

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** Maple Valley / 56

**Previous Physical Inspection:** 2005

### Improved Sales:

Number of Sales: 443

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2009 Value</b>	\$94,800	\$192,100	\$286,900			
<b>2010 Value</b>	\$94,800	\$186,000	\$280,800	\$305,900	91.8%	6.67%
<b>Change</b>	\$0	-\$6,100	-\$6,100			
<b>% Change</b>	0.0%	-3.2%	-2.1%			

\*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.

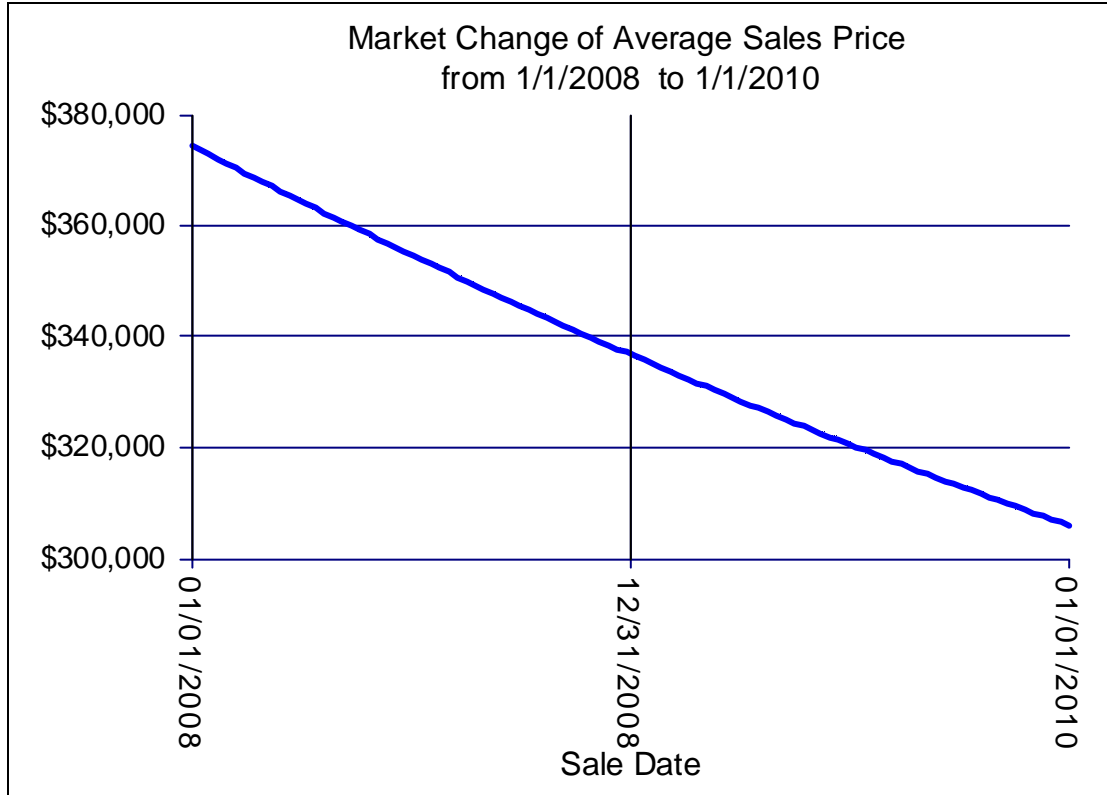
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2009 Value</b>	\$99,100	\$189,000	\$288,100
<b>2010 Value</b>	\$99,100	\$182,900	\$282,000
<b>Percent Change</b>	0.0%	-3.2%	-2.1%

Number of one to three unit residences in the Population: 6079

**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 the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

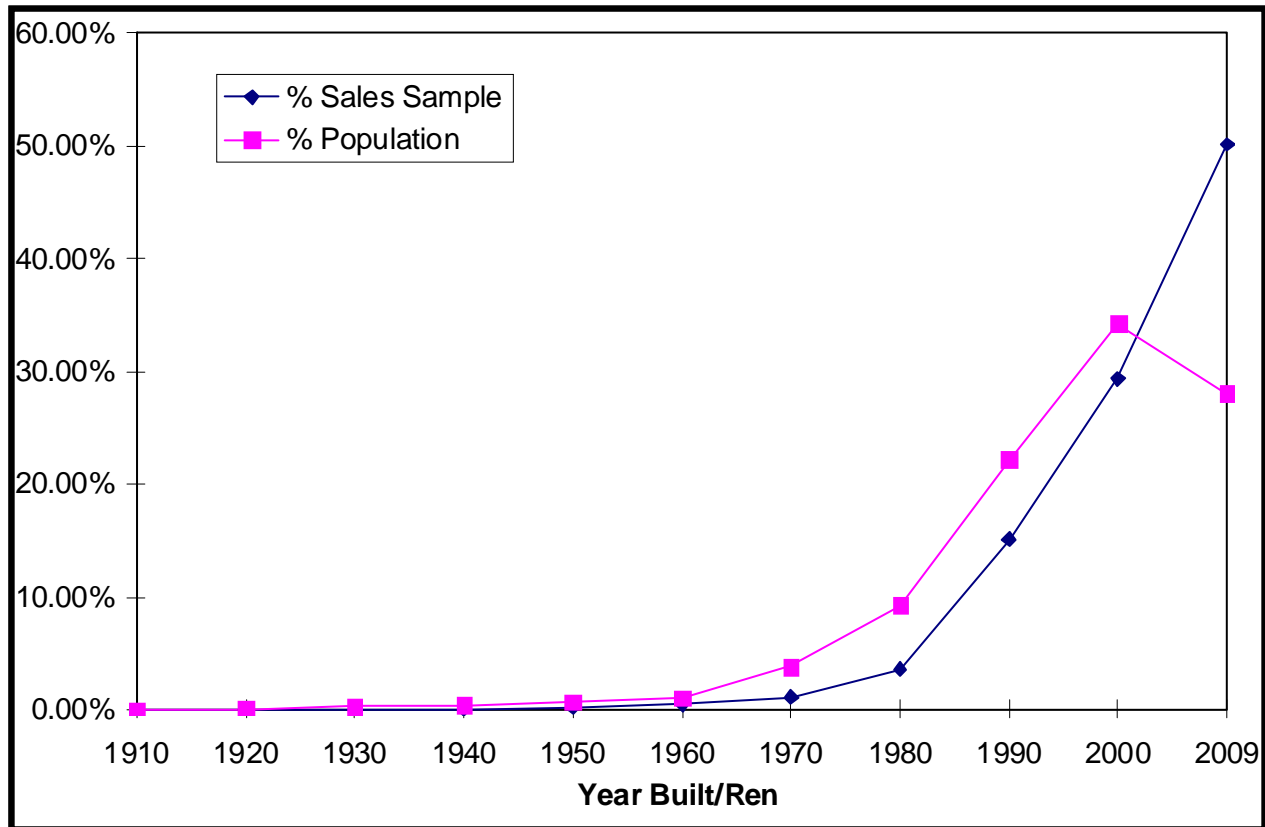
**Market Change of Average Sale Price in Area 56  
From 1/1/08 to 1/1/10**



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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.23%
1960	2	0.45%
1970	5	1.13%
1980	16	3.61%
1990	67	15.12%
2000	130	29.35%
2009	222	50.11%
	443	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.02%
1930	18	0.30%
1940	26	0.43%
1950	42	0.69%
1960	64	1.05%
1970	232	3.82%
1980	562	9.24%
1990	1347	22.16%
2000	2082	34.25%
2009	1705	28.05%
	6079	

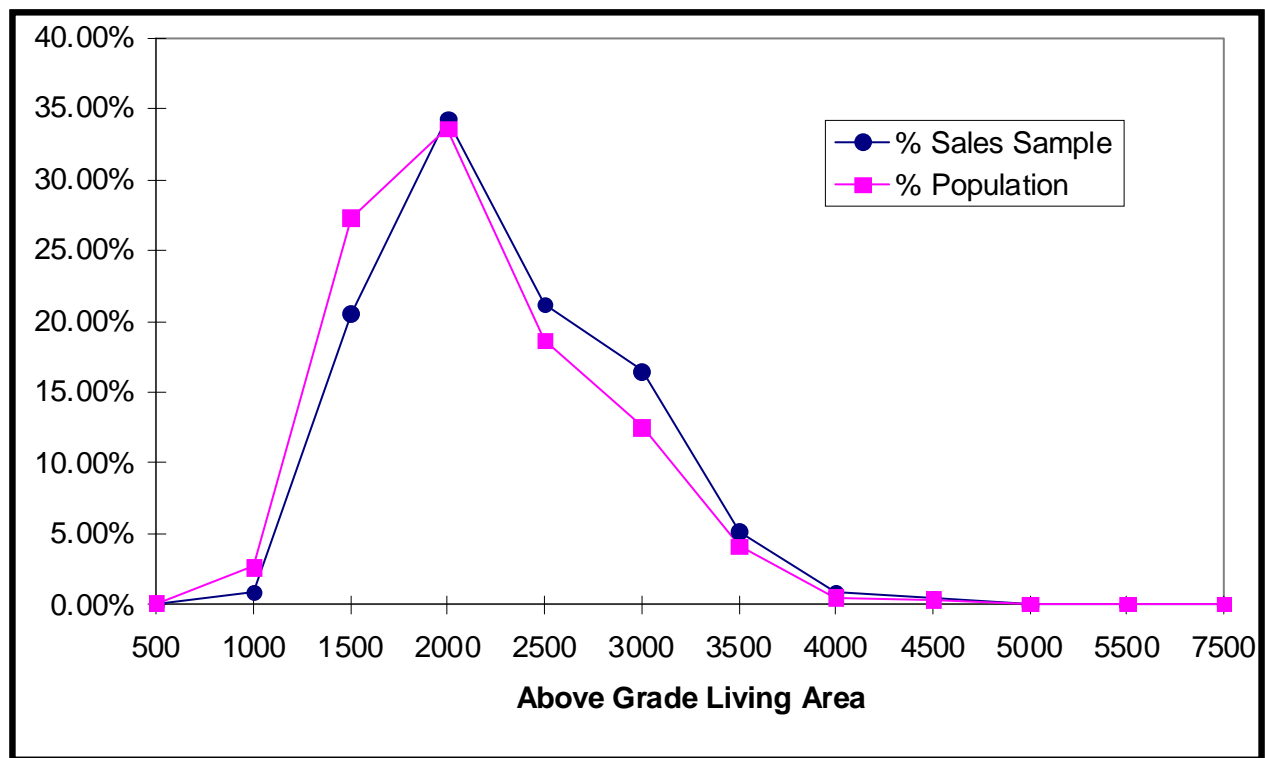


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.90%
1500	91	20.54%
2000	152	34.31%
2500	94	21.22%
3000	73	16.48%
3500	23	5.19%
4000	4	0.90%
4500	2	0.45%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	443	

<b>Population</b>		
AGLA	Frequency	% Population
500	6	0.10%
1000	163	2.68%
1500	1661	27.32%
2000	2042	33.59%
2500	1135	18.67%
3000	763	12.55%
3500	252	4.15%
4000	31	0.51%
4500	22	0.36%
5000	2	0.03%
5500	1	0.02%
7500	1	0.02%
	6079	

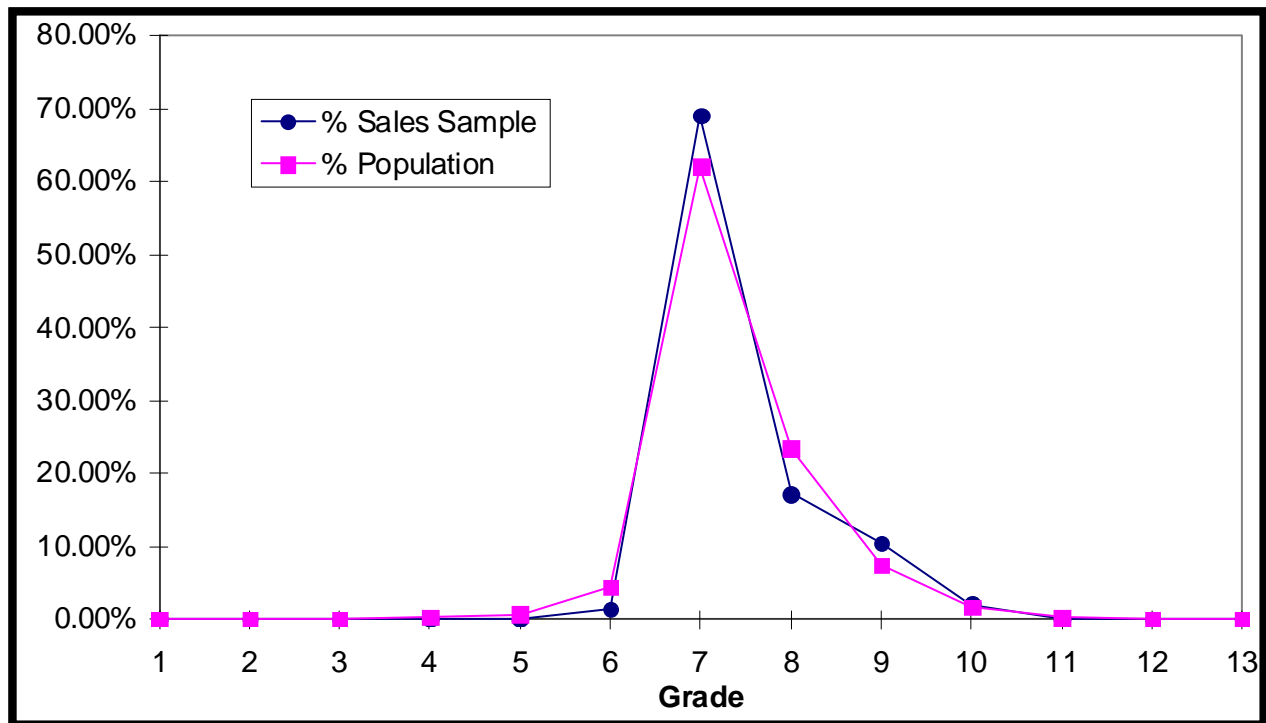


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

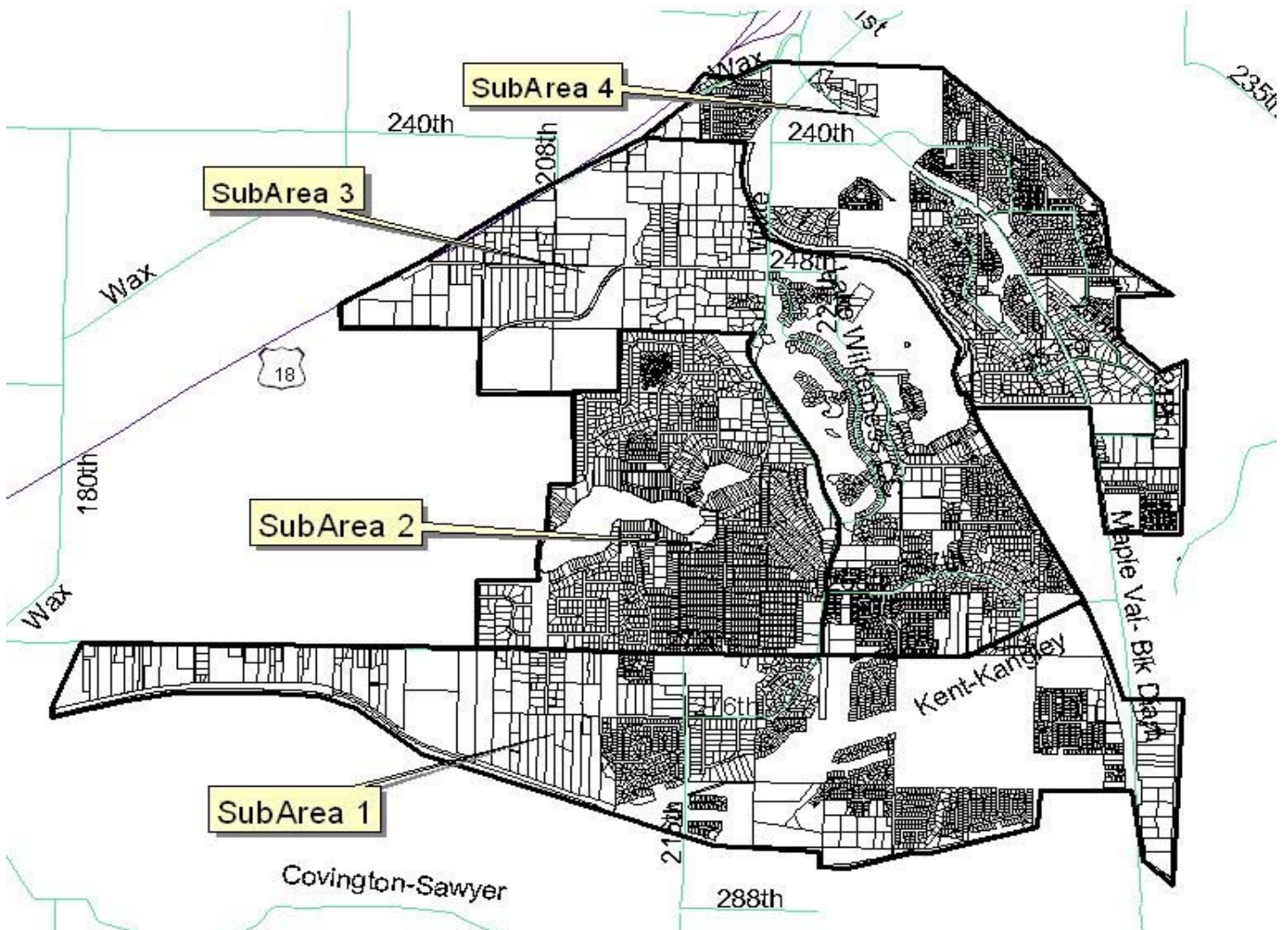
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	1.35%
7	306	69.07%
8	76	17.16%
9	46	10.38%
10	9	2.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
443		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	15	0.25%
5	42	0.69%
6	263	4.33%
7	3772	62.05%
8	1424	23.42%
9	451	7.42%
10	101	1.66%
11	10	0.16%
12	1	0.02%
13	0	0.00%
6079		



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

# Area 56



# **Annual Update Process**

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: August 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 the area required a single standard area 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 443 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 / .943338 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 39



## ***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  $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .979$
- \*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.  $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .979$
- \*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.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .979$

## ***Model Validation***

The resulting assessment level is 91.8%. 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 -2.1%. 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 56 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

-1.94%

#### Comments

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 56 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.

<b>Market Adjustment to 1/1/2010</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.816	-18.4%
2/1/2008	0.824	-17.6%
3/1/2008	0.832	-16.8%
4/1/2008	0.839	-16.1%
5/1/2008	0.847	-15.3%
6/1/2008	0.855	-14.5%
7/1/2008	0.862	-13.8%
8/1/2008	0.870	-13.0%
9/1/2008	0.878	-12.2%
10/1/2008	0.885	-11.5%
11/1/2008	0.893	-10.7%
12/1/2008	0.901	-9.9%
1/1/2009	0.908	-9.2%
2/1/2009	0.916	-8.4%
3/1/2009	0.923	-7.7%
4/1/2009	0.931	-6.9%
5/1/2009	0.938	-6.2%
6/1/2009	0.946	-5.4%
7/1/2009	0.954	-4.6%
8/1/2009	0.962	-3.8%
9/1/2009	0.969	-3.1%
10/1/2009	0.977	-2.3%
11/1/2009	0.985	-1.5%
12/1/2009	0.992	-0.8%
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.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2008	0.839	\$441,000
Sale 2	\$475,000	10/1/2009	0.977	\$464,000
Sale 3	\$515,000	7/1/2009	0.954	\$491,000

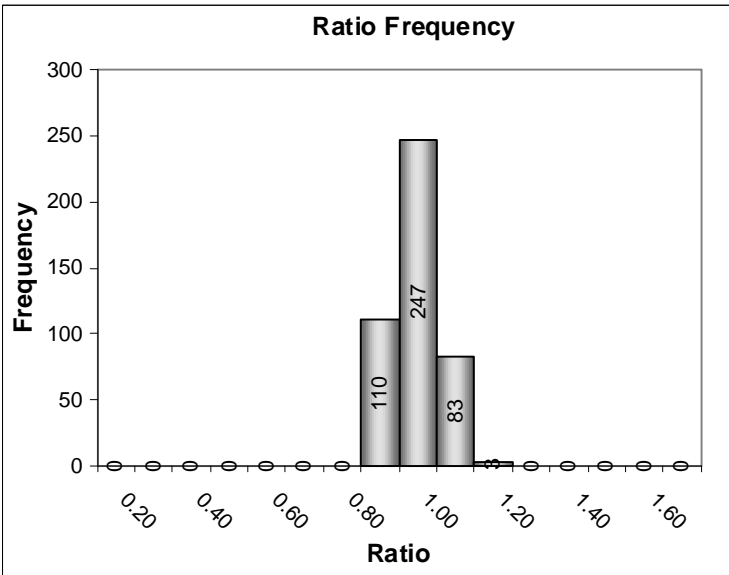
\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 56 is  $(0.943338 + 0.0002368087 * \text{SaleDay}) / 0.943338$

SaleDay = SaleDate - 40179

# Annual Update Ratio Study Report (Before)

## 2009 Assessments

District/Team: S.E./TEAM 3	Appr. Date: 01/01/2009	Date of Report: 08/02/2010	Sales Dates: 1/2008 - 12/2009								
Area 56/MAPLE VALLEY	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES								
SAMPLE STATISTICS		 <p>The histogram shows the frequency distribution of ratios for 1 to 3 unit residences in area 56. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 300). The distribution is centered around 1.00, with a peak frequency of 247 for the 1.00-1.05 ratio bin. Other significant frequencies are 110 for the 0.95-1.00 bin and 83 for the 1.05-1.10 bin.</p> <table><caption>Ratio Frequency Data</caption><tr><th>Ratio Bin</th><th>Frequency</th></tr><tr><td>0.95-1.00</td><td>110</td></tr><tr><td>1.00-1.05</td><td>247</td></tr><tr><td>1.05-1.10</td><td>83</td></tr></table>		Ratio Bin	Frequency	0.95-1.00	110	1.00-1.05	247	1.05-1.10	83
Ratio Bin	Frequency										
0.95-1.00	110										
1.00-1.05	247										
1.05-1.10	83										
Sample size (n)	443										
Mean Assessed Value	286,900										
Mean Adj. Sales Price	305,900										
Standard Deviation AV	63,216										
Standard Deviation SP	74,824										
ASSESSMENT LEVEL											
Arithmetic Mean Ratio	0.943										
Median Ratio	0.939										
Weighted Mean Ratio	0.938										
UNIFORMITY											
Lowest ratio	0.801										
Highest ratio:	1.110										
Coefficient of Dispersion	5.34%										
Standard Deviation	0.063										
Coefficient of Variation	6.67%										
Price Related Differential (PRD)	1.006										
RELIABILITY											
95% Confidence: Median											
Lower limit	0.931										
Upper limit	0.944										
95% Confidence: Mean											
Lower limit	0.937										
Upper limit	0.949										
SAMPLE SIZE EVALUATION											
N (population size)	6079										
B (acceptable error - in decimal)	0.05										
S (estimated from this sample)	0.063										
Recommended minimum:	6										
Actual sample size:	443										
Conclusion:	OK										
NORMALITY											
Binomial Test											
# ratios below mean:	242										
# ratios above mean:	201										
z:	1.948										
Conclusion:	Normal*										
*i.e. no evidence of non-normality											

COMMENTS:

1 to 3 Unit Residences throughout area 56

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

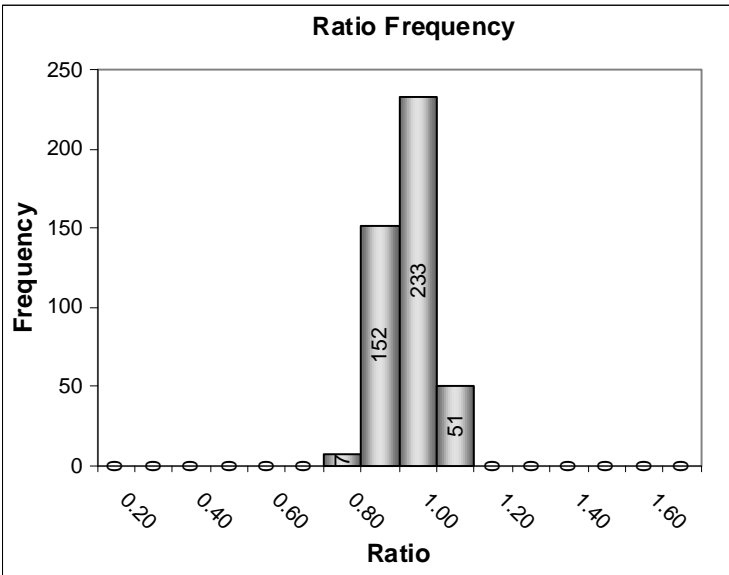
### COMMENTS:

1 to 3 Unit Residences throughout area 56

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

# Annual Update Ratio Study Report (After)

## 2010 Assessments

District/Team: S.E./TEAM 3	Appr. Date: 01/01/2010	Date of Report: 08/02/2010	Sales Dates: 1/2008 - 12/2009										
Area 56/MAPLE VALLEY	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES										
SAMPLE STATISTICS		 <p>The histogram shows the frequency distribution of ratios for 1 to 3 unit residences in area 56. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 250). The distribution is centered around 1.00, with the highest frequency of 233 occurring in the 0.90-1.00 bin. Other notable frequencies are 152 for the 0.80-0.90 bin and 51 for the 1.00-1.10 bin.</p> <table><caption>Ratio Frequency Data</caption><tr><th>Ratio Bin</th><th>Frequency</th></tr><tr><td>0.70-0.80</td><td>7</td></tr><tr><td>0.80-0.90</td><td>152</td></tr><tr><td>0.90-1.00</td><td>233</td></tr><tr><td>1.00-1.10</td><td>51</td></tr></table>		Ratio Bin	Frequency	0.70-0.80	7	0.80-0.90	152	0.90-1.00	233	1.00-1.10	51
Ratio Bin	Frequency												
0.70-0.80	7												
0.80-0.90	152												
0.90-1.00	233												
1.00-1.10	51												
Sample size (n)	443												
Mean Assessed Value	280,800												
Mean Sales Price	305,900												
Standard Deviation AV	61,986												
Standard Deviation SP	74,824												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.923												
Median Ratio	0.919												
Weighted Mean Ratio	0.918												
UNIFORMITY													
Lowest ratio	0.782												
Highest ratio:	1.085												
Coefficient of Dispersion	5.34%												
Standard Deviation	0.062												
Coefficient of Variation	6.67%												
Price Related Differential (PRD)	1.006												
RELIABILITY													
95% Confidence: Median													
Lower limit	0.911												
Upper limit	0.924												
95% Confidence: Mean													
Lower limit	0.918												
Upper limit	0.929												
SAMPLE SIZE EVALUATION													
N (population size)	6079												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.062												
Recommended minimum:	6												
Actual sample size:	443												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	240												
# ratios above mean:	203												
z:	1.758												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

**COMMENTS:**

1 to 3 Unit Residences throughout area 56

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

### COMMENTS:

1 to 3 Unit Residences throughout area 56

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

## ***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 56**  
**(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	202570	0800	5/9/08	\$292,450	\$248,000	1050	7	1993	3	7666	N	N	23032 SE 282ND CT
001	202570	0470	9/23/08	\$264,950	\$234,000	1120	7	1992	3	8734	N	N	28220 231ST PL SE
001	202570	0160	6/6/08	\$270,000	\$231,000	1170	7	1992	3	6000	N	N	22916 SE 283RD ST
001	231003	0390	11/18/08	\$250,000	\$224,000	1180	7	1993	3	6260	N	N	27609 220TH CT SE
001	231000	0580	1/9/08	\$288,825	\$236,000	1180	7	1990	3	7196	N	N	27423 227TH AVE SE
001	231001	0030	2/28/08	\$285,000	\$237,000	1180	7	1990	3	7729	N	N	27330 227TH PL SE
001	231003	0480	5/14/08	\$306,000	\$260,000	1180	7	1993	3	7303	N	N	22060 SE 277TH ST
001	221590	0890	1/22/08	\$262,000	\$215,000	1240	7	1992	3	7366	N	N	27801 214TH AVE SE
001	743710	0780	3/13/08	\$303,000	\$253,000	1260	7	1991	3	6244	N	N	28141 235TH AVE SE
001	221590	1920	11/14/08	\$283,750	\$254,000	1320	7	1993	3	6673	N	N	27792 213TH CT SE
001	202570	0060	11/17/08	\$249,900	\$224,000	1360	7	1991	3	6000	N	N	22917 SE 282ND ST
001	202570	0860	10/28/09	\$273,000	\$269,000	1370	7	1992	3	6000	N	N	23035 SE 282ND CT
001	231000	0110	4/23/08	\$269,000	\$227,000	1410	7	1990	3	7176	N	N	27415 226TH AVE SE
001	202570	0610	6/9/09	\$255,000	\$242,000	1410	7	1992	3	6000	N	N	28010 231ST PL SE
001	221590	0170	1/30/08	\$300,000	\$247,000	1410	7	1992	3	8590	N	N	21169 SE 280TH PL
001	259173	0260	10/21/09	\$259,500	\$255,000	1420	7	1994	3	7399	N	N	21141 SE 278TH WAY
001	337000	0140	11/23/09	\$300,000	\$297,000	1490	7	2001	3	20584	N	N	27426 208TH AVE SE
001	342206	9029	8/18/08	\$272,500	\$238,000	1500	7	2007	3	8288	N	N	27608 240TH AVE SE
001	202570	1360	8/12/09	\$270,000	\$260,000	1510	7	1991	3	6095	N	N	22910 SE 281ST PL
001	561600	0100	4/3/08	\$355,000	\$298,000	1560	7	1978	4	15754	N	N	28125 225TH PL SE
001	221590	1200	3/17/09	\$289,000	\$268,000	1580	7	1992	3	7480	N	N	21446 SE 277TH ST
001	322206	9050	3/6/08	\$315,000	\$262,000	1600	7	1960	4	20000	N	N	19631 SE 272ND ST
001	231001	0270	1/1/09	\$283,000	\$257,000	1620	7	1990	3	7566	N	N	27323 227TH PL SE
001	231000	0280	7/27/09	\$275,000	\$264,000	1620	7	1989	3	6415	N	N	22734 SE 273RD ST
001	231000	0410	9/16/08	\$300,000	\$264,000	1620	7	1989	3	7238	N	N	27328 226TH AVE SE
001	231003	0270	3/12/08	\$365,000	\$305,000	1640	7	1993	3	6721	N	N	22023 SE 277TH ST
001	743710	0650	3/19/08	\$311,000	\$260,000	1660	7	1992	3	6363	N	N	28003 234TH AVE SE
001	231003	0220	4/22/09	\$298,000	\$279,000	1670	7	1993	3	6438	N	N	22053 SE 277TH ST
001	202570	0210	2/17/09	\$277,500	\$255,000	1690	7	1991	3	6573	N	N	28309 229TH AVE SE
001	743710	1120	12/16/08	\$322,000	\$291,000	1730	7	1991	3	9098	N	N	28132 236TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	231005	0010	7/10/09	\$265,000	\$253,000	1740	7	2003	3	6213	N	N	22740 SE 277TH PL
001	025537	0160	4/6/09	\$295,000	\$275,000	1750	7	2008	3	4127	N	N	27847 242ND PL SE
001	202570	0180	6/13/08	\$310,000	\$266,000	1760	7	1991	3	5421	N	N	22904 SE 283RD ST
001	743710	0850	6/5/08	\$331,000	\$283,000	1760	7	1991	3	6976	N	N	28101 235TH AVE SE
001	231006	0170	3/27/08	\$299,000	\$251,000	1770	7	2003	3	5771	N	N	21668 SE 281ST ST
001	743710	1170	9/8/08	\$339,000	\$298,000	1770	7	1991	3	7200	N	N	23423 SE 282ND PL
001	231006	0050	11/19/09	\$250,000	\$247,000	1790	7	2003	3	5685	N	N	21627 SE 281ST ST
001	743710	0660	2/20/08	\$316,000	\$262,000	1790	7	1992	3	6368	N	N	28004 234TH AVE SE
001	561600	0170	1/23/09	\$265,000	\$242,000	1800	7	2004	3	4279	N	N	28105 226TH PL SE
001	231006	0210	9/16/09	\$269,000	\$262,000	1800	7	2003	3	5550	N	N	21642 SE 281ST ST
001	500960	0020	11/24/08	\$265,000	\$238,000	1810	7	2003	3	5000	N	N	21620 SE 283RD ST
001	500960	0130	2/4/09	\$269,000	\$247,000	1810	7	2003	3	9055	N	N	21663 SE 283RD ST
001	202570	1260	4/22/08	\$300,000	\$253,000	1810	7	1992	3	6272	N	N	22949 SE 280TH PL
001	202570	0530	5/19/08	\$314,500	\$268,000	1830	7	1993	3	6000	N	N	28118 231ST PL SE
001	743710	0340	8/5/09	\$303,000	\$292,000	1900	7	1992	3	5889	N	N	28155 233RD AVE SE
001	231003	0210	7/16/08	\$339,000	\$294,000	1900	7	1993	3	6425	N	N	22059 SE 277TH ST
001	053800	0460	2/22/08	\$325,000	\$270,000	1910	7	1998	3	4598	N	N	27631 238TH AVE SE
001	231003	0140	3/31/08	\$355,000	\$298,000	1910	7	1993	3	7729	N	N	22139 SE 277TH ST
001	278091	0030	9/23/08	\$312,000	\$276,000	1920	7	2004	3	5606	N	N	24031 SE 277TH PL
001	743710	0530	3/9/09	\$285,000	\$264,000	1930	7	1992	3	7398	N	N	28156 233RD AVE SE
001	500960	0070	12/29/08	\$259,950	\$236,000	1960	7	2003	3	5238	N	N	21650 SE 283RD ST
001	500960	0090	7/8/09	\$275,000	\$263,000	1960	7	2003	3	5775	N	N	21662 SE 283RD ST
001	500960	0170	9/25/09	\$267,000	\$260,000	1970	7	2003	3	7191	N	N	21635 SE 283RD ST
001	186470	0020	3/25/09	\$299,950	\$279,000	1970	7	2007	3	5037	N	N	27216 213TH PL SE
001	561600	0180	6/4/09	\$297,000	\$281,000	1980	7	2004	3	4308	N	N	28111 226TH PL SE
001	221590	0410	5/18/09	\$310,000	\$292,000	2000	7	1992	3	9083	N	N	21205 SE 279TH PL
001	025537	0330	4/21/08	\$310,000	\$262,000	2020	7	2008	3	4900	N	N	27705 242ND PL SE
001	025537	0550	8/12/08	\$333,000	\$291,000	2020	7	2008	3	4046	N	N	24214 SE 277TH ST
001	025537	0560	5/6/08	\$345,990	\$293,000	2020	7	2008	3	4046	N	N	24218 SE 277TH ST
001	025537	0290	2/29/08	\$355,000	\$295,000	2020	7	2008	3	4129	N	N	27719 242ND PL SE
001	025537	0540	8/22/08	\$338,085	\$296,000	2020	7	2008	3	4046	N	N	24210 SE 277TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	025537	0100	4/1/08	\$362,657	\$304,000	2020	7	2008	3	3600	N	N	27816 242ND PL SE
001	025537	0530	3/6/08	\$365,200	\$304,000	2020	7	2008	3	4048	N	N	24206 SE 277TH ST
001	025537	0060	1/16/08	\$372,620	\$306,000	2020	7	2007	3	4500	N	N	24217 SE 278TH ST
001	025537	0040	3/2/09	\$335,150	\$309,000	2020	7	2008	3	3601	N	N	27714 243RD PL SE
001	025537	0520	3/20/08	\$374,600	\$313,000	2020	7	2008	3	4812	N	N	24202 SE 277TH ST
001	025537	0030	9/8/08	\$388,300	\$342,000	2020	7	2008	3	3600	N	N	27710 243RD PL SE
001	510890	0230	9/23/08	\$295,500	\$261,000	2040	7	2004	3	7360	N	N	27453 237TH PL SE
001	510890	0110	8/18/08	\$320,500	\$280,000	2040	7	2004	3	5936	N	N	27414 237TH PL SE
001	053800	0290	1/7/08	\$339,950	\$278,000	2070	7	1999	3	4709	N	N	27635 238TH PL SE
001	053800	0540	9/18/08	\$305,000	\$269,000	2080	7	1998	3	4709	N	N	27634 237TH PL SE
001	053800	0130	4/23/08	\$340,000	\$287,000	2090	7	1998	3	5402	N	N	23819 SE 277TH PL
001	743710	0740	4/16/09	\$320,000	\$299,000	2110	7	1992	3	6825	N	N	28126 234TH AVE SE
001	025537	0490	7/11/08	\$358,260	\$310,000	2160	7	2008	3	3800	N	N	24211 SE 277TH ST
001	025537	0580	12/22/08	\$359,990	\$326,000	2160	7	2007	3	4046	N	N	24226 SE 277TH ST
001	025537	0350	5/2/08	\$396,804	\$336,000	2160	7	2008	3	4138	N	N	27701 242ND PL SE
001	231006	0070	7/15/08	\$360,000	\$312,000	2310	7	2003	3	6270	N	N	21639 SE 281ST ST
001	025537	0150	9/18/08	\$319,990	\$282,000	2350	7	2008	3	7297	N	N	27851 242ND PL SE
001	510890	0150	7/10/09	\$340,000	\$325,000	2420	7	2004	3	5250	N	N	27401 237TH PL SE
001	156050	0060	7/2/09	\$270,000	\$258,000	2430	7	2002	3	5005	N	N	24036 SE 279TH ST
001	186470	0430	6/16/09	\$320,000	\$304,000	2490	7	2007	3	5000	N	N	21234 SE 273RD PL
001	186470	0210	5/26/09	\$329,950	\$312,000	2490	7	2007	3	5000	N	N	27243 212TH AVE SE
001	186470	0030	3/7/08	\$394,950	\$329,000	2490	7	2007	3	5071	N	N	27220 213TH PL SE
001	025537	0320	6/10/08	\$359,775	\$308,000	2580	7	2008	3	4422	N	N	27707 242ND PL SE
001	025537	0400	3/23/09	\$323,820	\$301,000	2690	7	2008	3	3800	N	N	24220 SE 278TH ST
001	025537	0500	7/24/08	\$354,600	\$308,000	2690	7	2008	3	3800	N	N	24207 SE 277TH ST
001	025537	0570	2/18/09	\$349,990	\$322,000	2690	7	2007	3	5564	N	N	24222 SE 277TH ST
001	025537	0050	4/17/08	\$389,545	\$329,000	2690	7	2008	3	3724	N	N	27718 243RD PL SE
001	025537	0340	9/10/08	\$371,340	\$327,000	2700	7	2008	3	4131	N	N	27703 242ND PL SE
001	186470	0220	3/5/08	\$399,950	\$333,000	2960	7	2007	3	5000	N	N	27239 212TH AVE SE
001	186470	0250	6/26/09	\$359,950	\$343,000	2960	7	2007	3	5037	N	N	27223 212TH AVE SE
001	186470	0400	7/10/09	\$359,950	\$344,000	2960	7	2007	3	5000	N	N	21222 SE 273RD PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	186470	0160	8/19/09	\$359,950	\$348,000	2960	7	2007	3	5041	N	N	21239 SE 273RD PL
001	186470	0420	10/5/09	\$358,950	\$351,000	2960	7	2007	3	5000	N	N	21230 SE 273RD PL
001	186470	0240	1/8/09	\$367,500	\$334,000	2990	7	2007	3	5000	N	N	27229 212TH AVE SE
001	186470	0450	1/28/09	\$369,950	\$339,000	2990	7	2007	3	5436	N	N	27237 213TH PL SE
001	510890	0130	9/21/09	\$373,400	\$364,000	3110	7	2004	3	5005	N	N	23706 SE 274TH ST
001	025537	0600	12/20/08	\$458,180	\$415,000	3370	7	2008	3	6383	N	N	24236 SE 277TH ST
001	231004	0330	12/16/09	\$294,000	\$293,000	1710	8	1998	3	5601	N	N	22619 SE 279TH ST
001	221590	1330	12/21/09	\$290,000	\$289,000	1830	8	1992	3	6900	N	N	27741 215TH PL SE
001	231015	0030	5/5/08	\$352,300	\$299,000	2080	8	2005	3	3736	N	N	28120 227TH PL SE
001	221590	0350	3/25/08	\$373,750	\$313,000	2150	8	1992	4	7806	N	N	27805 212TH PL SE
001	231011	0140	11/4/08	\$380,000	\$340,000	2180	8	2004	3	10500	N	N	28014 227TH PL SE
001	231011	0260	4/9/09	\$320,000	\$299,000	2190	8	2005	3	4935	N	N	22626 SE 281ST ST
001	231004	0210	12/22/08	\$322,000	\$292,000	2220	8	1999	3	5805	N	N	22423 S 279TH ST
001	221590	1460	6/2/08	\$355,000	\$303,000	2220	8	1992	3	6825	N	N	27737 215TH AVE SE
001	231004	0070	11/20/08	\$338,950	\$304,000	2220	8	1999	3	6578	N	N	22614 S 279TH ST
001	231004	0230	7/14/09	\$337,000	\$323,000	2220	8	1999	3	6953	N	N	22445 S 279TH ST
001	231010	0010	2/20/08	\$365,000	\$303,000	2250	8	2003	3	5474	N	N	28028 225TH PL SE
001	231004	0160	4/1/08	\$381,000	\$320,000	2330	8	2001	3	6000	N	N	22430 SE 279TH ST
001	231010	0120	9/24/09	\$337,000	\$329,000	2330	8	2003	3	5040	N	N	22422 SE 280TH PL
001	231010	0100	2/19/08	\$390,000	\$323,000	2390	8	2003	3	5140	N	N	22432 SE 280TH PL
001	231002	0140	6/25/08	\$399,000	\$343,000	2450	8	1995	3	7397	N	N	22765 SE 277TH PL
001	885651	0120	1/5/09	\$371,000	\$337,000	2780	8	2006	3	5628	N	N	23724 SE 274TH ST
001	771400	0300	2/7/08	\$400,000	\$330,000	2820	8	2004	3	4602	N	N	27413 237TH AVE SE
001	771400	0280	1/14/08	\$447,500	\$367,000	2850	8	2004	3	4650	N	N	27420 236TH PL SE
001	885651	0130	8/28/08	\$410,000	\$359,000	2870	8	2006	3	5671	N	N	23718 SE 274TH ST
001	278110	0030	11/10/09	\$400,000	\$395,000	3010	8	2006	3	6225	N	N	27618 236TH CT SE
001	885651	0110	8/11/09	\$412,000	\$397,000	3060	8	2006	3	5748	N	N	23732 SE 274TH ST
001	278120	0060	11/19/09	\$387,000	\$383,000	3110	8	2006	3	5176	N	N	27631 236TH CT SE
002	415630	0360	11/18/09	\$220,000	\$218,000	910	6	1981	3	9601	N	N	21222 SE 270TH ST
002	154580	0650	8/1/08	\$215,000	\$187,000	670	7	1948	4	8092	N	N	21611 SE 266TH ST
002	154580	2000	2/5/08	\$269,900	\$223,000	960	7	1983	3	7698	N	N	21627 SE 270TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	154580	8560	11/11/09	\$245,000	\$242,000	1030	7	1996	3	8500	N	N	27015 222ND AVE SE
002	154580	7820	11/11/08	\$253,500	\$227,000	1060	7	1997	3	7303	N	N	21322 SE 271ST ST
002	154580	8650	6/2/09	\$258,000	\$244,000	1060	7	1979	3	8100	N	N	22013 SE 271ST ST
002	154580	5350	7/1/08	\$277,900	\$240,000	1070	7	1996	3	8510	N	N	26719 223RD PL SE
002	154580	6620	3/18/08	\$297,000	\$248,000	1070	7	1996	3	11280	N	N	26023 222ND CT SE
002	154580	8750	5/19/08	\$288,250	\$245,000	1100	7	1980	3	8100	N	N	22036 SE 271ST PL
002	154580	5420	8/19/08	\$304,000	\$266,000	1110	7	1983	4	7500	N	N	26530 221ST AVE SE
002	154580	5520	7/2/08	\$289,000	\$249,000	1120	7	1996	3	7500	N	N	26555 221ST PL SE
002	154580	3590	8/26/08	\$228,000	\$200,000	1130	7	1965	4	8320	N	N	21860 SE 268TH ST
002	415630	0310	6/11/09	\$210,000	\$199,000	1160	7	1982	3	9662	N	N	21207 SE 270TH ST
002	154580	3240	10/14/09	\$232,000	\$227,000	1160	7	1988	3	7930	N	N	21833 SE 269TH ST
002	154580	2020	7/9/08	\$300,550	\$260,000	1160	7	1990	3	7698	N	N	21641 SE 270TH ST
002	154580	0810	6/27/08	\$304,000	\$262,000	1160	7	1997	3	7540	N	N	21652 SE 266TH PL
002	154580	4790	1/28/08	\$318,000	\$262,000	1160	7	1980	4	8540	N	N	22010 SE 267TH ST
002	154580	1420	6/22/09	\$230,000	\$219,000	1180	7	1966	3	7595	N	N	21605 SE 268TH ST
002	154580	7290	10/1/08	\$257,250	\$228,000	1180	7	1978	3	18680	N	N	26518 214TH AVE SE
002	154580	2280	4/17/08	\$294,000	\$248,000	1230	7	1984	3	8272	N	N	21653 SE 271ST ST
002	154580	7920	5/26/09	\$241,900	\$229,000	1260	7	1985	3	8614	N	N	21318 SE 271ST PL
002	154580	4070	2/24/09	\$250,000	\$230,000	1290	7	1985	3	7697	N	N	21857 SE 266TH ST
002	154580	2330	2/25/08	\$289,950	\$241,000	1290	7	1987	4	7358	N	N	27117 218TH AVE SE
002	154580	1880	8/25/09	\$239,000	\$231,000	1300	7	1987	3	6993	N	N	21648 SE 270TH ST
002	154580	8250	5/21/09	\$250,000	\$236,000	1300	7	1997	3	8100	N	N	22050 SE 269TH PL
002	154580	2750	1/7/08	\$281,000	\$230,000	1310	7	1987	3	7930	N	N	21832 SE 271ST PL
002	154580	5690	2/28/09	\$226,000	\$209,000	1320	7	1985	4	8840	N	N	22018 SE 266TH PL
002	154580	5490	9/15/09	\$225,000	\$219,000	1320	7	1987	3	7625	N	N	26571 221ST PL SE
002	154580	0970	8/11/09	\$259,950	\$251,000	1320	7	1985	3	7686	N	N	21645 SE 266TH PL
002	154580	4920	4/23/08	\$265,000	\$224,000	1330	7	1986	3	7500	N	N	26611 221ST PL SE
002	154580	3880	8/27/08	\$269,950	\$237,000	1340	7	1989	3	7931	N	N	21829 SE 266TH PL
002	154580	1340	11/12/08	\$252,000	\$226,000	1350	7	1987	3	7686	N	N	21660 SE 268TH ST
002	154580	5460	2/21/08	\$288,000	\$239,000	1370	7	1997	3	7500	N	N	26552 221ST AVE SE
002	154580	8050	4/22/08	\$279,900	\$236,000	1380	7	1980	4	8100	N	N	22031 SE 268TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	154580	3610	8/17/09	\$243,763	\$235,000	1470	7	1988	3	7930	N	N	21853 SE 267TH ST
002	154580	7160	3/12/08	\$301,700	\$252,000	1470	7	1978	3	8276	N	N	21418 SE 268TH PL
002	154580	3640	3/14/08	\$260,000	\$217,000	1500	7	1987	3	7930	N	N	21833 SE 267TH ST
002	154580	1350	9/25/08	\$274,900	\$243,000	1500	7	1987	3	7686	N	N	21654 SE 268TH ST
002	154580	7880	3/24/08	\$279,950	\$234,000	1530	7	1978	4	8614	N	N	21311 SE 271ST ST
002	154580	3340	9/19/08	\$315,000	\$278,000	1530	7	1986	4	7930	N	N	21828 SE 269TH ST
002	154580	2610	11/10/09	\$261,870	\$258,000	1540	7	2003	3	8125	N	N	21819 271ST PL SE
002	154580	1160	11/18/09	\$231,500	\$229,000	1550	7	1987	3	7822	N	N	21605 SE 267TH ST
002	154580	0370	6/18/08	\$310,000	\$266,000	1560	7	1987	4	13694	N	N	26657 216TH AVE SE
002	154580	3860	8/18/08	\$290,000	\$254,000	1570	7	1989	3	7931	N	N	21843 SE 266TH PL
002	154580	8905	6/9/08	\$305,000	\$261,000	1590	7	1998	3	7400	N	N	27020 222ND AVE SE
002	415630	0560	10/29/08	\$279,950	\$250,000	1600	7	1981	3	9602	N	N	21219 SE 268TH ST
002	154580	0100	9/17/08	\$281,500	\$248,000	1610	7	1952	3	7500	N	N	21521 SE 265TH PL
002	154580	2710	3/25/08	\$311,900	\$261,000	1650	7	1989	3	7625	N	N	27122 218TH AVE SE
002	154580	8830	6/10/09	\$250,000	\$237,000	1660	7	2003	3	7500	N	N	22023 271ST PL SE
002	154580	0870	9/25/08	\$280,000	\$247,000	1690	7	1980	3	7181	N	N	21616 SE 266TH PL
002	154580	0491	6/2/09	\$265,000	\$251,000	1700	7	1999	3	8113	N	N	26821 216TH AVE SE
002	415630	0350	7/21/08	\$287,450	\$249,000	1720	7	1983	3	9601	N	N	21214 SE 270TH ST
002	144130	0230	7/6/09	\$309,400	\$295,000	1830	7	1994	3	8253	N	N	21625 SE 256TH PL
002	144130	0100	5/21/08	\$350,000	\$298,000	1840	7	1994	3	8190	N	N	21623 SE 257TH PL
002	144130	0120	3/25/08	\$366,000	\$307,000	1840	7	1994	3	6552	N	N	21611 SE 257TH PL
002	154580	8900	12/11/08	\$333,333	\$301,000	1860	7	1999	3	8140	N	N	27106 222ND AVE SE
002	154580	4580	1/4/08	\$319,500	\$261,000	1890	7	1987	3	8125	N	N	21848 SE 265TH ST
002	154580	6600	7/22/08	\$303,000	\$263,000	1900	7	1996	3	8664	N	N	26035 222ND CT SE
002	154580	8850	11/3/09	\$242,000	\$238,000	1918	7	2009	3	7500	N	N	22039 SE 271ST PL
002	154580	3720	2/11/08	\$317,000	\$262,000	1970	7	1989	3	7626	N	N	26660 218TH AVE SE
002	154580	2230	9/12/08	\$309,000	\$272,000	2076	7	1996	3	8888	N	N	21621 SE 271ST ST
002	256400	0050	11/17/09	\$400,000	\$395,000	2940	7	1987	3	41850	N	N	27002 204TH AVE SE
002	154580	6010	3/26/08	\$350,000	\$293,000	1360	8	1978	3	9450	N	N	22010 SE 260TH PL
002	940660	0030	10/9/08	\$330,000	\$293,000	1370	8	1989	3	20520	N	N	21919 SE 255TH PL
002	144274	0240	10/29/08	\$362,000	\$323,000	1430	8	1987	3	13500	N	N	25707 210TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	154580	5940	2/26/09	\$270,000	\$249,000	1700	8	1986	3	20163	N	N	26120 220TH AVE SE
002	144280	0100	6/12/08	\$294,700	\$253,000	1740	8	1986	3	3640	N	N	25422 213TH PL SE
002	144280	0600	7/23/08	\$285,000	\$247,000	1750	8	1985	3	3972	N	N	25419 213TH PL SE
002	144273	0220	5/29/08	\$430,000	\$367,000	1850	8	1985	4	13775	N	N	25411 212TH PL SE
002	144280	0390	7/15/08	\$312,500	\$271,000	1870	8	1980	3	3120	N	N	25429 213TH AVE SE
002	144274	0430	6/26/08	\$424,000	\$365,000	1950	8	1988	3	22500	N	N	21119 SE 256TH PL
002	144273	0250	8/4/08	\$420,000	\$366,000	2110	8	1987	3	13775	N	N	25513 212TH PL SE
002	154580	2120	9/24/08	\$350,000	\$309,000	2580	8	2005	3	7698	N	N	21660 SE 271ST ST
002	282206	9075	7/24/08	\$570,000	\$495,000	3050	8	1994	3	41700	N	N	25720 217TH AVE SE
002	144276	0110	2/7/08	\$435,000	\$359,000	2110	9	1988	3	15253	N	N	25209 217TH PL SE
002	330386	0570	12/1/08	\$452,000	\$407,000	2580	9	2008	3	7205	N	N	21212 SE 260TH ST
002	330386	0350	1/15/08	\$500,000	\$410,000	2580	9	2006	3	7015	N	N	21314 SE 259TH ST
002	330386	0510	11/2/09	\$390,000	\$384,000	2680	9	2008	3	6000	N	N	21229 SE 259TH ST
002	330386	0620	6/2/08	\$468,000	\$400,000	2680	9	2007	3	6000	N	N	21236 SE 260TH ST
002	330386	0230	9/15/08	\$470,000	\$414,000	2680	9	2009	3	7885	N	N	25823 212TH AVE SE
002	330386	0030	3/4/08	\$530,000	\$441,000	2790	9	2007	3	8547	N	N	25900 214TH AVE SE
002	330386	0630	2/11/08	\$470,000	\$389,000	2810	9	2007	3	6000	N	N	21242 SE 260TH ST
002	330386	0090	5/12/08	\$475,000	\$404,000	2810	9	2008	3	7250	N	N	21229 SE 260TH ST
002	144270	0100	6/25/08	\$550,000	\$473,000	2870	9	1977	4	14250	N	N	25329 215TH PL SE
002	330386	0560	3/3/08	\$480,000	\$399,000	3010	9	2007	3	6343	N	N	21315 SE 259TH ST
002	330386	0200	6/10/08	\$480,000	\$411,000	3010	9	2008	3	6368	N	N	25907 212TH AVE SE
002	330386	0120	5/19/08	\$495,000	\$421,000	3010	9	2008	3	7250	N	N	21217 SE 260TH ST
002	330386	0020	6/16/08	\$515,000	\$442,000	3010	9	2007	3	7161	N	N	25830 214TH AVE SE
002	330386	0330	1/14/08	\$564,895	\$463,000	3010	9	2007	3	9240	N	N	25812 213TH AVE SE
002	330386	0520	12/23/09	\$400,000	\$399,000	3020	9	2009	3	5000	N	N	21231 SE 259TH ST
002	330386	0040	2/28/08	\$480,000	\$399,000	3060	9	2007	3	7085	N	N	25908 214TH AVE SE
002	330386	0650	7/29/08	\$504,000	\$438,000	3060	9	2007	3	6272	N	N	21252 SE 260TH ST
002	144270	0430	5/21/08	\$565,000	\$481,000	3180	9	1978	3	23809	N	N	21521 SE 255TH CT
002	144270	0160	2/24/09	\$480,000	\$443,000	3150	10	1987	3	21000	N	N	25619 214TH AVE SE
003	252530	0010	6/26/08	\$255,000	\$220,000	1040	6	1977	3	14000	N	N	23426 SE 267TH PL
003	252531	0280	3/19/08	\$275,000	\$230,000	1060	6	1981	5	10001	N	N	26722 232ND AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	252540	0130	12/14/09	\$213,000	\$212,000	1080	6	1968	3	12972	N	N	26909 233RD PL SE
003	252531	0420	8/26/09	\$247,000	\$239,000	1060	7	1980	4	10043	N	N	23313 SE 266TH ST
003	252531	0660	10/22/08	\$268,250	\$239,000	1110	7	1981	4	10800	N	N	23309 SE 265TH ST
003	252531	0450	3/3/08	\$280,000	\$233,000	1130	7	1981	3	9652	N	N	23322 SE 266TH ST
003	252531	0400	5/28/08	\$265,000	\$226,000	1160	7	1980	3	12444	N	N	23301 SE 266TH ST
003	940652	0020	9/8/08	\$268,000	\$236,000	1200	7	1996	3	6600	N	N	23114 SE 267TH PL
003	412380	0200	6/25/08	\$308,000	\$265,000	1230	7	1985	3	6618	N	N	22116 SE 251ST CT
003	940655	0090	7/28/09	\$283,000	\$272,000	1280	7	1993	3	6770	N	N	22717 SE 264TH PL
003	940655	0020	8/8/08	\$313,950	\$274,000	1300	7	1994	3	9126	N	N	26423 227TH CT SE
003	541650	0390	4/27/09	\$249,000	\$233,000	1440	7	2005	3	4887	N	N	26913 225TH PL SE
003	541650	0280	4/28/09	\$249,950	\$234,000	1440	7	2005	3	4267	N	N	26819 225TH PL SE
003	541650	0400	7/28/09	\$248,500	\$239,000	1440	7	2005	3	4228	N	N	26914 225TH PL SE
003	541650	0090	9/9/09	\$249,950	\$243,000	1440	7	2005	3	3800	N	N	26834 226TH PL SE
003	541650	0580	11/24/08	\$275,000	\$247,000	1440	7	2005	3	3800	N	N	22543 SE 268TH PL
003	940652	0370	12/1/08	\$277,500	\$250,000	1646	7	1994	3	8127	N	N	22814 SE 266TH ST
003	940652	0690	5/13/08	\$329,900	\$280,000	1654	7	1994	3	7625	N	N	22807 SE 266TH ST
003	541650	0410	1/14/09	\$269,950	\$246,000	1750	7	2005	3	3808	N	N	26910 225TH PL SE
003	541650	0310	2/26/09	\$269,950	\$249,000	1750	7	2005	3	4000	N	N	26831 225TH PL SE
003	541650	0080	5/20/09	\$267,500	\$252,000	1750	7	2005	3	3800	N	N	26838 226TH PL SE
003	541650	0230	7/7/09	\$265,000	\$253,000	1750	7	2005	3	4010	N	N	22532 SE 268TH PL
003	541650	0270	6/17/09	\$275,000	\$261,000	1750	7	2005	3	4372	N	N	26815 225TH PL SE
003	541650	0190	10/1/09	\$277,000	\$271,000	1750	7	2005	3	4129	N	N	22548 SE 268TH PL
003	541650	0570	7/1/08	\$333,900	\$288,000	1750	7	2005	3	3800	N	N	22539 SE 268TH PL
003	541651	0820	8/25/08	\$270,000	\$237,000	1790	7	2005	3	4620	N	N	26826 230TH PL SE
003	541651	0600	12/23/08	\$297,750	\$270,000	1790	7	2005	3	5002	N	N	22914 SE 269TH ST
003	379350	0010	9/22/08	\$327,995	\$290,000	1890	7	2002	3	7776	N	N	23305 SE 261ST CT
003	379350	1140	7/9/09	\$304,850	\$291,000	1890	7	2003	3	7103	N	N	23432 SE 262ND ST
003	541651	0830	3/6/09	\$300,000	\$277,000	1910	7	2005	3	4862	N	N	26830 230TH PL SE
003	940655	0100	3/26/09	\$297,000	\$276,000	1930	7	1993	3	8458	N	N	22721 SE 264TH PL
003	940655	0120	1/8/09	\$319,720	\$291,000	1930	7	1993	3	10614	N	N	22735 SE 264TH PL
003	940652	0920	11/19/09	\$282,000	\$279,000	1975	7	1995	3	9437	N	N	26721 227TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	940652	1030	4/27/09	\$309,000	\$290,000	1975	7	1996	3	11088	N	N	26768 230TH PL SE
003	940652	0980	7/6/09	\$312,000	\$298,000	1975	7	1996	3	14347	N	N	26771 230TH PL SE
003	541651	0730	8/5/08	\$309,000	\$269,000	1980	7	2005	3	5000	N	N	22916 SE 268TH PL
003	541650	0130	4/8/08	\$345,000	\$290,000	1980	7	2005	3	4458	N	N	26818 226TH PL SE
003	541650	0320	8/27/09	\$285,000	\$276,000	1990	7	2005	3	4000	N	N	26835 225TH PL SE
003	252540	0100	5/8/08	\$310,000	\$263,000	2000	7	2005	3	5437	N	N	23307 SE 269TH ST
003	808165	0260	10/24/08	\$295,000	\$263,000	2000	7	1996	3	5580	N	N	23616 SE 267TH PL
003	212206	9143	7/1/09	\$410,000	\$391,000	2000	7	1988	3	54014	N	N	21707 SE 245TH ST
003	541651	0580	5/23/08	\$330,000	\$281,000	2020	7	2005	3	5000	N	N	22904 SE 269TH ST
003	940656	0020	12/5/08	\$318,000	\$287,000	2039	7	1996	3	6000	N	N	22724 SE 266TH ST
003	940658	0060	3/31/09	\$314,950	\$293,000	2040	7	1994	3	8648	N	N	21802 SE 249TH PL
003	379350	0450	4/9/08	\$338,900	\$285,000	2140	7	2002	3	6447	N	N	23230 SE 263RD CT
003	379350	0500	5/30/08	\$356,950	\$305,000	2160	7	2001	3	6300	N	N	26214 232ND PL SE
003	412381	0010	9/4/08	\$409,950	\$360,000	2230	7	1993	3	8259	N	N	25201 LAKE WILDERNESS COUNTRY C DR SE
003	542295	0020	5/22/09	\$289,000	\$273,000	2280	7	2006	3	5000	N	N	27020 228TH PL SE
003	541651	0810	3/25/09	\$298,700	\$278,000	2310	7	2005	3	4694	N	N	26822 230TH PL SE
003	379350	0650	1/15/08	\$364,900	\$299,000	2390	7	2001	3	6808	N	N	26312 233RD AVE SE
003	379350	0380	1/3/08	\$384,950	\$315,000	2390	7	2001	3	6600	N	N	23227 SE 263RD CT
003	379350	0820	7/23/09	\$358,400	\$344,000	2390	7	2001	3	6119	N	N	26236 235TH AVE SE
003	379350	1160	7/18/08	\$387,500	\$336,000	2610	7	2003	3	7743	N	N	23422 SE 262ND ST
003	379350	0610	6/15/09	\$365,000	\$347,000	2610	7	2002	3	9503	N	N	23223 SE 263RD ST
003	542295	0320	1/20/09	\$305,000	\$279,000	2630	7	2006	3	4079	N	N	22837 SE 271ST PL
003	542295	0300	3/17/08	\$354,475	\$296,000	2630	7	2006	3	4171	N	N	22845 SE 271ST PL
003	379350	1430	10/9/09	\$384,000	\$376,000	2750	7	2003	3	17166	N	N	25911 232ND CT SE
003	379350	0720	3/25/08	\$384,950	\$322,000	2760	7	2001	3	9404	N	N	23425 SE 263RD ST
003	379350	0850	10/7/08	\$400,000	\$355,000	3000	7	2001	3	6551	N	N	26220 235TH AVE SE
003	379350	1350	5/6/08	\$480,000	\$407,000	3400	7	2003	3	7699	N	N	25930 234TH AVE SE
003	379350	0130	6/24/09	\$425,000	\$405,000	3860	7	2002	3	6421	N	N	23308 SE 261ST CT
003	379350	1110	8/12/09	\$410,000	\$395,000	4130	7	2002	3	7570	N	N	26215 235TH AVE SE
003	412382	0090	5/13/08	\$390,000	\$331,000	1510	8	1990	3	6945	N	N	25507 LAKE WILDERNESS COUNTRY C DR SE
003	412381	0240	11/18/08	\$365,000	\$328,000	1760	8	1987	3	11384	N	N	25228 LAKE WILDERNESS COUNTRY C DR SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	412384	0160	5/18/09	\$335,000	\$316,000	1810	8	1993	3	6468	N	N	25527 223RD CT SE
003	412382	0230	4/25/09	\$324,000	\$304,000	1880	8	1990	3	6500	N	N	25725 LAKE WILDERNESS COUNTRY C DR SE
003	412381	0260	7/7/08	\$380,000	\$328,000	1880	8	1990	3	9589	N	N	25216 LAKE WILDERNESS COUNTRY C DR SE
003	940653	0140	10/27/09	\$280,000	\$275,000	1970	8	2005	3	4358	N	N	22525 SE 267TH ST
003	412383	0450	6/26/08	\$450,000	\$387,000	2170	8	1990	3	6868	N	N	25902 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0540	3/11/08	\$405,000	\$338,000	2220	8	1990	3	6008	N	N	22503 SE 261ST ST
003	541650	0720	7/9/08	\$394,500	\$341,000	2380	8	2005	3	5135	N	N	27031 226TH AVE SE
003	541651	0200	5/16/08	\$409,950	\$349,000	2380	8	2006	3	4913	N	N	22802 SE 269TH ST
003	940653	0030	2/1/08	\$377,000	\$311,000	2400	8	2005	3	4000	N	N	22415 SE 267TH ST
003	412382	0350	6/10/09	\$403,800	\$383,000	2400	8	1989	3	7107	N	N	25526 LAKE WILDERNESS COUNTRY C DR SE
003	541650	1080	8/12/08	\$379,950	\$332,000	2570	8	2005	3	4750	N	N	22616 SE 271ST ST
003	541651	0290	4/15/08	\$400,000	\$337,000	2570	8	2005	3	5000	N	N	22823 SE 268TH PL
003	347050	0050	11/4/08	\$430,000	\$384,000	2820	8	2005	3	5250	N	N	26028 231ST PL SE
003	212206	9178	7/31/08	\$570,000	\$496,000	2860	8	1990	3	43598	N	N	21653 SE 249TH ST
003	412700	0283	10/28/09	\$437,000	\$430,000	2920	8	1992	3	20782	N	N	25728 226TH PL SE
003	940653	0250	6/11/08	\$389,880	\$334,000	3140	8	2005	3	6039	N	N	22430 SE 267TH ST
003	412700	0420	6/6/08	\$425,000	\$364,000	2170	9	1991	3	17582	N	N	22827 SE LAKE WILDERNESS DR S
003	178620	0070	12/4/08	\$530,000	\$478,000	2420	9	2004	3	11919	N	N	22746 SE 263RD CT
003	541651	1060	2/21/08	\$425,000	\$352,000	2560	9	2006	3	5366	N	N	26923 229TH PL SE
003	178620	0090	8/25/08	\$540,000	\$473,000	2580	9	2004	3	11124	N	N	22733 SE 263RD CT
003	541650	1000	2/7/08	\$398,000	\$329,000	2630	9	2005	3	5733	N	N	22645 SE 270TH PL
003	412700	0282	2/11/08	\$575,000	\$475,000	2730	9	1992	3	19338	N	N	25804 226TH PL SE
003	541651	1000	1/24/08	\$426,000	\$350,000	2750	9	2006	3	5000	N	N	22823 SE 270TH ST
003	541651	0960	6/5/08	\$417,000	\$357,000	2750	9	2006	3	4785	N	N	27012 229TH PL SE
003	541651	0950	3/19/08	\$435,000	\$364,000	2750	9	2006	3	4855	N	N	27006 229TH PL SE
003	541651	1090	9/15/08	\$409,900	\$361,000	2820	9	2006	3	5000	N	N	22828 SE 270TH ST
003	541651	1120	2/11/08	\$445,000	\$368,000	2820	9	2006	3	4677	N	N	22814 SE 270TH ST
003	541650	0940	12/16/08	\$450,000	\$407,000	2820	9	2005	3	5375	N	N	27034 227TH PL SE
003	541650	0970	10/20/08	\$385,000	\$343,000	2960	9	2005	3	5677	N	N	27016 227TH PL SE
003	541650	0930	12/18/08	\$391,000	\$354,000	2960	9	2005	3	5150	N	N	27102 227TH PL SE
003	940670	0090	6/18/09	\$382,000	\$363,000	2960	9	2004	3	5634	N	N	23038 SE 263RD ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(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	940670	0170	3/19/09	\$399,000	\$370,000	2960	9	2004	3	5427	N	N	26323 230TH CT SE
003	541650	0680	10/13/09	\$420,000	\$412,000	2960	9	2005	3	6031	N	N	27007 226TH AVE SE
003	541651	0930	1/4/08	\$440,000	\$360,000	3190	9	2006	3	4995	N	N	26924 229TH PL SE
003	541650	0640	7/24/09	\$400,000	\$384,000	3190	9	2005	3	4623	N	N	22620 SE 270TH PL
003	412700	0640	12/4/08	\$800,000	\$721,000	2670	10	2008	3	8216	Y	Y	22848 SE LAKE WILDERNESS DR S
003	412700	0645	6/16/08	\$900,000	\$773,000	2820	10	2004	3	8022	Y	Y	23004 SE LAKE WILDERNESS DR S
004	858850	0360	5/14/08	\$249,000	\$212,000	1350	6	1969	4	14226	N	N	23714 SE 250TH ST
004	858850	0360	4/10/08	\$259,000	\$218,000	1350	6	1969	4	14226	N	N	23714 SE 250TH ST
004	666120	0150	10/8/09	\$179,950	\$176,000	826	7	1996	3	3000	N	N	22739 SE 242ND PL
004	666120	0210	10/19/09	\$197,000	\$193,000	1053	7	1996	3	3631	N	N	22715 SE 242ND PL
004	940760	0250	5/13/08	\$254,000	\$216,000	1060	7	1987	3	7412	N	N	21710 SE 237TH ST
004	511326	0490	7/1/08	\$242,000	\$209,000	1100	7	1992	3	6742	N	N	21824 SE 239TH ST
004	885695	0010	8/28/09	\$257,500	\$249,000	1260	7	1994	3	10201	N	N	24322 234TH WAY SE
004	885695	0500	9/18/09	\$257,500	\$251,000	1260	7	1994	3	9120	N	N	23361 SE 243RD PL
004	885695	0430	9/24/08	\$289,950	\$256,000	1260	7	1994	3	6988	N	N	23331 SE 243RD PL
004	885695	0030	4/21/08	\$304,950	\$257,000	1260	7	1994	3	7079	N	N	24308 234TH WAY SE
004	885695	0050	10/15/08	\$295,000	\$262,000	1260	7	1994	3	9944	N	N	24228 234TH WAY SE
004	885695	0330	6/5/08	\$305,000	\$261,000	1290	7	1994	3	7026	N	N	23227 SE 242ND ST
004	511326	0080	3/24/08	\$288,600	\$242,000	1300	7	1991	3	7003	N	N	21729 SE 239TH ST
004	511326	0180	4/27/09	\$259,000	\$243,000	1300	7	1991	3	9022	N	N	21924 SE 239TH ST
004	940760	0070	12/1/09	\$219,950	\$218,000	1310	7	1988	3	6265	N	N	21713 SE 237TH ST
004	666120	0430	1/24/08	\$266,250	\$219,000	1342	7	1996	3	3272	N	N	22774 SE 242ND ST
004	940715	0070	10/15/09	\$264,950	\$260,000	1370	7	1996	3	6088	N	N	24042 SE 261ST PL
004	885695	0160	7/23/09	\$274,500	\$263,000	1440	7	1994	3	8921	N	N	23240 SE 242ND ST
004	885696	0500	4/14/08	\$330,000	\$278,000	1440	7	1995	3	8800	N	N	23928 232ND PL SE
004	885695	0100	4/28/08	\$339,950	\$288,000	1440	7	1994	3	8793	N	N	23405 SE 242ND ST
004	885697	0940	1/2/09	\$293,500	\$267,000	1520	7	2000	3	3544	N	N	22931 SE 240TH PL
004	885697	0290	8/7/09	\$265,500	\$256,000	1560	7	2001	3	4039	N	N	22931 SE 241ST PL
004	667900	0210	3/3/08	\$315,000	\$262,000	1560	7	2002	3	4093	N	N	23423 SE 243RD PL
004	667900	0640	7/28/09	\$281,500	\$270,000	1560	7	2003	3	4200	N	N	23522 SE 243RD ST
004	667900	0710	10/14/09	\$280,000	\$274,000	1560	7	2003	3	5744	N	N	24209 235TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	885697	0250	7/27/09	\$268,000	\$257,000	1600	7	2001	3	3245	N	N	22919 SE 241ST PL
004	885697	0310	2/4/08	\$314,000	\$259,000	1600	7	2002	3	3474	N	N	23003 SE 241ST PL
004	940715	0350	2/26/08	\$315,000	\$262,000	1600	7	1995	3	6250	N	N	24101 SE 261ST PL
004	885697	0030	5/14/08	\$322,000	\$274,000	1600	7	2003	3	3507	N	N	22926 SE 240TH PL
004	667900	1010	1/31/08	\$349,995	\$288,000	1600	7	2003	3	5250	N	N	24105 236TH AVE SE
004	667900	1500	12/3/09	\$279,950	\$278,000	1660	7	2004	3	5250	N	N	24223 237TH WAY SE
004	667900	0110	7/16/09	\$270,000	\$259,000	1670	7	2003	3	4714	N	N	23605 SE 243RD PL
004	070570	0370	9/16/08	\$299,950	\$264,000	1670	7	1994	3	8497	N	N	23830 SE 245TH ST
004	667900	0810	4/11/08	\$329,950	\$278,000	1680	7	2003	3	6341	N	N	23424 SE 240TH PL
004	070573	0060	3/3/09	\$268,000	\$248,000	1700	7	1999	3	5000	N	N	23837 SE 249TH ST
004	885696	0470	3/7/08	\$320,000	\$267,000	1700	7	1996	3	5272	N	N	24006 232ND PL SE
004	156593	0240	9/15/09	\$290,000	\$282,000	1710	7	2009	3	3981	N	N	21932 SE 240TH PL
004	365480	0030	9/25/09	\$270,000	\$263,000	1720	7	1993	3	10553	N	N	23616 219TH PL SE
004	414245	0490	5/6/09	\$274,900	\$258,000	1790	7	2004	3	6452	N	N	22404 SE 243RD ST
004	414245	0560	7/13/09	\$285,100	\$273,000	1790	7	2004	3	4776	N	N	24305 226TH AVE SE
004	414245	0540	6/3/08	\$319,950	\$274,000	1790	7	2004	3	4745	N	N	22441 SE 243RD ST
004	940715	0060	6/25/08	\$338,000	\$291,000	1850	7	1996	3	6110	N	N	24036 SE 261ST PL
004	885696	0280	11/10/09	\$296,000	\$292,000	1860	7	1995	3	8378	N	N	23915 232ND PL SE
004	885696	0330	5/8/08	\$356,000	\$302,000	1860	7	1995	3	7700	N	N	24007 232ND PL SE
004	885696	0280	11/18/08	\$338,800	\$304,000	1860	7	1995	3	8378	N	N	23915 232ND PL SE
004	954283	0410	7/28/08	\$310,000	\$269,000	1880	7	2007	3	4353	N	N	26206 243RD PL SE
004	954283	0090	2/3/09	\$300,375	\$275,000	1880	7	2007	3	4142	N	N	26153 242ND AVE SE
004	954283	0430	1/25/08	\$337,115	\$277,000	1880	7	2007	3	4200	N	N	26214 243RD PL SE
004	954283	0610	8/12/08	\$320,000	\$279,000	1880	7	2006	3	4259	N	N	24204 SE 263RD PL
004	414245	0530	6/23/08	\$314,950	\$271,000	1890	7	2004	3	4745	N	N	22431 SE 243RD ST
004	156593	0250	2/6/09	\$309,900	\$284,000	1890	7	2009	3	3880	N	N	21928 SE 240TH PL
004	156593	0300	2/3/09	\$309,900	\$284,000	1890	7	2009	3	3852	N	N	21935 SE 240TH PL
004	156593	0280	6/16/09	\$309,900	\$294,000	1890	7	2009	3	3200	N	N	21916 SE 240TH PL
004	667900	0920	7/22/08	\$305,000	\$265,000	1910	7	2003	3	5250	N	N	24126 235TH AVE SE
004	355800	0110	8/27/09	\$305,000	\$295,000	1920	7	2002	3	5127	N	N	24801 240TH LN SE
004	156593	0290	7/16/09	\$309,900	\$297,000	1920	7	2009	3	3200	N	N	21912 SE 240TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	070571	0250	5/5/08	\$315,000	\$267,000	1950	7	1995	3	6123	N	N	23427 SE 247TH CT
004	511615	0020	12/14/09	\$272,000	\$271,000	1950	7	1995	3	5641	N	N	21643 SE 239TH PL
004	070571	0220	7/7/09	\$320,000	\$306,000	1950	7	1995	3	7900	N	N	23440 SE 247TH CT
004	511326	0010	7/17/08	\$334,200	\$289,000	1980	7	1991	3	7372	N	N	21611 SE 239TH ST
004	414245	0670	12/26/08	\$308,000	\$279,000	1990	7	2004	3	3600	N	N	22424 SE 244TH ST
004	414245	0100	5/13/09	\$300,000	\$282,000	1990	7	2004	3	3600	N	N	22427 SE 244TH ST
004	070570	0510	11/18/09	\$325,000	\$321,000	2020	7	1995	3	9302	N	N	23836 SE 246TH ST
004	954283	0420	4/23/09	\$305,000	\$286,000	2040	7	2008	3	4200	N	N	26210 243RD PL SE
004	954283	0480	6/12/08	\$332,950	\$285,000	2090	7	2008	3	3821	N	N	24305 SE 263RD PL
004	885696	0300	8/7/08	\$369,000	\$322,000	2130	7	1995	3	8313	N	N	23927 232ND PL SE
004	954283	0400	6/30/08	\$319,000	\$275,000	2140	7	2007	3	5507	N	N	26156 243RD PL SE
004	667900	1100	11/6/09	\$303,000	\$299,000	2180	7	2003	3	6250	N	N	24104 236TH AVE SE
004	885697	0870	5/23/08	\$370,000	\$315,000	2180	7	2002	3	5700	N	N	24026 231ST AVE SE
004	070571	0860	6/23/08	\$346,270	\$298,000	2190	7	1995	3	10314	N	N	23381 SE 246TH PL
004	070571	0190	5/13/08	\$375,000	\$319,000	2190	7	1995	3	7230	N	N	23424 SE 247TH CT
004	070571	0040	6/13/08	\$383,700	\$329,000	2190	7	1996	3	8294	N	N	23420 SE 246TH PL
004	070571	0270	10/23/08	\$375,000	\$334,000	2190	7	1995	3	8050	N	N	23419 SE 247TH CT
004	667900	0070	3/25/09	\$295,000	\$274,000	2200	7	2003	3	4433	N	N	23621 SE 243RD PL
004	667900	0730	9/19/08	\$345,000	\$304,000	2200	7	2003	3	5752	N	N	24131 235TH AVE SE
004	667900	0260	8/19/08	\$349,000	\$305,000	2200	7	2002	3	4269	N	N	23432 SE 243RD ST
004	070571	0450	3/4/08	\$389,950	\$325,000	2200	7	1997	3	9181	N	N	24714 237TH PL SE
004	954283	0630	6/2/08	\$339,950	\$291,000	2210	7	2006	3	3909	N	N	24212 SE 263RD PL
004	954283	0020	4/10/09	\$324,950	\$303,000	2220	7	2008	3	3600	N	N	26305 242ND AVE SE
004	954283	0100	4/16/08	\$352,500	\$297,000	2240	7	2007	3	3230	N	N	26149 242ND AVE SE
004	954283	0790	10/1/08	\$345,000	\$305,000	2240	7	2008	3	3900	N	N	24209 SE 262ND PL
004	954283	0740	7/17/08	\$339,950	\$294,000	2250	7	2007	3	3900	N	N	24229 SE 262ND PL
004	954283	0800	4/23/08	\$370,490	\$313,000	2270	7	2008	3	4254	N	N	24205 SE 262ND PL
004	667900	1330	6/10/08	\$379,000	\$325,000	2330	7	2002	3	7599	N	N	23732 243RD PL SE
004	954283	0220	6/20/09	\$299,950	\$285,000	2500	7	2008	3	3200	N	N	26148 242ND AVE SE
004	954283	0490	5/26/09	\$339,950	\$321,000	2550	7	2008	3	4156	N	N	24301 SE 263RD PL
004	954283	0500	6/19/09	\$325,000	\$309,000	2600	7	2007	3	4310	N	N	24243 SE 263RD PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	954283	0620	7/21/08	\$369,950	\$321,000	2600	7	2006	3	3907	N	N	24208 SE 263RD PL
004	667900	0680	8/21/08	\$389,500	\$341,000	2720	7	2003	3	6300	N	N	23509 SE 242ND PL
004	667900	1050	5/16/08	\$399,000	\$339,000	3120	7	2003	3	6947	N	N	23518 SE 240TH PL
004	156593	0260	7/24/09	\$300,400	\$288,000	1710	8	2009	3	4680	N	N	21924 SE 240TH PL
004	549146	0500	5/28/08	\$326,900	\$279,000	1730	8	2003	3	3637	N	N	24709 233RD PL SE
004	549146	0320	3/6/08	\$327,500	\$273,000	1740	8	2003	3	3600	N	N	24605 232ND PL SE
004	549146	0200	5/5/08	\$357,000	\$303,000	1750	8	2002	3	5093	Y	N	24708 233RD PL SE
004	549146	0490	1/9/08	\$325,000	\$266,000	1820	8	2003	3	3967	N	N	24713 233RD PL SE
004	549146	0270	6/20/08	\$390,000	\$335,000	1840	8	2003	3	4982	N	N	24602 232ND PL SE
004	330395	1120	2/12/08	\$420,000	\$347,000	1850	8	1992	3	9504	N	N	23053 SE 246TH PL
004	549146	0240	1/23/08	\$381,000	\$313,000	1880	8	2003	3	6157	Y	N	24614 232ND PL SE
004	330395	0960	2/1/08	\$409,000	\$337,000	1930	8	1994	3	14023	N	N	23101 SE 243RD PL
004	330395	0900	3/25/08	\$409,000	\$343,000	1940	8	1994	3	8501	N	N	23117 SE 246TH PL
004	885764	0340	8/13/09	\$300,000	\$289,000	2000	8	2001	3	3194	N	N	23732 230TH PL SE
004	328800	0070	9/10/09	\$347,000	\$337,000	2050	8	1996	3	9642	N	N	23414 S 251ST PL
004	885764	0520	1/22/08	\$390,000	\$320,000	2070	8	2002	3	4025	N	N	23615 230TH PL SE
004	330395	0060	8/12/08	\$370,000	\$323,000	2080	8	1996	3	8866	N	N	23048 SE 243RD PL
004	330395	1110	9/29/08	\$389,950	\$345,000	2140	8	1992	3	8325	N	N	23054 SE 246TH PL
004	330395	1450	11/30/09	\$389,900	\$387,000	2240	8	1994	3	8707	N	N	23041 SE 248TH PL
004	156593	0110	5/27/09	\$417,000	\$394,000	2270	8	2008	3	3585	N	N	22013 SE 240TH PL
004	330395	0420	8/20/08	\$487,500	\$426,000	2270	8	1995	3	12303	N	N	24611 230TH WAY SE
004	156593	0150	6/16/08	\$483,990	\$415,000	2700	8	2007	3	4050	N	N	24017 220TH PL SE
004	330395	1280	9/15/09	\$395,000	\$384,000	2710	8	1994	3	7450	N	N	24905 231ST AVE SE
004	156593	0130	2/3/09	\$496,000	\$455,000	2740	8	2007	3	4675	N	N	24027 220TH PL SE
004	330395	0470	7/2/09	\$444,000	\$424,000	2750	8	1997	3	10181	N	N	24731 230TH WAY SE
004	222206	9104	4/10/08	\$449,950	\$379,000	2864	8	1999	3	7594	N	N	23806 SE 248TH PL
004	940657	0070	11/2/09	\$379,000	\$373,000	2980	8	2003	3	7819	N	N	24934 234TH PL SE
004	259172	0010	2/5/08	\$580,000	\$479,000	2220	9	1989	3	38489	N	N	23710 SE 253RD PL
004	401705	0830	4/29/08	\$494,950	\$419,000	2440	9	1990	3	15318	N	N	23611 SE 254TH ST
004	259172	0290	7/11/08	\$550,000	\$476,000	2510	9	1989	3	36161	N	N	25312 237TH PL SE
004	330395	0570	11/23/09	\$490,000	\$485,000	2550	9	1995	3	14241	N	N	24943 230TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	940654	0150	10/6/09	\$425,000	\$416,000	2715	9	2000	3	7077	N	N	25044 235TH CT SE
004	885764	0230	1/20/09	\$495,050	\$452,000	2980	9	2003	3	10178	N	N	23704 231ST CT SE
004	885764	0260	10/2/08	\$540,000	\$478,000	2980	9	2003	3	8908	N	N	23707 231ST CT SE
004	259172	0110	10/16/08	\$565,700	\$503,000	3120	9	1989	3	35795	N	N	23812 SE 253RD PL
004	401705	0270	8/5/09	\$465,000	\$448,000	2590	10	1990	3	13693	N	N	25218 234TH AVE SE
004	729987	0030	7/10/09	\$550,000	\$526,000	3320	10	2008	3	8672	N	N	25058 235TH WAY SE
004	729987	0020	9/23/09	\$599,000	\$584,000	3700	10	2008	3	8764	N	N	25052 235TH WAY SE
004	729987	0110	6/25/09	\$620,000	\$590,000	3700	10	2008	3	7542	N	N	25100 235TH WAY SE
004	401705	0630	1/16/08	\$717,000	\$588,000	3870	10	1991	3	15161	N	N	23211 SE 253RD PL
004	957710	0010	8/18/08	\$699,950	\$612,000	4140	10	2008	3	7096	N	N	24942 235TH WAY SE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	025537	0470	12/29/09	\$327,870	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	025537	0480	9/16/09	\$312,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	053800	0540	9/18/08	\$305,000	RELOCATION - SALE TO SERVICE
001	156050	0100	3/30/09	\$288,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	156050	0100	8/8/08	\$289,000	EXEMPT FROM EXCISE TAX
001	156050	0130	3/27/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	202570	0220	9/16/08	\$259,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	202570	0780	9/11/09	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	202570	1060	7/8/09	\$200,000	DIAGNOSTIC OUTLIER
001	202570	1490	12/11/09	\$222,800	FINANCIAL INSTITUTION RESALE
001	221590	0260	12/8/09	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	221590	0310	11/20/09	\$318,526	EXEMPT FROM EXCISE TAX
001	221590	1460	1/9/08	\$358,500	RELOCATION - SALE TO SERVICE
001	221590	1620	4/15/08	\$145,388	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	231000	0220	10/15/09	\$228,000	QCD; EXEMPT EXCISE TAX; RELATED PARTY/FRIEND
001	231000	0640	3/4/08	\$320,000	DIAGNOSTIC OUTLIER
001	231002	0090	10/22/09	\$325,737	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	278110	0080	4/7/09	\$112,158	QCD;PART INTEREST;RELATED PARTY/FRIEND/NBR
001	278124	0030	4/1/09	\$289,000	DIAGNOSTIC OUTLIER
001	302300	0270	7/30/09	\$358,350	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
001	322206	9109	11/16/09	\$342,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	332206	9062	9/18/08	\$275,000	DIAGNOSTIC OUTLIER
001	342206	9025	8/27/09	\$1,000	DOR RATIO
001	510890	0070	3/20/09	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	561600	0010	11/11/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	743710	0650	3/19/08	\$311,000	RELOCATION - SALE TO SERVICE
001	743710	0750	12/3/08	\$274,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	743710	0750	6/20/08	\$272,977	EXEMPT FROM EXCISE TAX
001	771400	0120	8/14/08	\$342,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	771400	0300	2/7/08	\$409,500	RELOCATION - SALE TO SERVICE
001	771400	0360	8/6/08	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	809167	0050	11/9/09	\$367,000	%COMPL
001	809167	0140	10/23/09	\$347,200	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
001	809167	0740	4/27/09	\$327,500	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
001	885651	0110	8/11/09	\$412,000	RELOCATION - SALE TO SERVICE
001	885651	0120	12/30/08	\$371,000	RELOCATION - SALE TO SERVICE
001	885651	0170	2/25/09	\$100,000	QCD;PART INTEREST;RELATED PARTY/FRIEND/NBR
002	025200	0870	8/17/09	\$249,000	DIAGNOSTIC OUTLIER
002	144270	0250	9/1/09	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	144270	0530	10/20/09	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	144271	0080	4/17/08	\$515,000	DIAGNOSTIC OUTLIER
002	144280	0280	6/24/08	\$274,950	DIAGNOSTIC OUTLIER
002	144280	0500	12/3/08	\$130,720	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	154580	0350	6/15/09	\$94,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	0750	1/5/09	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	154580	0750	8/29/08	\$249,320	EXEMPT FROM EXCISE TAX
002	154580	1030	4/2/08	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	1080	5/13/09	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	1440	11/18/09	\$190,000	DIAGNOSTIC OUTLIER
002	154580	2520	4/3/09	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	154580	2530	4/28/09	\$200,000	DIAGNOSTIC OUTLIER
002	154580	4860	12/12/08	\$228,750	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	4890	10/7/08	\$225,000	DIAGNOSTIC OUTLIER
002	154580	5560	12/31/09	\$172,735	EXEMPT EXCISE TAX; FINANCIAL INSTITUTE RESALE
002	154580	6410	11/6/09	\$235,000	EXEMPT FROM EXCISE TAX
002	154580	6580	3/5/08	\$269,000	DIAGNOSTIC OUTLIER
002	154580	7100	10/7/09	\$190,000	DIAGNOSTIC OUTLIER
002	154580	7110	4/24/09	\$225,000	DIAGNOSTIC OUTLIER
002	154580	7380	9/29/09	\$214,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	7780	2/4/09	\$193,030	DIAGNOSTIC OUTLIER
002	154580	8070	2/4/09	\$257,000	DIAGNOSTIC OUTLIER
002	154580	8850	4/14/08	\$92,500	DOR RATIO
002	154580	8900	12/5/08	\$333,333	RELOCATION - SALE TO SERVICE
002	154580	8925	4/30/09	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	282206	9032	11/20/09	\$264,320	RELATED PARTY, FRIEND, OR NEIGHBOR
002	330386	0210	11/18/09	\$385,000	%COMPL;UNFIN AREA
002	330386	0610	8/20/08	\$465,000	UNFINISHED AREA
002	378310	0080	4/23/08	\$38,000	DOR RATIO;GOV AGENCY;EXEMPT EXCISE TAX
002	378310	0180	3/28/08	\$679,950	DIAGNOSTIC OUTLIER
002	415630	0150	12/18/09	\$248,500	DIAGNOSTIC OUTLIER
002	415630	0560	7/9/08	\$178,598	EXEMPT FROM EXCISE TAX
002	415630	0610	12/31/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	508850	0210	10/30/09	\$305,000	DIAGNOSTIC OUTLIER
002	680700	0061	7/21/09	\$132,500	DOR RATIO;ESTATE ADMIN/GUARDIAN/EXECUTOR
002	680700	0215	3/27/08	\$1,090,000	DIAGNOSTIC OUTLIER
003	178620	0090	8/22/08	\$602,000	RELOCATION - SALE TO SERVICE
003	202206	9032	2/6/08	\$160,000	DOR RATIO
003	202206	9037	7/2/08	\$12,100	DOR RATIO; %NETCOND; PREVIMP<=25K; QCD
003	202206	9121	7/31/08	\$445,000	DIAGNOSTIC OUTLIER
003	212206	9062	6/4/09	\$153,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
003	212206	9074	9/26/08	\$420,000	%COMPL
003	212206	9081	3/10/09	\$147,000	DIAGNOSTIC OUTLIER
003	212206	9084	6/5/08	\$735,000	DIAGNOSTIC OUTLIER
003	252531	0400	4/10/08	\$258,988	EXEMPT FROM EXCISE TAX
003	272206	9073	1/31/08	\$55,000	DOR RATIO;BANKRUPTCY; QUIT CLAIM DEED
003	272206	9073	1/17/08	\$62,826	DOR RATIO;EXEMPT FROM EXCISE TAX
003	347050	0160	10/21/09	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	379350	0740	3/20/09	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	379350	1110	8/4/09	\$410,000	RELOCATION - SALE TO SERVICE
003	412380	0060	6/1/09	\$365,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	412382	0350	6/6/09	\$403,800	RELOCATION - SALE TO SERVICE
003	412700	0269	2/19/08	\$393,390	DIAGNOSTIC OUTLIER
003	412700	0375	11/25/09	\$445,000	DIAGNOSTIC OUTLIER
003	541650	0110	8/1/08	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	541650	0580	11/24/08	\$275,000	RELOCATION - SALE TO SERVICE
003	541650	0750	11/12/09	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541650	0800	11/18/09	\$315,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541650	0840	5/22/09	\$309,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541650	0870	11/24/08	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541650	1020	9/15/09	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541651	0020	8/26/09	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541651	0100	8/7/09	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541651	0530	12/14/09	\$265,400	EXEMPT FROM EXCISE TAX
003	541651	0820	5/9/08	\$297,956	EXEMPT FROM EXCISE TAX
003	541651	0830	3/6/09	\$300,000	RELOCATION - SALE TO SERVICE
003	541651	0930	1/18/08	\$37,919	CORRECTION DEED;RELOCATION-SALE TO SERVICE
003	541651	0930	1/18/08	\$440,000	RELOCATION - SALE TO SERVICE
003	541651	1220	1/7/09	\$395,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	541651	1240	8/16/09	\$304,850	PREVIMP<=25K
003	541651	1250	9/3/09	\$287,500	PREVIMP<=25K
003	542295	0270	11/7/08	\$305,000	DIAGNOSTIC OUTLIER
003	542295	0300	3/3/08	\$352,500	RELOCATION - SALE TO SERVICE
003	542295	0320	7/9/08	\$274,479	BANKRUPTCY; EXEMPT FROM EXCISE TAX
003	542295	0350	12/17/09	\$305,000	EXEMPT FROM EXCISE TAX
003	542295	0370	11/24/09	\$260,000	DIAGNOSTIC OUTLIER
003	542295	0370	10/13/09	\$282,500	RELOCATION - SALE TO SERVICE
003	808165	0080	12/29/09	\$276,900	FINANCIAL INSTITUTION RESALE
003	885694	0010	8/5/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	885694	0110	3/7/08	\$149,806	QCD;PART INTEREST;RELATED PARTY/FRIEND/NBR
003	940651	0090	5/18/09	\$532,000	DIAGNOSTIC OUTLIER
003	940651	0180	9/8/09	\$550,000	DIAGNOSTIC OUTLIER
003	940653	0140	7/29/09	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	940670	0090	1/14/09	\$384,750	RELOCATION - SALE TO SERVICE
004	070570	0510	11/18/09	\$325,000	RELOCATION - SALE TO SERVICE
004	070571	0300	6/24/09	\$194,500	NON-REPRESENTATIVE SALE
004	070573	0310	4/15/09	\$273,000	DIAGNOSTIC OUTLIER
004	156593	0270	7/29/09	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	162206	9041	1/7/08	\$257,000	DIAGNOSTIC OUTLIER
004	162206	9051	12/8/08	\$50,000	DOR RATIO;QUIT CLAIM DEED
004	222206	9050	9/25/08	\$279,000	DIAGNOSTIC OUTLIER
004	330395	1110	5/19/08	\$389,995	RELOCATION - SALE TO SERVICE
004	330395	1440	4/15/09	\$340,000	DIAGNOSTIC OUTLIER
004	355800	0030	1/10/08	\$280,000	DIAGNOSTIC OUTLIER
004	401705	1150	7/10/08	\$490,000	FORCED SALE; RELOCATION - SALE BY SERVICE
004	414245	0660	8/12/08	\$154,295	QCD; RELATED PARTY/FRIEND/NEIGHBOR



**Improved Sales Removed from this Annual Update Analysis**  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	511326	0080	2/25/08	\$288,600	RELOCATION - SALE TO SERVICE
004	667900	0070	3/9/09	\$295,000	RELOCATION - SALE TO SERVICE
004	667900	0680	8/3/08	\$351,000	NON-REPRESENTATIVE SALE
004	667900	0730	7/31/08	\$345,000	RELOCATION - SALE TO SERVICE
004	667900	0900	8/12/09	\$249,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	885696	0230	6/3/09	\$77,000	QCD;PART INTEREST;RELATED PARTY/FRIEND/NBR
004	885696	0280	10/10/09	\$296,000	RELOCATION - SALE TO SERVICE
004	885697	0090	8/12/08	\$212,000	ESTATE ADMIN;RELATED PARTY/FRIEND/NEIGHBOR
004	885697	0350	5/28/09	\$288,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	885697	0570	5/6/08	\$334,310	EXEMPT FROM EXCISE TAX
004	885697	0570	7/22/08	\$329,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	885697	0730	3/11/09	\$280,000	DIAGNOSTIC OUTLIER
004	885697	0870	12/28/09	\$335,000	RELOCATION - SALE TO SERVICE
004	885764	0040	12/8/09	\$332,500	DIAGNOSTIC OUTLIER
004	885764	0790	12/15/09	\$351,400	FINANCIAL INSTITUTION RESALE
004	885764	0800	5/27/09	\$347,000	DIAGNOSTIC OUTLIER
004	885764	0800	5/27/09	\$347,000	RELOCATION - SALE TO SERVICE
004	940645	0140	3/11/08	\$129,065	QCD; RELATED PARTY/FRIEND/NEIGHBOR
004	940654	0110	6/22/09	\$335,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	940654	0140	11/24/09	\$205,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
004	940760	0290	7/28/09	\$213,000	DIAGNOSTIC OUTLIER
004	954283	0120	6/10/09	\$300,000	ACTIVE PERMIT BEFORE SALE>25K
004	954284	0350	2/18/09	\$282,450	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0360	8/17/09	\$240,000	PREVIMP<=25K
004	954284	0370	3/11/09	\$273,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0380	3/2/09	\$251,405	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0390	9/22/09	\$250,000	PREVIMP<=25K
004	954284	0400	10/28/09	\$265,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0410	3/4/09	\$275,272	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0420	2/26/09	\$248,490	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0430	8/10/09	\$232,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0440	3/25/09	\$282,500	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0550	3/30/09	\$257,239	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0560	8/31/09	\$270,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0570	3/20/09	\$265,000	PREVIMP<=25K
004	954284	0580	4/3/09	\$242,625	PREVIMP<=25K
004	954284	0590	1/15/09	\$263,573	PREVIMP<=25K
004	954284	0600	1/14/09	\$278,683	PREVIMP<=25K
004	954284	0610	2/17/09	\$285,913	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0620	1/27/09	\$300,182	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0670	4/23/09	\$239,950	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
004	954284	0680	1/28/09	\$285,500	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K

***Vacant Sales Used in this Annual Update Analysis  
Area 56***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	322206	9018	10/15/2009	\$190,000	124581	N	N
3	202206	9141	11/30/2009	\$145,000	88426	N	N
3	412700	0410	12/07/2009	\$115,000	17598	Y	N
4	066244	0020	07/28/2009	\$85,000	4981	N	N
4	066244	0160	07/28/2009	\$85,000	5000	N	N
4	729987	0040	01/04/2008	\$197,800	7000	N	N
4	729987	0110	01/04/2008	\$196,500	7542	N	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 56***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	025537	0410	12/10/2009	\$294,205	IMPROVED PROPERTY SALE
1	025537	0440	11/13/2009	\$292,465	IMPROVED PROPERTY SALE
1	025537	0450	11/12/2009	\$335,010	IMPROVED PROPERTY SALE
1	025537	0460	11/19/2009	\$282,625	IMPROVED PROPERTY SALE
1	278124	0010	08/11/2009	\$287,000	IMPROVED PROPERTY SALE
1	278124	0020	11/06/2009	\$299,950	IMPROVED PROPERTY SALE
1	278124	0050	10/27/2009	\$299,000	IMPROVED PROPERTY SALE
1	278124	0100	12/08/2009	\$274,950	IMPROVED PROPERTY SALE
1	278124	0110	08/14/2009	\$323,000	IMPROVED PROPERTY SALE
1	278124	0130	11/18/2009	\$320,000	IMPROVED PROPERTY SALE
1	302300	0150	12/28/2009	\$276,900	IMPROVED PROPERTY SALE
1	342206	9037	06/12/2008	\$4,547	QUIT CLAIM DEED
1	365690	0020	12/02/2009	\$299,500	IMPROVED PROPERTY SALE
4	066244	0020	12/17/2009	\$372,900	IMPROVED PROPERTY SALE
4	156593	0100	10/23/2009	\$350,000	IMPROVED PROPERTY SALE
4	940659	0150	11/09/2009	\$281,751	IMPROVED PROPERTY SALE
4	940659	0170	11/19/2009	\$285,464	IMPROVED PROPERTY SALE
4	940659	0190	12/02/2009	\$262,950	IMPROVED PROPERTY SALE
4	940659	0240	12/17/2009	\$276,938	IMPROVED PROPERTY SALE
4	940659	0250	11/18/2009	\$261,408	IMPROVED PROPERTY SALE
4	940659	0270	11/29/2009	\$255,183	IMPROVED PROPERTY SALE
4	940659	0280	11/25/2009	\$284,866	IMPROVED PROPERTY SALE

## **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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(206) 296-5195 FAX (206) 296-0595  
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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