

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Black Diamond/East Maple Valley / 57
Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 316
 Range of Sale Dates: 1/1/2008 - 1/1/10

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$126,100	\$236,300	\$362,400			
2010 Value	\$126,100	\$205,200	\$331,300	\$361,700	91.6%	9.84%
Change	\$0	-\$31,100	-\$31,100			
% Change	0.0%	-13.2%	-8.6%			

*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	\$137,200	\$224,000	\$361,200
2010 Value	\$137,200	\$194,500	\$331,700
Percent Change	0.0%	-13.2%	-8.2%

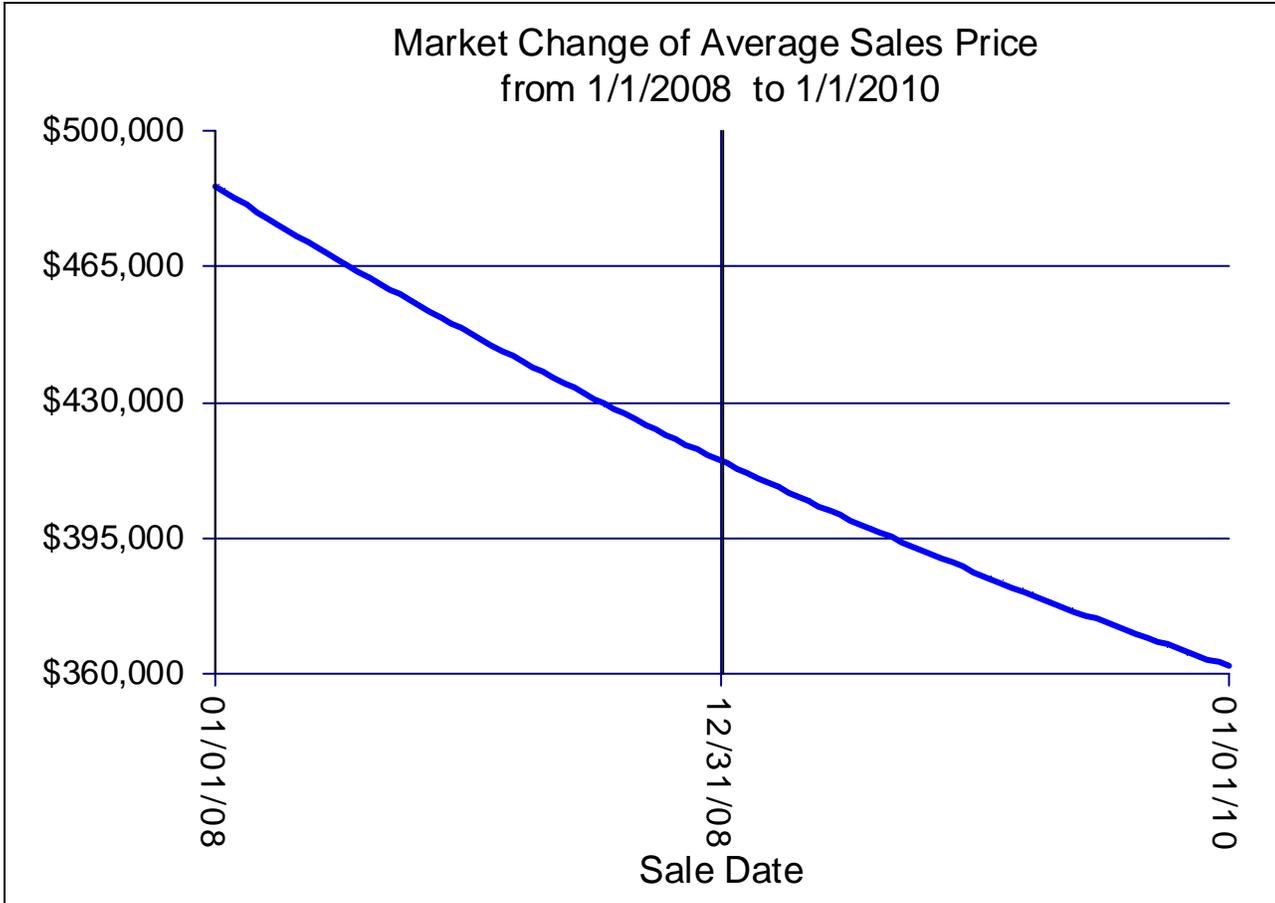
Number of one to three unit residences in the Population: 5877

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 two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses that had a grade equal to, or higher than, grade 9 had a higher average ratio in comparison to the rest of the population; therefore, resulting in a larger downward adjustment. Townhouses had a lower average ratio in comparison to the rest of the population, which resulted in a slight upward adjustment. The formula adjusts for these differences, thus improving equalization.

Exceptions may be found in the Improved Parcel Update section.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2010 assessment roll.

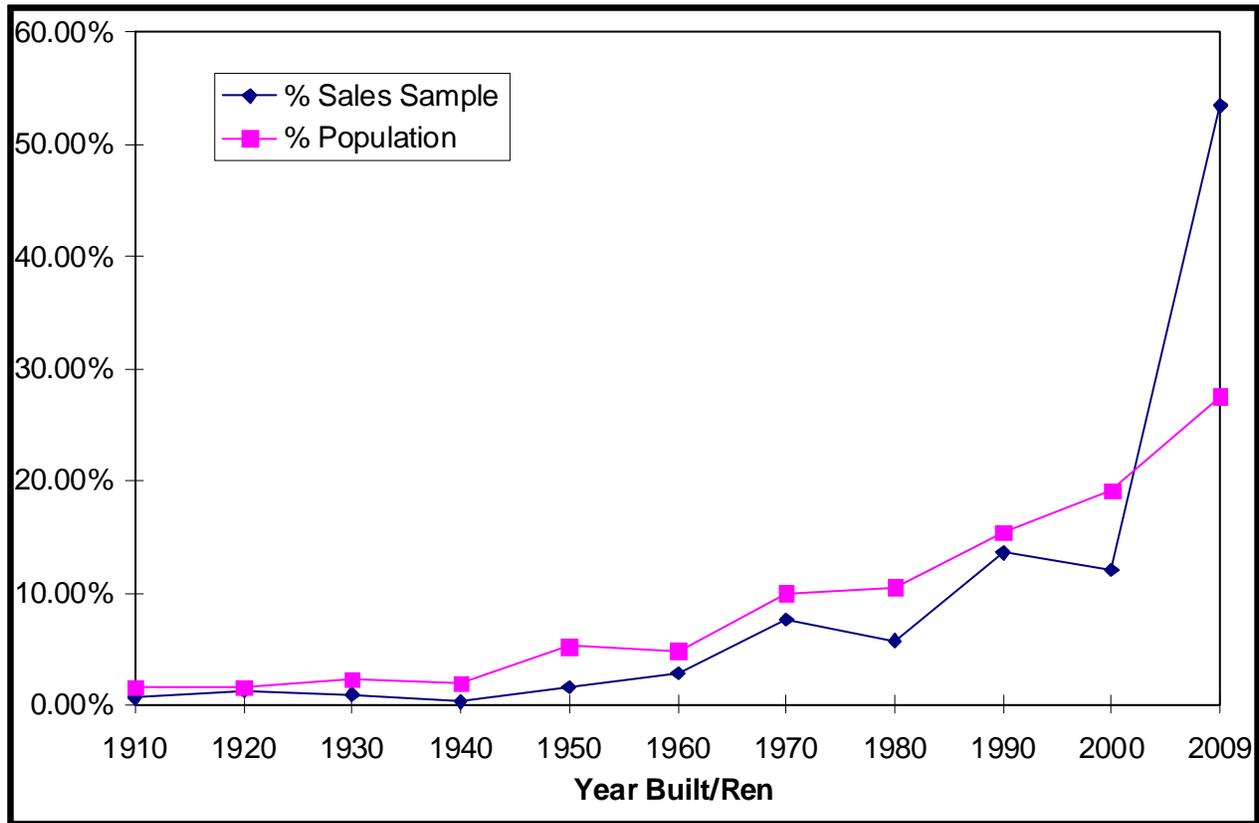
**Market Change of Average Sale Price in Area 57
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.63%
1920	4	1.27%
1930	3	0.95%
1940	1	0.32%
1950	5	1.58%
1960	9	2.85%
1970	24	7.59%
1980	18	5.70%
1990	43	13.61%
2000	38	12.03%
2009	169	53.48%
	316	

Population		
Year Built/Ren	Frequency	% Population
1910	93	1.58%
1920	91	1.55%
1930	135	2.30%
1940	115	1.96%
1950	308	5.24%
1960	286	4.87%
1970	587	9.99%
1980	615	10.46%
1990	904	15.38%
2000	1125	19.14%
2009	1618	27.53%
	5877	

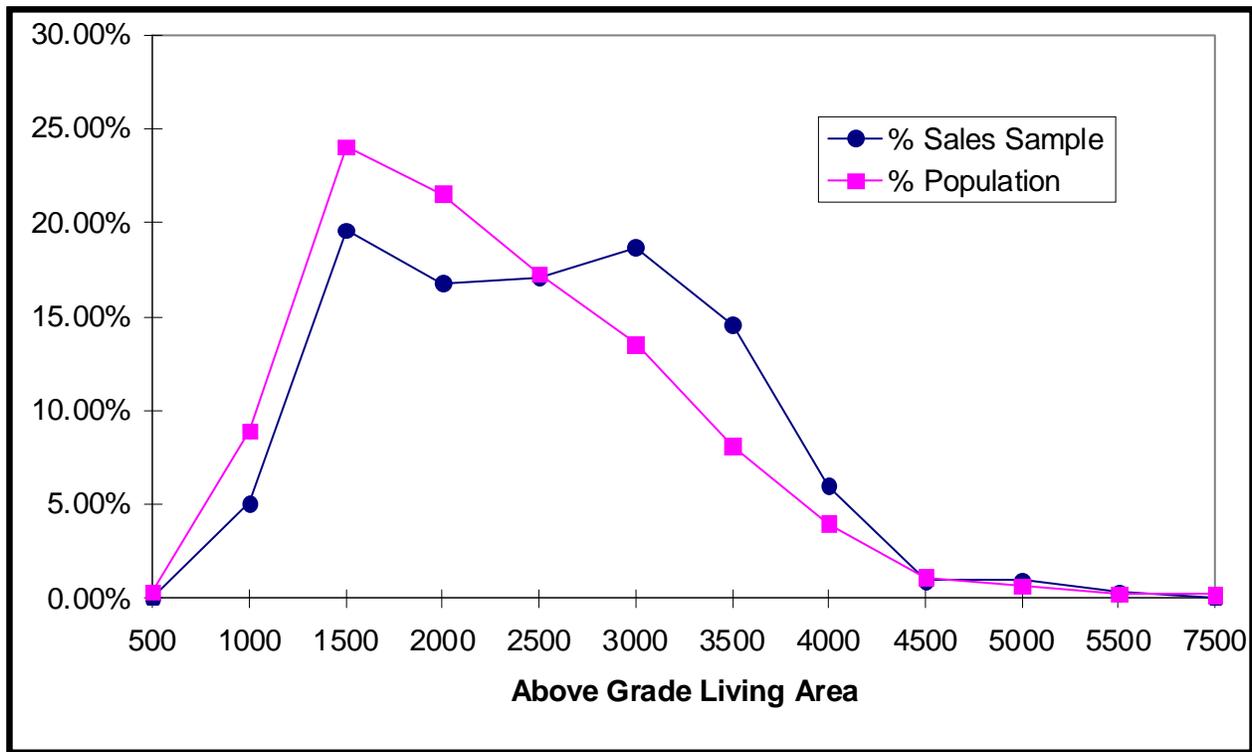


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	5.06%
1500	62	19.62%
2000	53	16.77%
2500	54	17.09%
3000	59	18.67%
3500	46	14.56%
4000	19	6.01%
4500	3	0.95%
5000	3	0.95%
5500	1	0.32%
7500	0	0.00%
	316	

Population		
AGLA	Frequency	% Population
500	20	0.34%
1000	525	8.93%
1500	1414	24.06%
2000	1265	21.52%
2500	1015	17.27%
3000	795	13.53%
3500	476	8.10%
4000	235	4.00%
4500	66	1.12%
5000	39	0.66%
5500	15	0.26%
7500	12	0.20%
	5877	

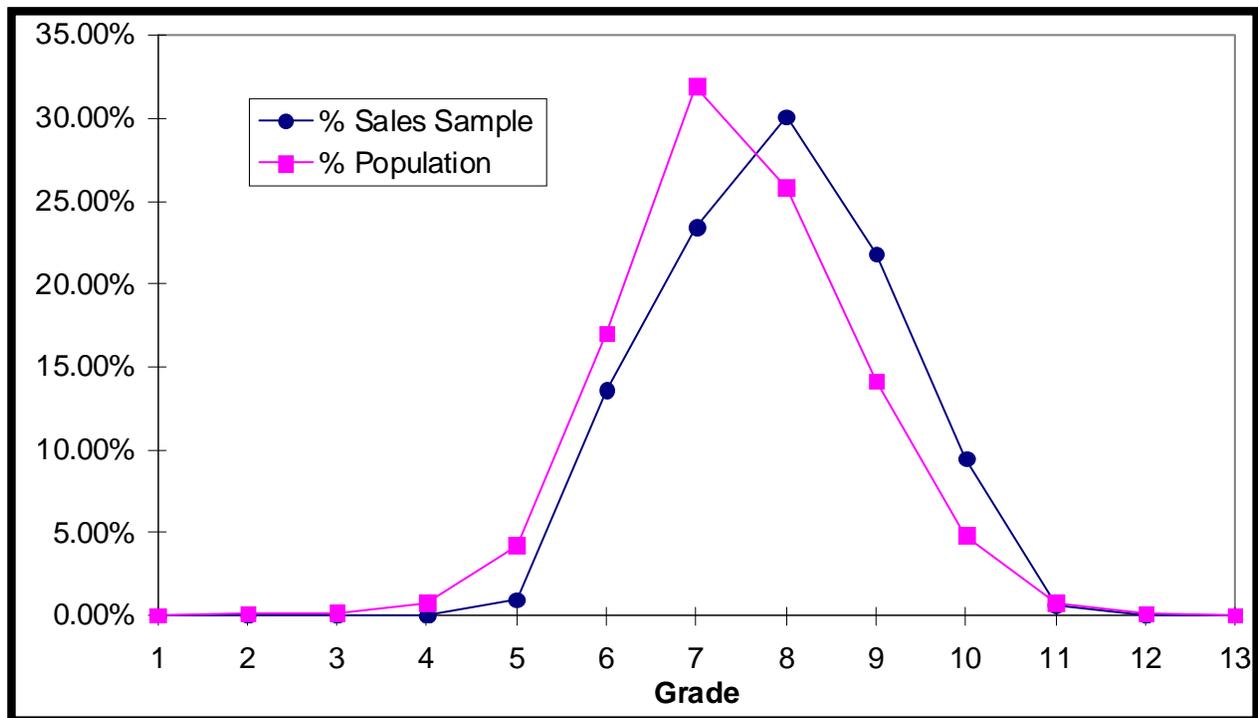


Sales of larger above grade living area homes are over represented in this sample. This is a common occurrence due to the fact that new homes are also over represented, and most new homes have larger above grade living areas. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Grade

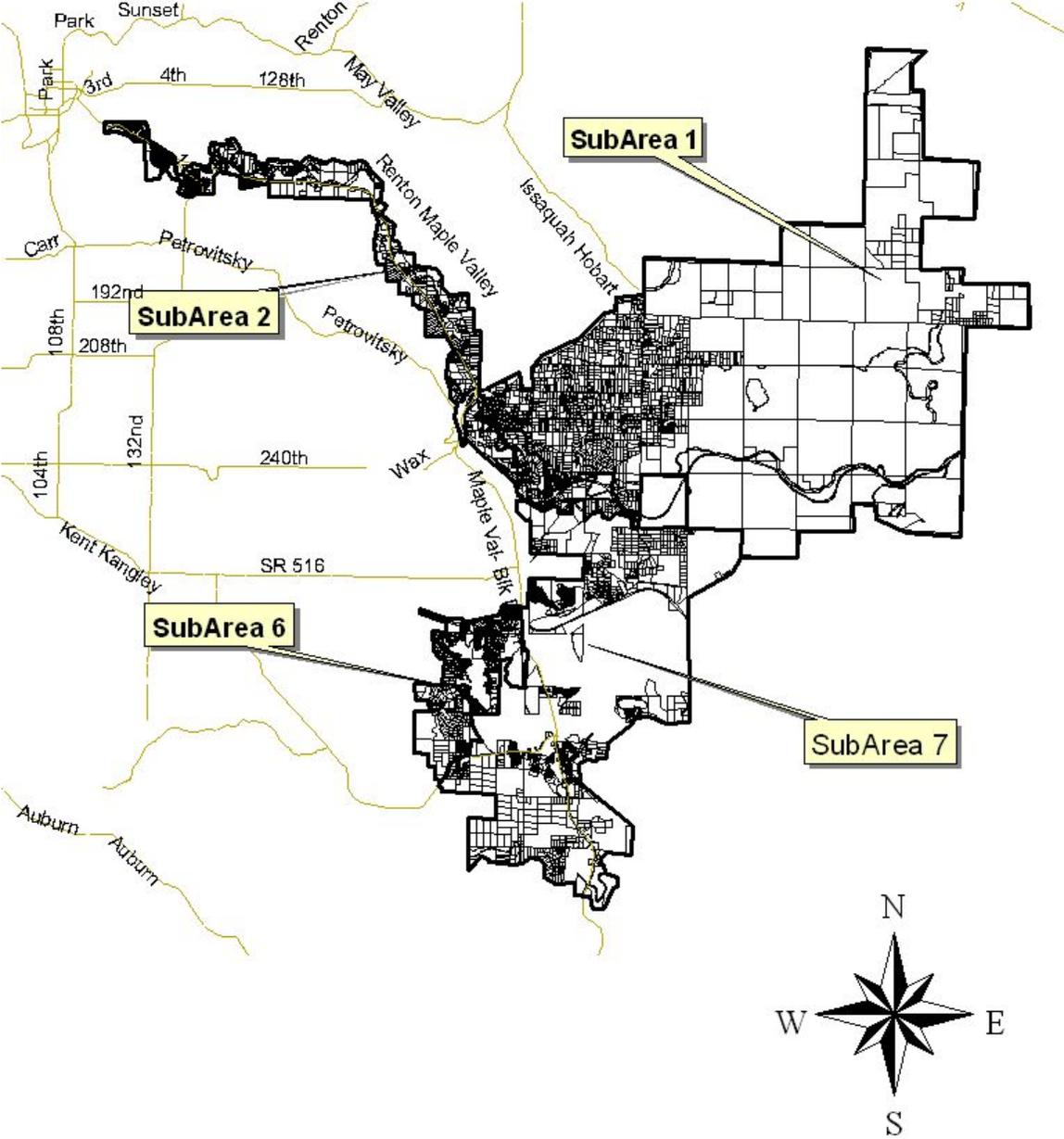
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.95%
6	43	13.61%
7	74	23.42%
8	95	30.06%
9	69	21.84%
10	30	9.49%
11	2	0.63%
12	0	0.00%
13	0	0.00%
	316	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	8	0.14%
3	9	0.15%
4	46	0.78%
5	250	4.25%
6	1000	17.02%
7	1878	31.96%
8	1516	25.80%
9	831	14.14%
10	286	4.87%
11	45	0.77%
12	7	0.12%
13	1	0.02%
	5877	



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

Area 57



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 15, 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 1/1/10 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 two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses that had a grade equal to, or higher than, grade 9 had a higher average ratio in comparison to the rest of the population; therefore, resulting in a larger downward adjustment. Townhouses had a lower average ratio in comparison to the rest of the population, which resulted in a slight upward adjustment. The formula adjusts for these differences, thus improving equalization.

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 316 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 / .9952792 -.108603*TownhousePlat+ 4.031299E-02*HighGrade 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 35

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. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .914$
- *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. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .914$
- *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.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .914$

Model Validation

The resulting assessment level is 91.6%. 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 -8.2%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

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

Area 57 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

-7.06%

Townhouse	Yes
% Adjustment	4.32%
Grade => 9	Yes
% Adjustment	-10.68%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse parcel would *approximately* receive a +4.32% upward adjustment. 141 parcels in the improved population would receive this adjustment. There were 12 sales.

For instance, a parcel with an improvement greater than or equal to a Grade 9 would approximately receive a 10.68% downward adjustment. 1170 parcels in the improved population would receive this adjustment. There were 101 sales.

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

Generally houses that were greater than or equal to Grade 9, were at a higher assessment level than the rest of the population, and Townhouses were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

77.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 57 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	0.744	-25.6%
2/1/2008	0.755	-24.5%
3/1/2008	0.765	-23.5%
4/1/2008	0.776	-22.4%
5/1/2008	0.786	-21.4%
6/1/2008	0.797	-20.3%
7/1/2008	0.808	-19.2%
8/1/2008	0.819	-18.1%
9/1/2008	0.829	-17.1%
10/1/2008	0.840	-16.0%
11/1/2008	0.851	-14.9%
12/1/2008	0.861	-13.9%
1/1/2009	0.872	-12.8%
2/1/2009	0.883	-11.7%
3/1/2009	0.893	-10.7%
4/1/2009	0.904	-9.6%
5/1/2009	0.914	-8.6%
6/1/2009	0.925	-7.5%
7/1/2009	0.936	-6.4%
8/1/2009	0.946	-5.4%
9/1/2009	0.957	-4.3%
10/1/2009	0.968	-3.2%
11/1/2009	0.979	-2.1%
12/1/2009	0.989	-1.1%
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	0.776	\$407,000
Sale 2	\$475,000	10/1/2009	0.968	\$460,000
Sale 3	\$515,000	7/1/2009	0.936	\$482,000

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

The time adjustment formula for Area 57 is $(0.9952792 + 0.0003515256 * \text{SaleDay} - 0.108603 * 0.03797468 + 0.04031299 * 0.3196203) / (0.9952792 - 0.108603 * 0.03797468 + 0.04031299 * 0.3196203)$

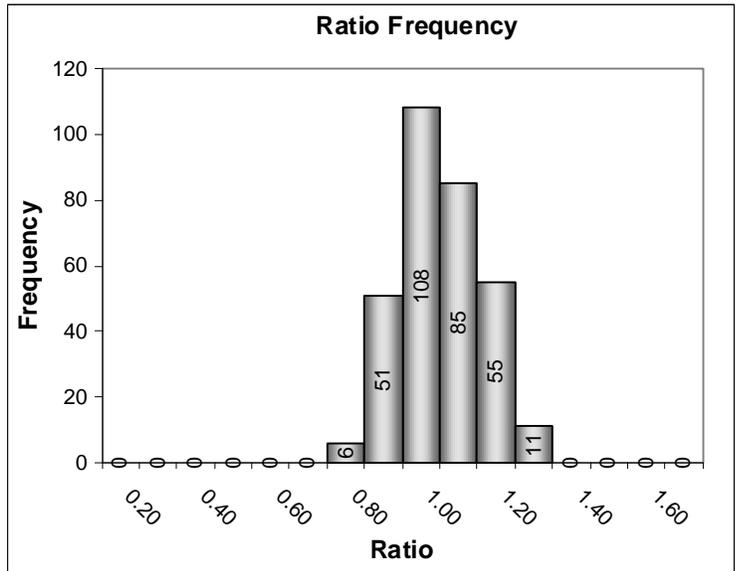
SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: S.E./Team 3	Appr. Date: 01/01/2009	Date of Report: 04/15/2010	Sales Dates: 1/2008 - 12/2009
Area 57/BlkDiamond/E.MapleValley	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	316
Mean Assessed Value	362,400
Mean Adj. Sales Price	361,700
Standard Deviation AV	138,021
Standard Deviation SP	133,943
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.004
Median Ratio	0.996
Weighted Mean Ratio	1.002
UNIFORMITY	
Lowest ratio	0.751
Highest ratio:	1.255
Coefficient of Dispersion	8.64%
Standard Deviation	0.105
Coefficient of Variation	10.43%
Price Related Differential (PRD)	1.002
RELIABILITY	
95% Confidence: Median	
Lower limit	0.982
Upper limit	1.012
95% Confidence: Mean	
Lower limit	0.993
Upper limit	1.016
SAMPLE SIZE EVALUATION	
N (population size)	5877
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	18
Actual sample size:	316
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	167
# ratios above mean:	149
z:	1.013
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

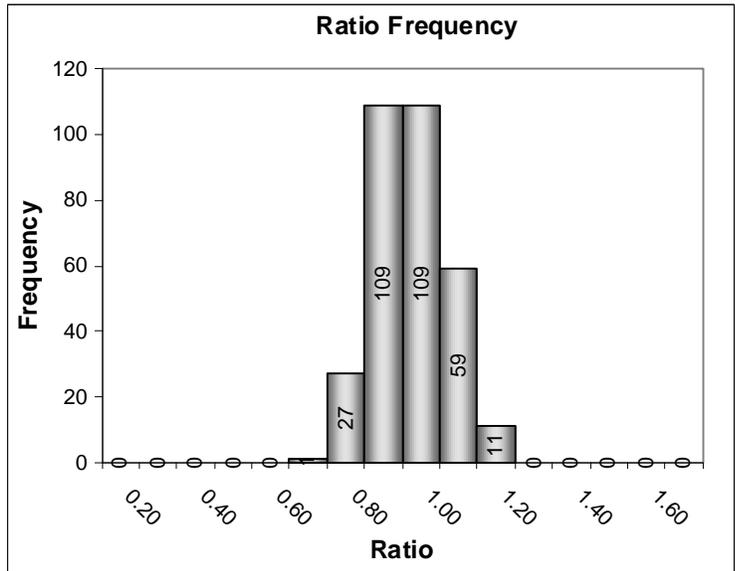
1 to 3 Unit Residences throughout area 57

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: 05/04/2010	Sales Dates: 1/2008 - 12/2009
Area 57/BlkDiamond/E.MapleValley	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	316		
Mean Assessed Value	331,300		
Mean Sales Price	361,700		
Standard Deviation AV	120,190		
Standard Deviation SP	133,943		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.914		
Weighted Mean Ratio	0.916		
UNIFORMITY			
Lowest ratio	0.698		
Highest ratio:	1.149		
Coefficient of Dispersion	8.05%		
Standard Deviation	0.091		
Coefficient of Variation	9.84%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.905		
Upper limit	0.926		
95% Confidence: Mean			
Lower limit	0.913		
Upper limit	0.933		
SAMPLE SIZE EVALUATION			
N (population size)	5877		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.091		
Recommended minimum:	13		
Actual sample size:	316		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	173		
# ratios above mean:	143		
z:	1.688		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 57

Uniformity has improved by application of the recommended values.

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 57
(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	072207	9106	5/12/08	\$245,000	\$194,000	1400	6	1982	4	41800	N	N	21215 290TH AVE SE
001	012206	9075	2/17/09	\$310,000	\$275,000	1460	6	1915	4	88862	Y	N	19715 275TH AVE SE
001	146540	0045	12/15/09	\$278,000	\$276,000	1230	6	1933	4	47044	N	N	25044 SE 235TH PL
001	362307	9044	12/30/09	\$295,000	\$295,000	960	6	1959	5	439084	N	N	18710 364TH AVE SE
001	146540	0040	7/18/08	\$375,000	\$305,000	1450	6	1955	4	262666	N	N	25000 SE 235TH PL
001	146540	0135	3/7/08	\$412,500	\$316,000	1090	6	1996	3	93238	Y	N	25205 SE 240TH ST
001	052207	9026	7/9/08	\$405,000	\$328,000	1200	6	1968	4	91040	N	N	20630 295TH PL SE
001	122206	9079	2/20/08	\$489,950	\$373,000	1820	6	1910	3	227818	Y	N	20821 266TH PL SE
001	112206	9176	10/9/09	\$430,000	\$417,000	1340	6	1909	4	298821	N	N	24852 SE 224TH ST
001	122206	9001	1/28/08	\$650,000	\$490,000	1230	6	1958	4	462607	Y	N	27233 SE 208TH ST
001	012206	9053	3/20/08	\$239,000	\$184,000	1170	7	1920	3	12197	N	N	20115 276TH AVE SE
001	122206	9049	2/11/09	\$255,950	\$227,000	1180	7	1957	4	50965	N	N	26210 SE 224TH ST
001	072207	9122	5/29/08	\$340,000	\$271,000	1380	7	1989	4	55321	N	N	22109 286TH AVE SE
001	439600	0390	4/4/08	\$358,000	\$278,000	1460	7	1967	4	20440	N	N	28606 SE 228TH ST
001	439600	0450	6/22/09	\$306,000	\$285,000	1500	7	1967	4	20720	N	N	22720 287TH PL SE
001	142206	9010	3/20/08	\$390,000	\$301,000	1390	7	1979	3	40250	N	N	23230 244TH AVE SE
001	142206	9048	5/12/09	\$346,000	\$318,000	1800	7	1966	4	72864	N	N	24621 SE 224TH ST
001	012206	9093	7/23/08	\$402,000	\$328,000	1250	7	1985	4	108028	Y	N	26715 SE 196TH ST
001	012206	9098	4/28/08	\$425,000	\$334,000	1380	7	1951	4	135036	N	N	26058 SE 208TH ST
001	152206	9071	5/12/08	\$430,000	\$340,000	1720	7	1958	5	27328	N	N	24255 SE 228TH ST
001	112206	9093	9/16/09	\$370,000	\$356,000	1320	7	1979	4	159429	N	N	21808 244TH AVE SE
001	338838	0010	5/20/09	\$397,000	\$366,000	1380	7	1973	4	181209	N	N	21623 290TH AVE SE
001	122206	9133	12/3/09	\$405,000	\$401,000	1210	7	1975	3	213008	N	N	22018 270TH AVE SE
001	072207	9093	10/28/09	\$497,500	\$486,000	2800	7	1997	3	43647	N	N	21015 284TH AVE SE
001	803400	0130	4/20/09	\$549,500	\$500,000	1950	7	1989	3	71560	Y	N	21010 254TH PL SE
001	062207	9001	9/22/08	\$600,000	\$502,000	1810	7	1986	3	216928	N	N	19514 290TH AVE SE
001	012206	9010	8/22/08	\$820,000	\$677,000	2910	7	1989	4	506167	N	N	26429 SE 200TH ST
001	511440	0040	4/14/08	\$422,500	\$330,000	1460	8	1972	3	31806	N	N	21635 253RD AVE SE
001	511450	0050	6/30/08	\$420,000	\$339,000	2120	8	1967	4	32404	N	N	21915 253RD AVE SE
001	102206	9163	6/16/09	\$415,000	\$386,000	1940	8	1982	4	112384	N	N	23416 SE 216TH WAY

**Improved Sales Used in this Annual Update Analysis
Area 57
(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	072207	9074	1/7/08	\$525,000	\$392,000	1800	8	1990	3	60548	N	N	29008 SE 216TH WAY
001	062207	9081	10/1/08	\$487,250	\$409,000	1230	8	1970	3	217364	Y	N	28524 SE 208TH ST
001	803400	0141	8/14/09	\$440,000	\$418,000	3000	8	2004	3	37126	Y	N	20928 253RD AVE SE
001	122206	9122	3/31/08	\$540,000	\$419,000	1120	8	1978	4	90169	Y	N	20810 266TH PL SE
001	012206	9078	10/22/09	\$500,000	\$488,000	2660	8	1964	4	205168	N	N	19256 268TH AVE SE
001	122206	9013	8/6/09	\$570,000	\$540,000	1570	8	1987	3	363168	N	N	21917 266TH PL SE
001	362307	9014	7/13/09	\$650,000	\$611,000	1510	8	1998	3	429937	N	N	18418 364TH AVE SE
001	856730	0100	12/2/09	\$465,000	\$460,000	2700	9	1987	3	37263	N	N	21912 234TH AVE SE
001	156092	0290	2/22/08	\$700,000	\$534,000	3720	9	1986	3	52758	Y	N	23206 SE 224TH CT
001	156093	0260	7/1/09	\$580,000	\$543,000	3100	9	1989	3	34980	N	N	23407 SE 221ST ST
001	326056	0040	2/6/09	\$699,000	\$618,000	4140	9	2007	3	93486	N	N	22452 270TH AVE SE
001	326056	0030	1/23/08	\$960,000	\$722,000	3890	9	2007	3	97027	N	N	22438 270TH AVE SE
001	156093	0290	11/20/09	\$510,000	\$503,000	3090	10	1987	3	39562	N	N	23219 SE 222ND ST
001	156093	0430	1/14/08	\$888,000	\$665,000	4890	10	1994	3	49222	N	N	23428 SE 221ST ST
001	326056	0070	2/13/09	\$765,000	\$679,000	4610	10	2008	3	134932	N	N	22443 270TH AVE SE
002	275220	0063	3/27/08	\$200,000	\$155,000	620	5	1962	3	11712	Y	Y	21329 221ST AVE SE
002	222305	9071	1/12/09	\$199,100	\$174,000	900	6	1947	5	6160	N	N	13110 SE 149TH ST
002	918970	0130	12/16/09	\$185,000	\$184,000	1230	6	1966	4	9000	N	N	15013 132ND AVE SE
002	512640	0145	7/7/09	\$223,000	\$209,000	970	6	1943	5	8168	N	N	3104 SE 6TH ST
002	512640	0125	3/25/08	\$281,000	\$217,000	1120	6	1943	4	8919	N	N	3201 SE 5TH ST
002	512800	0110	7/9/09	\$232,000	\$218,000	1310	6	1974	5	7474	N	N	14810 130TH AVE SE
002	232305	9137	11/12/09	\$234,000	\$230,000	1250	6	1966	4	6500	N	N	15221 150TH LN SE
002	512690	0060	1/8/08	\$312,500	\$233,000	870	6	1986	3	7560	N	N	3436 SE 5TH ST
002	152206	9035	9/29/08	\$321,000	\$269,000	1710	6	1942	5	51836	N	N	24106 SE 238TH ST
002	208520	0261	11/12/08	\$253,000	\$216,000	1000	7	1977	4	6450	Y	N	22809 UPPER DORRE DON WAY SE
002	152206	9072	1/7/09	\$280,000	\$245,000	1560	7	1957	5	12600	N	N	23014 UPPER DORRE DON WAY SE
002	232206	9175	1/18/08	\$353,750	\$265,000	1610	7	1990	3	38707	N	N	24916 255TH PL SE
002	680610	0580	4/18/09	\$295,000	\$268,000	1940	7	2005	3	4751	N	N	14559 SE 153RD PL
002	092206	9049	2/12/08	\$360,000	\$273,000	1240	7	1963	3	40000	Y	Y	22114 SE BAIN RD
002	147140	0005	11/23/09	\$280,000	\$276,000	1510	7	1986	3	33607	Y	Y	3225 SE 7TH ST
002	222305	9120	6/16/08	\$360,450	\$289,000	1660	7	1966	4	10890	N	N	15020 134TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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	680610	0450	9/15/09	\$306,000	\$294,000	2170	7	2005	3	4600	N	N	14536 SE 153RD PL
002	680610	0140	1/3/08	\$408,000	\$304,000	2540	7	2005	3	5522	N	N	14549 SE 154TH ST
002	918970	0026	8/25/09	\$358,000	\$342,000	1690	7	1962	4	26869	Y	Y	13125 SE 151ST ST
002	680610	0330	8/27/08	\$420,000	\$348,000	3150	7	2005	3	5410	N	N	15320 146TH PL SE
002	146940	0040	2/12/09	\$415,000	\$368,000	2000	7	1950	4	212572	N	N	18001 RENTON-MAPLE VALLEY RD SE
002	242305	9044	6/5/08	\$475,000	\$379,000	1530	7	1955	4	29870	N	Y	17405 SE JONES RD
002	918970	0010	9/29/08	\$480,000	\$403,000	1750	7	1962	4	16575	Y	Y	13101 SE 151ST ST
002	510445	0340	11/2/09	\$260,000	\$255,000	1660	8	1989	3	9966	N	N	15423 139TH AVE SE
002	222305	9048	6/24/09	\$280,000	\$261,000	2200	8	2004	3	7656	N	N	13213 SE 148TH ST
002	885691	0030	4/9/08	\$345,900	\$269,000	1590	8	1989	3	15039	N	N	16121 SE 156TH ST
002	885689	0160	6/8/09	\$296,000	\$275,000	1800	8	1986	3	8336	N	N	15602 159TH AVE SE
002	231430	0020	7/10/08	\$355,000	\$288,000	1800	8	2000	3	6091	N	N	14106 SE 154TH PL
002	885692	0320	2/10/09	\$335,000	\$297,000	2160	8	1990	3	7733	N	N	15535 156TH CT SE
002	510445	1100	10/10/09	\$308,000	\$299,000	1740	8	1989	3	13334	Y	N	14068 SE 158TH ST
002	885692	0600	6/18/09	\$330,000	\$307,000	2160	8	1990	3	6500	N	N	15626 156TH PL SE
002	510445	0520	6/12/08	\$385,000	\$308,000	2210	8	1988	3	10443	Y	N	13937 SE 156TH ST
002	885692	0210	11/6/09	\$325,000	\$319,000	2170	8	1990	3	18307	N	N	15607 SE 157TH ST
002	510445	0650	6/29/09	\$347,500	\$325,000	1920	8	1989	3	10132	N	N	15637 140TH PL SE
002	885692	0590	4/16/08	\$425,000	\$332,000	1540	8	1990	3	6500	N	N	15630 156TH PL SE
002	510445	0560	8/13/09	\$379,000	\$360,000	2970	8	1987	3	13547	Y	N	13955 SE 156TH ST
002	231430	0620	5/22/09	\$402,000	\$370,000	2930	8	1998	3	7114	N	N	15749 142ND PL SE
002	510445	0070	12/1/09	\$382,950	\$379,000	2730	8	1987	4	7506	N	N	13916 SE 156TH ST
002	231430	0940	3/21/08	\$510,000	\$394,000	2760	8	1998	3	7672	N	N	15759 143RD AVE SE
002	231430	0150	8/26/09	\$425,000	\$406,000	2580	8	1997	3	5988	N	N	14182 SE 154TH PL
002	231430	0710	9/30/08	\$492,000	\$413,000	2700	8	1998	3	12107	N	N	15726 143RD AVE SE
002	152206	9101	8/26/08	\$553,072	\$458,000	2330	8	1988	3	82764	Y	Y	22728 228TH AVE SE
002	113400	0040	7/11/08	\$575,000	\$466,000	1840	8	1967	5	12155	Y	Y	1005 SHELTON AVE SE
002	510446	0030	4/7/08	\$479,000	\$373,000	2680	9	1992	3	16993	N	N	13915 SE 158TH ST
002	510446	0120	5/22/09	\$426,000	\$393,000	2600	9	1992	3	26154	N	N	13833 SE 158TH ST
002	891410	0150	3/27/08	\$560,000	\$434,000	1900	9	1994	3	67518	Y	N	13920 SE 159TH PL
002	147157	0130	2/12/09	\$505,000	\$448,000	2220	9	1994	3	36491	N	N	24014 SE 241ST ST

Improved Sales Used in this Annual Update Analysis
Area 57
(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	511140	0167	6/8/09	\$489,000	\$454,000	2570	9	1981	3	25925	Y	Y	19374 BYERS RD SE
002	147157	0350	8/4/08	\$600,000	\$492,000	2580	9	1994	3	39025	N	N	23914 SE 243RD ST
002	780645	0220	12/17/08	\$589,000	\$511,000	2720	9	1990	3	43338	N	N	15310 163RD CT SE
002	147157	0450	7/3/08	\$715,000	\$578,000	2900	9	1996	3	35589	N	N	24007 SE 243RD ST
002	733030	0170	2/29/08	\$700,000	\$535,000	3680	10	2007	3	7634	N	N	23290 SE DAYBREAK PL
002	733030	0050	8/12/08	\$691,950	\$569,000	3460	10	2007	3	8857	N	N	23429 SE DAYBREAK PL
006	278127	0610	4/1/09	\$189,200	\$171,000	910	6	2005	3	2550	N	N	28111 240TH AVE SE
006	439220	0190	5/14/08	\$226,000	\$179,000	1010	6	1975	4	10920	N	N	30520 224TH AVE SE
006	278127	0230	9/22/08	\$235,000	\$197,000	910	6	2005	3	3003	N	N	28206 241ST AVE SE
006	278127	0620	3/27/08	\$255,900	\$198,000	1180	6	2005	3	2841	N	N	28107 240TH AVE SE
006	278127	0470	11/19/08	\$235,000	\$201,000	1310	6	2005	3	3152	N	N	24019 SE 282ND ST
006	615180	0527	9/9/09	\$210,000	\$202,000	960	6	1978	4	31798	N	N	29438 216TH AVE SE
006	278125	0460	7/10/09	\$215,000	\$202,000	910	6	2003	3	2693	N	N	28119 238TH AVE SE
006	278127	0150	6/16/08	\$252,000	\$202,000	1180	6	2005	3	2978	N	N	28134 241ST AVE SE
006	615180	0606	1/29/08	\$275,000	\$207,000	1520	6	1971	4	12246	N	N	21927 SE 288TH ST
006	278127	0440	2/27/08	\$272,000	\$208,000	1470	6	2005	3	3128	N	N	28203 241ST AVE SE
006	278127	0160	4/24/08	\$269,000	\$211,000	1430	6	2005	3	3003	N	N	28138 241ST AVE SE
006	278125	0600	4/16/09	\$234,950	\$214,000	1310	6	2003	3	2749	N	N	23813 SE 282ND ST
006	278127	0580	9/25/08	\$255,000	\$214,000	1430	6	2004	3	2550	N	N	28123 240TH AVE SE
006	278125	0500	10/21/09	\$225,000	\$219,000	1180	6	2003	3	2693	N	N	28135 238TH AVE SE
006	278125	0870	5/21/08	\$280,000	\$222,000	1470	6	2004	3	2550	N	N	28120 239TH PL SE
006	406820	0020	6/5/08	\$629,950	\$503,000	1200	6	1951	4	7480	Y	Y	29039 229TH AVE SE
006	681795	0020	2/21/08	\$241,000	\$184,000	1050	7	1980	3	10366	N	N	23313 SE 287TH ST
006	681795	0110	11/16/09	\$188,900	\$186,000	1040	7	1984	4	12118	N	N	23118 SE 287TH ST
006	253870	0090	12/11/09	\$195,000	\$194,000	1060	7	1967	4	9750	N	N	22959 SE 287TH ST
006	253870	0170	3/4/08	\$266,050	\$204,000	960	7	1962	4	19500	N	N	23104 SE 287TH ST
006	253870	0130	10/22/09	\$232,950	\$227,000	1270	7	1962	4	19500	N	N	22946 SE 287TH ST
006	406830	0230	6/2/09	\$245,250	\$227,000	1420	7	1976	4	9600	N	N	28844 229TH AVE SE
006	278125	0960	7/28/08	\$290,000	\$237,000	1350	7	2005	3	3520	N	N	28141 239TH PL SE
006	253880	0090	2/17/09	\$268,000	\$238,000	1010	7	1977	4	9750	N	N	22936 SE 288TH ST
006	681795	0080	5/29/08	\$299,000	\$238,000	1220	7	1985	3	10329	N	N	28709 232ND CT SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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
006	679140	0630	6/8/09	\$264,500	\$245,000	1240	7	1978	4	11968	N	N	22423 SE 322ND ST
006	278125	0010	8/11/08	\$321,000	\$264,000	2220	7	2004	3	5132	N	N	23810 SE 281ST ST
006	042106	9065	11/19/09	\$275,500	\$271,000	2057	7	1966	4	19602	N	N	29745 224TH AVE SE
006	278125	1320	10/22/09	\$280,000	\$273,000	2170	7	2005	3	4682	N	N	24038 SE 281ST ST
006	278125	1120	7/22/09	\$299,950	\$283,000	1750	7	2004	3	4088	N	N	23804 SE 281ST PL
006	278125	0210	3/30/09	\$319,000	\$288,000	2990	7	2003	3	6618	N	N	23624 SE 282ND ST
006	253880	0050	9/3/08	\$354,000	\$294,000	2090	7	1966	4	11721	N	N	22904 SE 288TH ST
006	757006	0180	10/27/09	\$315,000	\$308,000	1500	7	1987	5	13513	N	N	28470 238TH AVE SE
006	278125	0300	6/12/08	\$395,000	\$316,000	2760	7	2004	3	4950	N	N	28129 237TH AVE SE
006	042106	9082	9/8/08	\$385,000	\$320,000	1850	7	2004	3	29621	N	N	30015 224TH AVE SE
006	278125	0110	8/6/09	\$339,950	\$322,000	2640	7	2003	3	7388	N	N	23610 SE 281ST ST
006	042106	9042	9/22/09	\$399,950	\$386,000	1440	7	1983	3	12632	Y	Y	30262 225TH AVE SE
006	928380	0345	6/24/08	\$788,000	\$635,000	2100	7	1989	3	15004	Y	Y	30028 225TH AVE SE
006	669994	0140	1/13/09	\$285,000	\$250,000	2470	8	2004	3	5015	N	N	22518 SE 286TH ST
006	669993	0550	6/13/08	\$320,000	\$256,000	2470	8	2003	3	4948	N	N	22623 SE 287TH PL
006	770143	0290	11/17/08	\$309,000	\$265,000	1140	8	1994	3	22014	N	N	28501 235TH CT SE
006	770143	0250	10/3/08	\$320,000	\$269,000	1720	8	1994	3	113128	N	N	28508 234TH CT SE
006	928380	0007	3/13/08	\$350,000	\$269,000	2090	8	1975	3	21750	N	N	29723 226TH AVE SE
006	669995	0160	7/8/08	\$331,912	\$269,000	1970	8	2008	3	4925	N	N	28612 227TH CT SE
006	669995	0200	8/20/08	\$325,718	\$269,000	1970	8	2008	3	6123	N	N	28613 227TH CT SE
006	669995	0270	9/5/08	\$333,201	\$277,000	2010	8	2008	3	5188	N	N	28622 227TH AVE SE
006	669993	0240	11/14/08	\$325,000	\$278,000	2470	8	2004	3	5240	N	N	28620 224TH PL SE
006	669995	0050	2/18/09	\$315,000	\$280,000	2020	8	2008	3	6619	N	N	22821 SE 287TH PL
006	770143	0230	6/5/08	\$360,000	\$288,000	1910	8	1994	3	63979	N	N	23235 SE 285TH ST
006	669995	0240	8/20/08	\$349,950	\$289,000	2410	8	2008	3	4408	N	N	28640 227TH AVE SE
006	669995	0150	7/26/08	\$356,735	\$291,000	2060	8	2008	3	5246	N	N	28616 227TH CT SE
006	669995	0090	7/9/08	\$369,258	\$299,000	2410	8	2008	3	6808	N	N	22837 SE 287TH PL
006	669995	0230	8/6/08	\$366,826	\$301,000	2500	8	2008	3	4304	N	N	28646 227TH AVE SE
006	669995	0250	9/12/08	\$361,431	\$301,000	2500	8	2008	3	4513	N	N	28634 227TH AVE SE
006	669995	0280	10/22/08	\$357,259	\$303,000	2410	8	2008	3	5188	N	N	28616 227TH AVE SE
006	669993	0560	4/1/08	\$395,000	\$306,000	3140	8	2003	3	5651	N	N	22627 SE 287TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(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
006	679140	0070	6/12/09	\$330,000	\$307,000	2040	8	2009	3	13570	N	N	32215 227TH PL SE
006	669995	0070	10/27/08	\$361,598	\$307,000	2500	8	2008	3	5182	N	N	22829 SE 187TH PL
006	669994	0030	11/9/09	\$315,000	\$309,000	2610	8	2004	3	5100	N	N	28641 226TH AVE SE
006	669995	0110	9/26/08	\$368,250	\$309,000	2500	8	2008	3	7641	N	N	22834 SE 287TH PL
006	669995	0260	12/1/08	\$359,950	\$310,000	2530	8	2008	3	5062	N	N	28628 227TH AVE SE
006	669995	0120	8/6/08	\$379,478	\$311,000	2500	8	2008	3	5738	N	N	22838 SE 287TH PL
006	669995	0060	12/2/08	\$364,950	\$314,000	2500	8	2008	3	5158	N	N	22825 SE 287TH PL
006	679140	0100	10/21/09	\$324,900	\$317,000	2210	8	2009	3	14388	N	N	32216 227TH PL SE
006	439160	0206	8/13/08	\$389,000	\$320,000	1470	8	1988	3	30008	N	N	22817 SE 307TH PL
006	669995	0040	10/22/09	\$329,950	\$322,000	2420	8	2008	3	7736	N	N	22817 SE 287TH PL
006	669995	0130	8/5/08	\$396,021	\$325,000	2500	8	2008	3	7842	N	N	22839 SE 287TH PL
006	669995	0190	9/3/08	\$393,783	\$327,000	2500	8	2008	3	7826	N	N	28605 227TH CT SE
006	669995	0170	8/19/08	\$397,814	\$328,000	2420	8	2008	3	6078	N	N	28608 227TH CT SE
006	669995	0310	2/10/09	\$374,775	\$332,000	2500	8	2007	3	5831	N	N	28602 227TH AVE SE
006	669995	0080	11/14/08	\$392,310	\$336,000	2410	8	2008	3	5442	N	N	22833 SE 287TH PL
006	669995	0140	9/2/08	\$406,383	\$337,000	2740	8	2008	3	8560	N	N	28623 227TH CT SE
006	669993	0150	11/5/09	\$347,000	\$340,000	2610	8	2004	3	6181	N	N	28605 224TH PL SE
006	669995	0020	5/21/09	\$369,950	\$341,000	2500	8	2007	3	5223	N	N	22809 SE 287TH PL
006	669995	0100	4/16/09	\$378,950	\$344,000	2740	8	2008	3	7804	N	N	22828 SE 287TH PL
006	669995	0210	9/3/08	\$436,422	\$362,000	3130	8	2008	3	8615	N	N	28621 227TH CT SE
006	669995	0010	2/5/09	\$410,000	\$363,000	2740	8	2007	3	5664	N	N	22803 SE 287TH PL
006	669995	0300	10/23/08	\$435,751	\$369,000	3130	8	2008	3	5188	N	N	28606 227TH AVE SE
006	928380	0190	6/11/08	\$631,500	\$506,000	3420	8	2007	3	19118	N	N	22429 SE 300TH ST
006	615180	0235	3/5/09	\$830,000	\$742,000	1620	8	1977	4	25120	Y	Y	29116 218TH AVE SE
006	289630	0180	3/16/09	\$360,000	\$323,000	1940	9	1994	3	39086	N	N	29507 235TH AVE SE
006	278123	0100	2/20/08	\$445,000	\$339,000	2720	9	2007	3	6000	N	N	23317 SE 284TH ST
006	278123	0090	3/11/08	\$442,500	\$340,000	2820	9	2007	3	6000	N	N	23311 SE 284TH ST
006	278123	0170	4/1/08	\$440,000	\$341,000	2800	9	2007	3	6898	N	N	23359 SE 284TH ST
006	278123	0140	4/15/09	\$380,000	\$345,000	2600	9	2008	3	6000	N	N	23341 SE 284TH ST
006	278123	0160	4/11/08	\$445,000	\$347,000	2670	9	2007	3	6000	N	N	23353 SE 284TH ST
006	278123	0060	4/17/09	\$384,950	\$350,000	2800	9	2007	3	6000	N	N	23251 SE 284TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(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
006	278123	0150	12/18/08	\$405,176	\$351,000	2390	9	2008	3	6000	N	N	23347 SE 284TH ST
006	278123	0030	4/23/09	\$390,000	\$355,000	3040	9	2007	3	6000	N	N	23233 SE 284TH ST
006	278123	0080	7/2/09	\$385,000	\$360,000	3040	9	2007	3	6000	N	N	23305 SE 284TH ST
006	278123	0240	3/18/08	\$475,000	\$366,000	3040	9	2008	3	8829	N	N	23348 SE 284TH ST
006	278123	0050	7/11/08	\$458,000	\$372,000	3120	9	2007	3	6000	N	N	23245 SE 284TH ST
006	278123	0290	9/2/08	\$465,000	\$386,000	3120	9	2008	3	7572	N	N	23364 SE 284TH ST
006	278123	0070	1/28/09	\$450,000	\$397,000	3120	9	2007	3	6000	N	N	23257 SE 284TH ST
006	278126	0240	7/14/08	\$493,000	\$400,000	3040	9	2005	3	7895	N	N	23945 SE 284TH ST
006	278126	0190	5/20/08	\$515,000	\$408,000	3120	9	2005	3	6305	N	N	23915 SE 284TH ST
006	615180	0645	11/18/09	\$430,000	\$423,000	3180	9	2004	3	16800	N	N	29036 220TH PL SE
006	289631	0160	5/5/09	\$490,000	\$449,000	3190	9	1997	3	27806	N	N	23325 SE 289TH ST
006	289630	0280	6/2/09	\$490,000	\$453,000	2670	9	1993	3	38780	N	N	29313 233RD AVE SE
006	757420	0100	3/10/08	\$612,000	\$470,000	2970	9	2000	3	96267	N	N	23534 SE 299TH ST
006	289631	0050	9/15/08	\$575,000	\$480,000	2710	9	1998	3	30885	N	N	23426 SE 289TH ST
006	684200	0030	9/9/08	\$600,000	\$499,000	2670	9	2001	3	23890	N	N	23008 SE 291ST ST
006	289631	0340	9/17/08	\$646,950	\$540,000	3590	9	1998	3	35602	N	N	23305 SE 291ST ST
006	289631	0350	8/24/09	\$615,000	\$587,000	3800	9	1997	3	1	N	N	28959 233RD AVE SE
006	541630	0210	11/20/09	\$770,000	\$759,000	3310	9	2007	3	104474	N	N	21961 SE 311TH CT
006	729980	0050	12/21/09	\$634,900	\$632,000	3870	10	2005	3	84541	N	N	22570 SE 313TH PL
006	541630	0310	12/4/09	\$675,000	\$668,000	4810	10	2008	3	168566	N	N	30910 222ND WAY SE
006	153100	0100	11/20/09	\$679,000	\$669,000	3630	10	2003	3	46137	N	N	28839 237TH PL SE
006	541630	0030	12/15/09	\$675,000	\$671,000	3245	10	2008	3	69347	N	N	30418 219TH WAY SE
006	541630	0220	12/30/08	\$865,000	\$754,000	3710	10	2007	3	88969	N	N	21965 SE 311TH CT
006	541630	0150	11/11/09	\$780,000	\$766,000	3980	10	2008	3	74892	N	N	31040 219TH WAY SE
006	541630	0050	9/4/08	\$1,022,639	\$849,000	4130	10	2008	3	96615	N	N	30730 219TH WAY SE
006	541630	0160	7/14/09	\$900,000	\$846,000	5010	11	2008	3	81870	N	N	21910 SE 311TH CT
006	729981	0200	3/10/09	\$1,100,000	\$986,000	3970	11	2007	3	92194	N	N	22118 SE SAWYER RIDGE WAY
007	084400	0545	2/18/09	\$199,000	\$177,000	1600	5	1980	3	19530	N	N	25015 MORGAN ST
007	132106	9029	8/28/08	\$240,000	\$199,000	900	5	1918	4	20030	N	N	26209 LAWSON ST
007	152106	9040	9/10/09	\$183,000	\$176,000	940	6	1921	4	22532	N	N	32616 HIGHLAND DR
007	142106	9075	7/11/08	\$226,325	\$184,000	990	6	1930	5	10743	N	N	32806 5TH AVE

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	202650	0030	4/15/08	\$236,500	\$185,000	1060	6	1986	3	9600	N	N	24410 TERRACE PL
007	142106	9105	4/22/08	\$245,000	\$192,000	1080	6	1986	3	23522	N	N	32804 MERINO ST
007	142106	9142	12/11/09	\$194,000	\$193,000	940	6	1914	5	16552	Y	N	25724 PACIFIC ST
007	252206	9027	1/24/08	\$262,500	\$197,000	1370	6	1961	4	20250	N	N	27332 SE 271ST ST
007	729950	0160	5/7/08	\$253,500	\$200,000	1010	6	1994	3	14160	N	N	32811 HYDE AVE
007	564360	0211	11/20/08	\$235,000	\$202,000	1110	6	1922	4	11000	N	N	32427 UNION DR
007	142106	9056	6/1/09	\$254,950	\$236,000	950	6	1969	4	56628	N	N	32326 HAMMOND PL
007	564360	0190	8/28/08	\$245,500	\$203,000	1350	7	1966	4	11040	N	N	32319 UNION DR
007	084040	0070	3/26/09	\$237,050	\$214,000	1310	7	1997	3	7208	N	N	32413 LYNCH LN
007	202560	0300	6/18/08	\$287,000	\$231,000	1650	7	1990	3	8666	N	N	25002 SUMMIT DR
007	563600	0120	1/16/08	\$320,000	\$240,000	1900	7	1997	3	11028	N	N	25209 KANASKET DR
007	084400	0165	10/24/08	\$285,000	\$242,000	1250	7	1995	3	8512	N	N	32304 4TH AVE
007	510451	0140	7/11/08	\$300,000	\$243,000	1690	7	2003	3	5175	N	N	27361 245TH AVE SE
007	563600	0010	3/12/08	\$318,000	\$245,000	1530	7	1995	3	11252	N	N	30532 CUMBERLAND DR
007	810000	0070	6/2/09	\$268,750	\$249,000	1470	7	1996	3	7200	N	N	32208 SUNNY LN
007	510451	0390	10/21/08	\$302,000	\$256,000	1830	7	2002	3	3878	N	N	27432 245TH AVE SE
007	423340	0080	1/10/08	\$351,000	\$262,000	1680	7	1994	3	9601	N	N	32505 NEWCASTLE DR
007	563601	0670	7/31/09	\$290,000	\$274,000	1810	7	1997	3	10072	N	N	30509 CUMBERLAND DR
007	202560	0130	11/14/08	\$322,400	\$276,000	1530	7	1990	3	8282	N	N	30401 BLAINE AVE
007	202560	0070	9/29/08	\$329,950	\$277,000	1290	7	1990	4	11044	N	N	25001 SUMMIT DR
007	289140	0110	5/30/08	\$355,000	\$283,000	1510	7	1992	3	68824	N	N	25236 SE 357TH ST
007	510451	0770	3/3/09	\$319,000	\$285,000	1830	7	2003	3	4500	N	N	24533 SE 275TH ST
007	510451	0320	9/21/09	\$307,500	\$297,000	1830	7	2002	3	4500	N	N	27370 245TH AVE SE
007	289140	0320	12/24/09	\$308,400	\$308,000	1330	7	1967	3	291852	Y	Y	35601 252ND AVE SE
007	142106	9162	1/4/08	\$415,000	\$309,000	2570	7	1998	3	12109	N	N	25006 MORGAN ST
007	563601	0410	9/17/08	\$370,000	\$309,000	2310	7	1996	3	9776	N	N	25513 PALMER PL
007	510451	0090	7/10/09	\$330,000	\$310,000	1830	7	2002	3	5175	N	N	27431 245TH AVE SE
007	563600	0330	12/26/08	\$369,950	\$322,000	1970	7	1994	3	10493	N	N	25423 KANASKET DR
007	510452	0580	2/28/08	\$335,000	\$256,000	1770	8	2004	3	5369	N	N	28116 MAPLE RIDGE WAY SE
007	510453	1100	6/10/08	\$340,000	\$272,000	2040	8	2005	3	4436	N	N	25320 SE 279TH PL
007	510452	0520	2/13/08	\$377,000	\$286,000	2080	8	2004	3	5100	N	N	28083 MAPLE RIDGE WAY SE

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	0530	12/9/08	\$335,000	\$289,000	2040	8	2006	3	3626	N	N	27645 256TH PL SE
007	510451	0750	3/13/08	\$380,000	\$292,000	2000	8	2003	3	5779	N	N	27505 MAPLE RIDGE WAY SE
007	510453	0090	11/2/09	\$304,900	\$298,000	2300	8	2005	3	4095	N	N	25363 SE 279TH ST
007	510453	1040	2/10/09	\$340,000	\$301,000	2550	8	2005	3	4914	N	N	25356 SE 279TH PL
007	510453	0210	12/14/09	\$303,450	\$302,000	2550	8	2006	3	4095	N	N	27848 257TH AVE SE
007	510453	0830	8/25/08	\$365,000	\$302,000	2390	8	2005	3	4521	N	N	27808 256TH CT SE
007	510453	0930	3/18/09	\$345,000	\$310,000	2370	8	2005	3	3825	N	N	27843 256TH CT SE
007	510453	0200	3/5/09	\$367,000	\$328,000	2550	8	2006	3	4095	N	N	27856 257TH AVE SE
007	510452	0540	5/12/08	\$418,000	\$330,000	2080	8	2004	3	5100	N	N	28099 MAPLE RIDGE WAY SE
007	510453	0590	6/13/08	\$415,000	\$333,000	2300	8	2006	3	4602	Y	N	25509 SE 277TH ST
007	510452	0730	9/26/08	\$408,000	\$342,000	2190	8	2004	3	6944	N	N	28032 MAPLE RIDGE WAY SE
007	510452	0120	5/12/09	\$379,000	\$348,000	2510	8	2003	3	6407	N	N	27957 MAPLE RIDGE WAY SE
007	510453	1070	9/4/09	\$389,983	\$374,000	2370	8	2006	3	4005	N	N	25338 SE 279TH PL
007	510451	1520	5/5/08	\$480,000	\$378,000	2800	8	2003	3	7353	N	N	27730 MAPLE RIDGE WAY SE
007	510451	2060	11/16/09	\$385,000	\$379,000	2430	8	2003	3	7243	N	N	24465 SE 277TH CT
007	510452	0450	12/7/09	\$385,000	\$382,000	2510	8	2003	3	5100	N	N	28027 MAPLE RIDGE WAY SE
007	346340	0240	5/21/09	\$460,000	\$424,000	2390	8	1991	3	40383	Y	Y	22424 SE 329TH ST
007	510451	1900	3/12/09	\$478,000	\$429,000	3745	8	2004	3	7443	N	N	27723 246TH AVE SE
007	510451	1970	10/8/08	\$539,950	\$455,000	3610	8	2003	3	8541	N	N	27710 245TH AVE SE
007	302207	9100	8/6/09	\$570,000	\$540,000	2250	8	2003	3	217800	N	N	27123 292ND AVE SE
007	214095	0220	1/1/08	\$440,000	\$327,000	2810	9	2007	3	7238	N	N	23894 FAIRFAX ST
007	214095	0070	1/18/08	\$444,000	\$333,000	2630	9	2007	3	8709	N	N	23906 BRUCKNERS CT
007	214095	0070	12/28/09	\$334,000	\$334,000	2630	9	2007	3	8709	N	N	23906 BRUCKNERS CT
007	214095	0210	1/21/08	\$459,893	\$345,000	2810	9	2007	3	7236	N	N	23904 FAIRFAX ST
007	214095	0010	12/16/08	\$399,950	\$347,000	2610	9	2007	3	7223	N	N	23905 BRUCKNERS CT
007	214095	0170	1/1/08	\$468,000	\$348,000	3020	9	2007	3	7421	N	N	32115 SUNNY LN
007	214095	0150	6/10/08	\$445,000	\$356,000	2810	9	2007	3	7401	N	N	32119 SUNNY LN
007	214095	0190	6/10/08	\$445,000	\$356,000	2810	9	2007	3	7866	N	N	32111 SUNNY LN
007	214095	0100	4/14/08	\$460,000	\$359,000	3030	9	2007	3	7311	N	N	32136 BRUCKNERS WAY
007	510453	1810	3/31/09	\$413,500	\$374,000	3200	9	2006	3	6739	N	N	25488 SE 275TH PL
007	510453	1980	3/6/08	\$494,000	\$379,000	2910	9	2005	3	5611	N	N	25545 SE 274TH PL

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	214095	0340	3/25/09	\$420,000	\$379,000	3120	9	2007	3	7324	N	N	32125 BRUCKNERS WAY
007	510453	1220	3/16/09	\$425,000	\$382,000	2820	9	2005	3	6347	N	N	27704 254TH WAY SE
007	142106	9156	9/24/09	\$397,000	\$383,000	2760	9	1988	4	24332	Y	N	33015 PACIFIC ST
007	510453	1730	2/24/09	\$436,000	\$389,000	3400	9	2006	3	5512	N	N	25424 SE 275TH PL
007	214095	0120	6/17/09	\$420,000	\$391,000	3120	9	2007	3	7823	N	N	23889 FAIRFAX ST
007	510453	1360	6/29/09	\$424,950	\$397,000	2790	9	2006	3	8078	N	N	25469 SE 277TH ST
007	214095	0380	7/14/09	\$430,000	\$404,000	3120	9	2007	3	7201	N	N	32201 BRUCKNERS WAY
007	510453	1690	12/10/09	\$430,000	\$427,000	3400	9	2006	3	6803	Y	N	25425 SE 275TH PL
007	510453	1380	9/23/09	\$445,500	\$430,000	3060	9	2007	3	6601	N	N	25453 SE 277TH ST
007	510453	1640	8/26/09	\$465,000	\$444,000	3400	9	2006	3	5100	N	N	25465 SE 275TH PL
007	510453	1210	2/18/08	\$590,000	\$449,000	2940	9	2006	3	4226	N	N	27701 254TH WAY SE
007	510454	0410	11/10/09	\$460,000	\$452,000	2630	9	2006	3	7180	N	N	27530 254TH WAY SE
007	510453	1210	4/22/09	\$502,000	\$457,000	2940	9	2006	3	4226	N	N	27701 254TH WAY SE
007	510453	1400	4/1/08	\$594,950	\$462,000	3030	9	2007	3	6600	Y	N	25437 SE 277TH ST
007	510453	1170	4/8/08	\$605,000	\$471,000	3030	9	2006	3	7260	Y	N	27733 254TH WAY SE
007	510453	1410	7/14/08	\$579,950	\$471,000	2940	9	2006	3	6591	Y	N	25429 SE 277TH ST
007	510453	1670	7/31/08	\$588,950	\$482,000	3400	9	2006	3	6965	N	N	25441 SE 275TH PL
007	510453	1150	4/18/08	\$635,000	\$496,000	3060	9	2006	3	6523	Y	N	27749 254TH WAY SE
007	362206	9084	10/9/08	\$625,000	\$527,000	3410	9	2003	3	87556	N	N	27305 264TH AVE SE
007	362206	9110	9/15/08	\$685,000	\$572,000	3120	9	2003	3	33106	N	N	27558 SE 265TH CT
007	510454	0480	6/5/09	\$460,000	\$426,000	3310	10	2006	3	7374	N	N	27458 254TH WAY SE
007	510453	1350	4/28/09	\$480,000	\$438,000	3120	10	2007	3	7255	N	N	25477 SE 277TH ST
007	510454	0390	6/3/08	\$569,000	\$454,000	3120	10	2006	3	6649	N	N	27546 254TH WAY SE
007	510454	0260	1/29/09	\$520,000	\$459,000	3440	10	2006	3	7324	N	N	27477 254TH WAY SE
007	510453	1250	8/6/08	\$570,000	\$468,000	3310	10	2006	3	6619	N	N	27728 254TH WAY SE
007	510454	0540	4/3/09	\$525,000	\$475,000	3680	10	2005	3	7224	Y	N	27487 254TH PL SE
007	510454	0280	5/5/08	\$610,000	\$481,000	3190	10	2007	3	6945	N	N	27489 254TH WAY SE
007	510454	0470	1/14/08	\$659,000	\$493,000	3680	10	2006	3	7358	N	N	27468 254TH WAY SE
007	510453	1340	5/19/08	\$628,000	\$498,000	3200	10	2007	3	6619	N	N	25485 SE 277TH ST
007	510453	1200	12/19/08	\$575,000	\$499,000	3200	10	2006	3	7040	N	N	27709 254TH WAY SE
007	510454	0520	10/17/08	\$589,950	\$499,000	3440	10	2006	3	6864	Y	N	27475 254TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	1390	6/17/08	\$630,000	\$506,000	3200	10	2007	3	6600	N	N	25445 SE 277TH ST
007	510454	0330	5/21/09	\$549,000	\$506,000	3680	10	2006	3	7236	N	N	27529 254TH WAY SE
007	510453	1320	6/19/09	\$549,950	\$512,000	3680	10	2005	3	7793	Y	N	27784 254TH WAY SE
007	510454	0510	3/5/08	\$679,950	\$521,000	3680	10	2006	3	6864	N	N	27469 254TH PL SE
007	510454	0370	6/4/08	\$770,000	\$615,000	3680	10	2006	3	6830	N	N	27555 254TH WAY SE
007	510454	0570	3/26/08	\$827,081	\$640,000	3680	10	2007	3	11394	Y	N	27498 254TH PL SE
007	884740	0120	3/25/08	\$845,000	\$654,000	4230	10	2005	3	199069	N	N	26312 272ND AVE SE

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	052207	9016	11/4/08	\$550,000	UNFIN AREA
001	062207	9001	9/4/08	\$600,000	RELOCATION - SALE TO SERVICE
001	072207	9064	3/19/08	\$514,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	112206	9042	11/17/08	\$259,500	PREVIMP<=25K
001	132206	9081	6/5/09	\$300,000	DIAGNOSTIC OUTLIER
001	132206	9081	7/24/08	\$112,059	DOR RATIO;QCED; RELATED PARTY/FRIEND/NHBR
001	146540	0040	4/22/08	\$359,920	EXEMPT FROM EXCISE TAX
001	156091	0250	11/21/08	\$375,000	DIAGNOSTIC OUTLIER
001	362307	9044	11/3/09	\$502,802	BANKRUPTCY
001	511440	0040	1/18/08	\$445,000	RELOCATION - SALE TO SERVICE
001	511450	0040	6/30/08	\$80,000	DOR RATIO
001	512620	0030	12/3/08	\$450,000	DIAGNOSTIC OUTLIER
001	856730	0270	9/9/09	\$5,000	DOR RATIO
002	146140	0135	11/2/09	\$280,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
002	146140	0190	3/20/09	\$250,500	BANKRUPTCY; MOBILE HOME
002	146140	0190	6/11/08	\$107,848	DOR RATIO;EXEMPT EXCISE TAX; MOBILE HOME
002	152206	9025	10/16/09	\$456,500	DIAGNOSTIC OUTLIER
002	152206	9045	8/18/08	\$440,000	IMP COUNT
002	208520	0240	1/11/08	\$400,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
002	208520	0261	10/9/08	\$185,402	CORPORATE AFFILIATES; BANKRUPTCY
002	208520	1035	4/27/09	\$230,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	212305	9039	10/26/09	\$420,000	DIAGNOSTIC OUTLIER
002	222305	9053	5/21/08	\$227,500	LACK OF REPRESENTATION FOR FAIR CONDITON
002	222305	9118	8/18/08	\$15,000	DOR RATIO;UNFIN AREA
002	231430	0150	8/15/09	\$425,000	RELOCATION - SALE TO SERVICE
002	231430	0300	2/19/09	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	232206	9012	5/22/09	\$247,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	232206	9076	11/23/09	\$167,000	NON-REPRESENTATIVE SALE
002	232206	9086	8/20/09	\$350,000	GOVERNMENT AGENCY
002	232305	9123	9/8/09	\$528,000	GOVERNMENT AGENCY
002	232305	9142	3/13/09	\$385,000	OBSOL;GOVERNMENT AGENCY
002	232305	9205	9/11/09	\$660,000	GOVERNMENT AGENCY
002	292306	9032	12/30/08	\$396,000	GOVERNMENT AGENCY
002	511140	0075	1/5/09	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	511240	0108	7/28/09	\$170,000	DIAGNOSTIC OUTLIER
002	511240	0109	6/2/08	\$120,000	%NETCOND;GOV AGENCY;EXEMPT EXCISE TAX
002	511240	0113	12/29/09	\$330,000	OBSOL
002	512640	0140	11/23/09	\$165,471	EXEMPT FROM EXCISE TAX; GOV AGENCY
002	512690	0170	7/9/08	\$209,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
002	668940	0010	9/15/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	680610	0410	11/20/09	\$155,000	DEVELOPER SALE
002	885689	0230	3/25/08	\$184,116	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	885689	0230	3/25/08	\$184,116	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	885692	0030	4/21/09	\$270,000	DIAGNOSTIC OUTLIER
002	885692	0330	8/25/09	\$318,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	153100	0140	3/23/09	\$576,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278125	0010	8/4/08	\$321,000	RELOCATION - SALE TO SERVICE
006	278125	0150	9/22/08	\$369,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278125	0150	4/16/08	\$396,410	EXEMPT FROM EXCISE TAX
006	278125	0300	5/3/08	\$395,000	RELOCATION - SALE TO SERVICE
006	278125	0530	3/24/09	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278125	1200	3/20/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278126	0330	11/3/08	\$329,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278126	0510	9/30/09	\$405,571	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	278127	0660	2/6/09	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278127	0710	1/30/08	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	289630	0140	5/20/08	\$470,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	406820	0060	7/1/08	\$700,000	DIAGNOSTIC OUTLIER
006	439220	0205	8/3/09	\$230,000	DIAGNOSTIC OUTLIER
006	439220	0275	8/19/09	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541630	0020	7/11/08	\$320,000	PREVIMP<=25K
006	541630	0080	10/13/08	\$1,472,662	DIAGNOSTIC OUTLIER
006	541630	0170	8/5/09	\$589,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	541630	0200	3/27/09	\$615,000	ACTIVE PERMIT BEFORE SALE>25K
006	541630	0250	11/25/09	\$630,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	615180	0300	7/2/08	\$134,474	PARTIAL INTEREST;RELATED PARTY/FRIEND/NHBR
006	669995	0180	7/10/08	\$426,854	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0220	8/5/08	\$346,530	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0320	7/16/08	\$365,410	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0330	6/4/08	\$376,868	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0340	6/3/08	\$339,610	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0350	5/20/08	\$321,993	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0360	6/5/08	\$405,376	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0370	6/3/08	\$375,430	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0380	6/18/08	\$395,037	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0390	7/9/08	\$432,371	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0400	5/12/08	\$328,682	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0410	5/13/08	\$376,924	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0420	7/7/08	\$366,970	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0430	5/13/08	\$374,380	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0440	7/9/08	\$324,425	ACTIVE PERMIT BEFORE SALE>25K
006	679140	0110	7/15/09	\$330,000	QUESTIONABLE PER SALES IDENTIFICATION
006	679140	0270	3/19/09	\$249,000	OBSOL
006	679140	0270	6/19/08	\$158,000	OBSOL
006	679140	0620	9/26/08	\$200,000	DIAGNOSTIC OUTLIER
006	729980	0290	8/15/08	\$600,000	DIAGNOSTIC OUTLIER
006	729981	0210	11/24/08	\$499,950	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
006	757005	0010	12/19/08	\$475,000	ACTIVE PERMIT BEFORE SALE>25K
006	757005	0460	7/28/09	\$345,000	OBSOL
006	757006	0090	12/14/09	\$314,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	928380	0150	11/5/09	\$751,000	BOX PLOT OUTLIER
007	084400	1265	8/4/08	\$230,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
007	084400	1270	2/13/08	\$110,240	DOR RATIO;QCD; RELATED PARTY/FRIEND/NHBR
007	084400	1285	7/9/08	\$25,000	DOR RATIO;QCD; RELATED PARTY/FRIEND/NHBR
007	132106	9021	1/30/08	\$888,974	IMP COUNT
007	132106	9033	10/23/08	\$750,000	DEVELOPER SALE
007	142106	9102	9/18/09	\$6,000	DOR RATIO;GOVERNMENT AGENCY
007	152106	9068	5/19/09	\$155,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
007	202550	0080	4/15/09	\$201,541	DOR RATIO;QCD; RELATED PARTY/FRIEND/NHBR
007	222106	9031	2/19/09	\$139,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
007	252206	9044	9/22/09	\$305,000	DIAGNOSTIC OUTLIER
007	252206	9067	10/20/09	\$320,000	IMP COUNT
007	252206	9095	5/19/08	\$265,000	GOVERNMENT AGENCY
007	262206	9042	10/1/09	\$217,884	DOR RATIO;QCD; RELATED PARTY/FRIEND/NHBR
007	289140	0090	5/1/08	\$325,000	PERS MH
007	289140	0435	10/8/09	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	362206	9031	6/2/09	\$140,000	DIAGNOSTIC OUTLIER
007	362206	9084	10/9/08	\$705,000	RELOCATION - SALE TO SERVICE
007	510451	0610	10/19/09	\$254,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510451	0820	3/27/09	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510451	1700	11/17/08	\$495,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510453	0100	6/9/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510453	0980	4/25/08	\$342,500	BANKRUPTCY;FORCED SALE;EXEMPT EXCISE TAX
007	510453	0980	2/20/09	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510453	1040	12/30/08	\$352,000	RELOCATION - SALE TO SERVICE
007	510453	1220	8/6/08	\$566,500	RELOCATION - SALE TO SERVICE
007	510453	1250	8/6/08	\$570,000	RELOCATION - SALE TO SERVICE
007	510453	1450	8/24/09	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510453	1760	3/18/09	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510453	1810	10/22/08	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510454	0190	11/21/08	\$437,400	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510454	0590	2/5/09	\$435,625	BANKRUPTCY - RECEIVER OR TRUSTEE
007	729950	0080	6/12/09	\$205,550	BANKRUPTCY - RECEIVER OR TRUSTEE

**Vacant Sales Used in this Annual Update Analysis
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	142206	9071	03/15/2008	\$400,000	256568	N	N
2	152206	9110	06/29/2009	\$219,000	239580	N	N
2	232206	9014	10/30/2009	\$277,000	208652	N	N
7	072107	9020	01/10/2008	\$100,000	39400	Y	Y
7	884740	0070	09/28/2009	\$186,000	214751	N	N
7	884740	0070	04/28/2008	\$150,000	214751	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012206	9001	08/17/2009	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	072207	9042	08/05/2009	\$100,000	NON-REPRESENTATIVE SALE
2	092206	9113	03/12/2008	\$15,000	NON-BUILDABLE LOT
2	146140	0095	05/01/2008	\$370,000	GOVERNMENT AGENCY
2	202306	9063	02/18/2009	\$200,000	GOVERNMENT AGENCY
2	202306	9064	12/08/2009	\$180,000	GOVERNMENT AGENCY
2	208520	0525	09/24/2009	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	231430	0970	04/18/2008	\$7,500	CORPORATE AFFILIATES
2	242305	9029	12/11/2008	\$3,015	ESTATE ADMIN; GOV AGENCY
2	292306	9023	11/12/2008	\$22,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	292306	9043	04/03/2008	\$415,000	GOVERNMENT AGENCY
2	322306	9056	12/04/2009	\$440,000	GOVERNMENT AGENCY
2	322306	9093	02/07/2008	\$325,000	GOVERNMENT AGENCY
6	032106	9030	08/28/2008	\$1,625,000	DOR RATIO; DEVELOPER SALE
6	278123	0110	12/15/2009	\$325,000	IMPROVED PROPERTY - DATA NOT PICKED UP
6	278123	0130	08/13/2009	\$389,950	IMPROVED PROPERTY - DATA NOT PICKED UP
6	278123	0280	11/10/2009	\$307,000	IMPROVED PROPERTY - DATA NOT PICKED UP
6	681795	0320	02/04/2009	\$6,000	QUIT CLAIM DEED
6	757006	0260	12/09/2009	\$327,500	IMPROVED PROPERTY - DATA NOT PICKED UP
7	072107	9046	12/08/2009	\$69,000	CORPORATE AFFILIATES
7	112106	9058	02/14/2008	\$125,000	ESTATE ADMIN;SEGGED AFTER SALE
7	132106	9014	07/23/2008	\$3,422,163	MULTI-PARCEL SALE
7	132106	9019	06/10/2009	\$2,829	RELATED PARTY, FRIEND, OR NEIGHBOR
7	132106	9027	03/31/2009	\$13,586	RELATED PARTY, FRIEND, OR NEIGHBOR
7	132106	9027	06/10/2009	\$6,794	RELATED PARTY, FRIEND, OR NEIGHBOR
7	132106	9043	03/31/2009	\$15,200	RELATED PARTY, FRIEND, OR NEIGHBOR
7	132106	9043	06/10/2009	\$7,602	RELATED PARTY, FRIEND, OR NEIGHBOR
7	132106	9046	06/22/2009	\$4,960,088	CORPORATE AFFILIATES; MULTI-PARCEL SALE
7	232106	9054	09/28/2009	\$5,000,000	FOREST LAND;MULTI-PARCEL SALE;CORP AFFILIATES
7	242106	9022	07/21/2009	\$3,786	RELATED PARTY, FRIEND, OR NEIGHBOR
7	242106	9022	03/31/2009	\$4,114	RELATED PARTY, FRIEND, OR NEIGHBOR
7	242106	9022	06/10/2009	\$2,057	RELATED PARTY, FRIEND, OR NEIGHBOR
7	362206	9036	06/24/2008	\$7,125	QUIT CLAIM DEED

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, Assessor's 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

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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