

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: FAIRWOOD / 30

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 305

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$119,200	\$160,000	\$279,200			
2010 Value	\$119,200	\$151,700	\$270,900	\$296,500	91.4%	9.49%
Change	\$0	-\$8,300	-\$8,300			
% Change	0.0%	-5.2%	-3.0%			

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

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. 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 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 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 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$117,300	\$149,700	\$267,000
2010 Value	\$117,300	\$140,400	\$257,700
Percent Change	0.0%	-6.2%	-3.5%

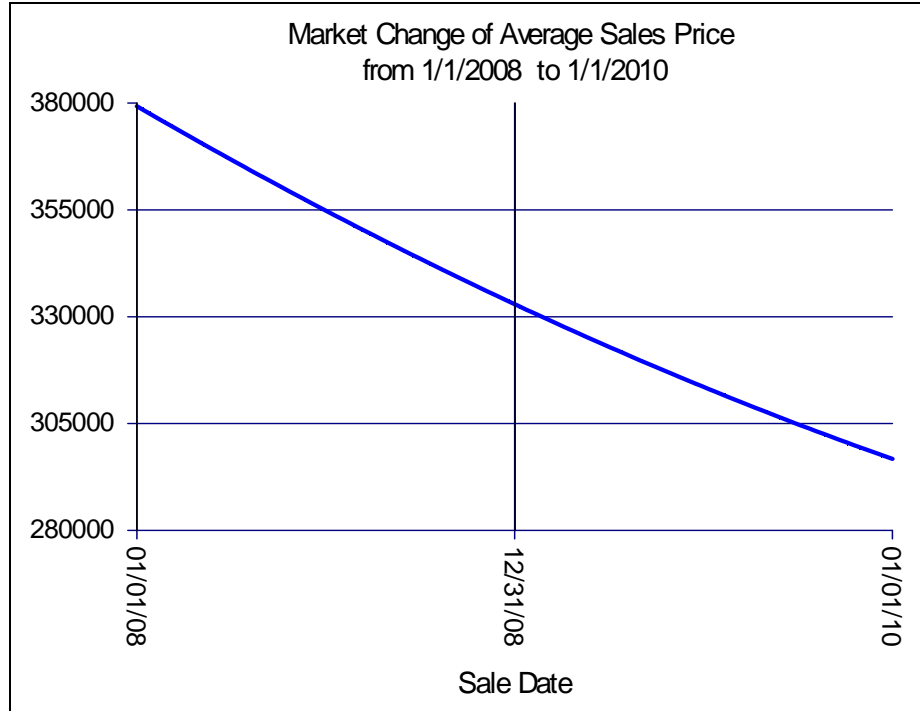
Number of one to three unit residences in the Population: 6629

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable was needed in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a new house (Year built > 2005) had lower average ratios (Assessed Value / Sale Price) than other properties in the area and required an upward adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

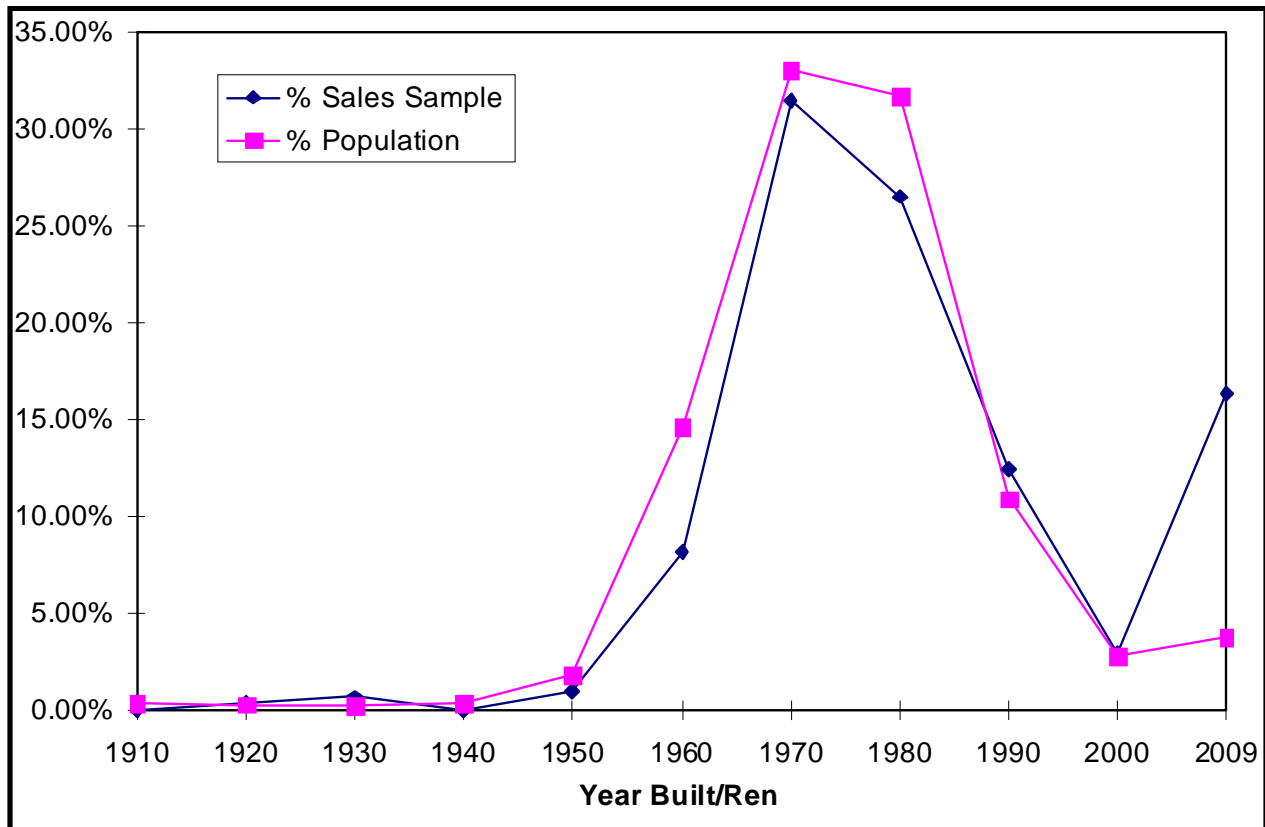
Market Change of Average Sale Price in Area 30
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.33%
1930	2	0.66%
1940	0	0.00%
1950	3	0.98%
1960	25	8.20%
1970	96	31.48%
1980	81	26.56%
1990	38	12.46%
2000	9	2.95%
2009	50	16.39%
	305	

Population		
Year Built/Ren	Frequency	% Population
1910	22	0.33%
1920	18	0.27%
1930	16	0.24%
1940	24	0.36%
1950	118	1.78%
1960	969	14.62%
1970	2195	33.11%
1980	2105	31.75%
1990	724	10.92%
2000	187	2.82%
2009	251	3.79%
	6629	

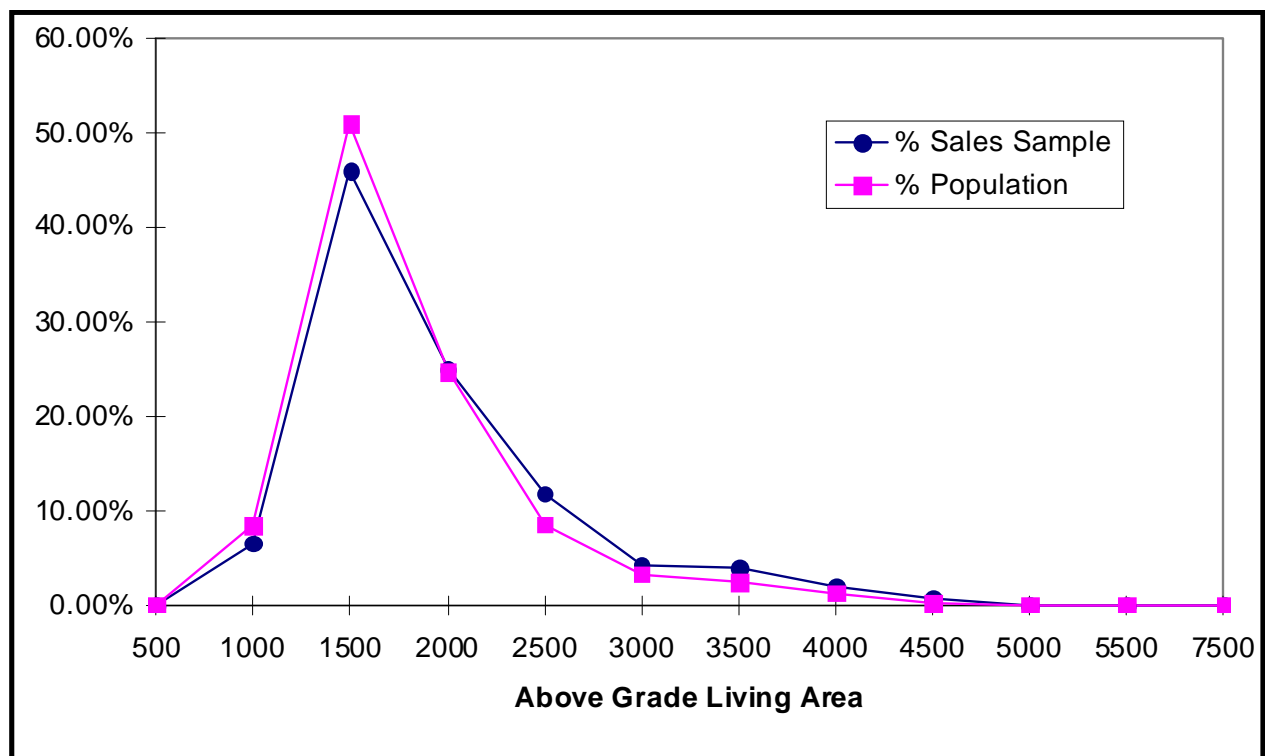


This over representation was found to have statistical significance and results are reflected in the model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	6.56%
1500	140	45.90%
2000	76	24.92%
2500	36	11.80%
3000	13	4.26%
3500	12	3.93%
4000	6	1.97%
4500	2	0.66%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	305	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	561	8.46%
1500	3377	50.94%
2000	1638	24.71%
2500	568	8.57%
3000	218	3.29%
3500	166	2.50%
4000	87	1.31%
4500	8	0.12%
5000	1	0.02%
5500	2	0.03%
7500	1	0.02%
	6629	

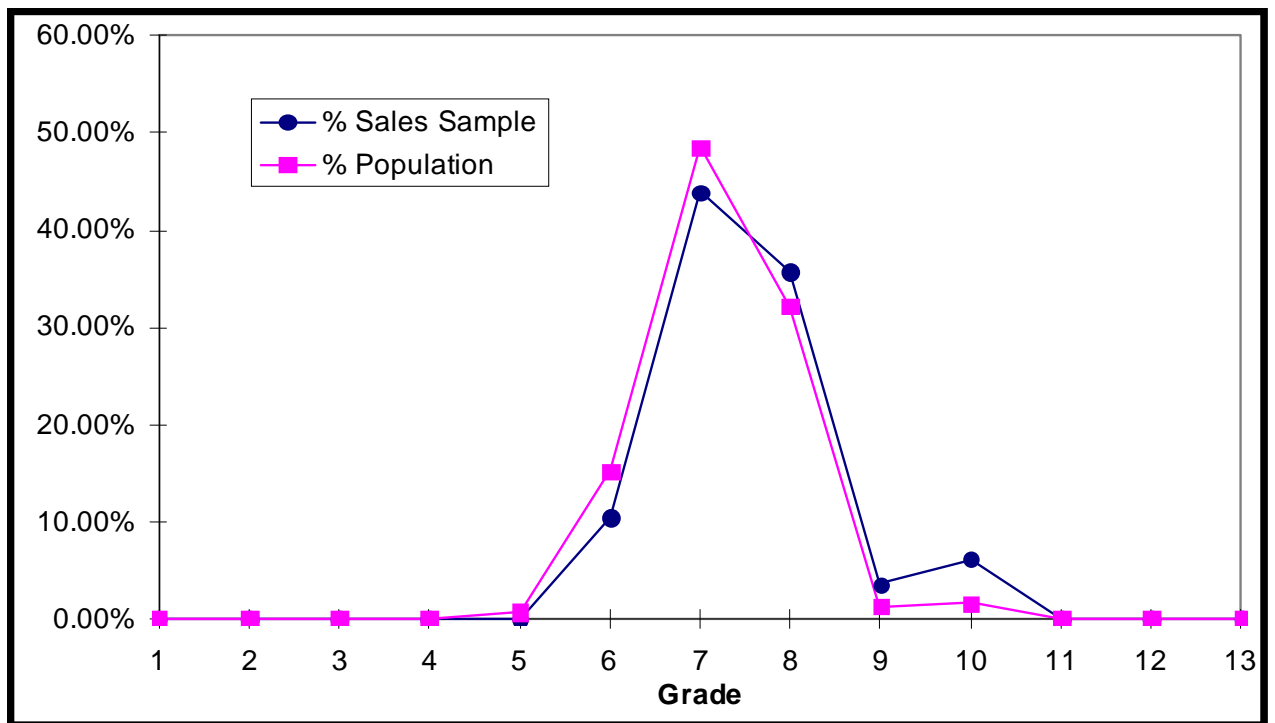


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

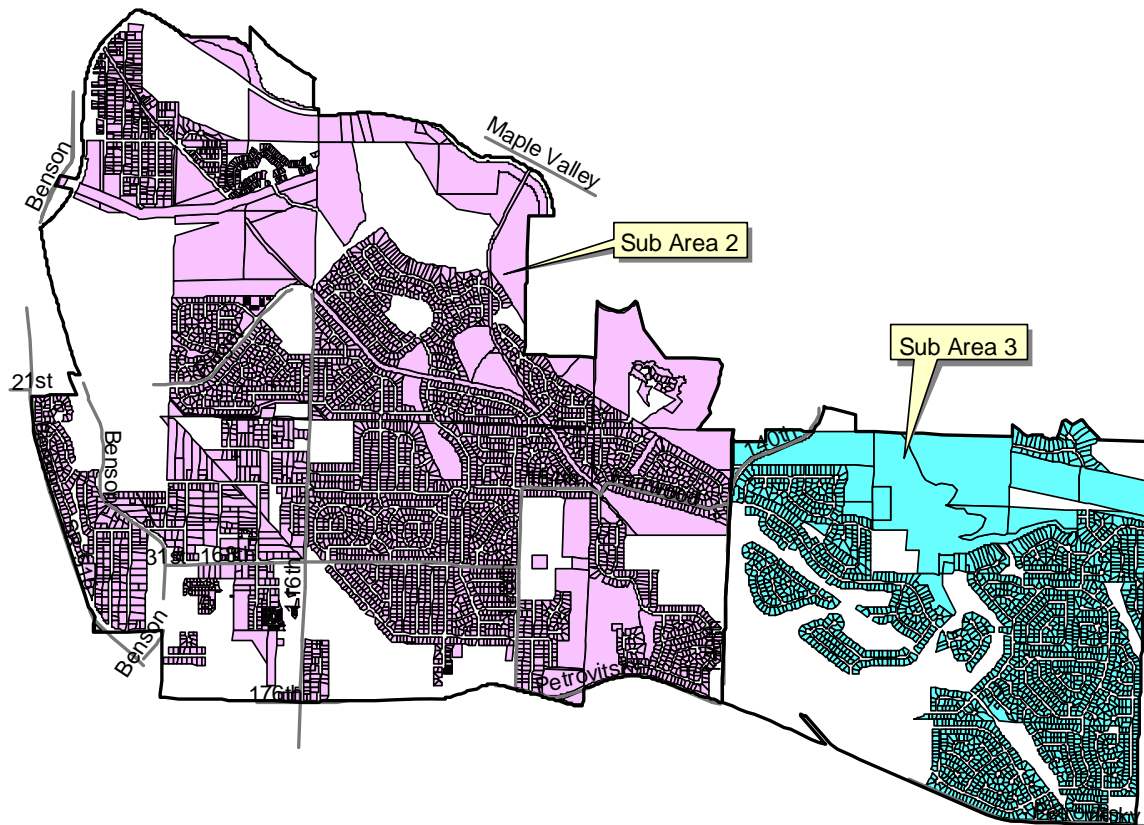
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	32	10.49%
7	134	43.93%
8	109	35.74%
9	11	3.61%
10	19	6.23%
11	0	0.00%
12	0	0.00%
13	0	0.00%
305		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	54	0.81%
6	1013	15.28%
7	3219	48.56%
8	2133	32.18%
9	91	1.37%
10	112	1.69%
11	4	0.06%
12	1	0.02%
13	0	0.00%
6629		



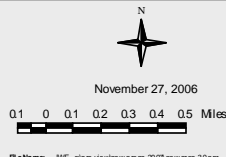
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.



Area 30

Fairwood

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Legend

- Area 30 outline.shp
- Area 30 streets.shp
- Area 30 Subs.shp
- 002
- 003

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 2, 2010

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 1/1/2008 through 1/1/2010 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 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

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

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, 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 such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable was needed in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a new house (Year built > 2005) had lower average ratios (Assessed Value / Sale Price) than other properties in the area and required an upward adjustment.

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 305 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .9573802-4.433797E-02*NewYB x .925*
The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 33

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .970.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * .970
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied. *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)*.970

Model Validation

The resulting assessment level is 91.4%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -3.5%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

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

Area 30 Annual Update Model Adjustments

2010 Total Value = 2009 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 0.925.

Standard Area Adjustment

-3.38%

New House	Yes
% Adjustment	1.31%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House (YEARBUILT >2005) parcel would *approximately* receive a +1.31% upward adjustment. 94 parcels in the improved population would receive this adjustment. There were 33 sales.

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

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 30 Sale Price changes (Relative to 1/1/2010 valuation date.)

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

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.781	-21.9%
2/1/2008	0.791	-20.9%
3/1/2008	0.799	-20.1%
4/1/2008	0.808	-19.2%
5/1/2008	0.817	-18.3%
6/1/2008	0.827	-17.3%
7/1/2008	0.836	-16.4%
8/1/2008	0.845	-15.5%
9/1/2008	0.854	-14.6%
10/1/2008	0.863	-13.7%
11/1/2008	0.873	-12.7%
12/1/2008	0.881	-11.9%
1/1/2009	0.891	-10.9%
2/1/2009	0.900	-10.0%
3/1/2009	0.908	-9.2%
4/1/2009	0.918	-8.2%
5/1/2009	0.927	-7.3%
6/1/2009	0.936	-6.4%
7/1/2009	0.945	-5.5%
8/1/2009	0.954	-4.6%
9/1/2009	0.963	-3.7%
10/1/2009	0.972	-2.8%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.808	\$424,000
Sale 2	\$475,000	10/1/2009	0.972	\$462,000
Sale 3	\$515,000	7/1/2009	0.945	\$487,000

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

The time adjustment formula for Area30 is $=(0.9573802 + 0.0002850873 * \text{SaleDay} - 0.04433797 * 0.1081967) / (0.9573802 - 0.04433797 * 0.1081967)$

SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/Team 1	Appr. Date: 1/1/2009	Date of Report: 6/3/2010	Sales Dates: 1/2008 - 12/2009
Area 30 / FAIRWOOD	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	305
Mean Assessed Value	279,200
Mean Adj. Sales Price	296,500
Standard Deviation AV	71,841
Standard Deviation SP	84,081

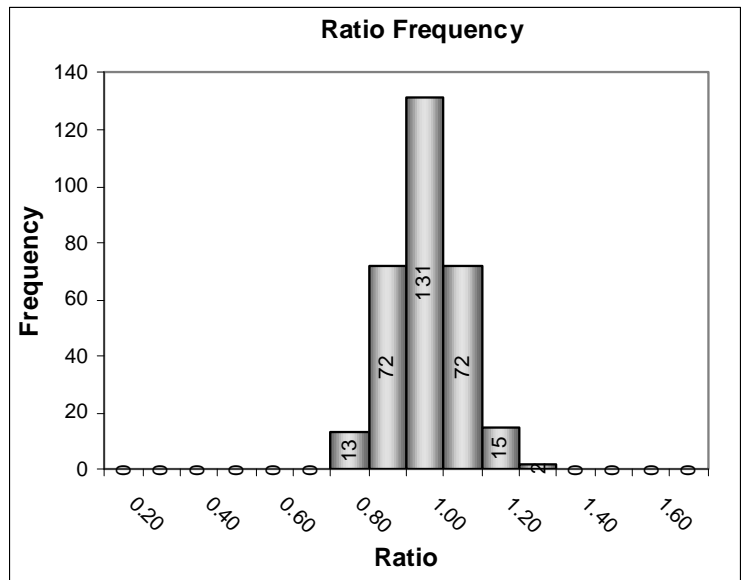
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.953
Median Ratio	0.948
Weighted Mean Ratio	0.942

UNIFORMITY	
Lowest ratio	0.707
Highest ratio:	1.224
Coefficient of Dispersion	7.70%
Standard Deviation	0.092
Coefficient of Variation	9.62%
Price Related Differential (PRD)	1.012

RELIABILITY	
95% Confidence: Median	
Lower limit	0.935
Upper limit	0.963
95% Confidence: Mean	
Lower limit	0.942
Upper limit	0.963

SAMPLE SIZE EVALUATION	
N (population size)	6629
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	13
Actual sample size:	305
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	160
# ratios above mean:	145
z:	0.859
Conclusion:	Normal*
*i.e. no evidence of non-normality	



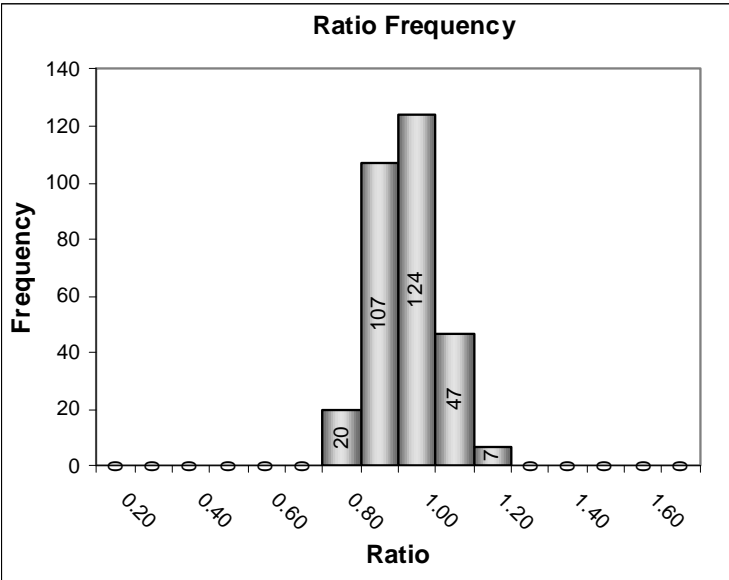
COMMENTS:

1 to 3 Unit Residences throughout area 30

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: SW/Team 1	Appr. Date: 1/1/2010	Date of Report: 6/3/2010	Sales Dates: 1/2008 - 12/2009
Area 30 / FAIRWOOD	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	305		
Mean Assessed Value	270,900		
Mean Sales Price	296,500		
Standard Deviation AV	70,879		
Standard Deviation SP	84,081		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.918		
Weighted Mean Ratio	0.914		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 30 Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
Lowest ratio	0.715		
Highest ratio:	1.182		
Coefficient of Dispersion	7.71%		
Standard Deviation	0.088		
Coefficient of Variation	9.49%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.907		
Upper limit	0.931		
95% Confidence: Mean			
Lower limit	0.913		
Upper limit	0.933		
SAMPLE SIZE EVALUATION			
N (population size)	6629		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.088		
Recommended minimum:	12		
Actual sample size:	305		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	157		
# ratios above mean:	148		
z:	0.515		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

page.

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 30
(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	143270	0330	10/1/09	\$180,000	\$175,000	940	6	1959	3	7560	N	N	12659 SE 169TH ST
002	289260	0031	1/14/08	\$245,000	\$192,000	1300	6	1951	4	10396	N	N	16812 113TH AVE SE
002	143240	0010	6/26/09	\$205,000	\$193,000	930	6	1958	4	7560	N	N	16812 124TH AVE SE
002	142340	0200	11/12/08	\$227,000	\$199,000	1080	6	1958	4	9200	N	N	16165 120TH AVE SE
002	143270	0760	12/1/09	\$203,000	\$201,000	920	6	1959	3	7560	N	N	12637 SE 170TH ST
002	142340	0265	6/16/08	\$245,000	\$204,000	1140	6	1959	4	9045	N	N	16164 120TH AVE SE
002	142350	0220	8/11/08	\$243,500	\$206,000	1080	6	1959	4	8418	N	N	16203 122ND AVE SE
002	143270	0660	9/22/09	\$215,000	\$209,000	1170	6	1959	3	7560	N	N	12632 SE 170TH ST
002	143240	0125	8/14/08	\$250,000	\$212,000	950	6	1958	4	7714	N	N	17003 125TH AVE SE
002	863710	0060	4/22/09	\$229,900	\$212,000	1150	6	1993	3	4172	N	N	10920 SE 170TH ST
002	143270	0540	9/10/09	\$220,000	\$213,000	1150	6	1959	3	7560	N	N	12663 SE 169TH PL
002	722900	0045	7/20/09	\$225,650	\$215,000	1800	6	1958	4	10800	N	N	17419 129TH AVE SE
002	008800	0414	5/23/08	\$262,000	\$216,000	1350	6	1967	3	15375	N	N	16639 113TH AVE SE
002	329470	0310	5/27/09	\$235,000	\$220,000	750	6	1943	4	8125	N	N	805 HIGH AVE S
002	143240	0265	7/22/08	\$265,000	\$223,000	960	6	1958	3	7560	N	N	17045 124TH AVE SE
002	143260	0135	3/17/09	\$245,000	\$224,000	920	6	1958	3	9170	N	N	11703 SE 160TH ST
002	143270	0750	1/16/08	\$290,000	\$228,000	1250	6	1959	4	7560	N	N	12645 SE 170TH ST
002	143240	1085	12/21/09	\$229,000	\$228,000	1170	6	1958	4	7921	N	N	12005 SE 170TH PL
002	143240	0780	12/11/08	\$259,000	\$229,000	1010	6	1958	4	9041	N	N	11924 SE 169TH PL
002	143260	0425	3/27/08	\$284,000	\$229,000	1350	6	1958	3	13328	N	N	15868 118TH AVE SE
002	863710	0370	6/5/09	\$244,450	\$229,000	1340	6	1994	3	5670	N	N	17025 110TH PL SE
002	863710	0240	10/14/08	\$265,000	\$230,000	1190	6	1994	3	4380	N	N	10936 SE 169TH PL
002	143260	0740	8/20/09	\$240,000	\$230,000	1190	6	1959	3	7085	N	N	11862 SE 157TH PL
002	143270	0740	12/26/08	\$263,000	\$234,000	970	6	1959	4	7560	N	N	12651 SE 170TH ST
002	008700	0256	6/24/09	\$250,000	\$236,000	1370	6	1947	4	18090	N	N	16836 106TH AVE SE
002	722140	0333	6/24/09	\$259,000	\$244,000	860	6	1911	4	6823	Y	N	527 GRANT AVE S
002	329470	0101	10/14/09	\$260,000	\$254,000	1050	6	1925	3	6500	Y	N	808 RENTON AVE S
002	008800	0041	8/26/08	\$299,000	\$255,000	900	6	1958	5	11280	N	N	16005 114TH AVE SE
002	143270	0770	9/23/08	\$305,000	\$263,000	920	6	1959	4	7560	N	N	12631 SE 170TH ST
002	143260	0145	7/17/09	\$290,000	\$275,000	1700	6	1958	4	15065	N	N	11715 SE 160TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(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	143240	0475	5/21/08	\$339,100	\$279,000	1810	6	1958	4	8926	N	N	16855 123RD AVE SE
002	329470	0111	7/23/08	\$357,000	\$301,000	1310	6	1995	3	10075	Y	N	816 RENTON AVE S
002	142370	0630	7/13/09	\$195,000	\$185,000	1390	7	1966	4	7700	N	N	11627 SE 164TH ST
002	247339	0660	3/4/08	\$239,940	\$192,000	1480	7	1969	3	6800	N	N	13248 SE 161ST PL
002	143170	0240	7/29/08	\$230,500	\$195,000	1010	7	1962	3	6804	N	N	12647 SE 158TH ST
002	722900	0065	8/6/09	\$207,000	\$198,000	1110	7	1969	3	10800	N	N	17432 128TH AVE SE
002	073900	0004	6/30/09	\$220,000	\$208,000	1320	7	1991	3	7350	N	N	17415 128TH AVE SE
002	142390	0760	11/25/09	\$210,000	\$208,000	1230	7	1966	4	7975	N	N	16618 124TH AVE SE
002	142370	0840	5/6/09	\$225,000	\$209,000	1150	7	1963	3	8592	N	N	16519 116TH PL SE
002	864550	0130	2/13/08	\$268,000	\$213,000	960	7	1963	4	7384	N	N	1409 LAKE YOUNGS WAY SE
002	247338	0160	4/7/08	\$263,000	\$213,000	1250	7	1969	4	7988	N	N	13053 SE 160TH PL
002	142370	0830	1/28/08	\$271,500	\$214,000	1260	7	1963	4	10506	N	N	16511 116TH PL SE
002	142380	0580	5/8/08	\$264,950	\$217,000	1400	7	1965	3	8050	N	N	12008 SE 168TH ST
002	896000	0110	4/28/08	\$267,000	\$218,000	1180	7	1967	4	7891	N	N	17317 125TH AVE SE
002	247325	1040	10/30/08	\$250,000	\$218,000	1200	7	1969	3	8750	N	N	13611 SE FAIRWOOD BLVD
002	247325	0500	7/25/08	\$258,500	\$218,000	1180	7	1969	4	8400	N	N	13547 SE 161ST PL
002	142380	0470	8/7/09	\$228,000	\$218,000	1610	7	1966	5	8197	N	N	11909 SE 167TH ST
002	246070	0350	11/5/09	\$223,000	\$219,000	1080	7	1981	3	4950	N	N	12952 SE 157TH PL
002	142370	0340	3/8/08	\$275,000	\$220,000	1180	7	1963	3	9262	N	N	16518 118TH AVE SE
002	723150	0345	8/26/08	\$261,000	\$222,000	1500	7	1930	3	6000	Y	N	435 CEDAR AVE S
002	889870	0120	2/4/08	\$280,000	\$222,000	1130	7	1986	3	11305	N	N	2811 MILL AVE S
002	247338	1060	11/14/08	\$254,000	\$223,000	1260	7	1975	4	7000	N	N	16365 129TH AVE SE
002	247325	0330	5/29/08	\$271,000	\$224,000	1300	7	1968	4	8715	N	N	16311 134TH AVE SE
002	247520	1080	6/1/09	\$240,000	\$225,000	1220	7	1986	3	3951	N	N	2129 SE 8TH PL
002	246070	0400	6/26/09	\$240,000	\$226,000	1360	7	1981	4	8280	N	N	12920 SE 157TH PL
002	247520	0770	9/2/09	\$236,000	\$227,000	1250	7	1989	3	4173	N	N	2121 SE 8TH DR
002	247338	0960	3/5/09	\$250,000	\$227,000	1690	7	1970	4	8436	N	N	16394 129TH AVE SE
002	143150	0070	4/8/08	\$281,140	\$228,000	1010	7	1961	3	8330	N	N	15665 123RD AVE SE
002	143150	0370	6/26/08	\$275,000	\$229,000	1480	7	1962	3	9086	N	N	15826 123RD AVE SE
002	864550	1130	3/11/08	\$285,000	\$229,000	1020	7	1963	4	7700	N	N	1633 FERNDAL AVE SE
002	247310	1030	5/8/08	\$279,950	\$229,000	1500	7	1967	4	7313	N	N	13734 SE 172ND ST

Improved Sales Used in this Annual Update Analysis
Area 30
(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	247520	1060	7/8/09	\$242,000	\$229,000	1700	7	1986	3	4000	N	N	2125 SE 8TH PL
002	247325	1360	8/4/08	\$272,000	\$230,000	1190	7	1968	3	7560	N	N	13817 SE 161ST PL
002	667307	0140	10/23/09	\$235,000	\$230,000	1390	7	1979	3	7700	N	N	2405 SE 21ST ST
002	143150	0270	5/23/08	\$280,000	\$231,000	1720	7	1961	3	7200	N	N	12343 SE 158TH ST
002	246070	0480	8/26/09	\$240,000	\$231,000	1080	7	1981	3	6000	N	N	15606 129TH PL SE
002	143320	0120	6/6/08	\$280,000	\$232,000	1010	7	1967	3	7560	N	N	16412 125TH AVE SE
002	381130	0060	4/15/08	\$286,000	\$232,000	1000	7	1983	3	7490	N	N	17223 109TH PL SE
002	142391	0420	1/7/09	\$260,000	\$232,000	1570	7	1967	4	10650	N	N	12720 SE 167TH ST
002	142390	0080	11/20/08	\$265,000	\$233,000	1360	7	1966	4	7700	N	N	12303 SE 164TH ST
002	143280	0480	9/11/09	\$241,500	\$233,000	1010	7	1961	3	7700	N	N	12647 SE 162ND ST
002	247325	0510	12/18/09	\$235,000	\$234,000	1440	7	1968	4	8400	N	N	13553 SE 161ST PL
002	008700	0111	3/5/08	\$295,000	\$236,000	1270	7	1959	4	8935	N	N	16664 104TH AVE SE
002	247325	1010	10/20/08	\$272,000	\$236,000	1370	7	1974	4	8750	N	N	13449 SE FAIRWOOD BLVD
002	247340	0380	3/12/09	\$258,950	\$236,000	1130	7	1977	3	8400	N	N	16608 133RD PL SE
002	142370	0860	8/13/08	\$279,999	\$238,000	940	7	1963	4	8250	N	N	16531 116TH PL SE
002	864550	0580	11/11/09	\$243,000	\$239,000	1300	7	1977	3	7920	N	N	1722 GLENNWOOD AVE SE
002	247310	0470	6/24/08	\$287,900	\$240,000	1240	7	1967	4	11297	N	N	13817 SE 173RD PL
002	247325	0750	4/1/09	\$262,500	\$241,000	1140	7	1976	3	8085	N	N	13525 SE 163RD ST
002	864550	0140	11/3/08	\$277,000	\$242,000	1120	7	1963	3	8250	N	N	2640 LAKE YOUNGS CT SE
002	889870	0840	4/7/08	\$300,000	\$243,000	820	7	1981	3	8575	N	N	2202 WELLS CT S
002	142390	0740	5/12/08	\$298,000	\$245,000	1330	7	1967	4	7700	N	N	16604 124TH AVE SE
002	142391	0910	3/20/08	\$304,500	\$245,000	1500	7	1968	4	6287	N	N	12615 SE 167TH ST
002	864550	0680	1/16/09	\$275,000	\$246,000	1110	7	1978	4	7425	N	N	1607 GLENNWOOD AVE SE
002	143320	0140	11/10/09	\$250,000	\$246,000	1010	7	1967	3	9528	N	N	16402 125TH AVE SE
002	142391	0330	12/10/08	\$279,000	\$247,000	1290	7	1966	3	7389	N	N	12701 SE 166TH ST
002	247325	0090	6/10/09	\$263,500	\$247,000	1440	7	1967	4	10500	N	N	13812 SE 161ST PL
002	142391	0600	10/6/09	\$254,950	\$248,000	1590	7	1968	4	8116	N	N	12710 SE 166TH ST
002	864551	1730	12/8/09	\$250,000	\$248,000	1390	7	1977	3	7104	N	N	1414 HARRINGTON AVE SE
002	722920	0250	2/26/08	\$312,500	\$249,000	1460	7	1967	4	7271	N	N	13004 SE 171ST PL
002	142391	0960	8/13/08	\$295,000	\$250,000	1400	7	1967	5	7726	N	N	16606 126TH PL SE
002	142390	0300	10/22/09	\$255,000	\$250,000	1380	7	1966	4	7975	N	N	12207 SE 165TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(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	008800	0425	3/21/08	\$312,000	\$251,000	1320	7	2003	3	8500	N	N	11108 SE 168TH ST
002	282305	9129	9/10/09	\$260,000	\$251,000	1240	7	1988	3	7232	N	N	17235 117TH AVE SE
002	247339	0120	8/11/08	\$296,800	\$252,000	1600	7	1968	3	10472	N	N	13301 SE 160TH PL
002	246070	0920	3/3/08	\$315,000	\$252,000	1080	7	1979	4	7210	N	N	13048 SE 159TH PL
002	246070	0990	8/12/08	\$298,000	\$253,000	1560	7	1979	3	7200	N	N	13011 SE 159TH PL
002	864550	0670	1/16/08	\$323,000	\$254,000	1280	7	1979	4	8250	N	N	1603 GLENNWOOD AVE SE
002	247310	0270	1/4/08	\$326,000	\$255,000	1040	7	1967	4	9375	N	N	17141 136TH PL SE
002	246070	0290	1/28/08	\$323,500	\$255,000	1160	7	1981	3	7600	N	N	12937 SE 157TH PL
002	739930	0420	5/26/09	\$272,500	\$255,000	1170	7	1969	4	7395	N	N	2112 SE 20TH CT
002	247340	0220	6/29/09	\$270,000	\$255,000	1100	7	1978	3	12125	N	N	13221 SE 168TH ST
002	247325	0920	5/5/08	\$313,500	\$257,000	1430	7	1977	3	9894	N	N	13418 SE FAIRWOOD BLVD
002	143140	0190	10/21/08	\$296,000	\$257,000	820	7	1996	3	12685	N	N	15704 121ST AVE SE
002	739930	1120	5/21/08	\$315,000	\$259,000	1230	7	1967	4	8715	N	N	2224 SE 19TH ST
002	739930	0040	4/16/08	\$319,500	\$260,000	1480	7	1968	4	8050	N	N	1913 ABERDEEN AVE SE
002	329470	0081	8/26/08	\$305,000	\$260,000	1320	7	1947	4	5850	Y	N	708 RENTON AVE S
002	864551	1340	1/16/09	\$290,000	\$260,000	1390	7	1977	3	20202	N	N	1632 INDEX AVE SE
002	864551	0800	1/2/08	\$335,400	\$262,000	1380	7	1977	3	9450	N	N	1703 MONROE AVE SE
002	722920	0390	3/4/08	\$328,500	\$263,000	1220	7	1967	4	10571	N	N	16918 130TH AVE SE
002	142380	0440	6/8/09	\$280,000	\$263,000	1720	7	1966	4	7560	N	N	16553 119TH AVE SE
002	247325	0760	5/4/09	\$285,000	\$264,000	1480	7	1976	3	8085	N	N	13531 SE 163RD ST
002	143160	0040	9/17/09	\$274,950	\$266,000	1010	7	1962	3	7700	N	N	12416 SE 158TH ST
002	247339	0550	9/21/09	\$275,000	\$267,000	1480	7	1968	4	7590	N	N	16014 132ND PL SE
002	864552	0200	10/10/08	\$310,000	\$268,000	1160	7	1979	3	7888	N	N	3201 SE 19TH CT
002	889870	0720	1/30/09	\$299,000	\$269,000	1040	7	1981	3	8833	N	N	1022 S 22ND CT
002	247339	0310	9/14/09	\$278,000	\$269,000	1250	7	1968	3	7700	N	N	16023 132ND PL SE
002	247310	0990	2/7/08	\$340,500	\$270,000	1480	7	1967	4	8755	N	N	17121 139TH PL SE
002	247520	1020	8/25/08	\$316,500	\$270,000	1290	7	1989	3	3781	N	N	2057 SE 8TH PL
002	247338	1270	10/29/09	\$275,000	\$270,000	1270	7	1975	4	7346	N	N	16303 131ST AVE SE
002	739930	0820	6/22/09	\$287,500	\$271,000	1160	7	1968	4	8820	N	N	2021 DAYTON CT SE
002	247340	0240	9/23/09	\$279,000	\$271,000	1100	7	1978	3	8448	N	N	13307 SE 168TH ST
002	723150	0440	1/5/09	\$305,000	\$272,000	1410	7	1990	3	6000	Y	N	524 MILL AVE S

Improved Sales Used in this Annual Update Analysis
Area 30
(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	889870	0100	11/23/09	\$275,600	\$272,000	1880	7	1987	3	11340	N	N	2819 MILL AVE S
002	246070	0630	11/10/08	\$312,200	\$273,000	1600	7	1981	3	7830	N	N	15637 129TH PL SE
002	246070	0450	1/9/08	\$350,000	\$274,000	1280	7	1981	3	13020	N	N	15624 129TH PL SE
002	864553	0160	5/29/08	\$335,000	\$277,000	1290	7	1979	3	7412	N	N	1610 OLYMPIA AVE SE
002	739930	1060	3/20/08	\$346,000	\$278,000	1250	7	1968	3	7500	N	N	2400 SE 19TH ST
002	247339	0080	8/26/09	\$289,000	\$278,000	1600	7	1968	3	8228	N	N	16106 133RD PL SE
002	889870	0200	5/29/08	\$340,000	\$281,000	1270	7	1984	3	9619	N	N	2701 MILL AVE S
002	247325	0610	11/16/09	\$285,000	\$281,000	1330	7	1968	4	10296	N	N	16210 137TH PL SE
002	864551	0320	6/22/09	\$298,000	\$281,000	1240	7	1976	3	8250	N	N	1656 KIRKLAND CT SE
002	008700	0028	9/10/08	\$328,600	\$282,000	1390	7	1956	4	10272	N	N	16551 106TH AVE SE
002	247342	0090	10/22/08	\$324,000	\$282,000	1240	7	1979	3	7480	N	N	16816 135TH PL SE
002	864551	1500	7/22/09	\$298,000	\$283,000	1360	7	1977	3	24237	N	N	1650 MONROE CT SE
002	247310	0690	11/16/09	\$290,000	\$286,000	1240	7	1967	4	8250	N	N	17241 139TH PL SE
002	008700	0024	7/23/09	\$301,000	\$286,000	1820	7	1990	3	13400	N	N	16561 106TH AVE SE
002	246070	0550	4/23/09	\$310,000	\$287,000	1160	7	1981	3	5500	N	N	15649 129TH CT SE
002	864553	0340	3/11/08	\$362,136	\$290,000	1390	7	1980	3	6900	N	N	1511 NEWPORT CT SE
002	684300	0030	6/9/08	\$350,000	\$290,000	1010	7	1962	4	10132	N	N	1824 EDMONDS WAY SE
002	722920	0130	4/22/08	\$364,950	\$297,000	1220	7	2005	3	7500	N	N	17101 130TH AVE SE
002	246070	0930	10/9/09	\$312,000	\$304,000	1280	7	1979	3	7210	N	N	13042 SE 159TH PL
002	864551	1260	9/22/09	\$315,000	\$305,000	1390	7	1977	3	17990	N	N	1514 INDEX AVE SE
002	247338	0100	10/23/09	\$314,650	\$308,000	1740	7	1969	4	9450	N	N	13080 SE 160TH PL
002	329470	0121	8/7/08	\$365,000	\$309,000	1120	7	1970	4	5394	N	N	1401 S 9TH ST
002	864552	0080	8/17/09	\$325,000	\$312,000	1440	7	1980	3	12800	N	N	3307 SE 20TH CT
002	889870	1040	9/25/08	\$370,000	\$319,000	1380	7	1986	3	9520	N	N	2720 MILL AVE S
002	739930	0110	9/18/08	\$375,000	\$322,000	1300	7	1973	3	8625	N	N	2013 ABERDEEN PL SE
002	080600	0120	1/22/08	\$439,000	\$346,000	2480	7	1997	3	12750	N	N	16529 115TH AVE SE
002	142391	0840	4/15/08	\$439,000	\$357,000	1440	7	1968	4	8376	N	N	12621 SE 166TH ST
002	739910	0190	4/9/08	\$210,000	\$170,000	840	8	1966	3	2002	N	N	1613 BLAINE CT SE
002	739910	0170	12/23/09	\$170,000	\$170,000	840	8	1966	3	1848	N	N	1609 BLAINE CT SE
002	739900	0350	10/28/08	\$196,835	\$172,000	1550	8	1965	4	8300	N	N	1624 KENNEWICK CT SE
002	278129	0070	7/28/09	\$215,000	\$205,000	1120	8	2007	3	2277	N	N	11556 SE 170TH CT

Improved Sales Used in this Annual Update Analysis
Area 30
(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	278129	0030	2/20/08	\$267,950	\$213,000	1100	8	2007	3	1645	N	N	11572 SE 170TH CT
002	386480	0120	7/30/09	\$242,000	\$231,000	1390	8	2002	3	3641	N	N	17330 125TH AVE SE
002	278128	0270	9/2/09	\$240,000	\$231,000	1610	8	2006	3	3056	N	N	17154 114TH LN SE
002	278128	0290	4/17/08	\$319,000	\$259,000	1610	8	2006	3	3516	N	N	17170 114TH LN SE
002	278128	0120	3/20/08	\$322,000	\$259,000	1610	8	2006	3	3848	N	N	17159 114TH AVE SE
002	941595	0030	4/24/08	\$319,950	\$261,000	1584	8	2007	3	3509	N	N	16615 113TH AVE SE
002	278128	0090	2/29/08	\$337,810	\$270,000	1610	8	2006	3	2889	N	N	17135 114TH AVE SE
002	278128	0070	6/11/08	\$326,000	\$270,000	1610	8	2006	3	3370	N	N	17119 114TH AVE SE
002	941595	0020	1/29/08	\$349,950	\$276,000	1811	8	2007	3	4381	N	N	16609 113TH AVE SE
002	941595	0050	1/23/08	\$349,950	\$276,000	1811	8	2007	3	3600	N	N	11226 SE 166TH PL
002	386480	0050	11/18/09	\$280,000	\$276,000	2000	8	2002	3	5466	N	N	17252 125TH AVE SE
002	278128	0050	2/15/08	\$350,000	\$278,000	1830	8	2006	3	2889	N	N	17105 114TH AVE SE
002	941595	0010	1/23/08	\$355,000	\$280,000	1967	8	2007	3	3847	N	N	16603 113TH AVE SE
002	739900	0250	4/21/08	\$345,000	\$281,000	1780	8	1966	4	7000	N	N	1708 JONES DR SE
002	739900	0480	6/17/08	\$340,000	\$283,000	1770	8	1965	4	7000	N	N	1717 ROLLING HILLS AVE SE
002	278128	0250	9/22/08	\$333,000	\$287,000	1830	8	2006	3	2809	N	N	17138 114TH LN SE
002	941595	0100	1/7/08	\$373,450	\$292,000	2090	8	2007	3	4093	N	N	11204 SE 166TH PL
002	941595	0070	1/24/08	\$369,950	\$292,000	2090	8	2007	3	4332	N	N	11218 SE 166TH PL
002	941595	0060	2/21/08	\$370,000	\$295,000	2090	8	2007	3	4150	N	N	11222 SE 166TH PL
002	008800	0633	4/16/08	\$375,000	\$305,000	2680	8	2005	3	5265	N	N	1727 SE 30TH PL
002	739900	0280	4/21/08	\$383,000	\$312,000	1570	8	1965	4	8096	N	N	1733 SE 16TH PL
002	739900	0560	11/30/09	\$320,000	\$317,000	1460	8	1967	3	7700	N	N	2016 SE 17TH CT
002	008800	0172	3/13/09	\$350,000	\$319,000	2280	8	2008	3	4065	N	N	16239 114TH AVE SE
002	008800	0632	6/22/09	\$340,000	\$320,000	2640	8	2005	3	5475	N	N	1733 SE 30TH PL
002	739920	0770	10/21/08	\$370,000	\$322,000	2680	8	1970	4	12285	N	N	1911 JONES CT SE
002	739920	0320	10/27/09	\$362,000	\$355,000	1340	8	1976	4	8250	N	N	2006 JONES CIR SE
002	739900	0070	6/13/08	\$454,750	\$378,000	1480	8	1965	4	16686	N	N	1708 SE 16TH PL
002	008800	0896	6/23/08	\$485,000	\$404,000	2650	9	2007	3	15000	N	N	10930 SE 164TH ST
002	739920	0130	7/11/08	\$485,000	\$407,000	2400	9	1976	3	7400	N	N	1811 LINCOLN CIR SE
002	008800	0891	4/15/08	\$520,000	\$423,000	2650	9	2007	3	54450	N	N	10932 SE 164TH ST
002	722140	0087	7/28/08	\$560,000	\$473,000	2280	9	2007	3	4917	Y	N	323 RENTON AVE S

Improved Sales Used in this Annual Update Analysis
Area 30
(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	326057	0480	1/7/09	\$527,500	\$471,000	3310	10	2003	3	4750	N	N	1820 SE 8TH ST
002	326057	0230	9/15/08	\$560,000	\$481,000	3310	10	2003	3	4750	N	N	820 LINCOLN AVE SE
002	326057	0320	6/27/08	\$593,250	\$495,000	3500	10	2003	3	7494	N	N	712 LINCOLN AVE SE
002	326057	0080	9/21/09	\$525,000	\$509,000	3420	10	2003	3	4750	N	N	1815 SE 8TH ST
002	147306	0010	1/21/08	\$660,000	\$520,000	3390	10	2004	3	11641	N	N	13545 SE 159TH PL
002	326057	0180	12/8/09	\$525,000	\$521,000	3590	10	2003	3	8633	N	N	912 LINCOLN AVE SE
002	326057	0330	3/17/09	\$600,000	\$548,000	3590	10	2003	3	6918	N	N	1846 SE 8TH PL
002	326057	0150	9/16/09	\$587,000	\$568,000	3490	10	2003	3	10069	N	N	833 LINCOLN AVE SE
002	326057	0170	8/11/09	\$634,000	\$607,000	3530	10	2003	3	10219	N	N	905 LINCOLN AVE SE
002	326057	0130	4/29/08	\$750,000	\$613,000	3520	10	2003	3	5700	Y	N	825 LINCOLN AVE SE
003	132831	0470	11/24/09	\$255,000	\$252,000	1240	7	1977	3	7950	N	N	15615 SE 178TH ST
003	132834	0190	10/12/09	\$260,000	\$254,000	1210	7	1980	3	7800	N	N	15212 SE 178TH PL
003	132834	0430	2/6/08	\$340,000	\$269,000	960	7	1981	4	7350	N	N	17648 152ND PL SE
003	132830	0600	11/11/09	\$273,000	\$269,000	1290	7	1977	3	8750	N	N	16020 SE 176TH PL
003	247341	0870	9/29/08	\$315,000	\$272,000	1510	7	1976	4	7070	N	N	17306 159TH AVE SE
003	132834	0390	8/7/09	\$285,000	\$272,000	1000	7	1981	4	7684	N	N	17729 153RD AVE SE
003	132833	0890	5/6/08	\$334,500	\$274,000	1540	7	1981	3	7350	N	N	15417 SE 176TH PL
003	132834	0710	9/25/09	\$287,450	\$279,000	1040	7	1980	4	9600	N	N	15215 SE 179TH ST
003	132834	0120	7/9/09	\$300,000	\$284,000	1150	7	1980	3	5000	N	N	15235 SE 178TH PL
003	132834	0530	1/11/08	\$366,000	\$287,000	1060	7	1981	4	8475	N	N	15216 SE 176TH PL
003	132834	0630	8/5/08	\$355,000	\$300,000	1040	7	1980	3	7350	N	N	17803 152ND PL SE
003	247341	0460	4/29/08	\$373,000	\$305,000	2100	7	1976	4	7210	N	N	15800 SE 175TH PL
003	132834	0240	8/29/08	\$360,000	\$307,000	1640	7	1983	4	8165	N	N	15307 SE 178TH ST
003	132830	1240	9/17/09	\$317,500	\$307,000	1180	7	1977	3	8125	N	N	17720 159TH AVE SE
003	132830	0430	6/10/09	\$345,950	\$325,000	2030	7	1977	4	7000	N	N	17835 161ST AVE SE
003	132830	0220	12/23/09	\$370,000	\$369,000	2010	7	1977	3	7420	N	N	17720 161ST AVE SE
003	247337	0400	10/27/09	\$235,000	\$230,000	1210	8	1969	3	9344	N	N	17409 156TH PL SE
003	247337	0120	7/23/08	\$315,000	\$265,000	1420	8	1968	3	9592	N	N	15047 SE FAIRWOOD BLVD
003	132831	0060	4/28/08	\$325,000	\$265,000	1480	8	1977	3	8190	N	N	15702 SE 178TH CT
003	247345	1230	6/12/09	\$285,000	\$268,000	2130	8	1980	3	8703	N	N	16707 160TH PL SE
003	247351	0020	12/1/08	\$305,000	\$269,000	1470	8	1977	4	7350	N	N	15211 SE 176TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247300	2350	1/2/08	\$352,500	\$275,000	1750	8	1967	3	7875	N	N	14618 SE 173RD ST
003	132831	0840	6/25/08	\$330,000	\$275,000	1730	8	1977	3	13500	N	N	17904 156TH PL SE
003	247341	0920	1/27/09	\$308,000	\$277,000	2080	8	1976	4	7872	N	N	17211 160TH AVE SE
003	247337	0940	5/19/08	\$340,000	\$280,000	1730	8	1976	3	9025	N	N	17043 159TH PL SE
003	132833	0420	7/23/09	\$295,000	\$281,000	2020	8	1981	3	7210	N	N	17642 156TH AVE SE
003	132832	0630	11/18/09	\$285,000	\$281,000	1570	8	1980	3	7644	N	N	16203 SE 178TH ST
003	247345	0010	1/25/08	\$357,950	\$282,000	1790	8	1980	3	8500	N	N	16009 SE 167TH PL
003	132833	0540	6/17/09	\$300,000	\$282,000	1260	8	1978	4	8364	N	N	15406 SE 177TH PL
003	247337	0980	7/14/08	\$338,500	\$284,000	1520	8	1973	3	8925	N	N	17046 158TH AVE SE
003	247345	0360	10/17/08	\$329,950	\$286,000	1540	8	1979	3	8147	N	N	16609 163RD PL SE
003	247335	1260	12/15/08	\$330,000	\$292,000	1690	8	1968	4	12714	N	N	16228 145TH AVE SE
003	247300	1130	8/17/09	\$305,000	\$292,000	1420	8	1966	3	8547	N	N	16702 143RD AVE SE
003	247348	0490	5/18/09	\$319,000	\$297,000	2190	8	1981	3	7650	N	N	16221 SE 173RD PL
003	247337	0700	6/25/08	\$360,000	\$300,000	1800	8	1975	4	7350	N	N	15821 SE 171ST PL
003	247341	0440	7/29/09	\$315,000	\$300,000	1500	8	1975	3	7242	N	N	15818 SE 175TH PL
003	247348	0500	5/23/08	\$365,000	\$301,000	1610	8	1981	3	7210	N	N	16227 SE 173RD PL
003	247341	0960	11/18/09	\$305,000	\$301,000	1780	8	1976	3	7210	N	N	17301 160TH AVE SE
003	247300	0890	3/3/09	\$332,000	\$302,000	1950	8	1966	4	8610	N	N	16936 143RD AVE SE
003	247300	3420	4/9/08	\$374,950	\$304,000	1750	8	1967	3	13875	N	N	14224 SE FAIRWOOD BLVD
003	247346	0300	9/17/08	\$355,000	\$305,000	1590	8	1977	4	9450	N	N	16106 SE 174TH ST
003	132832	0220	9/9/09	\$320,000	\$309,000	1620	8	1980	3	7350	N	N	17630 163RD PL SE
003	247337	0970	7/2/08	\$370,000	\$309,000	2340	8	1973	5	7875	N	N	15814 SE 171ST PL
003	937870	0060	6/26/09	\$329,000	\$310,000	1870	8	1990	3	8125	N	N	16030 SE 180TH PL
003	247337	1610	5/7/08	\$380,000	\$311,000	2870	8	1974	3	7350	N	N	15645 SE FAIRWOOD BLVD
003	247348	0930	5/16/08	\$380,000	\$312,000	2120	8	1984	3	7350	N	N	17104 163RD PL SE
003	247300	1030	10/15/09	\$320,000	\$313,000	2260	8	1967	4	8820	N	N	14206 SE 170TH ST
003	247300	1280	7/10/08	\$375,000	\$314,000	1670	8	1967	4	8787	N	N	14255 SE FAIRWOOD BLVD
003	247320	0070	8/25/09	\$327,000	\$314,000	1840	8	1967	3	11440	N	N	14800 SE 170TH ST
003	247320	0210	6/20/08	\$378,500	\$315,000	1570	8	1968	3	12870	N	N	14607 SE 170TH PL
003	247337	1100	2/1/08	\$401,000	\$317,000	1450	8	1973	3	7350	N	N	17007 158TH PL SE
003	132834	0230	6/25/08	\$380,000	\$317,000	2150	8	1987	3	9120	N	N	15301 SE 178TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247345	0830	5/21/08	\$385,000	\$317,000	2240	8	1979	3	9153	N	N	16204 SE 165TH ST
003	247345	0120	3/9/09	\$350,000	\$319,000	1690	8	1980	3	7875	N	N	16016 SE 167TH PL
003	247353	0010	8/13/08	\$380,000	\$322,000	2140	8	1992	3	8741	N	N	17050 160TH PL SE
003	247335	1370	6/10/09	\$345,000	\$324,000	1680	8	1968	3	14250	N	N	14344 SE 162ND PL
003	247300	2810	9/12/08	\$380,000	\$326,000	1740	8	1967	3	9504	N	N	16912 150TH AVE SE
003	247345	0060	2/27/08	\$410,000	\$327,000	1530	8	1980	2	11250	N	N	16035 SE 167TH PL
003	247335	1420	7/22/09	\$345,000	\$328,000	1860	8	1973	4	16646	N	N	14302 SE 162ND PL
003	132832	0950	4/1/08	\$406,900	\$329,000	2010	8	1979	4	8190	N	N	17607 163RD PL SE
003	247348	0810	4/23/08	\$410,000	\$334,000	1910	8	1984	3	7630	N	N	17310 163RD PL SE
003	132831	0410	8/17/09	\$350,000	\$336,000	3190	8	1978	4	7210	N	N	15618 SE 178TH ST
003	132832	0110	10/21/09	\$345,000	\$338,000	1620	8	1979	4	9680	N	N	17836 163RD PL SE
003	247350	0230	3/9/09	\$372,500	\$339,000	2130	8	1977	4	8500	N	N	15502 SE 175TH CT
003	247300	3110	7/7/09	\$360,000	\$341,000	1750	8	1967	3	12874	N	N	14510 SE 167TH ST
003	247335	0540	10/14/08	\$395,000	\$343,000	1980	8	1968	3	8400	N	N	14342 SE 163RD ST
003	247300	3130	4/15/09	\$372,500	\$343,000	1940	8	1967	4	8664	N	N	14509 SE 167TH ST
003	247337	0130	5/2/08	\$422,000	\$345,000	1860	8	1968	3	8932	N	N	15051 SE FAIRWOOD BLVD
003	247300	0630	9/2/09	\$360,000	\$347,000	1960	8	1968	3	9600	N	N	14414 SE 169TH ST
003	247337	1490	3/21/08	\$435,000	\$350,000	2460	8	1978	4	8550	N	N	16975 157TH AVE SE
003	247337	0960	7/13/09	\$369,900	\$351,000	1920	8	1974	5	7875	N	N	15822 SE 171ST PL
003	247300	1630	11/23/09	\$355,000	\$351,000	2460	8	1967	3	10044	N	N	16935 150TH AVE SE
003	132832	0740	3/17/08	\$437,600	\$352,000	1740	8	1979	3	7500	N	N	16200 SE 178TH ST
003	247352	0740	6/23/09	\$373,000	\$352,000	1500	8	1978	4	19600	N	N	15710 SE 166TH PL
003	247352	0650	2/26/08	\$444,000	\$354,000	1470	8	1978	3	16000	N	N	15764 SE 166TH PL
003	247300	0330	11/23/09	\$359,200	\$355,000	1810	8	1967	3	10282	N	N	14109 SE 168TH ST
003	247348	0800	7/15/09	\$379,000	\$360,000	2080	8	1984	3	9265	N	N	17318 163RD PL SE
003	247337	2800	11/2/09	\$369,500	\$363,000	2070	8	1981	4	11050	N	N	15234 SE 171ST PL
003	247345	0170	3/16/09	\$399,950	\$365,000	1690	8	1980	3	13860	N	N	16211 SE 166TH CT
003	247348	0230	2/12/09	\$405,000	\$366,000	2130	8	1985	3	7350	N	N	17206 161ST AVE SE
003	247337	2000	6/9/08	\$446,000	\$370,000	2290	8	1974	4	8250	N	N	15701 SE 168TH ST
003	247352	0880	3/24/08	\$459,950	\$371,000	1830	8	1979	4	21000	N	N	15440 SE 167TH PL
003	247345	0510	6/22/09	\$395,000	\$372,000	2490	8	1979	3	8772	N	N	16909 163RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132832	0150	5/18/09	\$400,000	\$373,000	3220	8	1980	4	7350	N	N	17816 163RD PL SE
003	247300	1410	2/20/09	\$412,500	\$374,000	1810	8	1968	4	12285	N	N	14545 SE FAIRWOOD BLVD
003	247335	1290	12/7/09	\$384,950	\$382,000	2290	8	1969	3	16468	N	N	16206 145TH AVE SE
003	247353	0420	2/20/09	\$429,950	\$389,000	2830	8	1992	3	9531	N	N	17029 160TH PL SE
003	247352	0830	10/13/08	\$450,000	\$390,000	2050	8	1979	3	10395	N	N	15439 SE 167TH PL
003	247337	2370	10/7/09	\$399,950	\$390,000	1800	8	1973	4	9600	N	N	16825 155TH PL SE
003	247300	0170	7/8/08	\$475,000	\$398,000	1960	8	1966	3	11430	N	N	14138 SE 167TH ST
003	247300	3090	7/16/08	\$475,000	\$399,000	2860	8	1967	4	13432	N	N	14522 SE 167TH ST
003	247335	0010	10/9/09	\$415,000	\$405,000	2880	8	2004	3	9184	N	N	16208 141ST AVE SE
003	247320	0080	4/14/09	\$442,224	\$408,000	2530	8	1967	4	12765	N	N	14815 SE 170TH ST
003	247337	2630	7/1/08	\$518,000	\$433,000	1660	8	1978	3	14014	N	N	15440 SE FAIRWOOD BLVD
003	951220	0540	10/23/09	\$372,000	\$364,000	2448	9	2008	3	3980	N	N	16426 159TH CT NE
003	951220	0530	10/10/09	\$379,800	\$370,000	2625	9	2008	3	6216	N	N	16432 159TH CT SE
003	951220	0240	10/22/09	\$380,000	\$372,000	2448	9	2008	3	4286	N	N	15980 SE 164TH PL
003	951220	0550	10/26/09	\$379,800	\$372,000	2458	9	2008	3	5648	N	N	15977 SE 164TH PL
003	951220	0500	10/10/09	\$399,800	\$390,000	2448	9	2008	3	3770	N	N	16423 159TH CT SE
003	951220	0470	11/10/08	\$559,000	\$489,000	2625	9	2008	3	7911	N	N	15765 SE 146TH PL
003	247320	0060	7/25/08	\$580,000	\$489,000	4445	9	1968	3	18462	N	N	14804 SE 170TH ST
003	951220	0040	9/29/09	\$499,000	\$485,000	3191	10	2008	3	5358	N	N	15542 SE 160TH PL
003	951220	0200	8/20/09	\$513,950	\$493,000	3191	10	2008	3	5561	N	N	15541 SE 160TH PL
003	951220	0220	9/21/09	\$540,000	\$524,000	3297	10	2008	3	5340	N	N	15557 SE 160TH PL
003	951220	0020	5/19/09	\$564,800	\$526,000	3297	10	2008	3	5213	N	N	15558 SE 160TH PL
003	247352	0970	2/25/09	\$605,000	\$549,000	2380	10	1983	3	42750	N	N	15308 SE 167TH PL
003	885690	0260	5/18/09	\$600,000	\$559,000	4070	10	1987	3	33278	N	N	15604 SE 160TH PL
003	951220	0190	6/8/09	\$610,000	\$572,000	3535	10	2008	3	6485	N	N	15533 SE 160TH PL
003	951220	0010	12/26/08	\$649,800	\$578,000	2999	10	2008	3	5189	Y	N	15566 SE 160TH PL
003	951220	0030	10/28/08	\$689,800	\$601,000	3687	10	2008	3	5787	N	N	15550 SE 160TH PL

Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	008800	0029	4/14/08	\$185,000	DIAGNOSTIC OUTLIER
002	008800	0060	8/12/09	\$175,000	DIAGNOSTIC OUTLIER
002	008800	0173	3/26/08	\$429,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	008800	0260	8/22/08	\$382,000	ACTIVE PERMIT BEFORE SALE>25K
002	008800	0631	2/25/09	\$324,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	008800	0631	5/16/08	\$360,750	EXEMPT FROM EXCISE TAX
002	008800	0632	4/8/09	\$275,000	DOUBLE SALE
002	008800	0637	10/14/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	142340	0290	12/9/08	\$222,500	ESTATE ADMIN GUARDIAN, OR EXECUTOR
002	142350	0040	9/18/08	\$175,000	DIAGNOSTIC OUTLIER
002	142370	0510	10/12/09	\$215,102	BANKRUPTCY - RECEIVER OR TRUSTEE
002	142370	0730	6/9/08	\$66,584	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
002	142380	0120	6/10/08	\$125,489	DIAGNOSTIC OUTLIER
002	142391	0260	1/18/08	\$80,000	DOR RATIO
002	142391	0430	8/27/09	\$250,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	143140	0010	5/7/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143140	0210	4/28/09	\$195,000	DIAGNOSTIC OUTLIER
002	143140	0230	6/4/08	\$259,000	ESTATE ADMINTRATOR, GUARDIAN, OR EXECUTOR
002	143170	0280	11/12/09	\$210,000	DIAGNOSTIC OUTLIER
002	143170	0460	7/27/09	\$210,000	BANKRUPTCY - REC OR TRUSTEE; STAENT TO DOR
002	143240	0155	10/28/08	\$222,600	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143240	0605	2/19/09	\$200,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	143240	0680	11/6/08	\$43,665	DOR RATIO
002	143260	0085	10/13/09	\$215,000	BANKRUPTCY - REC OR TRUSTEE; STATNT TO DOR
002	143260	0095	12/4/09	\$337,526	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	143260	0165	11/19/08	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143270	0170	9/14/09	\$219,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	143270	0520	12/24/09	\$250,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	143270	1360	9/26/08	\$151,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	143280	0190	9/2/08	\$134,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
002	143280	0480	11/24/08	\$178,000	EXEMPT FROM EXCISE TAX
002	143280	0520	1/11/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143290	0210	3/31/09	\$147,600	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143310	0330	6/4/08	\$265,000	EST ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	147306	0120	8/14/09	\$590,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	162680	0060	5/22/08	\$281,500	DIAGNOSTIC OUTLIER
002	246070	0920	2/28/08	\$315,000	RELOCATION - SALE TO SERVICE
002	247310	0470	6/12/08	\$297,500	EXEMPT FROM EXCISE TAX
002	247310	0490	4/28/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247325	0260	4/28/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247325	0260	2/23/09	\$310,000	EXEMPT FROM EXCISE TAX
002	247325	1070	9/23/08	\$239,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247339	0260	12/28/09	\$242,000	FINANCIAL INSTITUTION RESALE
002	247339	0290	8/24/09	\$231,000	BANKRUPTCY - REC OR TRUSTEE; STATNT TO DOR
002	247340	0110	9/18/08	\$246,000	ESTATE ADMTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	247340	0130	1/28/08	\$269,100	EXEMPT FROM EXCISE TAX
002	247340	0200	9/1/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247340	0540	12/1/08	\$125,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	247520	0660	4/17/09	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247520	1180	8/13/09	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	278128	0100	9/29/09	\$285,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	278128	0290	3/26/08	\$319,000	RELOCATION - SALE TO SERVICE
002	289270	0120	10/2/09	\$181,000	ESTATE ADMTRATOR, GUARDIAN, OR EXECUTOR
002	292305	9025	3/20/09	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	292305	9026	4/24/09	\$193,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	326057	0020	6/26/09	\$444,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	326057	0330	3/9/09	\$600,000	RELOCATION - SALE TO SERVICE
002	326057	0500	9/14/09	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	329470	0041	3/4/08	\$600,000	ESTATE ADMITRATOR, GUARDIAN, OR EXECUTOR
002	329470	0250	11/5/08	\$247,000	OBSOL
002	329470	0372	7/1/09	\$176,000	DIAGNOSTIC OUTLIER
002	329470	0442	12/4/08	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	386480	0030	9/15/08	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	394360	0020	12/9/09	\$359,999	%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE
002	394360	0030	12/22/09	\$365,000	;%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE
002	394360	0130	10/27/09	\$414,950	;QUESTIONABLE PER SALES IDENTIFICATION
002	667307	0160	6/17/08	\$291,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722140	0245	7/7/08	\$277,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722140	0250	10/9/08	\$359,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722140	0371	4/28/09	\$331,000	DIAGNOSTIC OUTLIER
002	723150	0390	11/17/08	\$250,000	%NETCOND;PREVIMP<=25K
002	723150	0470	2/1/08	\$332,000	ESTATE ADMISTRATOR, GUARDIAN, OR EXECUTOR
002	723150	0475	3/16/09	\$330,000	ESTATE ADMISTRATOR, GUARDIAN, OR EXECUTOR
002	733000	0080	4/27/09	\$525,000	DIAGNOSTIC OUTLIER
002	739900	0220	12/15/09	\$384,116	EXEMPT FROM EXCISE TAX
002	739900	0220	11/13/09	\$359,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	739900	0340	1/20/09	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	739910	0200	9/24/09	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	739930	0080	7/10/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	739930	0420	12/26/08	\$272,500	RELOCATION - SALE TO SERVICE
002	739930	0550	2/27/08	\$310,000	ESTATE ADMISTRATOR, GUARDIAN, OR EXECUTOR
002	795507	0110	9/25/09	\$200,000	DIAGNOSTIC OUTLIER
002	863710	0060	2/10/09	\$241,250	RELOCATION - SALE TO SERVICE
002	863710	0100	6/23/09	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	864550	0580	1/22/08	\$234,000	DOUBLE SALE
002	864550	0690	10/31/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	864550	1380	12/8/09	\$314,585	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	864551	1600	12/1/09	\$250,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;
002	889870	0620	5/7/09	\$196,050	BANKRUPTCY - RECEIVER OR TRUSTEE
002	889870	0640	9/15/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	889870	0700	4/22/09	\$110,562	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	889870	0820	6/26/08	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	941595	0040	12/2/09	\$270,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132831	0170	9/21/09	\$394,000	ESTATE ADMSTRATOR, GUARDIAN, OR EXECUTOR
003	132831	0780	5/4/09	\$235,000	DIAGNOSTIC OUTLIER
003	132833	0360	2/23/09	\$226,000	DIAGNOSTIC OUTLIER
003	247300	0630	6/20/09	\$407,750	DOUBLE SALE
003	247300	0850	9/22/08	\$416,000	UNFIN AREA
003	247300	2060	2/27/09	\$338,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	247300	2060	2/4/09	\$354,623	EXEMPT FROM EXCISE TAX
003	247300	2430	5/12/09	\$330,000	ESTATE ADMSTRATOR, GUARDIAN, OR EXECUTOR
003	247300	2450	8/11/09	\$128,048	DOR RATIO;REL PARTY, FRIEND, OR NEIGHBOR
003	247300	2470	10/23/09	\$250,000	DIAGNOSTIC OUTLIER
003	247300	3130	4/10/09	\$375,000	RELOCATION - SALE TO SERVICE
003	247320	0210	6/20/08	\$378,500	RELOCATION - SALE TO SERVICE
003	247335	0010	10/9/09	\$415,000	RELOCATION - SALE TO SERVICE
003	247335	0160	7/16/09	\$330,000	ESTATE ADMISTRATOR, GUARDIAN, OR EXECUTOR
003	247335	0230	5/12/08	\$315,000	DIAGNOSTIC OUTLIER
003	247335	1220	3/18/08	\$255,000	DIAGNOSTIC OUTLIER
003	247335	1460	6/23/09	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	247337	0650	10/9/09	\$395,000	DIAGNOSTIC OUTLIER
003	247337	1290	9/25/08	\$328,000	ESTATE ADMISTRATOR, GUARDIAN, OR EXECUTOR;
003	247341	0440	6/4/08	\$143,226	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
003	247341	0900	8/25/09	\$300,000	ESTATE ADMISTRATOR, GUARDIAN, OR EXECUTOR
003	247345	0010	1/25/08	\$317,500	DOUBLE SALE
003	247345	1160	8/21/09	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	247346	0300	9/18/08	\$355,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
003	247348	0930	5/8/08	\$380,000	RELOCATION - SALE TO SERVICE
003	352305	9041	11/6/09	\$249,000	EXEMPT FROM EXCISE TAX
003	937870	0130	2/19/08	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	951220	0230	2/24/09	\$700,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 30***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
2	162680	0010	5/22/2008	103000	10800	N	N
2	292305	9101	5/20/2009	70000	26708	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 30***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	073900	0020	3/20/2008	4100000	NEW PLAT
2	073900	0038	9/28/2009	10000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	202305	9036	1/11/2008	696200	GOVNMNT AGENCY; EXEMPT FROM EXCISE TAX;
2	292305	9023	10/8/2009	210000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	292305	9169	7/10/2009	20000	QUIT CLAIM DEED; STATEMENT TO DOR;
2	337810	0080	6/3/2009	42000	DOR RATIO
2	394360	0050	11/25/2009	80000	BANKRUPTCY - RECEIVER OR TRUSTEE;

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)

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

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

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

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (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.



King County

Department of Assessments

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor