	\$337,000	\$288,000	1280	7	1959	4	9565	N	N	2000 DAYTON AVE NE
001	334390	2228	01/22/08	\$359,000	\$305,000	1290	7	1969	4	7904	N	N	2010 NE 27TH ST
001	042800	0225	06/25/07	\$337,500	\$280,000	1300	7	1960	3	8160	N	N	10241 126TH AVE SE
001	327618	0060	09/04/07	\$365,000	\$303,000	1300	7	1985	3	14115	N	N	1826 NE 17TH PL
001	334390	1193	05/01/08	\$290,000	\$255,000	1300	7	1959	4	7104	N	N	1408 BLAINE AVE NE
001	606140	0220	07/18/08	\$349,995	\$318,000	1300	7	1969	4	9648	N	N	5208 NE 24TH ST
001	952640	0030	02/01/08	\$429,850	\$366,000	1300	7	1963	4	7228	N	N	1832 CAMAS AVE NE
001	334390	0094	07/13/07	\$359,000	\$298,000	1310	7	1961	3	7345	N	N	2533 EDMONDS AVE NE
001	683870	0150	10/04/07	\$370,000	\$308,000	1320	7	1993	3	7214	N	N	2013 ABERDEEN PL NE
001	722780	1831	06/05/08	\$350,000	\$312,000	1320	7	2000	3	9795	N	N	1308 HARRINGTON AVE NE
001	278770	0400	04/02/07	\$437,000	\$366,000	1330	7	1968	3	7868	N	N	1825 ANACORTES AVE NE
001	278772	0170	05/27/08	\$369,950	\$328,000	1330	7	1969	4	11733	N	N	4437 NE 23RD CT
001	688220	0030	08/28/07	\$375,000	\$311,000	1340	7	1968	3	7220	N	N	1616 CAMAS AVE NE
001	278772	0690	04/23/07	\$420,000	\$351,000	1350	7	1977	5	6942	N	N	2120 WHITMAN AVE NE
001	917280	0120	09/17/08	\$310,000	\$291,000	1370	7	1994	3	7209	N	N	2027 CAMAS AVE NE
001	278772	0260	04/27/07	\$402,000	\$336,000	1380	7	1976	3	12860	N	N	4300 NE 22ND CT
001	064630	0180	02/22/08	\$385,000	\$330,000	1390	7	1960	4	7196	N	N	2403 NE 23RD ST
001	334390	3562	07/02/07	\$417,000	\$346,000	1400	7	1967	4	12260	N	N	2004 JONES AVE NE
001	719350	0040	05/29/07	\$406,000	\$338,000	1400	7	1974	3	7650	N	N	1422 MONTEREY AVE NE
001	983890	0020	09/12/07	\$357,500	\$297,000	1400	7	1994	3	7913	N	N	4001 NE 17TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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	983890	0080	04/06/07	\$337,597	\$283,000	1400	7	1994	3	9594	N	N	4031 NE 17TH ST
001	278775	0020	04/23/08	\$420,000	\$368,000	1410	7	1978	4	10164	N	N	4101 NE 24TH ST
001	334390	0821	12/04/07	\$348,900	\$293,000	1410	7	1973	4	7982	N	N	2241 NE 27TH ST
001	606140	0110	09/04/08	\$250,000	\$233,000	1420	7	1970	3	9840	N	N	14127 SE 100TH PL
001	683870	0070	02/22/07	\$385,000	\$325,000	1430	7	1993	3	7201	N	N	2112 ABERDEEN PL NE
001	778900	0160	04/16/07	\$327,000	\$273,000	1430	7	1958	4	8400	N	N	3815 NE 22ND ST
001	278770	0030	01/14/08	\$320,000	\$271,000	1450	7	1968	3	7210	N	N	4125 NE 17TH ST
001	334390	2283	12/05/07	\$410,000	\$345,000	1450	7	1978	3	7552	N	N	2421 MONTEREY AVE NE
001	064630	0020	06/29/07	\$300,000	\$249,000	1470	7	1960	3	7465	N	N	2419 NE 24TH ST
001	278770	0690	05/30/07	\$300,000	\$249,000	1480	7	1968	5	8144	N	N	1827 WHITMAN AVE NE
001	334390	1247	04/06/07	\$392,000	\$328,000	1490	7	1973	4	12070	N	N	2024 BLAINE AVE NE
001	109130	0070	06/20/07	\$399,950	\$332,000	1490	7	2001	3	5070	N	N	1800 ELMA AVE NE
001	004950	0020	10/10/07	\$330,000	\$275,000	1500	7	1963	4	7588	N	N	2513 VASHON CT NE
001	042305	9162	03/04/08	\$469,999	\$404,000	1500	7	1957	3	25917	N	N	1509 UNION AVE NE
001	334390	2007	10/18/07	\$399,000	\$333,000	1510	7	1941	4	7079	N	N	2427 ABERDEEN AVE NE
001	334390	2007	09/30/08	\$417,000	\$394,000	1510	7	1941	4	7079	N	N	2427 ABERDEEN AVE NE
001	334390	2158	01/18/07	\$368,000	\$313,000	1510	7	1963	4	8970	N	N	2001 NE 27TH ST
001	778920	0065	08/16/07	\$380,000	\$315,000	1520	7	1959	4	18589	N	N	12610 SE 105TH PL
001	334390	0795	04/12/07	\$372,500	\$312,000	1550	7	1949	5	12760	N	N	2224 NE 27TH ST
001	722780	0005	08/29/07	\$375,000	\$311,000	1560	7	2001	3	3717	N	N	2009 HARRINGTON CIR NE
001	741940	0030	02/22/08	\$387,500	\$332,000	1560	7	1959	4	12667	N	N	1922 REDMOND AVE NE
001	230920	0040	10/01/08	\$321,000	\$304,000	1560	7	2001	3	3002	N	N	1218 DAYTON PL NE
001	230920	0060	04/21/08	\$305,000	\$267,000	1560	7	2001	3	3536	N	N	1204 DAYTON PL NE
001	947750	0020	07/26/07	\$417,000	\$346,000	1590	7	1979	3	8850	N	N	4109 NE 22ND PL
001	133270	0300	05/16/07	\$381,950	\$318,000	1610	7	1979	4	1872	N	N	2900 KENNEWICK PL NE
001	722780	1570	07/06/07	\$500,000	\$415,000	1620	7	1943	4	14986	N	N	2733 NE 16TH ST
001	334390	2651	06/08/07	\$544,950	\$453,000	1630	7	1936	5	17400	N	N	1908 NE 16TH ST
001	334390	2460	10/02/08	\$340,000	\$322,000	1640	7	1962	3	7918	N	N	1916 NE 16TH ST
001	334390	1102	09/10/07	\$400,000	\$332,000	1670	7	1990	3	8562	N	N	1330 CAMAS AVE NE
001	606140	0180	03/18/08	\$386,000	\$334,000	1680	7	1974	4	16117	N	N	14326 SE 100TH PL
001	880920	0050	06/06/08	\$412,500	\$368,000	1760	7	2002	3	7955	N	N	2582 UNION AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	802955	0220	02/22/07	\$550,000	\$464,000	1770	7	2001	3	7734	N	N	2243 KENNEWICK PL NE
001	666908	0010	05/22/07	\$429,950	\$358,000	1770	7	2007	3	5236	N	N	2416 BLAINE AVE NE
001	666908	0060	05/25/07	\$429,900	\$358,000	1770	7	2007	3	4809	N	N	2518 BLAINE AVE NE
001	666908	0140	05/30/07	\$429,950	\$358,000	1770	7	2007	3	5064	N	N	2505 BLAINE AVE NE
001	225385	0050	05/08/07	\$439,500	\$366,000	1790	7	2003	3	5251	N	N	1825 DAYTON AVE NE
001	109130	0060	04/14/08	\$415,000	\$362,000	1810	7	2001	3	6580	N	N	4809 NE 18TH ST
001	334390	3049	06/07/07	\$420,000	\$349,000	1830	7	2002	3	4811	N	N	1700 NE 27TH PL
001	042305	9349	08/04/08	\$360,000	\$330,000	1838	7	1997	3	4586	N	N	4004 NE 19TH ST
001	334390	3048	08/07/07	\$425,000	\$353,000	1850	7	2002	3	4819	N	N	1706 NE 27TH PL
001	334390	2181	05/12/08	\$462,500	\$408,000	1880	7	1923	5	9900	N	N	2702 JONES AVE NE
001	666908	0080	06/06/07	\$429,950	\$357,000	1900	7	2007	3	5461	N	N	2526 BLAINE AVE NE
001	666908	0090	06/05/07	\$429,950	\$357,000	1900	7	2007	3	6055	N	N	2530 BLAINE AVE NE
001	880920	0110	07/25/07	\$425,000	\$353,000	1940	7	2002	3	5564	N	N	4100 NE 25TH PL
001	329545	0030	04/17/07	\$424,500	\$355,000	1950	7	2000	3	4554	N	N	1628 MONROE AVE NE
001	329545	0110	02/14/08	\$365,000	\$312,000	1950	7	2000	3	4598	N	N	1603 MONROE AVE NE
001	666908	0110	06/04/07	\$424,950	\$353,000	1950	7	2007	3	4682	N	N	2525 BLAINE AVE NE
001	666908	0030	05/31/07	\$458,950	\$382,000	1990	7	2007	3	5064	N	N	2502 BLAINE AVE NE
001	666908	0050	06/25/07	\$453,000	\$376,000	1990	7	2007	3	5064	N	N	2514 BLAINE AVE NE
001	666908	0100	06/07/07	\$449,950	\$374,000	1990	7	2007	3	4815	N	N	2531 BLAINE AVE NE
001	188764	0260	03/18/08	\$395,000	\$341,000	2030	7	2002	3	4916	N	N	2003 QUEEN AVE NE
001	188764	0010	07/24/08	\$390,000	\$356,000	2035	7	2002	3	5381	N	N	2015 REDMOND AVE NE
001	188764	0060	10/28/08	\$358,000	\$344,000	2035	7	2001	3	4988	N	N	1923 REDMOND AVE NE
001	042305	9266	08/16/07	\$550,000	\$456,000	2040	7	2000	3	33300	N	N	2626 FERNDAL PL NE
001	278770	0630	03/28/07	\$377,000	\$316,000	2100	7	1969	4	7355	N	N	1752 WHITMAN AVE NE
001	004950	0140	09/19/07	\$421,000	\$350,000	2160	7	1963	4	8285	N	N	2506 WHITMAN CT NE
001	365540	0020	04/25/07	\$474,950	\$396,000	2250	7	2005	3	4565	N	N	2407 CAMAS AVE NE
001	334390	2011	05/22/07	\$505,000	\$420,000	2270	7	2005	3	6258	N	N	2024 NE 24TH PL
001	722780	0250	07/10/07	\$370,000	\$307,000	2280	7	1961	4	7895	N	N	3109 NE 14TH ST
001	802955	0260	10/09/07	\$522,000	\$435,000	2300	7	2001	3	5554	N	N	1915 NE 24TH ST
001	032305	9204	10/23/07	\$492,000	\$411,000	2316	7	1999	4	9193	N	N	2625 ANACORTES AVE NE 98059
001	722780	0215	03/12/08	\$385,000	\$332,000	2330	7	1961	3	7982	N	N	3102 NE 15TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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	278772	0880	07/19/07	\$449,000	\$373,000	2340	7	1976	5	8019	N	N	2307 VASHON AVE NE
001	334390	2014	04/13/07	\$520,000	\$435,000	2360	7	2006	3	6072	N	N	2018 NE 25TH PL
001	334390	0202	03/21/07	\$480,000	\$403,000	2430	7	1991	3	13172	N	N	1825 EDMONDS AVE NE
001	666908	0020	05/15/07	\$489,950	\$408,000	2490	7	2007	3	5064	N	N	2422 BLAINE AVE NE
001	666908	0040	05/25/07	\$494,450	\$411,000	2490	7	2007	3	5064	N	N	2508 BLAINE AVE NE
001	722780	1740	03/12/07	\$454,950	\$383,000	2900	7	2006	3	4410	N	N	1504 INDEX AVE NE
001	722780	1741	02/23/07	\$454,950	\$384,000	2900	7	2006	3	4410	N	N	1502 INDEX AVE NE
001	722780	1742	02/06/07	\$454,950	\$385,000	2900	7	2006	3	4410	N	N	1500 INDEX AVE NE
001	042305	9322	01/05/07	\$360,000	\$308,000	1280	8	1977	4	7635	N	N	2825 NE 21ST ST
001	535820	0060	07/01/08	\$329,000	\$297,000	1300	8	1963	4	8072	N	N	2625 NE 18TH ST
001	662591	0040	10/08/07	\$418,950	\$349,000	1310	8	1977	3	10200	N	N	9615 123RD AVE SE
001	807900	0530	11/12/07	\$375,000	\$314,000	1320	8	1987	3	7759	N	N	2203 ELMA AVE NE
001	723090	0050	07/17/08	\$380,500	\$346,000	1350	8	1979	3	8190	N	N	1421 DAYTON CT NE
001	929200	0350	09/18/07	\$306,000	\$254,000	1400	8	1968	4	14433	N	N	9908 126TH AVE SE
001	807900	0330	03/22/07	\$432,000	\$363,000	1430	8	1987	3	7800	N	N	2216 ELMA AVE NE
001	334390	3563	08/12/08	\$499,950	\$460,000	1450	8	1995	3	17888	N	N	2010 JONES AVE NE
001	183950	0080	11/27/07	\$425,000	\$357,000	1480	8	1968	4	9450	N	N	1425 LINCOLN AVE NE
001	109400	0050	06/01/07	\$396,000	\$329,000	1680	8	1967	4	10788	N	N	4600 NE 24TH ST
001	662590	0070	05/08/08	\$396,000	\$349,000	1700	8	1976	3	11000	N	N	12104 SE 96TH PL
001	395650	0020	06/18/07	\$470,000	\$390,000	1710	8	1996	3	4680	N	N	2021 NE 28TH PL
001	388832	0140	12/04/07	\$395,000	\$332,000	1730	8	2001	3	5512	N	N	3137 NE 20TH PL
001	109400	0170	07/09/07	\$395,000	\$328,000	1750	8	1967	4	10086	N	N	4621 NE 24TH ST
001	929200	0550	07/09/07	\$397,500	\$330,000	1750	8	1967	4	9400	N	N	12515 SE 99TH ST
001	559205	0090	01/23/07	\$408,000	\$347,000	1760	8	2001	3	4947	N	N	1321 MONTEREY AVE NE
001	807901	0490	06/07/07	\$501,000	\$416,000	1800	8	1988	3	10662	N	N	5030 NE 21ST ST
001	395650	0080	12/12/08	\$430,000	\$425,000	1800	8	1996	3	6509	N	N	2008 NE 28TH PL
001	182870	0060	04/05/07	\$395,000	\$331,000	1830	8	1976	3	6866	N	N	1701 KENNEWICK AVE NE
001	807903	0480	03/02/07	\$468,000	\$394,000	1830	8	1991	4	11197	N	N	1601 FIELD AVE NE
001	334510	0003	03/18/08	\$435,000	\$376,000	1900	8	1993	3	9138	N	N	2811 DAYTON AVE NE
001	344950	0040	06/18/07	\$689,900	\$573,000	1910	8	2007	3	12246	N	N	3430 NE 17TH PL
001	344950	0045	08/07/07	\$695,000	\$577,000	1910	8	2007	3	12075	N	N	3436 NE 17TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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	807904	0450	10/17/07	\$459,000	\$383,000	1920	8	1993	3	7236	N	N	1806 ILWACO AVE NE
001	807900	0430	03/07/08	\$456,000	\$393,000	1940	8	1987	3	7208	N	N	4928 NE 23RD ST
001	388832	0050	03/30/07	\$400,000	\$335,000	1940	8	2000	3	5114	N	N	1907 KIRKLAND PL NE
001	559205	0030	08/03/07	\$427,950	\$355,000	1950	8	2001	3	5564	N	N	1316 MONTEREY AVE NE
001	559205	0080	01/28/08	\$420,000	\$358,000	1950	8	2000	3	4947	N	N	1315 MONTEREY AVE NE
001	722780	0002	07/25/07	\$400,000	\$332,000	1980	8	2001	3	4876	N	N	2016 HARRINGTON PL NE
001	807904	0730	08/26/08	\$459,000	\$426,000	1990	8	1993	3	7226	N	N	5006 NE 18TH CT
001	388832	0170	06/19/07	\$419,950	\$349,000	2000	8	2001	3	5512	N	N	3136 NE 20TH PL
001	813210	0270	02/01/08	\$474,500	\$404,000	2020	8	1995	3	7222	N	N	2421 KENNEWICK AVE NE
001	813210	0240	03/02/07	\$515,500	\$434,000	2060	8	1995	3	9624	N	N	2517 KENNEWICK AVE NE
001	807905	0030	02/22/07	\$524,000	\$442,000	2100	8	1994	3	7647	N	N	2012 HOQUIAM AVE NE
001	807900	0050	06/04/07	\$460,200	\$383,000	2120	8	1988	3	8020	N	N	4809 NE 21ST ST
001	334390	1652	09/27/07	\$439,000	\$365,000	2130	8	2001	3	5858	N	N	2106 NE 17TH CT
001	082305	9042	04/18/07	\$494,800	\$413,000	2180	8	2006	3	8498	N	N	2302 NE 11TH CT
001	807901	0310	02/26/08	\$449,900	\$386,000	2180	8	1989	3	7203	N	N	5053 NE 23RD ST
001	334390	2066	03/07/07	\$699,950	\$589,000	2190	8	2005	3	5600	N	N	2013 NE 26TH PL
001	804410	0050	02/08/07	\$485,000	\$411,000	2230	8	1994	3	7196	N	N	1700 DAYTON AVE NE
001	807902	0050	10/19/07	\$440,000	\$367,000	2230	8	1990	3	7274	N	N	5012 NE 19TH ST
001	334390	1896	12/13/07	\$470,000	\$396,000	2240	8	2005	3	6708	N	N	1905 ABERDEEN AVE NE
001	807903	0210	10/24/08	\$430,000	\$412,000	2250	8	1992	3	7206	N	N	1914 FIELD AVE NE
001	807901	0170	05/05/08	\$487,500	\$429,000	2260	8	1989	3	9564	N	N	5124 NE 23RD ST
001	807901	0460	10/18/07	\$400,000	\$334,000	2260	8	1988	3	9550	N	N	5046 NE 21ST ST
001	334210	3370	11/19/07	\$440,000	\$369,000	2286	8	2002	3	5863	N	N	2827 LINCOLN PL NE
001	662590	0020	03/17/08	\$515,000	\$445,000	2300	8	2003	3	11200	N	N	9617 122ND AVE SE
001	807903	0160	11/12/07	\$509,000	\$426,000	2310	8	1991	3	9779	N	N	1828 FIELD PL NE
001	807900	0500	04/25/07	\$499,000	\$417,000	2330	8	1987	3	7632	N	N	2209 ELMA AVE NE
001	344920	0030	03/17/08	\$450,000	\$389,000	2330	8	2001	3	4516	N	N	2627 NE 25TH ST
001	662591	0160	10/24/08	\$320,000	\$307,000	2350	8	1977	3	11649	N	N	12214 SE 96TH PL
001	334390	1860	11/09/07	\$499,950	\$418,000	2380	8	2007	3	5419	N	N	2000 NE 16TH ST
001	334390	1852	11/13/07	\$499,500	\$418,000	2380	8	2007	3	5377	N	N	1615 MONTEREY CT NE
001	522650	0140	01/02/07	\$460,000	\$393,000	2390	8	1989	3	7212	N	N	1805 BREMERTON AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	032305	9065	01/29/07	\$505,000	\$429,000	2418	8	1999	3	10247	N	N	1614 HOQUIAM PL NE
001	929086	0050	02/19/07	\$568,000	\$480,000	2440	8	2005	3	5918	N	N	2103 KENNEWICK PL NE
001	929086	0360	05/04/07	\$520,000	\$434,000	2440	8	2005	3	5732	N	N	2007 NE 21ST ST
001	522650	0430	09/21/07	\$493,000	\$410,000	2450	8	1989	3	7276	N	N	4613 NE 19TH ST
001	334390	1816	07/13/07	\$555,250	\$461,000	2450	8	2005	3	7700	N	N	2025 NE 15TH ST
001	807903	0300	07/15/08	\$375,000	\$340,000	2500	8	1992	3	8321	N	N	4904 NE 19TH CT
001	807903	0130	06/21/07	\$518,000	\$430,000	2510	8	1992	3	7417	N	N	1808 FIELD PL NE
001	804405	0080	08/22/08	\$440,000	\$407,000	2560	8	1996	3	8507	N	N	1923 SHELTON CT NE
001	334390	1851	11/09/07	\$505,000	\$423,000	2560	8	2007	3	5829	N	N	1621 MONTEREY CT NE
001	807904	0210	02/15/07	\$519,900	\$440,000	2580	8	1992	3	8542	N	N	1533 ILWACO AVE NE
001	344920	0140	03/19/08	\$467,500	\$404,000	2590	8	2001	3	5107	N	N	2446 NE 25TH ST
001	807903	0260	07/18/07	\$539,500	\$448,000	2600	8	1991	3	7949	N	N	5113 NE 20TH ST
001	807902	0040	07/08/08	\$465,000	\$421,000	2610	8	1990	3	7724	N	N	5112 NE 19TH ST
001	231100	0091	08/29/07	\$517,900	\$430,000	2610	8	2007	3	5005	N	N	1756 MONROE AVE NE
001	032305	9160	04/09/07	\$568,000	\$475,000	2640	8	2003	3	9271	N	N	5102 NE 16TH ST
001	807902	0140	07/24/08	\$496,000	\$452,000	2640	8	1990	3	9043	N	N	1806 HOQUIAM PL NE
001	807904	0580	06/13/07	\$534,000	\$444,000	2690	8	1991	3	7292	N	N	1723 ILWACO AVE NE
001	334390	0201	01/31/08	\$655,000	\$558,000	2770	8	2007	3	8178	N	N	2425 NE 20TH ST
001	334390	0214	10/02/08	\$510,000	\$483,000	2770	8	2007	3	6714	N	N	2421 NE 20TH ST
001	807904	0160	01/16/08	\$510,200	\$433,000	2970	8	1992	3	7689	N	N	5113 NE 17TH ST
001	224980	0020	07/20/07	\$455,000	\$378,000	1280	9	1987	3	8790	N	N	1902 NE 29TH CT
001	224980	0060	05/12/08	\$449,000	\$396,000	1480	9	1988	3	11391	N	N	1911 NE 29TH CT
001	802977	0330	05/29/08	\$799,880	\$711,000	1850	9	2007	3	7040	N	N	1710 KITSAP PL NE
001	334390	1320	10/06/08	\$475,000	\$450,000	1950	9	1990	3	9312	N	N	2115 NE 27TH ST
001	802977	0230	06/12/07	\$965,000	\$802,000	2220	9	2007	3	8760	N	N	5382 NE 17TH ST
001	802977	0310	10/23/08	\$723,000	\$692,000	2260	9	2007	3	8150	N	N	1708 KITSAP PL NE
001	802977	0420	07/05/07	\$585,000	\$486,000	2340	9	2007	3	4540	N	N	1715 KITSAP PL NE
001	559220	0010	02/05/08	\$499,500	\$426,000	2380	9	2008	3	5269	N	N	2006 NE 16TH ST
001	344982	0030	05/27/08	\$535,000	\$475,000	2410	9	1998	3	6470	N	N	3420 NE 23RD PL
001	344981	0110	06/03/08	\$497,000	\$443,000	2430	9	1998	3	6390	N	N	3525 NE 24TH CT
001	344981	0110	08/19/08	\$497,000	\$459,000	2430	9	1998	3	6390	N	N	3525 NE 24TH CT

Improved Sales Used in this Annual Update Analysis
Area 85
(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	128800	0050	05/31/07	\$525,000	\$437,000	2430	9	2002	3	5056	N	N	4125 NE 27TH PL
001	344980	0040	04/18/08	\$539,900	\$472,000	2490	9	1996	3	10700	N	N	3214 NE 26TH CT
001	025950	0150	11/05/07	\$518,900	\$434,000	2540	9	2007	3	4899	N	N	2715 NE 21ST ST
001	731200	0130	05/15/07	\$565,000	\$471,000	2560	9	1990	3	8060	N	N	4531 NE 25TH CT
001	229650	0012	09/11/07	\$600,000	\$499,000	2620	9	2001	3	12750	N	N	1615 NE 28TH ST
001	516970	0132	02/12/07	\$529,990	\$448,000	2630	9	2006	3	6283	N	N	4521 NE 18TH CIR
001	334390	1613	05/16/08	\$520,000	\$459,000	2660	9	2008	3	7350	N	N	2108 NE 18TH ST
001	025950	0200	12/07/07	\$547,552	\$460,000	2670	9	2007	3	5040	N	N	2029 GLENNWOOD AVE NE
001	025950	0230	08/16/07	\$557,371	\$463,000	2670	9	2007	3	4534	N	N	2020 FERNDAL AVE NE
001	025950	0240	06/29/07	\$561,387	\$466,000	2670	9	2007	3	4534	N	N	2021 FERNDAL AVE NE
001	025950	0280	05/29/07	\$569,072	\$473,000	2670	9	2007	3	4474	N	N	2507 NE 21ST ST
001	334390	1602	06/05/08	\$520,000	\$463,000	2690	9	2007	3	8752	N	N	1802 ABERDEEN AVE NE
001	344980	0060	03/27/07	\$588,000	\$493,000	2690	9	1996	3	10330	N	N	3209 NE 26TH CT
001	802977	0470	06/29/07	\$605,000	\$502,000	2700	9	2007	3	5150	N	N	5302 NE 17TH PL
001	042305	9031	04/19/07	\$559,950	\$468,000	2740	9	2006	3	4500	N	N	3731 NE 19TH ST
001	042305	9383	02/23/07	\$559,450	\$472,000	2740	9	2006	3	4500	N	N	3725 NE 19TH ST
001	042305	9391	03/21/07	\$544,950	\$457,000	2740	9	2006	3	5350	N	N	3915 NE 21ST ST
001	042305	9394	01/19/07	\$544,950	\$464,000	2740	9	2006	3	5350	N	N	3933 NE 21ST ST
001	516970	0157	04/16/08	\$532,000	\$465,000	2750	9	2006	3	6179	N	N	4509 NE 18TH CIR
001	516970	0158	06/01/07	\$563,000	\$468,000	2750	9	2006	3	6170	N	N	4503 NE 18TH CIR
001	042305	9385	03/30/07	\$594,950	\$499,000	2770	9	2006	3	5570	N	N	1822 QUEEN PL NE
001	731200	0230	05/21/07	\$558,000	\$464,000	2780	9	1990	3	9375	N	N	4524 NE 26TH CT
001	334390	3522	08/29/07	\$619,950	\$515,000	2780	9	2007	3	6659	N	N	1709 NE 18TH PL
001	334390	3524	06/27/07	\$635,345	\$527,000	2780	9	2007	3	6664	N	N	1715 NE 18TH PL
001	516970	0154	01/31/07	\$545,000	\$462,000	2800	9	2006	3	6306	N	N	4515 NE 18TH CIR
001	731200	0170	03/21/07	\$558,000	\$468,000	2800	9	1989	3	9216	N	N	4506 NE 25TH CT
001	516970	0155	01/31/07	\$545,000	\$462,000	2800	9	2006	3	6302	N	N	4519 NE 18TH CIR
001	042305	9390	01/05/07	\$579,950	\$496,000	2810	9	2006	3	5350	N	N	3909 NE 21ST ST
001	042305	9392	02/07/07	\$610,000	\$517,000	2810	9	2006	3	5350	N	N	3921 NE 21ST ST
001	334390	3526	11/05/07	\$619,000	\$518,000	2820	9	2007	3	5999	N	N	1721 NE 18TH PL
001	025950	0290	04/11/08	\$500,000	\$436,000	2890	9	2007	3	5826	N	N	2501 NE 21ST ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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	042305	9386	04/18/07	\$584,950	\$489,000	2910	9	2006	3	5210	N	N	1816 QUEEN PL NE
001	025950	0180	02/28/08	\$599,800	\$515,000	2980	9	2007	3	5276	N	N	2017 GLENNWOOD AVE NE
001	025950	0190	12/07/07	\$716,293	\$602,000	2980	9	2007	3	5079	N	N	2023 GLENNWOOD AVE NE
001	032305	9041	03/21/07	\$619,950	\$520,000	2990	9	2006	3	12830	N	N	4124 NE 22ND ST
001	666925	0050	01/05/07	\$625,000	\$534,000	2990	9	2005	3	6041	N	N	2504 CAMAS AVE NE
001	803540	0360	06/11/07	\$750,000	\$623,000	3020	9	1999	3	14130	N	N	5501 NE 21ST CT
001	025950	0020	05/01/07	\$579,900	\$484,000	3040	9	2007	3	4500	N	N	2506 NE 21ST ST
001	025950	0040	06/13/07	\$597,650	\$497,000	3040	9	2007	3	4500	N	N	2518 NE 21ST ST
001	025950	0060	05/01/07	\$589,900	\$492,000	3040	9	2007	3	4500	N	N	2604 NE 21ST ST
001	025950	0080	08/16/07	\$570,000	\$473,000	3040	9	2007	3	4506	N	N	2616 NE 21ST ST
001	025950	0090	06/03/08	\$478,000	\$426,000	3040	9	2007	3	5076	N	N	2622 NE 21ST ST
001	025950	0120	08/16/07	\$597,302	\$496,000	3040	9	2007	3	6077	N	N	2714 NE 21ST ST
001	025950	0160	11/02/07	\$604,581	\$505,000	3040	9	2007	3	6905	N	N	2018 GLENNWOOD AVE NE
001	025950	0220	04/07/08	\$499,000	\$434,000	3040	9	2007	3	4526	N	N	2026 FERNDAL AVE NE
001	025950	0260	05/21/07	\$595,205	\$495,000	3040	9	2007	3	4666	N	N	2513 NE 21ST ST
001	025950	0270	04/13/07	\$559,900	\$468,000	3040	9	2007	3	4535	N	N	2027 FERNDAL AVE NE
001	803540	0020	03/21/08	\$780,000	\$675,000	3060	9	1997	3	15000	N	N	5602 NE 26TH ST
001	803540	0060	06/10/08	\$740,000	\$661,000	3060	9	1997	3	21853	N	N	2401 LYONS AVE NE
001	803540	0040	07/02/07	\$790,800	\$656,000	3078	9	1997	3	15312	N	N	5506 NE 26TH ST
001	807905	0070	04/19/07	\$649,000	\$542,000	3080	9	1994	3	10499	N	N	2009 HOQUIAM AVE NE
001	032305	9320	03/06/07	\$625,000	\$526,000	3090	9	2006	3	9826	N	N	4142 NE 22ND ST
001	032305	9318	03/21/07	\$629,950	\$529,000	3110	9	2006	3	7616	N	N	4130 NE 22ND ST
001	042305	9384	05/21/07	\$620,000	\$516,000	3130	9	2006	3	5260	N	N	3719 NE 19TH ST
001	025950	0210	03/03/08	\$509,900	\$439,000	3140	9	2007	3	7288	N	N	2032 FERNDAL AVE NE
001	802977	0410	02/23/07	\$684,990	\$578,000	3160	9	2006	3	8530	N	N	1719 KITSAP PL NE
001	025950	0250	04/30/07	\$622,900	\$520,000	3180	9	2007	3	7466	N	N	2519 NE 21ST ST
001	025950	0030	04/22/08	\$497,000	\$435,000	3190	9	2007	3	4500	N	N	2512 NE 21ST ST
001	025950	0050	08/16/07	\$587,950	\$488,000	3190	9	2007	3	4500	N	N	2524 NE 21ST ST
001	025950	0070	04/07/08	\$494,900	\$431,000	3190	9	2007	3	4500	N	N	2610 NE 21ST ST
001	025950	0100	09/28/07	\$666,905	\$555,000	3190	9	2007	3	5551	N	N	2702 NE 21ST ST
001	025950	0140	05/07/08	\$524,000	\$461,000	3190	9	2007	3	4665	N	N	2024 GLENNWOOD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	025950	0170	05/01/08	\$507,000	\$445,000	3190	9	2007	3	4658	N	N	2012 GLENNWOOD AVE NE
001	802977	0450	02/14/07	\$689,990	\$584,000	3200	9	2006	3	5920	N	N	5314 NE 17TH PL
001	802977	0490	01/12/07	\$859,950	\$733,000	3200	9	2006	3	7980	N	N	5315 NE 17TH PL
001	344981	0100	02/13/07	\$693,000	\$586,000	3210	9	1999	3	7617	N	N	3519 NE 24TH CT
001	802977	0440	05/04/07	\$675,000	\$563,000	3230	9	2006	3	6350	N	N	5308 NE 17TH PL
001	344980	0210	12/10/07	\$665,000	\$560,000	3260	9	1996	3	9759	N	N	3225 NE 25TH ST
001	516970	0156	03/26/07	\$594,999	\$499,000	3270	9	2006	3	5501	N	N	4511 NE 18TH CIR
001	042305	9388	03/09/07	\$629,950	\$530,000	3310	9	2006	3	5920	N	N	1804 QUEEN PL NE
001	802977	0390	02/23/07	\$679,990	\$574,000	3360	9	2006	3	6300	N	N	1727 KITSAP PL NE
001	802977	0220	06/07/07	\$699,990	\$582,000	3370	9	2007	3	5230	N	N	1608 LYONS PL NE
001	802977	0360	03/16/07	\$689,990	\$580,000	3370	9	2006	3	6030	N	N	1718 KITSAP PL NE
001	025950	0130	11/02/07	\$604,950	\$506,000	3380	9	2007	3	7727	N	N	2030 GLENNWOOD AVE NE
001	802977	0210	10/03/07	\$668,990	\$557,000	3460	9	2007	3	5770	N	N	LYONS PL NE
001	802977	0430	04/18/07	\$748,000	\$625,000	3640	9	2007	3	4850	N	N	1711 KITSAP PL NE
001	128800	0130	08/13/07	\$825,000	\$685,000	3660	9	2003	3	13950	Y	N	4214 NE 27TH PL
001	344982	0160	08/30/07	\$640,000	\$532,000	3800	9	1997	3	12481	N	N	2117 OLYMPIA AVE NE
001	344982	0440	11/08/07	\$710,000	\$594,000	3820	9	1997	3	15429	Y	N	2552 LYNNWOOD AVE NE
001	666925	0010	07/30/07	\$890,000	\$738,000	5230	9	1995	3	13892	N	N	2308 NE 24TH ST
001	802977	0130	03/29/07	\$659,990	\$553,000	2860	10	2006	3	4440	N	N	1609 MOUNT BAKER PL NE
001	802977	0260	07/30/07	\$959,950	\$796,000	3050	10	2007	3	6940	N	N	5364 NE 17TH ST
001	802977	0190	03/19/07	\$774,950	\$651,000	3190	10	2006	3	4840	N	N	1607 LYONS AVE NE
001	802977	0090	03/05/07	\$719,950	\$606,000	3280	10	2006	3	7490	N	N	1600 MOUNT BAKER PL NE
001	802977	0010	05/11/07	\$724,990	\$604,000	3290	10	2006	3	5450	N	N	1707 MOUNT BAKER AVE NE
001	032305	9329	11/18/08	\$729,950	\$710,000	3420	10	2008	3	7860	N	N	1807 KITSAP PL NE
001	802977	0240	05/11/07	\$1,069,520	\$891,000	3440	10	2007	3	7630	N	N	5376 NE 17TH ST
001	802977	0180	01/24/07	\$850,000	\$723,000	3460	10	2006	3	6940	N	N	1601 LYONS AVE NE
001	802977	0200	06/21/07	\$859,950	\$714,000	3460	10	2006	3	5710	N	N	1613 LYONS AVE NE
001	802977	0040	03/28/07	\$789,950	\$662,000	3490	10	2006	3	5630	N	N	1702 MOUNT BAKER AVE NE
001	802977	0020	04/18/07	\$769,990	\$643,000	3510	10	2006	3	6120	N	N	1701 MOUNT BAKER AVE NE
001	802977	0250	05/21/07	\$949,950	\$791,000	3510	10	2007	3	6670	N	N	5370 NE 17TH ST
001	802977	0070	03/15/07	\$780,000	\$656,000	3530	10	2006	3	7050	N	N	5571 NE 17TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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	032305	9326	05/13/08	\$950,000	\$838,000	3560	10	2008	3	8070	N	N	5356 NE 16TH ST
001	802977	0480	05/11/07	\$869,000	\$724,000	3660	10	2007	3	7620	N	N	5301 NE 17TH PL
001	802977	0110	04/19/07	\$749,950	\$627,000	3750	10	2006	3	6310	N	N	5559 NE 17TH ST
001	032305	9330	04/02/08	\$867,400	\$754,000	3770	10	2008	3	8570	N	N	1804 KITSAP PL NE
001	802977	0060	05/15/07	\$855,000	\$712,000	3830	10	2007	3	7740	N	N	5562 NE 17TH ST
001	802977	0100	04/12/07	\$759,121	\$635,000	3840	10	2006	3	6000	N	N	5565 NE 17TH ST
001	802977	0030	04/01/08	\$820,000	\$712,000	3860	10	2008	3	5040	N	N	1706 MOUNT BAKER AVE NE
001	802977	0270	04/18/07	\$956,850	\$800,000	3880	10	2006	3	6000	N	N	5358 NE 17TH ST
001	032305	9327	06/25/08	\$1,024,950	\$922,000	4370	10	2008	3	10860	N	N	5350 NE 16TH ST
001	334450	0119	10/11/07	\$900,000	\$750,000	3740	11	2006	3	9869	Y	N	1925 JONES AVE NE
002	041800	0200	06/13/08	\$250,000	\$224,000	600	5	1952	5	5200	N	N	3312 NE 6TH PL
002	041800	0010	05/17/07	\$268,000	\$223,000	660	5	1952	4	6509	N	N	3606 NE 7TH PL
002	041800	0035	01/23/08	\$228,000	\$194,000	660	5	1952	4	5115	N	N	671 PIERCE CT NE
002	041800	0290	09/10/08	\$205,000	\$192,000	660	5	1952	3	5200	N	N	3313 NE 6TH PL
002	801110	0105	01/24/08	\$290,000	\$247,000	690	5	1952	4	14320	N	N	3409 NE 7TH ST
002	042100	0215	09/15/08	\$200,000	\$187,000	700	5	1953	3	5100	N	N	764 REDMOND AVE NE
002	042100	0675	02/26/07	\$238,118	\$201,000	700	5	1953	3	5252	N	N	3913 NE 6TH PL
002	042200	0055	07/03/08	\$257,000	\$232,000	700	5	1954	4	6840	N	N	822 QUEEN AVE NE
002	722750	0365	08/01/07	\$186,650	\$155,000	720	5	1942	4	5700	N	N	926 EDMONDS AVE NE
002	722750	0740	06/25/07	\$275,000	\$228,000	720	5	1942	5	4760	N	N	803 EDMONDS AVE NE
002	722750	0750	08/17/07	\$278,500	\$231,000	720	5	1942	5	4760	N	N	771 EDMONDS AVE NE
002	722750	1015	04/23/07	\$269,000	\$225,000	720	5	1942	5	4922	N	N	2213 NE 9TH ST
002	722750	1340	09/28/07	\$249,500	\$208,000	720	5	1942	4	4848	N	N	2213 NE 6TH PL
002	722750	1650	11/14/07	\$223,950	\$188,000	720	5	1942	4	5600	N	N	2518 NE 7TH ST
002	722750	1835	05/09/07	\$269,000	\$224,000	720	5	1942	3	4560	N	N	680 EDMONDS AVE NE
002	722750	1945	03/05/07	\$205,000	\$173,000	720	5	1942	4	5076	N	N	616 GLENNWOOD CT NE
002	722750	2065	04/05/07	\$265,000	\$222,000	720	5	1942	4	5135	N	N	2716 NE 5TH PL
002	722750	2490	04/18/08	\$270,000	\$236,000	720	5	1942	4	5475	N	N	605 CAMAS AVE NE
002	041800	0145	04/21/08	\$235,000	\$206,000	740	5	1952	4	5200	N	N	3413 NE 7TH PL
002	722750	1435	08/14/07	\$253,108	\$210,000	750	5	1942	4	4537	N	N	2315 NE 7TH ST
002	722750	1500	03/21/07	\$225,000	\$189,000	750	5	1942	4	5176	N	N	2204 NE 6TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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	722750	1620	08/14/08	\$263,597	\$243,000	750	5	1942	4	5560	N	N	2412 NE 6TH PL
002	041800	0180	06/07/07	\$317,000	\$263,000	770	5	1954	5	5200	N	N	3307 NE 7TH PL
002	722750	1905	07/02/07	\$289,200	\$240,000	770	5	1942	4	5886	N	N	671 HARRINGTON AVE NE
002	042300	0135	05/14/08	\$250,000	\$221,000	800	5	1954	4	5952	N	N	810 OLYMPIA AVE NE
002	042450	0085	04/05/07	\$230,000	\$193,000	800	5	1955	4	6313	N	N	813 NEWPORT CT NE
002	722750	0715	05/04/07	\$210,000	\$175,000	830	5	1942	4	4772	N	N	845 EDMONDS AVE NE
002	722750	0430	04/16/07	\$229,000	\$191,000	860	5	1942	4	5520	N	N	927 FERNDAL E CIR NE
002	722750	0445	08/07/07	\$256,900	\$213,000	860	5	1942	5	8590	N	N	939 FERNDAL E CIR NE
002	722750	0900	06/19/08	\$270,000	\$242,000	860	5	1942	4	4739	N	N	759 DAYTON AVE NE
002	722750	0920	03/22/07	\$235,000	\$197,000	860	5	1942	4	5205	N	N	754 CAMAS AVE NE
002	722750	0920	10/10/07	\$274,500	\$229,000	860	5	1942	4	5205	N	N	754 CAMAS AVE NE
002	042200	0045	07/05/07	\$280,500	\$233,000	960	5	1954	4	5400	N	N	770 REDMOND AVE NE
002	042500	0225	10/02/07	\$315,000	\$262,000	960	5	1956	5	5700	N	N	3606 NE 9TH ST
002	722750	1665	09/27/07	\$310,000	\$258,000	970	5	1998	3	6000	N	N	2604 NE 7TH ST
002	722750	1600	12/19/07	\$289,000	\$244,000	1010	5	1942	3	4858	N	N	674 DAYTON AVE NE
002	722750	1675	12/20/07	\$255,000	\$215,000	1040	5	1942	4	6000	N	N	2612 NE 7TH ST
002	041800	0030	06/28/07	\$318,500	\$264,000	1050	5	1952	5	4848	N	N	668 PIERCE CT NE
002	042400	0135	08/15/07	\$268,500	\$223,000	1080	5	1954	4	6000	N	N	3313 NE 9TH ST
002	722750	1935	10/21/08	\$294,950	\$282,000	1120	5	1942	4	6720	N	N	2700 NE 6TH PL
002	722750	1030	07/12/07	\$335,000	\$278,000	1130	5	1942	4	5012	N	N	2301 NE 9TH ST
002	722750	0315	10/15/07	\$300,000	\$250,000	1150	5	1942	3	7211	N	N	2312 NE 9TH ST
002	722750	0425	07/25/07	\$267,950	\$222,000	1160	5	1942	4	6902	N	N	923 FERNDAL E CIR NE
002	042100	0615	04/10/08	\$227,900	\$199,000	1170	5	1953	4	7350	N	N	610 SHELTON AVE NE
002	041800	0320	09/10/07	\$326,000	\$271,000	1210	5	1952	5	5200	N	N	3322 NE 6TH ST
002	042000	0015	07/24/07	\$261,500	\$217,000	1240	5	1953	3	5000	N	N	650 QUEEN AVE NE
002	722750	1960	07/24/07	\$335,000	\$278,000	1280	5	1942	5	7280	N	N	634 GLENNWOOD CT NE
002	722750	2315	11/17/08	\$243,000	\$236,000	1280	5	1942	5	6000	N	N	679 DAYTON AVE NE
002	042100	0240	07/12/07	\$302,950	\$251,000	1300	5	1953	3	8100	N	N	3901 NE 7TH ST
002	722750	1755	05/21/07	\$275,000	\$229,000	1300	5	1942	5	6390	N	N	2603 NE 7TH ST
002	042500	0180	05/16/08	\$338,000	\$299,000	1320	5	1956	5	5643	N	N	3509 NE 10TH ST
002	722750	2125	05/29/08	\$344,950	\$306,000	1330	5	1942	4	6230	N	N	2609 NE 6TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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	722750	2275	08/07/07	\$281,500	\$234,000	1400	5	1942	4	5368	N	N	2510 NE 6TH PL
002	722750	1765	07/03/07	\$349,900	\$290,000	1430	5	1942	4	5490	N	N	2613 NE 7TH ST
002	042300	0080	03/10/08	\$290,000	\$250,000	1440	5	1954	3	6104	N	N	817 QUEEN AVE NE
002	722780	0930	09/11/08	\$355,000	\$332,000	1510	5	1943	3	12584	N	N	2804 NE 7TH ST
002	722780	0930	07/25/07	\$300,000	\$249,000	1510	5	1943	3	12584	N	N	2804 NE 7TH ST
002	042100	0295	08/09/07	\$314,500	\$261,000	1570	5	1953	4	7020	N	N	663 SHELTON AVE NE
002	042200	0030	05/30/07	\$279,500	\$232,000	1610	5	1954	5	8892	N	N	3819 NE 8TH CT
002	722780	0780	07/13/07	\$330,000	\$274,000	1620	5	1943	4	12628	N	N	654 NE 6TH PL
002	722750	1180	07/11/07	\$335,000	\$278,000	1650	5	1942	5	4799	N	N	2115 NE 8TH ST
002	722750	0130	10/28/07	\$265,000	\$221,000	1660	5	1942	4	4961	N	N	2304 NE 9TH PL
002	722780	0635	07/30/07	\$363,000	\$301,000	1750	5	1956	4	11305	N	N	2801 NE 6TH PL
002	947620	0165	06/08/07	\$308,500	\$256,000	780	6	1943	5	8000	Y	N	462 GRANDEY WAY NE
002	947620	0250	02/19/08	\$259,950	\$223,000	790	6	1942	4	6120	N	N	513 BRONSON WAY NE
002	947620	0480	05/07/08	\$282,000	\$248,000	810	6	1943	4	8450	Y	N	426 WINDSOR WAY NE
002	042400	0130	04/29/08	\$250,000	\$219,000	870	6	1954	4	5820	N	N	3319 NE 9TH ST
002	042400	0140	07/24/08	\$259,000	\$236,000	870	6	1954	4	6000	N	N	3307 NE 9TH ST
002	042100	0465	10/05/07	\$280,000	\$233,000	940	6	1978	4	7276	N	N	680 SHELTON AVE NE
002	082305	9121	08/07/07	\$276,500	\$229,000	940	6	1951	4	9000	N	N	2216 NE 10TH ST
002	042400	0040	06/08/07	\$335,000	\$278,000	1010	6	1954	4	6000	N	N	3305 NE 10TH ST
002	042520	0015	03/27/08	\$290,000	\$251,000	1020	6	1959	4	5702	N	N	3725 NE 10TH ST
002	947620	0300	05/16/08	\$291,900	\$258,000	1090	6	2002	3	6910	Y	N	506 BRONSON PL NE
002	722750	1585	09/06/07	\$289,950	\$241,000	1110	6	1977	3	7218	N	N	622 DAYTON AVE NE
002	947620	0720	06/18/08	\$315,000	\$282,000	1110	6	1943	4	11478	N	N	349 BRONSON WAY NE
002	041900	0015	04/18/07	\$279,950	\$234,000	1170	6	1953	4	5400	N	N	3517 NE 6TH ST
002	947670	0040	06/20/07	\$295,000	\$245,000	1170	6	1943	5	11000	Y	N	405 GRANDEY WAY NE
002	042400	0010	06/25/07	\$354,000	\$294,000	1200	6	1954	5	6000	N	N	3409 NE 10TH ST
002	947620	0220	06/19/08	\$298,800	\$268,000	1200	6	1943	5	9400	Y	N	459 BRONSON WAY NE
002	947620	0276	03/20/08	\$320,000	\$277,000	1240	6	1943	5	9600	N	N	514 BRONSON PL NE
002	042450	0080	06/02/08	\$282,900	\$252,000	1270	6	1956	4	9061	N	N	819 NEWPORT CT NE
002	801110	0076	09/25/07	\$317,980	\$265,000	1340	6	1998	3	7275	N	N	3301 NE 7TH ST
002	329180	0080	06/18/07	\$399,500	\$332,000	880	7	1980	3	5500	N	N	456 NE EDMONDS CT

Improved Sales Used in this Annual Update Analysis
Area 85
(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	285480	0240	04/26/07	\$245,000	\$205,000	950	7	1960	4	8700	N	N	1047 LYNNWOOD AVE NE
002	106570	0020	08/20/08	\$290,000	\$268,000	970	7	1980	4	7811	N	N	1110 PIERCE AVE NE
002	106570	0040	08/14/08	\$295,000	\$272,000	970	7	1980	4	11300	N	N	3602 NE 11TH CT
002	091150	0080	06/16/08	\$225,000	\$201,000	990	7	1958	4	9739	N	N	1309 PIERCE PL NE
002	106140	0410	02/22/07	\$345,000	\$291,000	1010	7	1962	4	8250	N	N	1013 REDMOND AVE NE
002	106150	0130	05/08/07	\$354,000	\$295,000	1030	7	1962	4	15476	N	N	1119 SHELTON AVE NE
002	806290	0010	09/22/08	\$280,000	\$263,000	1030	7	1966	4	6300	N	N	1155 PIERCE AVE NE
002	329180	0460	02/23/08	\$314,950	\$270,000	1040	7	1980	3	7920	N	N	466 FERNDAL AVE NE
002	780920	0020	09/26/07	\$325,000	\$270,000	1060	7	1959	4	12498	N	N	903 MONROE AVE NE
002	042550	0050	01/14/08	\$304,900	\$259,000	1070	7	1961	4	6300	N	N	3506 NE 10TH PL
002	723130	0030	06/18/07	\$304,950	\$253,000	1070	7	1955	5	5410	Y	N	2132 NE 6TH CT
002	801110	0085	05/30/07	\$350,000	\$291,000	1070	7	1958	3	19887	N	N	650 MONROE AVE NE
002	042540	0070	01/22/07	\$324,400	\$276,000	1090	7	1959	3	6132	N	N	3311 NE 11TH PL
002	106140	0230	09/06/07	\$342,634	\$285,000	1090	7	1962	4	8100	N	N	3700 NE 11TH ST
002	106140	0320	06/16/07	\$304,950	\$253,000	1090	7	1962	3	10877	N	N	3715 NE 10TH CT
002	106140	0360	08/23/07	\$325,000	\$270,000	1090	7	1962	4	10710	N	N	1044 REDMOND AVE NE
002	722750	1140	10/20/08	\$317,000	\$303,000	1100	7	2003	3	4239	N	N	2310 NE 8TH ST
002	508590	0005	06/11/07	\$398,950	\$331,000	1120	7	1958	4	8040	N	N	1021 OLYMPIA AVE NE
002	723650	0010	08/15/07	\$336,000	\$279,000	1120	7	1959	3	8250	N	N	459 INDEX AVE NE
002	807420	0165	12/15/08	\$270,800	\$268,000	1140	7	1957	4	7650	N	N	583 KIRKLAND AVE NE
002	091150	0075	01/30/08	\$289,900	\$247,000	1150	7	1958	4	9167	N	N	1317 PIERCE PL NE
002	723630	0080	01/22/07	\$290,287	\$247,000	1170	7	1958	3	8784	N	N	497 INDEX AVE NE
002	806290	0085	06/07/07	\$349,000	\$290,000	1170	7	1967	4	6230	N	N	1118 OLYMPIA AVE NE
002	092305	9170	12/20/08	\$214,000	\$212,000	1190	7	1955	4	7200	N	N	1170 MONROE AVE NE
002	894850	0100	03/04/08	\$267,000	\$230,000	1200	7	1959	4	9040	N	N	659 JEFFERSON AVE NE
002	807440	0025	09/23/08	\$318,500	\$300,000	1220	7	1958	4	8122	N	N	911 LYNNWOOD AVE NE
002	894850	0090	12/18/07	\$291,000	\$245,000	1230	7	1959	4	8774	N	N	667 JEFFERSON AVE NE
002	092305	9189	02/09/07	\$450,000	\$381,000	1240	7	1965	3	7800	N	N	3905 NE 6TH ST
002	092305	9189	12/30/08	\$249,000	\$249,000	1240	7	1965	3	7800	N	N	3905 NE 6TH ST
002	311990	0185	09/24/08	\$349,000	\$329,000	1240	7	1986	3	17600	N	N	714 SUNSET BLVD NE
002	311990	0211	09/24/07	\$320,000	\$266,000	1270	7	1979	4	12450	Y	N	668 SUNSET BLVD NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	894475	0890	04/30/07	\$362,000	\$302,000	1270	7	1997	3	3239	N	N	3918 NE 5TH ST
002	802974	0020	07/17/08	\$330,000	\$300,000	1270	7	2002	3	4191	N	N	509 QUEEN AVE NE
002	042540	0120	07/18/08	\$330,000	\$300,000	1280	7	1959	4	6804	N	N	3412 NE 11TH ST
002	106150	0760	03/06/07	\$348,000	\$293,000	1280	7	1965	5	8125	N	N	1021 TACOMA AVE NE
002	329180	0190	04/27/07	\$395,000	\$330,000	1300	7	1984	3	7875	N	N	405 FERNDAL AVE NE
002	245720	0160	09/05/08	\$315,000	\$294,000	1320	7	1958	4	7410	N	N	2919 NE 8TH PL
002	723130	0050	12/20/07	\$497,500	\$419,000	1320	7	1957	4	9134	Y	N	655 BLAINE AVE NE
002	807420	0200	11/07/08	\$245,000	\$237,000	1320	7	1957	4	7650	N	N	612 JEFFERSON AVE NE
002	172305	9096	05/17/07	\$350,000	\$291,000	1330	7	1956	3	17900	N	N	401 EDMONDS AVE NE
002	245720	0150	03/08/07	\$340,950	\$287,000	1340	7	1958	4	8300	N	N	2907 NE 8TH PL
002	807440	0130	03/14/08	\$309,000	\$267,000	1340	7	1958	4	8995	N	N	912 KIRKLAND AVE NE
002	329180	0630	04/18/08	\$350,000	\$306,000	1350	7	1986	3	8424	N	N	455 INDEX PL NE
002	807440	0215	10/30/07	\$312,000	\$261,000	1350	7	1958	4	7854	N	N	836 JEFFERSON AVE NE
002	894475	0100	06/29/07	\$350,000	\$291,000	1370	7	1997	3	3330	N	N	3731 NE 6TH ST
002	807440	0020	09/26/07	\$365,000	\$304,000	1380	7	1958	4	8042	N	N	917 LYNNWOOD AVE NE
002	723610	0050	02/12/07	\$308,000	\$261,000	1390	7	1959	4	7821	N	N	504 INDEX AVE NE
002	780900	0015	06/23/08	\$321,500	\$289,000	1390	7	1958	4	7500	N	N	920 LYNNWOOD AVE NE
002	780920	0070	02/25/08	\$350,000	\$300,000	1390	7	1961	4	13549	N	N	717 MONROE AVE NE
002	801110	0041	05/11/07	\$490,000	\$408,000	1400	7	1962	4	26920	N	N	3420 NE 7TH ST
002	165753	0640	06/07/07	\$327,000	\$272,000	1410	7	2004	3	1273	N	N	442 TACOMA PL NE
002	165753	0620	05/09/07	\$339,000	\$283,000	1440	7	2005	3	1555	N	N	432 TACOMA PL NE
002	165753	0650	06/28/07	\$328,000	\$272,000	1440	7	2004	3	1273	N	N	446 TACOMA PL NE
002	880910	0010	03/06/07	\$339,000	\$285,000	1460	7	1991	3	7618	N	N	4018 NE 7TH CT
002	880910	0060	10/13/07	\$315,000	\$263,000	1460	7	1991	3	7292	N	N	4001 NE 7TH CT
002	880910	0090	06/23/08	\$345,000	\$310,000	1460	7	1991	3	7272	N	N	4011 NE 7TH CT
002	165753	0530	05/18/07	\$339,000	\$282,000	1460	7	2004	3	1247	N	N	452 TACOMA AVE NE
002	165753	0570	08/21/07	\$335,000	\$278,000	1460	7	2005	3	1476	N	N	434 TACOMA AVE NE
002	206750	0070	06/20/07	\$311,000	\$258,000	1510	7	1963	3	6670	N	N	2215 NE 10TH PL
002	894850	0020	07/12/07	\$385,000	\$319,000	1510	7	1962	4	7575	N	N	3013 NE 8TH ST
002	092305	9041	10/21/08	\$396,000	\$379,000	1520	7	1994	3	10018	N	N	673 UNION AVE NE
002	329180	0290	02/20/07	\$370,000	\$312,000	1520	7	1982	4	8526	N	N	2701 NE 5TH CT

Improved Sales Used in this Annual Update Analysis
Area 85
(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	245720	0125	08/23/07	\$360,000	\$299,000	1540	7	1962	4	7820	N	N	807 INDEX CT NE
002	723630	0035	12/10/08	\$300,000	\$296,000	1540	7	1959	4	12317	N	N	480 HARRINGTON AVE NE
002	042540	0135	05/28/08	\$315,000	\$280,000	1560	7	1959	4	6132	N	N	3401 NE 11TH ST
002	245720	0180	02/26/08	\$338,000	\$290,000	1570	7	1959	3	9646	N	N	801 JEFFERSON AVE NE
002	430731	0050	07/11/07	\$388,000	\$322,000	1590	7	2003	3	3785	N	N	137 GLENNWOOD PL NE
002	430731	0080	05/09/07	\$388,000	\$323,000	1590	7	2003	3	3967	N	N	2715 NE 2ND ST
002	430734	0160	04/07/08	\$330,000	\$287,000	1590	7	2004	3	3600	N	N	2516 NE 2ND PL
002	165753	0010	05/14/07	\$356,000	\$297,000	1600	7	2005	3	2244	N	N	4046 4TH PL
002	165753	0040	08/08/07	\$352,000	\$292,000	1600	7	2005	3	1700	N	N	4034 NE 4TH PL
002	165753	0080	05/03/07	\$339,500	\$283,000	1600	7	2005	3	1923	N	N	4016 NE 4TH PL
002	165753	0090	05/08/08	\$342,500	\$302,000	1600	7	2005	3	2029	N	N	4010 NE 4TH PL
002	894475	0130	11/18/08	\$320,000	\$311,000	1650	7	1997	3	2961	N	N	3734 NE 5TH PL
002	894475	0330	04/17/08	\$357,000	\$312,000	1650	7	1997	3	3427	N	N	3724 NE 5TH ST
002	894475	0450	08/22/07	\$350,000	\$291,000	1650	7	1997	3	3194	N	N	508 QUEEN PL NE
002	801110	0065	09/24/07	\$417,000	\$347,000	1660	7	1988	3	28686	N	N	3610 NE 7TH ST
002	430730	0600	05/30/07	\$393,350	\$327,000	1680	7	2002	3	4500	N	N	104 GLENNWOOD PL SE
002	430731	0310	05/22/07	\$412,000	\$343,000	1680	7	2004	3	3609	N	N	164 GLENNWOOD PL NE
002	430735	0650	01/08/08	\$335,000	\$284,000	1680	7	2004	3	4785	N	N	2910 SE 3RD CT
002	092305	9134	10/29/07	\$325,000	\$271,000	1720	7	1975	4	8450	N	N	822 MONROE AVE NE
002	165753	0380	10/17/07	\$351,000	\$293,000	1720	7	2005	3	1916	N	N	454 SHELTON PL NE
002	165753	0490	06/20/07	\$369,000	\$306,000	1720	7	2005	3	1851	N	N	439 TACOMA AVE NE
002	165753	0180	07/31/07	\$380,000	\$315,000	1760	7	2005	3	2688	N	N	3912 NE 4TH CIR
002	165753	0270	10/21/08	\$310,000	\$297,000	1760	7	2005	3	2415	N	N	441 SHELTON PL NE
002	337770	0050	07/10/07	\$387,500	\$322,000	1780	7	1986	3	10101	N	N	571 NEWPORT AVE NE
002	106150	0860	06/15/07	\$474,000	\$394,000	1830	7	1963	5	11115	N	N	1014 SHELTON AVE NE
002	165753	0400	12/03/08	\$312,579	\$307,000	1830	7	2005	3	1487	N	N	464 SHELTON PL NE
002	430730	0940	04/06/07	\$363,000	\$304,000	1870	7	2002	3	3480	N	N	113 GLENNWOOD AVE SE
002	165753	0160	07/09/07	\$360,000	\$299,000	1890	7	2004	3	2264	N	N	3922 NE 4TH CIR
002	165753	0190	04/29/08	\$345,000	\$303,000	1890	7	2005	3	2661	N	N	3908 NE 4TH CIR
002	165753	0300	02/20/07	\$374,000	\$316,000	1890	7	2005	3	2232	N	N	427 SHELTON PL NE
002	430734	0220	03/01/07	\$372,000	\$314,000	1900	7	2004	3	3600	N	N	2568 NE 2ND PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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	430735	0140	07/11/07	\$392,000	\$325,000	1900	7	2004	3	3994	N	N	272 INDEX AVE SE
002	894475	0300	09/04/08	\$380,000	\$354,000	1930	7	1997	3	3990	N	N	3719 NE 5TH ST
002	894475	0610	04/04/07	\$388,000	\$325,000	1930	7	1998	3	3842	N	N	4013 NE 5TH PL
002	894475	0740	12/03/07	\$392,500	\$330,000	1930	7	1997	3	4273	N	N	500 SHELTON CT NE
002	430730	1200	07/25/08	\$290,000	\$265,000	1960	7	2003	3	4096	N	N	2847 NE 1ST ST
002	430730	1200	08/04/08	\$329,000	\$302,000	1960	7	2003	3	4096	N	N	2847 NE 1ST ST
002	756970	0020	03/07/08	\$419,950	\$362,000	1970	7	2007	3	5580	N	N	3921 NE 9TH PL
002	756970	0090	02/01/08	\$416,000	\$354,000	1970	7	2007	3	4560	N	N	4019 NE 9TH PL
002	430734	0480	07/24/08	\$365,000	\$333,000	2120	7	2004	3	3741	N	N	218 FERNDAL E CT NE
002	430734	0630	06/27/07	\$409,950	\$340,000	2120	7	2004	3	3765	N	N	253 FERNDAL E AVE NE
002	430735	0850	03/20/07	\$405,000	\$340,000	2140	7	2004	3	4686	N	N	3172 SE 3RD ST
002	430730	0260	06/04/08	\$340,000	\$303,000	2160	7	2002	3	4050	N	N	223 FERNDAL E AVE SE
002	430730	0920	07/16/08	\$365,000	\$331,000	2160	7	2002	3	4350	N	N	101 GLENNWOOD AVE SE
002	430731	0230	04/22/08	\$365,000	\$319,000	2160	7	2004	3	3600	N	N	2630 NE 2ND ST
002	430734	0050	03/16/07	\$419,000	\$352,000	2160	7	2004	3	5276	N	N	201 EDMONDS PL NE
002	430735	0700	08/28/07	\$405,000	\$336,000	2160	7	2004	3	4198	N	N	2919 SE 3RD ST
002	430735	0910	01/09/07	\$395,950	\$338,000	2160	7	2004	3	4216	N	N	305 LYNNWOOD AVE SE
002	395590	0740	05/16/07	\$425,000	\$354,000	2200	7	2001	3	5527	N	N	2306 SE 3RD ST
002	722750	1368	03/10/07	\$450,000	\$379,000	2210	7	2002	3	5739	Y	N	2125 NE 6TH CIR
002	430730	0790	02/27/08	\$389,950	\$335,000	2280	7	2003	3	4919	N	N	222 GLENNWOOD AVE SE
002	430730	0860	08/26/08	\$360,000	\$334,000	2280	7	2003	3	3480	N	N	158 GLENNWOOD AVE SE
002	430734	0550	05/22/07	\$400,000	\$333,000	2280	7	2004	3	5530	N	N	205 FERNDAL E AVE NE
002	430734	0640	03/13/07	\$395,000	\$332,000	2280	7	2004	3	3675	N	N	259 FERNDAL E AVE NE
002	430734	0650	01/19/07	\$402,000	\$342,000	2280	7	2004	3	3675	N	N	265 FERNDAL E AVE NE
002	430735	0980	03/13/07	\$424,000	\$356,000	2340	7	2004	3	3986	N	N	327 KIRKLAND PL SE
002	947670	0035	06/26/07	\$435,000	\$361,000	2350	7	1965	4	13680	Y	N	407 GRANDEY WAY NE
002	430732	0230	05/20/08	\$380,000	\$336,000	2390	7	2003	3	6976	N	N	259 GLENNWOOD CT SE
002	430733	0030	04/05/07	\$445,000	\$373,000	2390	7	2004	3	11143	Y	N	2749 SE 4TH ST
002	756970	0100	10/08/07	\$489,950	\$408,000	2410	7	2007	3	5871	N	N	4009 NE 9TH PL
002	395590	0110	06/13/07	\$424,000	\$352,000	2420	7	2001	3	4957	N	N	2308 SE 2ND PL
002	395590	0750	06/11/07	\$450,000	\$374,000	2420	7	2001	3	6196	N	N	2300 SE 3RD ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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	395590	1190	06/20/08	\$397,000	\$356,000	2490	7	2002	3	5566	N	N	292 EDMONDS AVE SE
002	395590	0580	07/23/07	\$477,777	\$396,000	2510	7	2001	3	5614	N	N	2310 SE 2ND CT
002	395590	0940	05/23/07	\$509,000	\$424,000	2510	7	2001	3	8049	N	N	2227 SE 3RD ST
002	430735	0250	11/26/07	\$400,000	\$336,000	2560	7	2004	3	3921	N	N	325 INDEX AVE SE
002	430735	0360	04/12/07	\$429,000	\$359,000	2560	7	2004	3	3600	N	N	2820 SE 2ND CT
002	430731	0090	03/23/07	\$424,950	\$357,000	2580	7	2003	3	3600	N	N	2709 NE 2ND ST
002	430734	0720	08/12/08	\$389,950	\$359,000	2580	7	2004	3	4001	N	N	256 FERNDAL AVE NE
002	395590	0030	12/04/07	\$399,900	\$336,000	2620	7	2001	3	5419	N	N	2410 SE 2ND PL
002	430733	0210	05/30/08	\$394,900	\$351,000	2620	7	2003	3	5244	N	N	303 INDEX PL SE
002	395590	0360	06/17/08	\$420,000	\$376,000	2670	7	2001	3	11266	N	N	251 BLAINE DR SE
002	395590	0520	05/28/08	\$415,000	\$369,000	2670	7	2001	3	5708	N	N	2207 SE 2ND PL
002	395590	0610	03/08/07	\$449,950	\$379,000	2670	7	2001	3	4750	N	N	2322 SE 2ND CT
002	395590	1350	04/05/07	\$465,000	\$389,000	2670	7	2001	3	6975	N	N	276 DAYTON AVE SE
002	395590	0850	08/29/07	\$515,000	\$428,000	2740	7	2001	3	6980	N	N	2228 SE 3RD ST
002	395590	1120	05/22/07	\$502,000	\$418,000	2740	7	2002	3	9637	N	N	362 EDMONDS AVE SE
002	395590	0910	02/26/08	\$415,000	\$356,000	2760	7	2001	3	8558	N	N	271 BLAINE DR SE
002	395590	0710	09/20/08	\$375,000	\$352,000	2770	7	2001	3	5492	N	N	271 DAYTON AVE SE
002	395590	0040	09/18/08	\$365,000	\$343,000	2780	7	2001	3	5302	N	N	2406 SE 2ND PL
002	430730	0380	02/22/07	\$474,000	\$400,000	2820	7	2002	3	4873	N	N	301 FERNDAL AVE SE
002	430730	0400	09/19/07	\$460,000	\$383,000	2820	7	2002	3	6413	N	N	313 FERNDAL AVE SE
002	395590	0400	06/11/07	\$502,500	\$418,000	2920	7	2001	3	7837	N	N	259 BLAINE DR SE
002	395590	0410	12/05/07	\$488,700	\$411,000	3040	7	2001	3	7442	N	N	261 BLAINE DR SE
002	395590	0830	07/21/08	\$457,000	\$416,000	3460	7	2001	3	6590	N	N	281 CAMAS AVE SE
002	430735	0530	11/15/08	\$500,000	\$485,000	3880	7	2004	3	9552	Y	N	2907 SE 4TH ST
002	430732	0380	08/22/08	\$478,500	\$443,000	4040	7	2003	3	8130	Y	N	2731 SE 4TH ST
002	559290	0135	07/13/07	\$405,000	\$336,000	1260	8	1955	4	7463	Y	N	56 MONTEREY DR NE
002	559290	0135	08/21/07	\$495,000	\$411,000	1260	8	1955	4	7463	Y	N	56 MONTEREY DR NE
002	559290	0035	03/16/07	\$468,000	\$393,000	1340	8	1953	4	17456	Y	N	75 MONTEREY DR NE
002	559290	0140	09/05/07	\$610,000	\$507,000	1340	8	1960	5	7400	Y	N	62 MONTEREY DR NE
002	285480	0205	11/13/07	\$419,950	\$352,000	1430	8	1958	4	7968	N	N	3112 NE 10TH ST
002	807440	0145	09/04/08	\$327,950	\$306,000	1470	8	1958	4	8835	N	N	3011 NE 9TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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	773610	0050	11/28/07	\$450,000	\$378,000	1490	8	2005	3	10710	N	N	1210 MONROE AVE NE
002	559290	0020	07/30/08	\$520,000	\$475,000	1760	8	1956	4	7819	Y	N	57 MONTEREY DR NE
002	801110	0099	10/10/08	\$354,950	\$337,000	2040	8	2000	3	6837	N	N	665 NEWPORT CT NE
002	723650	0020	09/24/07	\$599,000	\$498,000	2060	8	1966	4	7500	N	N	414 INDEX PL NE
002	801110	0006	11/06/07	\$443,950	\$371,000	2080	8	2005	3	6855	N	N	3315 NE 7TH CT
002	773610	0008	01/25/07	\$455,000	\$387,000	2270	8	2006	3	6001	N	N	1305 MONROE AVE NE
002	756970	0040	11/05/08	\$420,000	\$405,000	2430	8	2007	3	7277	N	N	4003 NE 9TH PL
002	756970	0050	09/04/08	\$435,000	\$405,000	2430	8	2007	3	5822	N	N	4028 NE 9TH PL
002	756970	0060	04/09/08	\$445,000	\$388,000	2430	8	2007	3	4573	N	N	4034 NE 9TH PL
002	330780	0100	08/08/07	\$509,000	\$422,000	2450	8	2004	3	6630	N	N	3711 NE 13TH PL
002	722780	0825	06/20/08	\$435,000	\$390,000	2490	8	2008	3	4666	N	N	2925 NE 8TH ST
002	722780	0921	05/19/08	\$442,200	\$391,000	2500	8	2008	3	4881	N	N	2820 NE 7TH ST
002	722780	0920	06/19/08	\$447,570	\$401,000	2503	8	2007	3	4784	N	N	2826 NE 7TH ST
002	723130	0096	05/30/07	\$504,950	\$420,000	2540	8	2006	3	6826	Y	N	2215 NE 6TH CT
002	723130	0095	12/04/07	\$470,000	\$395,000	2580	8	2006	3	6826	Y	N	2211 NE 6TH CT
002	082305	9226	06/28/07	\$439,000	\$364,000	2620	8	2006	3	5896	N	N	656 BLAINE CT NE
002	330780	0070	09/16/08	\$425,000	\$399,000	2690	9	2004	3	8800	N	N	1315 REDMOND PL NE
002	330780	0040	01/10/08	\$600,000	\$508,000	3340	9	2004	3	6930	N	N	1312 REDMOND PL NE

Improved Sales Removed from this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	004950	0090	09/19/07	\$44,238	QUIT CLAIM DEED
001	025950	0010	11/10/08	\$440,000	Diagnostic Outlier
001	025950	0110	07/22/08	\$475,000	Diagnostic Outlier
001	032305	9102	12/23/08	\$450,000	IMP COUNT
001	034570	0130	11/16/07	\$151,402	QUIT CLAIM DEED
001	034570	0350	12/31/08	\$299,000	OBSOLESCENCE CODED
001	042305	9062	11/21/08	\$320,000	Diagnostic Outlier
001	042305	9077	03/27/08	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	042305	9135	05/26/07	\$555,000	Diagnostic Outlier
001	042305	9158	10/06/07	\$240,000	EXEMPT FROM EXCISE TAX
001	042305	9197	06/13/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	042305	9387	09/04/08	\$529,000	Diagnostic Outlier
001	042305	9392	09/25/08	\$470,000	FORCED SALE
001	183950	0060	06/21/07	\$74,157	QUIT CLAIM DEED
001	278770	1000	02/26/08	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	311990	0156	10/28/08	\$358,500	NON-REPRESENTATIVE SALE
001	332740	0020	01/02/08	\$314,000	QUIT CLAIM DEED
001	334390	0084	04/22/08	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	334390	0094	03/01/07	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334390	0204	05/23/07	\$357,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334390	0285	08/21/08	\$250,000	Diagnostic Outlier
001	334390	1251	01/22/08	\$299,845	QUIT CLAIM DEED
001	334390	1283	04/29/08	\$156,000	DOR RATIO
001	334390	1364	12/21/08	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334390	1403	05/01/08	\$340,450	IMP COUNT
001	334390	1640	09/03/08	\$200,000	PREVIMP<=25K
001	334390	1643	11/26/08	\$284,000	Diagnostic Outlier
001	334390	1643	11/26/08	\$225,000	DOR RATIO
001	334390	1923	02/14/08	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334390	1966	06/26/08	\$271,000	Diagnostic Outlier
001	334390	2062	05/14/08	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	334390	2066	11/20/08	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	334390	2651	11/13/08	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	334390	3042	01/18/07	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334390	3563	08/21/08	\$100,000	DOR RATIO
001	334450	0076	02/16/07	\$201,542	QUIT CLAIM DEED
001	334450	0180	02/23/07	\$449,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	344982	0220	01/11/07	\$502,000	QUIT CLAIM DEED
001	388832	0020	05/02/07	\$90,500	QUIT CLAIM DEED
001	418720	0200	03/06/08	\$650,000	PREVIMP<=25K
001	418720	0330	10/14/08	\$221,750	QUIT CLAIM DEED
001	418720	0330	10/13/08	\$887,000	PREVIMP<=25K;QUIT CLAIM DEED
001	522650	0430	09/18/07	\$493,000	RELOCATION - SALE TO SERVICE
001	559220	0010	09/21/07	\$216,000	DOR RATIO
001	606140	0080	09/16/08	\$475,000	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed from this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	606140	0080	09/20/07	\$175,000	DOR RATIO
001	606140	0080	07/06/07	\$89,950	DOR RATIO
001	722780	0125	03/05/07	\$359,000	UNFIN AREA
001	722780	1500	03/07/08	\$144,482	QUIT CLAIM DEED
001	722780	2010	09/09/08	\$189,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	802977	0070	07/16/08	\$635,000	FORCED SALE
001	803540	0090	08/01/08	\$152,831	QUIT CLAIM DEED
001	807900	0080	02/21/08	\$249,492	QUIT CLAIM DEED
001	807900	0200	07/27/07	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	807902	0080	12/05/07	\$230,500	QUIT CLAIM DEED
001	920250	0120	03/24/07	\$287,100	RELATED PARTY, FRIEND, OR NEIGHBOR
001	929086	0050	02/19/07	\$568,000	RELOCATION - SALE TO SERVICE
002	041800	0160	04/01/08	\$153,450	Diagnostic Outlier
002	041800	0315	05/13/08	\$247,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	041800	0510	11/14/07	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	042200	0075	05/21/07	\$242,500	QUIT CLAIM DEED
002	042305	9300	04/24/08	\$180,000	DOR RATIO
002	042400	0020	01/11/08	\$68,460	QUIT CLAIM DEED
002	042500	0045	11/26/07	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	042500	0205	05/18/07	\$271,000	QUIT CLAIM DEED
002	042540	0080	02/19/08	\$142,499	QUIT CLAIM DEED
002	092305	9185	10/15/07	\$191,000	DOR RATIO
002	092305	9187	10/15/07	\$191,000	DOR RATIO
002	092305	9230	05/22/08	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	106140	0240	09/24/07	\$265,000	UNFIN AREA
002	106150	0310	07/31/07	\$515,000	UNFIN AREA
002	106150	0320	05/31/07	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	106150	0370	11/01/07	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	106150	0810	04/12/07	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	298740	0045	10/22/08	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	298740	0070	12/08/08	\$143,000	DOR RATIO
002	337770	0120	08/18/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	395590	0910	02/05/08	\$415,000	RELOCATION - SALE TO SERVICE
002	395590	0930	05/31/07	\$94,790	QUIT CLAIM DEED
002	430731	0370	10/28/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	430732	0380	02/02/07	\$116,520	QUIT CLAIM DEED
002	430734	0330	12/28/07	\$179,000	QUIT CLAIM DEED
002	559290	0325	01/11/07	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	712630	0061	03/26/08	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722750	0045	10/09/07	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722750	0345	12/12/08	\$219,000	RELOCATION - SALE TO SERVICE
002	722750	0450	07/28/08	\$155,000	Diagnostic Outlier
002	722750	0665	08/28/07	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722750	0820	08/14/08	\$213,000	ACTIVE PERMIT BEFORE SALE>25K
002	722750	1230	05/27/08	\$261,500	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	722750	1645	03/12/07	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	722750	1650	06/07/07	\$164,950	Diagnostic Outlier
002	722750	2135	09/26/07	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722750	2395	10/08/08	\$107,448	QUIT CLAIM DEED
002	722750	2430	01/21/08	\$181,700	EXEMPT FROM EXCISE TAX
002	722780	0930	12/29/08	\$90,000	DOR RATIO
002	723130	0010	09/19/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	746141	0120	06/06/07	\$151,500	QUIT CLAIM DEED
002	756970	0080	09/28/07	\$449,950	PREVIMP<=25K
002	780900	0035	05/09/07	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	801110	0025	07/23/07	\$266,500	Diagnostic Outlier
002	807420	0035	08/12/08	\$142,360	QUIT CLAIM DEED
002	807420	0085	10/22/08	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	894475	0500	08/24/07	\$127,000	QUIT CLAIM DEED
002	894475	0750	03/10/07	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	894850	0070	05/24/07	\$142,388	QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 85***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	032305	9084	10/31/2007	\$ 298,800	24829	N	N
001	032305	9321	09/25/2007	\$ 285,000	7450	N	N
001	342405	9161	10/04/2007	\$ 207,000	25542	N	N
002	092305	9105	10/15/2007	\$ 193,500	8276	N	N
002	722750	0066	03/23/2007	\$ 130,000	4630	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 85***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	334210	3511	12/17/2008	\$ 420,000	DOR RATIO
001	334390	0125	07/27/2007	\$ 485,000	TEAR DOWN
001	344950	0055	09/04/2008	\$ 71,000	DOR RATIO
001	559220	0020	09/21/2007	\$ 216,000	TEAR DOWN
001	666908	0120	09/24/2007	\$ 434,950	DIAGNOSTIC OUTLIER
001	723090	0179	04/03/2008	\$ 474,950	TEAR DOWN
001	947755	0070	02/28/2008	\$ 280,000	TEAR DOWN
001	947755	0070	08/22/2008	\$ 1,075,000	DOR RATIO
002	092305	9105	10/15/2007	\$ 193,500	SEGREGATION AND/OR MERGER
002	092305	9107	02/12/2008	\$ 216,000	SEGREGATION AND/OR MERGER
002	092305	9252	11/24/2008	\$ 475,000	SEGREGATION AND/OR MERGER

Mobile Home Sales Available In This Annual Update Analysis

Area 85

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	342405	9147	09/11/2007	\$ 305,000	20359	N	N
001	032305	9070	11/21/2007	\$ 990,000	126324	N	N

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 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

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

Area 85 (NW Renton Hill)
2009