

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Redmond Ridge\Trilogy\Environs / 71

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 559

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	\$220,700	\$302,300	\$523,000			
2010 Value	\$203,600	\$303,000	\$506,600	\$550,100	92.1%	9.00%
Change	-\$17,100	+\$700	-\$16,400			
% Change	-7.7%	+0.2%	-3.1%			

*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
2009 Value	\$239,800	\$302,400	\$542,200
2010 Value	\$221,300	\$299,500	\$520,800
Percent Change	-7.7%	-1.0%	-3.9%

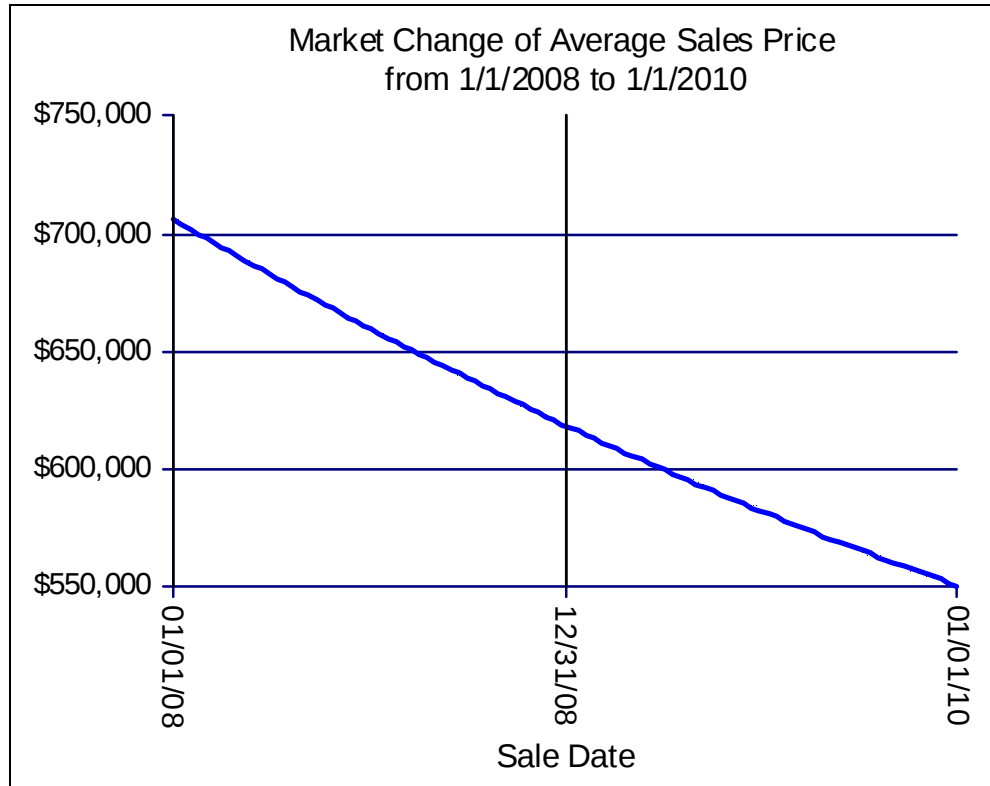
Number of one to three unit residences in the Population: 6568

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 showed that parcels in Sub Area 10 excluding Major 321129 (Heather Knoll Plat) had a higher average ratio (assessed value/sales price) in comparison to the rest of the population; therefore resulting in a greater downward 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.

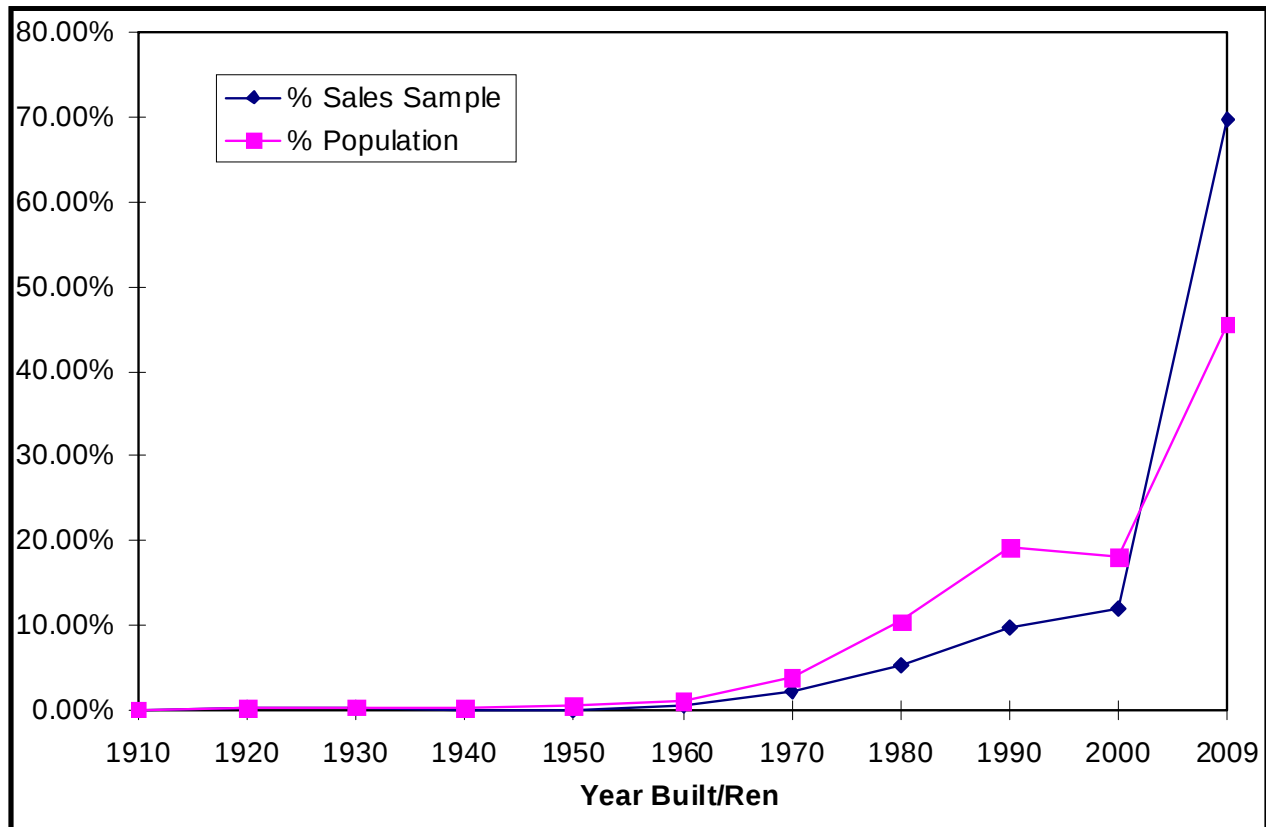
**Market Change of Average Sale Price in Area 71
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.18%
1930	1	0.18%
1940	0	0.00%
1950	0	0.00%
1960	3	0.54%
1970	12	2.15%
1980	30	5.37%
1990	55	9.84%
2000	67	11.99%
2009	390	69.77%
	559	

Year Built/Ren	Frequency	% Population
1910	5	0.08%
1920	17	0.26%
1930	24	0.37%
1940	19	0.29%
1950	38	0.58%
1960	73	1.11%
1970	258	3.93%
1980	688	10.48%
1990	1259	19.17%
2000	1193	18.16%
2009	2994	45.58%
	6568	

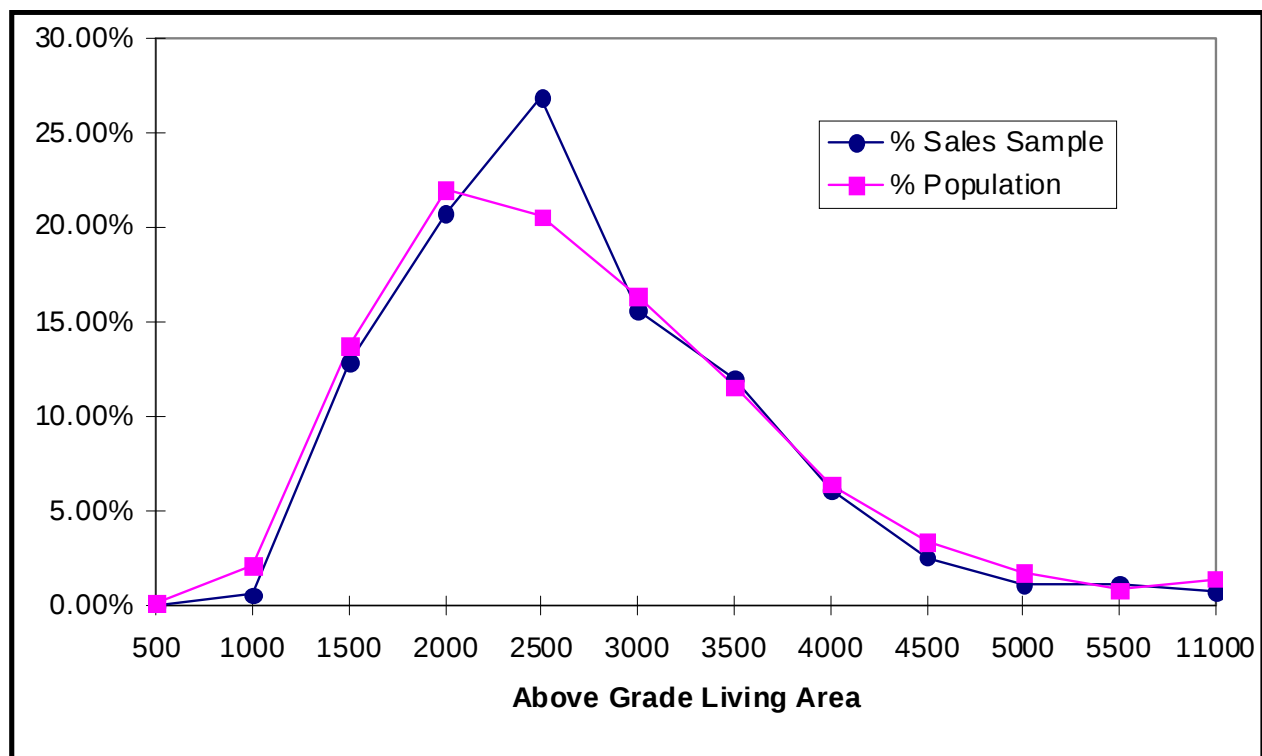


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	0.54%
1500	72	12.88%
2000	116	20.75%
2500	150	26.83%
3000	87	15.56%
3500	67	11.99%
4000	34	6.08%
4500	14	2.50%
5000	6	1.07%
5500	6	1.07%
11000	4	0.72%
	559	

Population		
AGLA	Frequency	% Population
500	4	0.06%
1000	137	2.09%
1500	901	13.72%
2000	1443	21.97%
2500	1350	20.55%
3000	1075	16.37%
3500	759	11.56%
4000	419	6.38%
4500	221	3.36%
5000	115	1.75%
5500	52	0.79%
11000	92	1.40%
	6568	

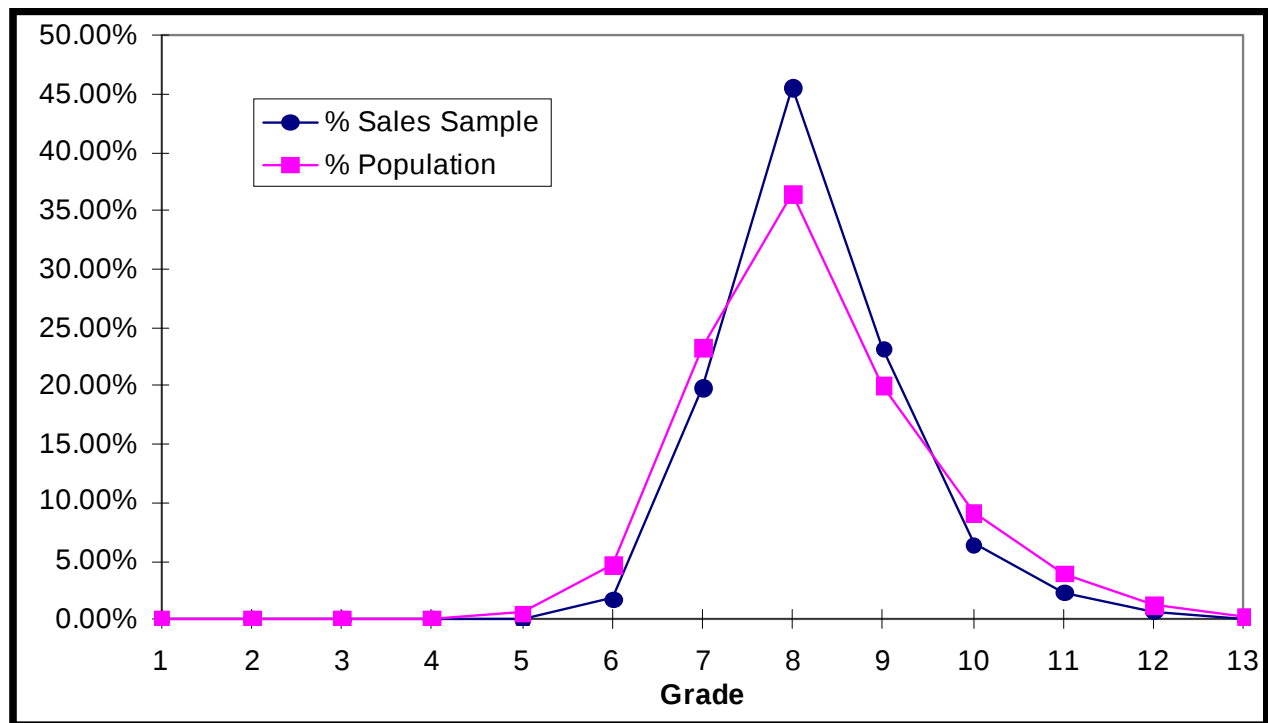


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

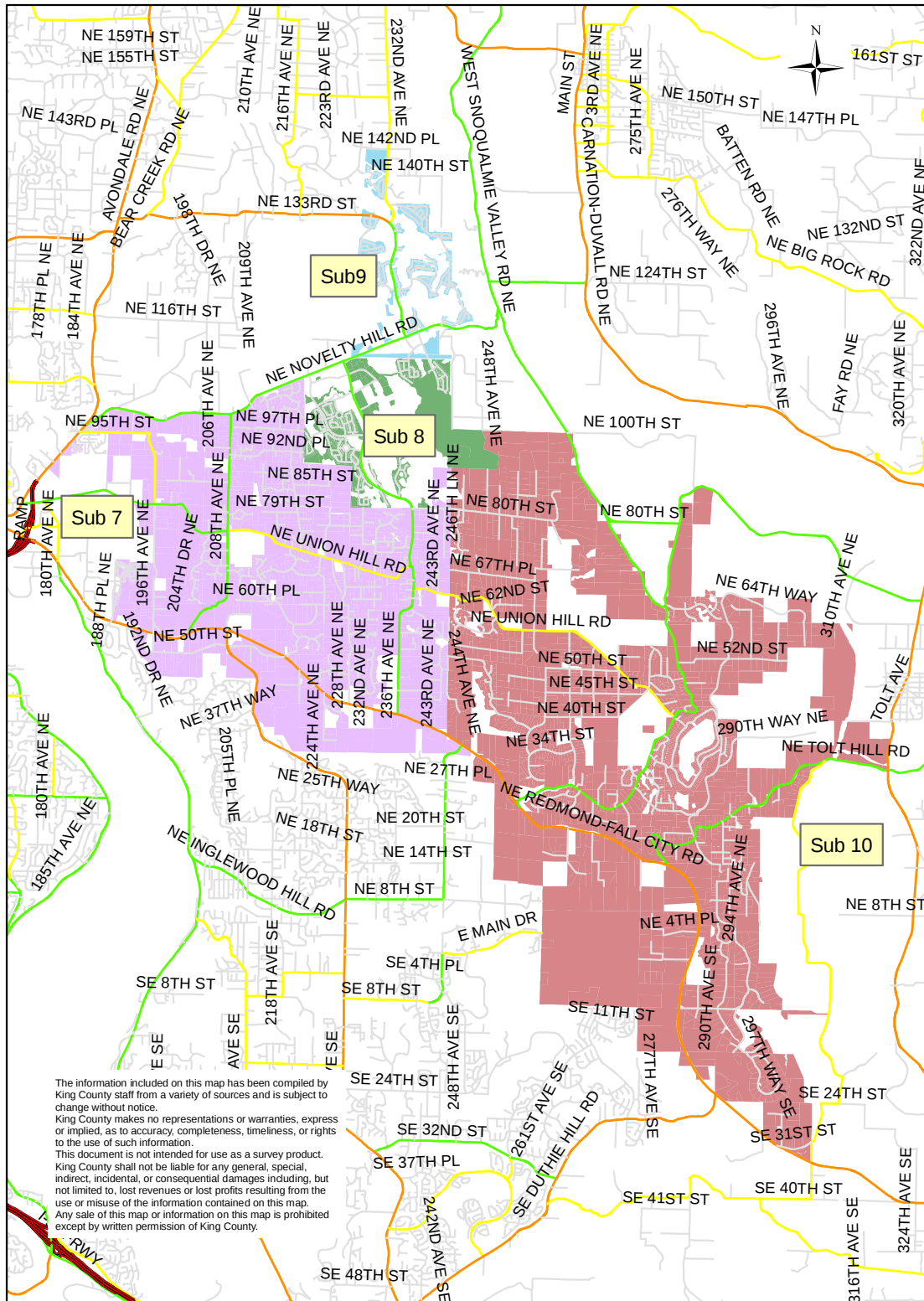
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	10	1.79%
7	111	19.86%
8	255	45.62%
9	130	23.26%
10	36	6.44%
11	13	2.33%
12	4	0.72%
13	0	0.00%
559		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	9	0.14%
5	38	0.58%
6	307	4.67%
7	1534	23.36%
8	2397	36.50%
9	1322	20.13%
10	603	9.18%
11	261	3.97%
12	80	1.22%
13	17	0.26%
6568		



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

Area 71



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 12, 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 18 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -7.7% decrease was made in land assessment for the 2010 Assessment Year.

2010 Land Value = 2009 Land Value x 0.925, 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 showed that parcels in Sub Area 10 excluding Major 321129 (Heather Knoll Plat) had a higher average ratio (assessed value/sales price) in comparison to the rest of the population; therefore resulting in a greater downward adjustment. The formula adjusts for these differences, thus improving equalization.

Exceptions may be found in the Improved Parcel Update section.

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 559 usable 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 /.944637+0.06012692*Sub10 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 44

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .969.
- *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”, new total value =
(2009 Land Value * .925 + Previous Improvement Value * .969)
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- *If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- *If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

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

(2009 Land Value + Previous Improvement Value)*.969

Model Validation

The resulting assessment level is 92.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -3.9%. 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 71 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall or 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.

Standard Area Adjustment

-2.08%

**Sub Area 10
Except Major
321129**

Yes

% Adjustment

-8.41%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, parcels in Sub Area 10 (excluding Major 321129 (Heather Knoll Plat)) would *approximately* receive a -8.41% downward adjustment. 1764 parcels in the improved population would receive this adjustment. There were 79 sales.

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

73% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 71 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	0.779	-22.1%
2/1/2008	0.788	-21.2%
3/1/2008	0.797	-20.3%
4/1/2008	0.806	-19.4%
5/1/2008	0.815	-18.5%
6/1/2008	0.825	-17.5%
7/1/2008	0.834	-16.6%
8/1/2008	0.843	-15.7%
9/1/2008	0.853	-14.7%
10/1/2008	0.862	-13.8%
11/1/2008	0.871	-12.9%
12/1/2008	0.880	-12.0%
1/1/2009	0.890	-11.0%
2/1/2009	0.899	-10.1%
3/1/2009	0.907	-9.3%
4/1/2009	0.917	-8.3%
5/1/2009	0.926	-7.4%
6/1/2009	0.935	-6.5%
7/1/2009	0.944	-5.6%
8/1/2009	0.954	-4.6%
9/1/2009	0.963	-3.7%
10/1/2009	0.972	-2.8%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.806	\$423,000
Sale 2	\$475,000	10/1/2009	0.972	\$462,000
Sale 3	\$515,000	7/1/2009	0.944	\$486,000

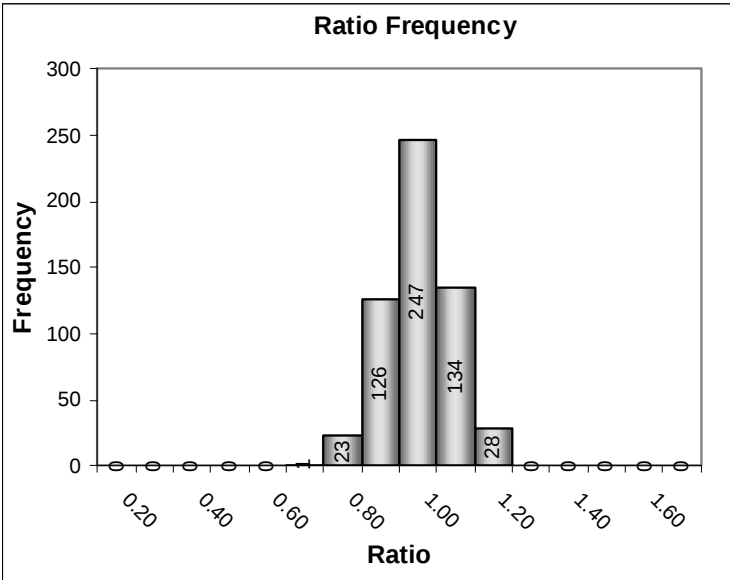
* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 71 is $(0.944637 + 0.0002882003 * \text{SaleDay} + 0.06012692 * 0.1323792) / (0.944637 + 0.06012692 * 0.1323792)$

$\text{SaleDay} = \text{SaleDate} - 40179$

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NE/ Team 3	Appr. Date: 1/1/2009	Date of Report: 4/12/2010	Sales Dates: 1/2008 - 12/2009																						
Area 71	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																						
SAMPLE STATISTICS		Ratio Frequency  A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 71. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 300 with increments of 50. The histogram has several bars with their frequencies labeled on top: a small bar at 0.70 with frequency 23, a bar at 0.80 with frequency 126, a tall bar at 0.90 with frequency 247, a bar at 1.00 with frequency 134, and a small bar at 1.10 with frequency 28. There are also very small bars at 0.60, 1.20, 1.30, 1.40, and 1.50, all with frequency 0. <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>0</td></tr><tr><td>0.70</td><td>23</td></tr><tr><td>0.80</td><td>126</td></tr><tr><td>0.90</td><td>247</td></tr><tr><td>1.00</td><td>134</td></tr><tr><td>1.10</td><td>28</td></tr><tr><td>1.20</td><td>0</td></tr><tr><td>1.30</td><td>0</td></tr><tr><td>1.40</td><td>0</td></tr><tr><td>1.50</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60	0	0.70	23	0.80	126	0.90	247	1.00	134	1.10	28	1.20	0	1.30	0	1.40	0	1.50	0
Ratio	Frequency																								
0.60	0																								
0.70	23																								
0.80	126																								
0.90	247																								
1.00	134																								
1.10	28																								
1.20	0																								
1.30	0																								
1.40	0																								
1.50	0																								
Sample size (n)	559																								
Mean Assessed Value	523,000																								
Mean Adj. Sales Price	550,100																								
Standard Deviation AV	199,838																								
Standard Deviation SP	201,496																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.953																								
Median Ratio	0.949																								
Weighted Mean Ratio	0.951																								
UNIFORMITY																									
Lowest ratio	0.691																								
Highest ratio:	1.188																								
Coefficient of Dispersion	7.43%																								
Standard Deviation	0.089																								
Coefficient of Variation	9.32%																								
Price Related Differential (PRD)	1.002																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.942																								
Upper limit	0.959																								
95% Confidence: Mean																									
Lower limit	0.945																								
Upper limit	0.960																								
SAMPLE SIZE EVALUATION																									
N (population size)	6568																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.089																								
Recommended minimum:	13																								
Actual sample size:	559																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	283																								
# ratios above mean:	276																								
z:	0.296																								
Conclusion:	Normal*																								
*i.e. no evidence of non-normality																									

COMMENTS:

1 to 3 Unit Residences throughout area 71

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

COMMENTS:

1 to 3 Unit Residences throughout area 71

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

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NE/ Team 3	Appr. Date: 1/1/2010	Date of Report: 5/4/2010	Sales Dates: 1/2008 - 12/2009
Area 71	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	559
Mean Assessed Value	506,600
Mean Sales Price	550,100
Standard Deviation AV	188,098
Standard Deviation SP	201,496

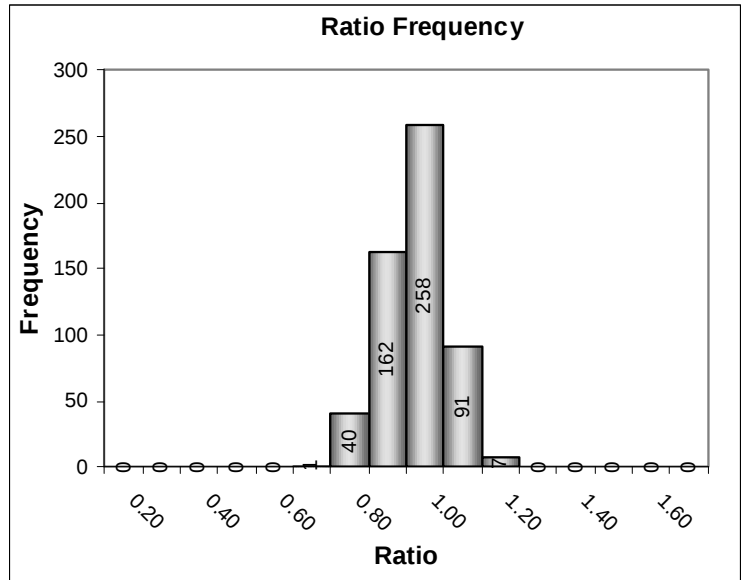
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.925
Weighted Mean Ratio	0.921

UNIFORMITY	
Lowest ratio	0.675
Highest ratio:	1.163
Coefficient of Dispersion	7.09%
Standard Deviation	0.083
Coefficient of Variation	9.00%
Price Related Differential (PRD)	1.003

RELIABILITY	
95% Confidence: Median	
Lower limit	0.919
Upper limit	0.934
95% Confidence: Mean	
Lower limit	0.917
Upper limit	0.931

SAMPLE SIZE EVALUATION	
N (population size)	6568
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.083
Recommended minimum:	11
Actual sample size:	559
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	279
# ratios above mean:	280
z:	0.042
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 71

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 71
(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	880781	0150	8/28/08	\$340,000	\$289,000	980	6	1930	3	15930	N	N	21121 NE 60TH PL
007	880730	0070	7/27/09	\$325,000	\$309,000	1020	6	1969	5	9360	N	N	20604 NE 75TH PL
007	880781	0610	3/25/08	\$369,950	\$298,000	1150	6	1970	3	13054	N	N	6054 212TH AVE NE
007	880781	0400	1/28/08	\$360,000	\$283,000	1230	6	1976	4	9900	N	N	21214 NE 60TH PL
007	880780	0080	12/22/09	\$329,950	\$329,000	1250	6	1970	4	14940	N	N	21037 NE 66TH ST
007	880781	0540	6/2/08	\$389,650	\$322,000	1300	6	1976	4	13950	N	N	6053 211TH AVE NE
007	880781	0830	4/30/09	\$300,000	\$278,000	1400	6	1970	3	14880	N	N	21210 NE 61ST ST
007	880780	0200	10/23/09	\$369,500	\$362,000	1500	6	1970	4	14100	N	N	21026 NE 66TH ST
007	880730	0140	5/2/08	\$389,244	\$318,000	1570	6	1969	3	11135	N	N	20625 NE 76TH PL
007	880781	0270	5/5/08	\$412,000	\$336,000	1740	6	1976	4	12510	N	N	21501 NE 60TH PL
007	880770	0130	8/26/08	\$390,000	\$332,000	870	7	1969	3	10088	N	N	21045 NE 92ND ST
007	033960	0360	8/6/08	\$399,950	\$338,000	1000	7	1985	3	2986	N	N	18304 NE 92ND CT
007	102506	9094	11/19/09	\$299,500	\$296,000	1040	7	1963	4	47044	N	N	6804 238TH AVE NE
007	052506	9030	7/17/08	\$640,000	\$537,000	1200	7	1972	3	217800	N	N	20528 NE 92ND PL
007	880760	0390	5/15/08	\$427,000	\$350,000	1210	7	1969	4	9600	N	N	9120 209TH AVE NE
007	062506	9032	6/15/09	\$432,000	\$406,000	1260	7	1958	3	106722	Y	N	9220 195TH AVE NE
007	880780	0020	9/21/09	\$355,000	\$344,000	1270	7	1979	3	35011	N	N	20835 NE 67TH ST
007	880760	0160	1/29/08	\$385,000	\$303,000	1280	7	1977	4	9750	N	N	21012 NE 91ST ST
007	033960	0450	9/18/08	\$338,600	\$290,000	1300	7	1986	3	3188	N	N	18212 NE 91ST ST
007	033960	0340	10/9/09	\$320,000	\$312,000	1300	7	1985	3	3182	N	N	18312 NE 92ND CT
007	102506	9092	9/17/09	\$385,000	\$373,000	1340	7	1969	4	29040	N	N	7511 230TH AVE NE
007	092506	9048	10/16/08	\$453,515	\$393,000	1430	7	1979	3	99752	N	N	22621 NE 76TH ST
007	102506	9194	12/4/09	\$365,000	\$362,000	1440	7	1980	4	45302	N	N	6621 229TH PL NE
007	033960	0500	8/18/08	\$380,000	\$322,000	1560	7	1987	3	3205	N	N	9110 182ND AVE NE
007	182506	9033	11/23/09	\$450,000	\$445,000	1590	7	1920	5	32560	N	N	19431 NE 50TH ST
007	152506	9090	2/3/09	\$483,000	\$434,000	1760	7	1954	4	160435	N	N	5110 236TH AVE NE
007	162506	9059	3/13/08	\$595,000	\$476,000	1910	7	1968	4	155509	N	N	22000 NE REDMOND-FALL CITY RD
007	052506	9100	11/19/09	\$442,000	\$436,000	2300	7	1976	4	35000	N	N	8416 208TH AVE NE
007	042506	9097	11/20/09	\$517,000	\$510,000	3040	7	1981	4	39420	N	N	21935 NE 85TH ST
007	812160	0070	7/21/08	\$525,000	\$441,000	1430	8	1975	3	39440	N	N	6607 227TH AVE NE

Improved Sales Used in this Annual Update Analysis
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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	154280	0130	3/26/08	\$415,000	\$334,000	1550	8	1996	3	2985	N	N	9769 184TH CT NE
007	154280	0010	9/4/08	\$445,000	\$380,000	1650	8	1996	3	3711	N	N	18399 NE 97TH CT
007	950885	0060	7/28/09	\$450,000	\$429,000	1660	8	1979	3	22500	N	N	7243 237TH AVE NE
007	133090	0560	10/16/08	\$471,000	\$408,000	1680	8	1980	3	35370	N	N	23121 NE 47TH ST
007	133090	0310	10/7/08	\$556,550	\$481,000	1720	8	1979	3	36716	N	N	4506 232ND AVE NE
007	751120	0230	11/13/09	\$585,000	\$576,000	1720	8	1983	4	40640	N	N	5322 222ND AVE NE
007	154280	0070	6/25/09	\$380,000	\$358,000	1760	8	1996	3	4158	N	N	18387 NE 97TH CT
007	812150	0140	10/1/09	\$550,000	\$535,000	1770	8	1974	4	40635	N	N	23004 NE 64TH ST
007	133090	0090	5/5/08	\$599,900	\$490,000	1870	8	1980	4	47044	N	N	4503 229TH AVE NE
007	052506	9029	10/3/08	\$825,000	\$711,000	1950	8	1976	4	87120	N	N	21122 NE 93RD PL
007	133090	0100	5/13/08	\$550,000	\$450,000	1990	8	1980	3	45738	N	N	4419 229TH AVE NE
007	172506	9097	3/19/09	\$540,000	\$493,000	2170	8	1988	3	83635	Y	N	20926 NE 58TH ST
007	751121	0070	5/30/08	\$605,000	\$499,000	2200	8	1983	3	35610	N	N	4555 227TH PL NE
007	102506	9158	5/26/09	\$550,000	\$513,000	2210	8	1987	3	40510	N	N	6501 229TH AVE NE
007	751120	0050	6/16/09	\$521,000	\$490,000	2230	8	1998	3	38774	N	N	5107 218TH AVE NE
007	152506	9039	5/21/08	\$597,750	\$491,000	2250	8	1990	3	35360	N	N	4915 244TH AVE NE
007	751120	0280	9/17/08	\$616,000	\$528,000	2250	8	1980	4	44866	N	N	5321 222ND AVE NE
007	133091	0110	8/19/09	\$500,000	\$480,000	2270	8	1983	4	88256	N	N	23227 NE 51ST CT
007	133090	0230	2/24/09	\$580,000	\$525,000	2330	8	1980	3	43264	N	N	4124 232ND AVE NE
007	162100	0040	1/4/08	\$615,000	\$480,000	2350	8	1987	3	47594	N	N	23911 NE 75TH ST
007	262170	0060	6/3/08	\$665,000	\$549,000	2350	8	1980	3	35575	N	N	7325 217TH CT NE
007	133090	0540	8/28/08	\$520,000	\$443,000	2440	8	1980	3	40086	N	N	22929 NE 47TH ST
007	152506	9099	7/10/08	\$519,000	\$434,000	2460	8	1983	3	110597	N	N	5223 236TH AVE NE
007	162506	9038	4/24/08	\$690,000	\$561,000	2460	8	1976	4	34479	N	N	22309 NE REDMOND-FALL CITY RD
007	152506	9036	8/6/09	\$650,000	\$621,000	2650	8	1989	4	47403	N	N	5215 239TH AVE NE
007	133090	0510	7/29/08	\$605,000	\$510,000	2690	8	1984	3	24750	N	N	4707 229TH PL NE
007	092506	9042	5/13/09	\$590,000	\$548,000	2840	8	1984	4	54400	N	N	22039 NE 74TH PL
007	951097	0100	5/22/08	\$560,000	\$460,000	1780	9	2005	3	3220	N	N	19216 NE 68TH WAY
007	951086	0550	2/6/08	\$571,500	\$451,000	1870	9	2003	3	3674	N	N	6523 188TH PL NE
007	951091	0240	10/17/08	\$579,000	\$502,000	2030	9	2002	3	4213	N	N	5944 189TH PL NE
007	951086	0050	3/7/08	\$684,500	\$547,000	2030	9	2003	3	4169	N	N	6522 188TH PL NE

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(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	951086	0370	3/23/09	\$517,000	\$473,000	2080	9	2003	3	3600	N	N	18943 NE 68TH ST
007	951097	0800	1/24/08	\$628,000	\$493,000	2180	9	2004	3	5360	N	N	19317 NE 65TH WAY
007	951091	0120	10/2/09	\$542,500	\$528,000	2225	9	2002	3	5055	N	N	6208 189TH PL NE
007	951086	1010	4/9/08	\$626,500	\$507,000	2240	9	2004	3	3959	N	N	19140 NE 65TH WAY
007	812150	0160	3/10/08	\$539,950	\$432,000	2260	9	1969	4	40635	N	N	22848 NE 64TH ST
007	732290	0270	6/22/08	\$610,000	\$507,000	2310	9	1987	3	41479	N	N	5104 243RD AVE NE
007	951091	0080	4/30/09	\$560,000	\$518,000	2375	9	2002	3	4363	N	N	6232 189TH PL NE
007	951091	0230	8/21/09	\$565,000	\$542,000	2375	9	2002	3	4807	N	N	6048 189TH PL NE
007	951086	1000	6/25/09	\$550,000	\$518,000	2410	9	2004	3	3905	N	N	19142 NE 65TH WAY
007	951091	0100	4/20/09	\$578,000	\$533,000	2435	9	2002	3	5191	N	N	6220 189TH PL NE
007	033935	0120	3/14/08	\$605,000	\$485,000	2450	9	2005	3	5394	N	N	18422 NE 95TH CT
007	033935	0080	7/31/08	\$585,000	\$493,000	2490	9	2004	3	4354	N	N	18406 NE 95TH CT
007	951086	0450	11/13/09	\$525,000	\$517,000	2500	9	2003	3	3600	N	N	18883 NE 68TH ST
007	951097	0750	10/5/09	\$590,000	\$574,000	2590	9	2005	3	4706	N	N	6780 194TH PL NE
007	951086	0940	6/20/08	\$665,000	\$552,000	2600	9	2004	3	4320	N	N	19133 NE 65TH WAY
007	152506	9005	2/23/09	\$640,000	\$580,000	2600	9	1995	3	178160	N	N	5405 236TH AVE NE
007	732290	0330	8/26/09	\$584,000	\$561,000	2740	9	1987	3	53143	N	N	5019 243RD AVE NE
007	951097	0850	7/27/09	\$577,000	\$549,000	2770	9	2004	3	4101	N	N	6615 194TH PL NE
007	951086	0730	4/17/08	\$830,000	\$673,000	2820	9	2004	3	6498	N	N	19127 NE 65TH WAY
007	732290	0130	7/7/08	\$616,000	\$515,000	2830	9	1987	3	32717	N	N	5203 240TH AVE NE
007	951086	0830	9/8/09	\$632,000	\$610,000	2850	9	2004	3	5341	N	N	19109 NE 64TH WAY
007	751121	0290	4/22/08	\$690,000	\$561,000	2860	9	1984	3	36183	N	N	22542 NE 46TH ST
007	232450	0080	6/10/09	\$515,000	\$483,000	2870	9	2006	3	5550	N	N	9873 187TH CT NE
007	951097	0280	7/8/08	\$725,000	\$606,000	2890	9	2005	3	5070	N	N	6658 195TH PL NE
007	951097	0290	7/9/08	\$730,000	\$611,000	3010	9	2005	3	4964	N	N	6548 195TH PL NE
007	951097	0250	4/4/08	\$785,000	\$634,000	3250	9	2005	3	5491	N	N	6792 195TH PL NE
007	951097	0230	8/14/09	\$652,000	\$624,000	3290	9	2005	3	4956	N	N	6796 195TH PL NE
007	312100	0140	5/15/08	\$700,000	\$574,000	3310	9	1991	3	39151	N	N	7334 235TH AVE NE
007	082506	9096	11/10/09	\$710,000	\$699,000	3470	9	1985	3	41317	N	N	20715 NE 70TH PL
007	042506	9141	10/20/08	\$765,000	\$664,000	3490	9	1988	4	53578	N	N	9122 219TH PL NE
007	162506	9093	3/13/08	\$950,000	\$761,000	3510	9	1999	3	221320	N	N	22330 NE 54TH ST

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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	102506	9177	10/7/09	\$745,000	\$726,000	3550	9	2008	3	81457	N	N	24219 NE 80TH ST
007	751121	0030	11/20/09	\$700,000	\$691,000	3690	9	1983	3	33590	N	N	22709 NE 46TH ST
007	352800	0230	7/7/08	\$790,000	\$660,000	2540	10	1988	4	35005	N	N	6814 214TH AVE NE
007	352800	0290	4/2/08	\$815,000	\$657,000	2610	10	1988	3	33206	N	N	21306 NE 69TH CT
007	352800	0290	8/14/08	\$800,000	\$678,000	2610	10	1988	3	33206	N	N	21306 NE 69TH CT
007	929085	0740	7/21/08	\$983,500	\$826,000	2680	10	1991	3	43386	N	N	21502 NE 103RD ST
007	929085	0860	2/12/09	\$660,000	\$596,000	2700	10	1989	3	30023	N	N	21833 NE 103RD ST
007	929085	0190	4/2/08	\$849,000	\$685,000	2760	10	1989	3	35070	N	N	21501 NE 101ST CT
007	352800	0320	5/14/08	\$772,500	\$633,000	2870	10	1987	3	28091	N	N	6807 214TH AVE NE
007	166850	0080	6/3/08	\$775,000	\$640,000	3010	10	1986	3	35006	N	N	22327 NE 46TH ST
007	929087	0030	9/15/09	\$675,000	\$653,000	3080	10	1993	3	37987	N	N	9612 215TH AVE NE
007	929085	0050	10/7/09	\$729,900	\$711,000	3140	10	1989	3	34765	N	N	21325 NE 103RD CT
007	929085	0060	6/12/08	\$955,000	\$791,000	3170	10	1989	3	32430	N	N	21335 NE 103RD CT
007	929085	0040	5/13/08	\$827,000	\$677,000	3250	10	1989	3	37682	N	N	21320 NE 103RD CT
007	092506	9193	6/27/08	\$818,000	\$681,000	3280	10	1997	3	32663	N	N	21935 NE NE 73RD ST
007	352800	0200	5/5/09	\$800,000	\$742,000	3300	10	1987	3	35642	N	N	21420 NE 68TH CT
007	092506	9191	9/1/09	\$820,000	\$790,000	3320	10	1997	3	36715	N	N	21932 NE 73RD ST
007	352961	0080	8/6/09	\$740,000	\$707,000	3330	10	1995	3	29173	N	N	21811 NE 87TH PL
007	770210	0100	7/14/08	\$823,200	\$690,000	3410	10	1994	3	34754	N	N	23723 NE 61ST ST
007	363680	0130	12/29/09	\$780,000	\$779,000	3430	10	1997	3	26151	N	N	8412 213TH PL NE
007	363680	0210	11/20/09	\$752,500	\$743,000	3620	10	1997	3	36507	N	N	21315 NE 84TH ST
007	929085	0970	6/26/09	\$895,000	\$844,000	3630	10	1989	3	31613	N	N	21512 NE 101ST ST
007	352961	0120	9/10/08	\$915,000	\$783,000	3685	10	1995	3	34908	N	N	8519 217TH AVE NE
007	929085	0930	11/5/09	\$805,000	\$791,000	3900	10	1990	3	35634	N	N	10207 217TH CT NE
007	042506	9074	10/3/08	\$1,175,000	\$1,013,000	3990	10	2007	3	54014	N	N	9709 218TH PL NE
007	929085	0830	12/10/09	\$910,000	\$904,000	4000	10	1989	3	36700	N	N	21721 NE 103RD ST
007	929085	0270	7/8/09	\$850,000	\$804,000	4040	10	1989	3	38052	N	N	10115 218TH AVE NE
007	092506	9007	9/18/09	\$1,100,000	\$1,065,000	4220	10	1989	3	604612	N	N	21407 NE UNION HILL RD
007	352800	0520	4/4/08	\$1,350,000	\$1,090,000	4760	10	1987	4	100611	N	N	21851 NE 69TH ST
007	042506	9151	8/18/08	\$1,580,000	\$1,341,000	4990	10	2008	3	45738	N	N	9723 218TH PL NE
007	092506	9092	10/13/08	\$1,340,000	\$1,160,000	5450	10	2005	3	148104	N	N	7809 220TH AVE NE

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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	352801	0230	6/5/09	\$790,000	\$740,000	3160	11	1989	3	38632	N	N	22118 NE 66TH PL
007	352801	0050	6/3/09	\$950,000	\$889,000	3620	11	1988	3	35605	N	N	22021 NE 66TH PL
007	352801	0100	7/30/08	\$1,155,000	\$973,000	3805	11	1988	3	56716	N	N	22229 NE 66TH PL
007	042506	9186	9/17/09	\$1,250,000	\$1,210,000	5150	11	2000	3	40521	N	N	9727 216TH AVE NE
007	295440	0260	10/1/09	\$1,250,000	\$1,215,000	5470	11	1990	3	43467	N	N	20422 NE 63RD ST
007	295440	0340	5/21/08	\$1,550,000	\$1,273,000	5520	11	1997	3	48787	N	N	20335 NE 61ST CT
007	092506	9043	6/19/08	\$2,189,000	\$1,817,000	7360	12	1991	3	287060	N	N	7607 224TH AVE NE
008	720229	0340	6/25/08	\$400,000	\$333,000	1440	7	2002	3	3546	N	N	9804 223RD AVE NE
008	720233	0300	10/1/08	\$390,000	\$336,000	1440	7	2003	3	3093	N	N	9124 228TH WAY NE
008	720233	0190	2/13/08	\$434,000	\$344,000	1440	7	2003	3	3060	N	N	9129 229TH PL NE
008	720229	0520	5/21/08	\$420,000	\$345,000	1440	7	2002	3	2999	N	N	22318 NE 100TH WAY
008	720238	0180	2/14/08	\$469,950	\$372,000	1630	7	2005	3	3107	N	N	8158 233RD PL NE
008	720235	0350	10/15/09	\$385,000	\$376,000	1630	7	2004	3	2550	N	N	8675 233RD PL NE
008	720235	0080	3/6/08	\$475,000	\$379,000	1630	7	2004	3	2460	N	N	8706 233RD PL NE
008	720235	0470	9/22/08	\$445,000	\$382,000	1630	7	2004	3	2330	N	N	8793 233RD PL NE
008	720238	0150	5/22/08	\$481,000	\$395,000	1630	7	2005	3	3461	N	N	8182 233RD PL NE
008	720229	0500	8/6/08	\$400,000	\$338,000	1650	7	2002	3	2941	N	N	22330 NE 100TH WAY
008	720233	0310	6/30/09	\$365,000	\$345,000	1650	7	2003	3	3087	N	N	9112 228TH WAY NE
008	720233	0490	5/8/09	\$410,000	\$380,000	1650	7	2003	3	3060	N	N	9125 228TH WAY NE
008	720229	0400	1/26/08	\$447,400	\$352,000	1690	7	2001	3	3698	N	N	9837 223RD PL NE
008	720229	0780	6/20/08	\$450,000	\$374,000	1690	7	2001	3	3669	N	N	10159 223RD PL NE
008	720234	0250	9/8/09	\$390,000	\$376,000	1690	7	2004	3	4575	N	N	8401 230TH AVE NE
008	720234	0530	4/4/08	\$469,000	\$379,000	1690	7	2004	3	4088	N	N	8410 229TH DR NE
008	720235	0340	11/19/09	\$385,000	\$380,000	1690	7	2004	3	2710	N	N	8667 233RD PL NE
008	720235	0380	2/4/08	\$490,000	\$387,000	1690	7	2004	3	2620	N	N	8721 233RD PL NE
008	720238	0380	6/24/08	\$485,000	\$403,000	1690	7	2005	3	2870	N	N	8327 233RD PL NE
008	720238	0190	9/19/08	\$475,000	\$408,000	1690	7	2005	3	3187	N	N	8150 233RD PL NE
008	720235	0230	10/17/08	\$477,500	\$414,000	1690	7	2004	3	3040	N	N	8534 233RD PL NE
008	720234	0840	10/1/08	\$460,000	\$396,000	1890	7	2005	3	5917	N	N	22818 NE 89TH PL
008	720234	0260	6/10/09	\$410,000	\$385,000	1930	7	2004	3	3926	N	N	8409 230TH AVE NE
008	720234	1500	9/24/09	\$399,000	\$387,000	1940	7	2004	3	5176	N	N	8114 230TH PL NE

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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
008	720234	0710	5/28/09	\$460,000	\$430,000	1940	7	2004	3	7947	N	N	8711 228TH WAY NE
008	720238	0250	11/24/09	\$402,500	\$398,000	2020	7	2005	3	4148	N	N	8102 233RD PL NE
008	720238	0030	8/27/08	\$485,000	\$413,000	2020	7	2005	3	5009	N	N	8322 233RD PL NE
008	720238	0310	11/19/09	\$434,000	\$428,000	2020	7	2005	3	3877	N	N	8229 233RD PL NE
008	720238	0320	11/1/08	\$492,000	\$429,000	2020	7	2005	3	5217	N	N	8239 233RD PL NE
008	720235	0130	5/22/09	\$465,000	\$433,000	2030	7	2004	3	3820	N	N	8644 233RD PL NE
008	720233	1540	10/20/08	\$470,000	\$408,000	2120	7	2004	3	5508	N	N	22528 NE 93RD PL
008	720234	0900	10/20/08	\$479,000	\$416,000	2120	7	2005	3	5004	N	N	8810 230TH WAY NE
008	720227	0720	3/14/08	\$521,000	\$417,000	2120	7	2001	3	5333	N	N	9909 228TH TER NE
008	720228	0290	4/21/08	\$539,950	\$439,000	2120	7	2001	3	4045	N	N	9512 226TH PL NE
008	720228	0120	5/14/09	\$450,000	\$418,000	2160	7	2002	3	4756	N	N	22640 NE 96TH ST
008	720234	0440	10/12/09	\$405,000	\$395,000	2250	7	2004	3	4000	N	N	8608 229TH DR NE
008	720227	0730	12/14/09	\$450,000	\$448,000	2270	7	2001	3	4504	N	N	9917 228TH TER NE
008	720228	0190	3/31/09	\$450,000	\$412,000	2280	7	2001	3	5353	N	N	22674 NE FERN REACH CIR
008	720233	0960	4/23/08	\$525,000	\$427,000	2330	7	2003	3	4796	N	N	9304 226TH PL NE
008	720226	1070	4/14/09	\$425,000	\$391,000	2360	7	2000	3	3596	N	N	10104 225TH TER NE
008	720227	0050	11/14/08	\$450,000	\$394,000	2360	7	2001	3	4366	N	N	9946 227TH WAY NE
008	720234	1520	2/22/08	\$550,000	\$437,000	2370	7	2005	3	5443	N	N	8107 231ST PL NE
008	720231	0030	9/23/09	\$459,000	\$445,000	2400	7	2002	3	5585	N	N	9534 227TH WAY NE
008	720227	0650	10/12/09	\$420,000	\$410,000	2420	7	2001	3	4791	N	N	9755 228TH TER NE
008	720228	0890	6/30/09	\$451,000	\$426,000	2510	7	2003	3	6995	N	N	22514 NE 96TH ST
008	720228	0630	8/21/09	\$446,000	\$428,000	2510	7	2002	3	4499	N	N	9507 226TH PL NE
008	720228	0050	1/14/08	\$550,000	\$431,000	2510	7	2001	3	4931	N	N	22586 NE 96TH ST
008	720226	0710	6/30/08	\$520,000	\$433,000	2510	7	2001	3	5125	N	N	10161 224TH AVE NE
008	720226	1330	7/8/09	\$458,000	\$433,000	2510	7	2000	3	5164	N	N	10111 225TH TER NE
008	720228	0500	1/8/08	\$559,000	\$437,000	2510	7	2001	3	5872	N	N	9500 225TH WAY NE
008	720228	0360	9/11/08	\$516,000	\$442,000	2510	7	2002	3	4262	N	N	22593 NE 96TH ST
008	720228	0600	10/6/08	\$513,500	\$443,000	2565	7	2002	3	4489	N	N	9515 226TH PL NE
008	720234	0980	2/8/08	\$540,000	\$427,000	2600	7	2004	3	6500	N	N	22906 NE 87TH PL
008	720227	0600	9/23/08	\$485,000	\$417,000	2620	7	2001	3	4091	N	N	9820 227TH WAY NE
008	720234	1090	8/14/08	\$510,000	\$432,000	2620	7	2004	3	4459	N	N	8807 230TH WAY NE

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Area 71
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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
008	720234	1490	1/30/08	\$550,000	\$433,000	2620	7	2005	3	5176	N	N	8122 230TH PL NE
008	720233	1090	6/10/08	\$525,000	\$434,000	2620	7	2003	3	4080	N	N	9118 226TH PL NE
008	720228	0260	9/23/09	\$455,000	\$441,000	2620	7	2001	3	4529	N	N	9416 226TH PL NE
008	720228	0340	10/10/09	\$465,551	\$454,000	2700	7	2003	3	5227	N	N	22597 NE 96TH ST
008	720228	0340	7/28/08	\$569,000	\$479,000	2700	7	2003	3	5227	N	N	22597 NE 96TH ST
008	720234	1050	11/16/09	\$485,000	\$478,000	2730	7	2005	3	4435	N	N	8830 228TH WAY NE
008	720234	0810	3/28/08	\$587,500	\$473,000	2740	7	2004	3	5000	N	N	8907 228TH WAY NE
008	720226	0600	11/13/08	\$520,000	\$455,000	2760	7	2001	3	5150	N	N	22433 NE 101ST ST
008	720226	1250	4/23/08	\$560,000	\$455,000	2760	7	2001	3	5187	N	N	10156 224TH AVE NE
008	720233	1140	1/6/09	\$500,000	\$446,000	2880	7	2004	3	4850	N	N	9157 226TH PL NE
008	720228	0580	8/13/09	\$525,000	\$503,000	3120	7	2003	3	5137	N	N	9414 225TH WAY NE
008	720234	0140	4/16/09	\$550,000	\$507,000	3280	7	2004	3	8290	N	N	8407 230TH WAY NE
008	720228	0110	8/21/09	\$500,000	\$480,000	3425	7	2002	3	5102	N	N	22634 SE 96TH ST
008	720227	0470	7/8/08	\$590,000	\$493,000	3430	7	2001	3	5177	N	N	22813 NE 97TH PL
008	720233	1400	7/23/09	\$580,000	\$552,000	3890	7	2003	3	9884	N	N	9228 225TH WAY NE
008	720233	1280	7/2/08	\$735,000	\$613,000	4140	7	2003	3	9617	N	N	9131 225TH WAY NE
008	720310	0410	7/16/08	\$500,000	\$419,000	2020	8	2008	3	4674	N	N	10824 Eastridge Dr NE
008	720310	0450	11/21/08	\$504,000	\$442,000	2020	8	2008	3	4716	N	N	10934 Eastridge Dr NE
008	720310	0370	10/6/08	\$565,000	\$488,000	2020	8	2008	3	4247	N	N	24216 NE 108TH ST
008	720310	0470	5/27/09	\$524,990	\$490,000	2130	8	2009	3	5068	N	N	24213 NE 110TH ST
008	720226	0360	4/21/09	\$460,000	\$425,000	2190	8	2001	3	4428	N	N	9905 227TH WAY NE
008	720226	0270	9/5/08	\$500,000	\$427,000	2190	8	2001	3	4358	N	N	22547 NE CASCARA CIR
008	720310	0490	11/24/08	\$545,000	\$479,000	2210	8	2008	3	4462	N	N	24229 NE 110TH ST
008	720310	0550	9/16/08	\$594,990	\$510,000	2210	8	2008	3	4000	N	N	10909 243RD AVE NE
008	720310	0580	12/5/08	\$595,000	\$524,000	2220	8	2008	3	4134	N	N	10838 243RD AVE NE
008	720310	0400	7/15/08	\$510,000	\$427,000	2230	8	2008	3	5217	N	N	10816 Eastridge Dr NE
008	720310	0420	6/3/08	\$568,180	\$469,000	2230	8	2008	3	4571	N	N	10910 Eastridge Dr NE
008	720310	0360	8/20/09	\$504,000	\$484,000	2230	8	2009	3	4250	N	N	24224 NE 108TH ST
008	720310	0440	10/8/08	\$589,990	\$510,000	2230	8	2008	3	4517	N	N	10926 Eastridge Dr NE
008	720310	0520	9/23/08	\$595,990	\$512,000	2230	8	2008	3	7466	N	N	10927 243RD AVE NE
008	720226	0890	5/23/08	\$539,000	\$443,000	2320	8	2001	3	4053	N	N	10181 226TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
008	720226	0230	4/23/09	\$539,000	\$498,000	2330	8	2001	3	6427	N	N	22515 NE 100TH WAY
008	720310	0320	8/7/09	\$524,990	\$502,000	2370	8	2009	3	3966	N	N	24256 NE 108TH ST
008	720310	0340	6/5/09	\$545,000	\$510,000	2380	8	2009	3	4299	N	N	24240 NE 108TH ST
008	720310	0310	7/21/09	\$558,500	\$531,000	2380	8	2009	3	4006	N	N	24264 NE 108TH ST
008	720310	0350	6/25/09	\$535,000	\$504,000	2390	8	2009	3	4678	N	N	24232 NE 108TH ST
008	720310	0430	12/15/08	\$593,990	\$525,000	2440	8	2008	3	4527	N	N	10918 EASTRIDGE DR NE
008	720310	0590	10/20/08	\$609,900	\$529,000	2440	8	2008	3	5013	N	N	10835 243RD AVE NE
008	720310	0300	7/24/08	\$584,990	\$492,000	2450	8	2008	3	4762	N	N	24272 NE 108TH ST
008	720310	0480	7/30/08	\$584,990	\$493,000	2450	8	2008	3	4586	N	N	24221 NE 110TH ST
008	720310	0390	7/18/08	\$599,000	\$503,000	2450	8	2008	3	7935	N	N	10808 EASTRIDGE DR NE
008	720310	0570	6/9/08	\$615,000	\$509,000	2450	8	2008	3	5775	N	N	10843 243RD AVE NE
008	720310	0530	10/6/08	\$619,990	\$535,000	2450	8	2008	3	6324	N	N	10921 243RD AVE NE
008	720310	0380	3/27/09	\$535,000	\$490,000	2470	8	2008	3	5841	N	N	24208 NE 108TH ST
008	720310	0540	3/30/09	\$553,190	\$507,000	2470	8	2008	3	4000	N	N	10915 243RD AVE NE
008	720310	0330	8/24/09	\$559,990	\$538,000	2470	8	2009	3	4017	N	N	24248 NE 108TH ST
008	720310	0500	12/30/08	\$539,999	\$480,000	2480	8	2008	3	4759	N	N	24237 NE 110TH ST
008	720310	0560	7/17/08	\$589,990	\$495,000	2480	8	2008	3	5114	N	N	10903 243RD AVE NE
008	720310	0510	4/20/09	\$560,000	\$517,000	2480	8	2008	3	4360	N	N	10933 243RD AVE NE
008	720310	0130	7/13/09	\$550,000	\$521,000	2590	8	2009	3	4950	N	N	10952 243RD AVE NE
008	720226	0300	11/24/09	\$490,000	\$484,000	2630	8	2001	3	5827	N	N	9953 227TH WAY NE
008	720226	0460	9/4/08	\$530,000	\$452,000	2660	8	2001	3	5043	N	N	22542 NE 99TH WAY
008	720226	0400	5/4/09	\$521,550	\$483,000	2660	8	2001	3	4715	N	N	22590 NE 99TH WAY
008	720226	0440	11/5/09	\$499,950	\$491,000	2660	8	2001	3	7850	N	N	22558 NE 99TH WAY
008	720226	0020	11/16/09	\$565,000	\$557,000	2780	8	2001	3	6579	N	N	22625 NE 98TH PL
008	720226	0500	10/16/08	\$650,000	\$563,000	2780	8	2000	3	7335	N	N	22505 NE 99TH WAY
008	720226	0180	4/14/08	\$655,000	\$531,000	2790	8	2000	3	8131	N	N	9919 225TH AVE NE
008	720227	1070	1/4/08	\$650,000	\$507,000	2800	8	2001	3	5896	N	N	9753 229TH LN NE
008	720226	0190	8/26/08	\$630,000	\$536,000	2900	8	2001	3	8178	N	N	9927 225TH AVE NE
008	720227	1090	9/9/09	\$548,000	\$529,000	3030	8	2001	3	5896	N	N	9737 229TH LN NE
008	720227	0370	8/25/09	\$600,000	\$577,000	3160	8	2001	3	9540	N	N	9736 229TH LN NE
008	720227	1000	3/24/08	\$707,000	\$568,000	3170	8	2002	3	6980	N	N	9927 229TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
008	720227	0130	6/13/08	\$769,000	\$637,000	3170	8	2002	3	10441	N	N	22808 NE 100TH PL
008	720310	0710	8/18/08	\$580,000	\$492,000	1890	9	2008	3	6535	N	N	23708 NE 109TH PL
008	720310	1450	6/22/09	\$580,000	\$546,000	2700	9	2009	3	4983	N	N	23551 NE 110TH WAY
008	720310	0140	12/1/08	\$599,990	\$528,000	3000	9	2008	3	4950	N	N	10944 243RD AVE NE
008	720310	0110	9/30/08	\$663,000	\$571,000	3000	9	2008	3	4950	N	N	11000 243RD AVE NE
008	720310	1120	8/12/09	\$632,000	\$605,000	3130	9	2009	3	5000	N	N	10833 MUIRWOOD WAY NE
008	720310	1230	5/1/08	\$705,335	\$575,000	3180	9	2008	3	6025	N	N	11063 MUIRWOOD WAY NE
008	720310	1080	8/19/08	\$759,990	\$645,000	3210	9	2008	3	6964	N	N	10812 MUIRWOOD WAY NE
008	720310	1240	4/21/08	\$685,000	\$557,000	3280	9	2008	3	7032	N	N	11071 MUIRWOOD WAY NE
008	720310	1190	7/14/08	\$669,990	\$561,000	3280	9	2008	3	6017	N	N	11031 MUIRWOOD WAY NE
008	720310	1380	1/30/09	\$629,990	\$566,000	3280	9	2008	3	5000	N	N	23617 NE 110TH WAY
008	720310	1010	8/20/08	\$729,990	\$620,000	3280	9	2008	3	5626	N	N	13434 238TH PL NE
008	720310	1470	11/17/08	\$716,990	\$628,000	3280	9	2008	3	5723	N	N	23567 NE 110TH WAY
008	720310	1220	5/16/08	\$709,990	\$582,000	3290	9	2008	3	6274	N	N	11055 MUIRWOOD WAY NE
008	720310	1200	6/7/08	\$752,990	\$622,000	3310	9	2008	3	6252	N	N	11039 MUIRWOOD WAY NE
008	720310	1130	8/12/08	\$737,990	\$625,000	3310	9	2008	3	5000	N	N	10841 MUIRWOOD WAY NE
008	720310	1370	8/19/08	\$749,990	\$637,000	3310	9	2008	3	5000	N	N	23625 NE 110TH WAY
008	720310	1020	7/11/08	\$769,990	\$644,000	3310	9	2008	3	5141	N	N	11010 MUIRWOOD WAY NE
008	720310	1160	8/20/08	\$699,990	\$594,000	3320	9	2008	3	6123	N	N	23628 NE 110TH WAY
008	720310	0640	4/21/09	\$665,000	\$614,000	3320	9	2008	3	5874	N	N	11050 MUIRWOOD WAY NE
008	720310	1100	7/29/08	\$755,990	\$637,000	3320	9	2008	3	5069	N	N	10817 MUIRWOOD WAY NE
008	720310	1460	10/2/08	\$769,990	\$664,000	3320	9	2008	3	5116	N	N	23559 NE 110TH WAY
008	720236	0660	6/8/09	\$599,000	\$561,000	3330	9	2004	3	8242	N	N	8726 236TH AVE NE
008	720236	0360	2/17/09	\$650,000	\$587,000	3330	9	2005	3	8200	N	N	8906 239TH AVE NE
008	720230	0140	8/21/08	\$685,000	\$582,000	3370	9	2003	3	6223	N	N	9617 222ND AVE NE
008	720310	1480	3/4/09	\$625,000	\$568,000	3380	9	2008	3	5184	N	N	23609 NE 110TH WAY
008	720310	1150	5/13/09	\$672,000	\$625,000	3380	9	2009	3	5516	N	N	10857 MUIRWOOD WAY NE
008	720310	1140	8/27/09	\$640,000	\$615,000	3400	9	2009	3	5000	N	N	10849 MUIRWOOD WAY NE
008	720230	0550	8/13/08	\$735,000	\$622,000	3430	9	2004	3	6975	N	N	9334 221ST PL NE
008	720310	1000	4/29/09	\$650,000	\$601,000	3450	9	2008	3	5955	N	N	10925 237TH AVE NE
008	720236	0530	6/2/09	\$615,000	\$575,000	3470	9	2004	3	6863	N	N	8840 237TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
008	720230	0030	8/13/08	\$750,000	\$635,000	3500	9	2003	3	5766	N	N	9618 222ND AVE NE
008	720310	0680	2/23/09	\$800,000	\$724,000	3540	9	2008	3	7917	N	N	23688 NE 110TH PL
008	720310	0630	4/30/09	\$765,000	\$708,000	3560	9	2008	3	6137	N	N	11058 MUIRWOOD WAY NE
008	720310	1030	9/24/08	\$777,990	\$669,000	3610	9	2008	3	5958	N	N	10852 MUIRWOOD WAY NE
008	720310	1860	10/23/09	\$700,000	\$685,000	3610	9	2008	3	7165	N	N	10913 ELLISTON WAY NE
008	720310	1180	12/29/08	\$650,000	\$578,000	3630	9	2008	3	5900	N	N	11023 MUIRWOOD WAY NE
008	720310	1210	5/22/08	\$749,990	\$616,000	3630	9	2008	3	6443	N	N	11047 MUIRWOOD WAY NE
008	720310	1090	8/28/08	\$802,990	\$684,000	3790	9	2008	3	5303	N	N	10809 MUIRWOOD WAY NE
008	720310	1040	11/24/08	\$726,530	\$638,000	3880	9	2008	3	6447	N	N	10844 MUIRWOOD WAY NE
008	720310	1060	5/28/08	\$827,990	\$682,000	3880	9	2008	3	6600	N	N	10828 MUIRWOOD WAY NE
008	720310	1400	10/8/08	\$839,990	\$726,000	3880	9	2008	3	7106	N	N	23615 NE 109TH CT
008	720310	1890	9/2/08	\$867,990	\$740,000	3880	9	2008	3	9736	N	N	10937 ELLISTON WAY NE
008	720310	1440	11/11/08	\$850,000	\$743,000	3880	9	2008	3	9529	N	N	23604 NE 109TH CT
008	720236	0440	9/16/08	\$785,000	\$673,000	3920	9	2005	3	7641	N	N	8950 237TH PL NE
008	720236	0240	1/28/08	\$863,950	\$680,000	3920	9	2005	3	7771	N	N	9053 236TH AVE NE
008	720236	0130	7/7/08	\$755,000	\$631,000	3970	9	2005	3	7864	N	N	8913 236TH AVE NE
008	720236	0280	6/4/08	\$838,000	\$692,000	4000	9	2005	3	6701	N	N	9058 236TH AVE NE
008	720236	0740	9/15/08	\$775,000	\$664,000	4090	9	2004	3	8788	N	N	8610 236TH AVE NE
008	720236	0680	12/15/09	\$742,000	\$738,000	4090	9	2004	3	11764	N	N	8712 236TH AVE NE
008	720310	1050	5/28/08	\$810,000	\$667,000	4100	9	2008	3	6600	N	N	10836 MUIRWOOD WAY NE
008	720310	1070	6/6/08	\$839,990	\$694,000	4100	9	2008	3	6470	N	N	10820 MUIRWOOD WAY NE
008	720310	0650	10/23/09	\$742,000	\$726,000	4100	9	2008	3	7101	N	N	11042 MUIRWOOD WAY NE
008	720310	1420	8/7/08	\$872,990	\$738,000	4100	9	2008	3	9712	N	N	23603 NE 109TH CT
008	720310	1790	10/8/08	\$855,380	\$739,000	4100	9	2008	3	7772	N	N	1751 ELLISTON WAY NE
008	720310	1390	11/4/08	\$848,990	\$740,000	4100	9	2008	3	9414	N	N	23618 NE 109TH CT
008	720310	1880	10/29/08	\$899,990	\$783,000	4100	9	2008	3	9551	N	N	10929 ELLISTON WAY NE
008	720310	1850	2/26/09	\$881,990	\$800,000	4100	9	2008	3	7817	N	N	10905 ELLISTON WAY NE
009	868223	0460	10/9/08	\$365,000	\$315,000	1200	8	2003	3	3900	N	N	12426 232ND WAY NE
009	868229	2010	10/13/08	\$351,000	\$304,000	1300	8	2006	3	3785	N	N	13519 ADAIR CREEK WAY NE
009	868226	0890	2/7/08	\$440,000	\$348,000	1300	8	2005	3	3160	N	N	22899 NE 128TH PL
009	868228	1220	12/29/08	\$392,000	\$348,000	1300	8	2005	3	6515	N	N	12236 BIG LEAF WAY NE

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Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868230	1390	5/29/08	\$439,410	\$362,000	1300	8	2007	3	3759	N	N	13404 238TH PL NE
009	868230	1880	4/21/08	\$410,000	\$333,000	1340	8	2007	3	4070	N	N	23704 NE TWINBERRY WAY
009	868230	1610	7/24/08	\$408,831	\$344,000	1340	8	2008	3	4257	N	N	13213 239TH WAY NE
009	868230	0960	5/16/08	\$455,739	\$374,000	1340	8	2008	3	5905	N	N	13334 239TH WAY NE
009	868231	0440	11/11/09	\$392,500	\$386,000	1340	8	2008	3	4927	N	N	12400 243RD TER NE
009	868230	0120	5/29/08	\$482,814	\$398,000	1340	8	2008	3	5125	N	N	23769 NE TWINBERRY WAY
009	868230	0310	3/7/08	\$505,063	\$403,000	1340	8	2008	3	7137	N	N	24149 NE 131ST TER
009	868223	0350	5/13/09	\$380,000	\$353,000	1350	8	2003	3	3780	N	N	12320 232ND WAY NE
009	868226	1970	1/16/08	\$450,000	\$353,000	1350	8	2004	3	4529	N	N	13280 230TH PL NE
009	868228	0080	2/4/08	\$455,000	\$359,000	1350	8	2005	3	4939	N	N	24327 NE VINE MAPLE WAY
009	868226	0480	4/15/08	\$445,950	\$361,000	1350	8	2005	3	6315	N	N	23031 NE 130TH ST
009	868226	0800	8/6/09	\$391,750	\$374,000	1350	8	2005	3	4779	N	N	12724 SUN BREAK WAY NE
009	868226	2150	8/10/09	\$392,000	\$375,000	1350	8	2005	3	4713	N	N	22802 NE 132ND PL
009	868230	1550	8/28/09	\$389,999	\$375,000	1350	8	2008	3	4500	N	N	13241 239TH WAY NE
009	868226	2410	12/21/09	\$385,000	\$384,000	1350	8	2004	3	4131	N	N	13257 SUN BREAK WAY NE
009	868232	1340	11/26/08	\$482,536	\$424,000	1350	8	2008	3	6223	N	N	23839 NE 127TH ST
009	868231	0460	5/6/09	\$465,000	\$431,000	1350	8	2008	3	4614	N	N	12408 243RD TER NE
009	868230	0320	2/28/08	\$551,407	\$439,000	1350	8	2008	3	5547	N	N	24157 NE 131ST TER
009	868221	0150	9/25/09	\$475,000	\$461,000	1350	8	2002	3	4716	N	N	23156 NE 123RD ST
009	868230	0130	6/9/08	\$557,953	\$462,000	1350	8	2008	3	5695	N	N	23763 NE TWINBERRY WAY
009	868230	0140	6/27/08	\$573,639	\$478,000	1350	8	2008	3	5982	N	N	23759 NE TWINBERRY WAY
009	868230	1540	10/31/08	\$403,460	\$351,000	1430	8	2008	3	4875	N	N	13247 239TH WAY NE
009	868230	1580	7/30/09	\$397,978	\$379,000	1430	8	2008	3	4875	N	N	13225 239TH WAY NE
009	868230	1530	7/16/08	\$469,607	\$394,000	1430	8	2008	3	4355	N	N	13301 239TH WAY SE
009	868230	1570	10/21/08	\$472,551	\$410,000	1430	8	2008	3	4417	N	N	13233 239TH AVE NE
009	868230	1800	9/22/09	\$385,000	\$373,000	1440	8	2007	3	6306	N	N	13313 ADAIR CREEK WAY NE
009	868223	1100	10/20/09	\$385,000	\$376,000	1440	8	2003	3	4260	N	N	12539 232ND WAY NE
009	868226	2430	3/26/08	\$482,000	\$388,000	1440	8	2004	3	5049	N	N	13273 SUN BREAK WAY NE
009	868230	0110	6/5/08	\$474,165	\$392,000	1440	8	2008	3	6319	N	N	23753 NE TWINBERRY WAY
009	868228	0340	2/22/08	\$510,000	\$405,000	1440	8	2005	3	6265	N	N	24436 NE VINE MAPLE WAY
009	868231	0470	11/4/08	\$527,172	\$460,000	1440	8	2008	3	4660	N	N	12412 243RD TER NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868230	0440	1/15/08	\$488,745	\$383,000	1510	8	2007	3	4472	N	N	24245 NE 131ST TER
009	868230	0370	1/7/08	\$517,562	\$404,000	1510	8	2007	3	3659	N	N	24191 NE 131ST TER
009	868230	0410	5/20/08	\$501,108	\$412,000	1510	8	2007	3	4472	N	N	24233 NE 131ST TER
009	868226	0120	6/4/09	\$450,000	\$421,000	1510	8	2004	3	3567	N	N	12617 SUN BREAK WAY NE
009	868228	2200	7/1/08	\$505,000	\$421,000	1510	8	2005	3	4208	N	N	24004 NE ADAIR RD
009	868228	1280	4/18/08	\$524,000	\$425,000	1510	8	2006	3	3966	N	N	12324 BIG LEAF WAY NE
009	868230	0590	8/26/08	\$500,697	\$426,000	1510	8	2008	3	3753	N	N	24263 NE 130TH PL
009	868231	0060	10/8/08	\$497,685	\$430,000	1510	8	2008	3	4236	N	N	12743 ADAIR CREEK WAY NE
009	868231	0080	6/8/09	\$463,000	\$434,000	1510	8	2008	3	4630	N	N	12727 ADAIR CREEK WAY NE
009	868230	0580	1/9/08	\$556,639	\$435,000	1510	8	2007	3	3753	N	N	24255 NE 130TH PL
009	868232	0030	12/12/08	\$502,367	\$444,000	1510	8	2008	3	3567	Y	N	23846 NE 124TH TER
009	868229	1250	12/15/08	\$542,140	\$479,000	1510	8	2007	3	6523	N	N	13673 MORGAN DR NE
009	868232	0040	2/26/09	\$551,453	\$500,000	1510	8	2009	3	3567	Y	N	23852 NE 124TH TER
009	868229	1670	5/2/08	\$495,000	\$404,000	1555	8	2006	3	4500	N	N	23738 NE 134TH PL
009	868230	0540	6/11/09	\$519,910	\$488,000	1560	8	2009	3	4654	N	N	24223 NE 130TH PL
009	868230	0330	2/8/08	\$637,114	\$504,000	1560	8	2008	3	4975	N	N	24165 NE 131ST TER
009	868230	0460	4/17/08	\$548,529	\$445,000	1570	8	2008	3	4853	N	N	13027 243RD PL NE
009	868231	0420	6/1/09	\$497,499	\$465,000	1570	8	2008	3	5151	N	N	12377 243RD PL NE
009	868231	0130	7/30/09	\$475,000	\$453,000	1640	8	2008	3	4826	N	N	12758 ADAIR CREEK WAY NE
009	868221	0500	7/29/08	\$705,000	\$594,000	1660	8	2002	3	5801	N	N	11747 238TH PL NE
009	868231	0610	8/7/08	\$444,694	\$376,000	1670	8	2008	3	5295	N	N	12434 ADAIR CREEK WAY NE
009	868230	1280	1/17/08	\$525,000	\$411,000	1670	8	2007	3	4500	N	N	13351 MAHONIA PL NE
009	868226	1670	6/18/09	\$460,000	\$433,000	1670	8	2004	3	4500	N	N	23054 NE 130TH ST
009	868225	0350	5/11/09	\$479,000	\$445,000	1670	8	2004	3	6460	N	N	23351 NE 126TH ST
009	868230	0280	2/5/08	\$638,576	\$504,000	1670	8	2008	3	6664	N	N	13117 ADAIR CREEK WAY NE
009	868231	0010	4/27/09	\$616,161	\$570,000	1670	8	2009	3	5172	N	N	12783 ADAIR CREEK WAY NE
009	868230	0740	8/6/08	\$466,904	\$394,000	1680	8	2007	3	4750	N	N	24188 NE 131ST TER
009	868229	1290	8/12/08	\$550,000	\$466,000	1680	8	2006	3	5799	N	N	13580 ADAIR CREEK WAY NE
009	868231	0430	6/11/09	\$514,499	\$483,000	1680	8	2008	3	4647	N	N	12374 243RD TER NE
009	868228	1930	11/16/09	\$510,000	\$503,000	1680	8	2006	3	5785	N	N	24158 NE 122ND ST
009	868231	0360	2/24/09	\$585,999	\$531,000	1680	8	2008	3	4590	Y	N	12422 243RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868232	0190	3/11/09	\$547,499	\$498,000	1690	8	2009	3	6923	N	N	23881 NE 124TH TER
009	868230	0520	2/13/08	\$595,663	\$472,000	1790	8	2007	3	7405	N	N	13016 242ND PL NE
009	868230	1600	7/29/08	\$513,000	\$432,000	1810	8	2008	3	3930	N	N	13217 239TH WAY NE
009	868221	0140	6/6/08	\$691,000	\$571,000	1810	8	2002	3	4225	N	N	23152 NE 123RD ST
009	868232	0400	2/23/09	\$694,711	\$629,000	1810	8	2009	3	6233	N	N	12498 240TH PL NE
009	868231	0380	11/17/08	\$724,142	\$634,000	1810	8	2008	3	6971	Y	N	24312 NE 123RD LN
009	868231	0450	7/21/09	\$510,000	\$485,000	1820	8	2008	3	6092	N	N	12406 243RD TER NE
009	868231	0480	10/29/08	\$629,506	\$548,000	1820	8	2008	3	8019	N	N	12429 243RD PL NE
009	868230	0710	3/11/08	\$536,064	\$429,000	1850	8	2008	3	4750	N	N	24218 NE 131ST TER
009	868225	0080	6/26/09	\$441,000	\$416,000	1855	8	2004	3	7045	N	N	23428 NE 131ST PL
009	868223	0190	9/2/08	\$549,000	\$468,000	1855	8	2003	3	6162	N	N	12513 232ND TER NE
009	868228	0210	9/1/09	\$518,000	\$499,000	1860	8	2006	3	4711	N	N	11816 242ND PL NE
009	868226	2070	3/4/09	\$475,000	\$431,000	1870	8	2004	3	4567	N	N	22866 NE 132ND PL
009	868230	0850	1/22/09	\$485,000	\$435,000	1870	8	2007	3	8660	N	N	13170 ADAIR CREEK WAY NE
009	868229	0450	10/29/09	\$452,000	\$443,000	1870	8	2006	3	4765	N	N	23127 NE DEVON WAY
009	868225	0260	2/15/08	\$575,000	\$456,000	1870	8	2004	3	5917	N	N	23410 NE 129TH CT
009	868223	1140	10/12/09	\$470,000	\$458,000	1870	8	2003	3	5586	N	N	12540 231ST AVE NE
009	868230	0340	3/4/08	\$588,525	\$470,000	1870	8	2008	3	5727	N	N	24173 NE 131ST TER
009	868231	0490	4/22/09	\$509,135	\$470,000	1870	8	2008	3	4502	N	N	12373 243RD TER NE
009	868226	0590	12/9/09	\$500,000	\$497,000	1870	8	2004	3	7176	N	N	12826 230TH AVE NE
009	868232	0390	10/21/08	\$649,123	\$563,000	1870	8	2008	3	5516	N	N	12492 240TH PL NE
009	868231	0370	11/14/08	\$698,914	\$612,000	1870	8	2008	3	4590	Y	N	12414 243RD PL NE
009	868221	0020	5/28/08	\$745,664	\$614,000	1870	8	2002	3	4500	N	N	23149 NE 123RD ST
009	868228	0270	12/2/09	\$417,500	\$414,000	1900	8	2006	3	2983	N	N	24306 NE VINE MAPLE WAY
009	868231	0120	9/18/08	\$495,750	\$425,000	1900	8	2008	3	4342	N	N	12703 ADAIR CREEK WAY NE
009	868230	0570	7/8/08	\$469,999	\$393,000	1910	8	2008	3	3139	N	N	24247 NE 130TH PL
009	868230	0600	4/24/09	\$459,715	\$425,000	1910	8	2007	3	3754	N	N	24271 NE 130TH PL
009	868230	0380	1/7/08	\$567,157	\$443,000	1910	8	2007	3	3391	N	N	13021 242ND PL NE
009	868230	0470	6/20/08	\$652,893	\$542,000	1920	8	2008	3	5524	N	N	13019 243RD PL NE
009	868230	0530	7/3/08	\$668,296	\$558,000	1920	8	2008	3	8192	N	N	24215 NE 130TH PL
009	868226	0700	7/17/08	\$675,000	\$566,000	1920	8	2005	3	5812	N	N	22885 NE 129TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868231	0350	5/6/09	\$621,999	\$577,000	1920	8	2008	3	4594	Y	N	12430 243RD PL NE
009	868226	1940	6/11/08	\$585,000	\$484,000	1930	8	2004	3	4884	N	N	13256 230TH PL NE
009	868229	0830	4/1/08	\$615,000	\$496,000	1930	8	2006	3	5718	N	N	23038 NE 139TH CT
009	868221	0030	5/8/08	\$747,598	\$611,000	1930	8	2002	3	4500	N	N	23141 NE 123RD ST
009	868231	0140	11/25/09	\$460,000	\$455,000	1990	8	2008	3	3267	N	N	12752 ADAIR CREEK WAY NE
009	868231	0780	9/12/08	\$748,258	\$641,000	2150	8	2008	3	7308	N	N	12623 ADAIR CREEK WAY NE
009	868225	0190	6/22/09	\$575,000	\$541,000	2155	8	2004	3	5580	N	N	23417 NE 129TH CT
009	868230	0800	2/11/08	\$759,316	\$601,000	2160	8	2007	3	5890	N	N	24140 NE 131ST TER
009	868222	0080	9/10/09	\$596,000	\$576,000	2165	8	2002	3	5747	N	N	12431 235TH PL NE
009	868230	1670	7/29/08	\$600,000	\$505,000	2170	8	2008	3	6300	N	N	13306 ADAIR CREEK WAY NE
009	868230	1620	12/9/08	\$621,903	\$549,000	2170	8	2008	3	8990	N	N	13205 239TH WAY NE
009	868230	0780	2/12/08	\$702,223	\$556,000	2170	8	2007	3	5890	N	N	24156 NE 131ST TER
009	868229	0710	10/21/09	\$599,000	\$586,000	2170	8	2007	3	11268	N	N	13886 MORGAN DR NE
009	868229	0500	8/6/09	\$620,000	\$592,000	2170	8	2007	3	11445	N	N	23176 NE DEVON WAY
009	868232	1360	10/16/08	\$696,027	\$603,000	2170	8	2008	3	5580	N	N	23828 NE 127TH ST
009	868231	0150	5/14/09	\$658,689	\$612,000	2170	8	2008	3	9326	N	N	12748 ADAIR CREEK WAY NE
009	868230	0620	11/20/08	\$708,298	\$621,000	2170	8	2008	3	6500	N	N	13026 243RD PL NE
009	868230	0640	6/25/08	\$750,623	\$625,000	2170	8	2008	3	8678	N	N	24270 NE 131ST TER
009	868232	1440	12/8/08	\$719,632	\$635,000	2170	8	2009	3	6095	N	N	23712 NE 127TH ST
009	868232	0710	3/4/09	\$700,142	\$636,000	2170	8	2009	3	7210	Y	N	23930 NE GREENS CROSSING RD
009	868232	0010	12/4/08	\$784,975	\$692,000	2170	8	2009	3	7650	Y	N	23832 NE 124TH TER
009	868221	0100	5/30/08	\$866,015	\$714,000	2170	8	2002	3	7237	N	N	23124 NE 123RD ST
009	868232	0420	10/5/09	\$775,000	\$754,000	2170	8	2009	3	6361	Y	N	12610 240TH PL NE
009	868230	0630	5/4/09	\$613,620	\$569,000	2280	8	2009	3	6499	N	N	13034 243RD PL NE
009	868231	0660	11/10/09	\$603,000	\$594,000	2280	8	2008	3	6262	N	N	12384 ADAIR CREEK WAY NE
009	868231	0240	8/13/08	\$777,403	\$658,000	2280	8	2008	3	5612	Y	N	12636 ADAIR CREEK WAY NE
009	868223	0680	7/7/08	\$850,000	\$710,000	2280	8	2004	3	7231	N	N	23110 NE 126TH ST
009	868222	0420	3/24/08	\$700,000	\$563,000	2290	8	2003	3	6750	N	N	23758 NE GREENS CROSSING RD
009	868230	0250	8/28/08	\$600,000	\$511,000	2300	8	2008	3	6582	N	N	13141 ADAIR CREEK WAY NE
009	868230	0220	1/3/08	\$662,372	\$516,000	2300	8	2008	3	7131	N	N	13165 ADAIR CREEK WAY NE
009	868230	0270	11/21/08	\$630,000	\$553,000	2300	8	2008	3	7045	N	N	13125 ADAIR CREEK WAY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868228	1100	6/2/08	\$680,000	\$561,000	2300	8	2006	3	6426	N	N	12135 BIG LEAF WAY NE
009	868225	0330	4/2/08	\$736,000	\$594,000	2300	8	2004	3	5611	N	N	23343 NE 126TH ST
009	868230	0820	8/11/09	\$625,000	\$598,000	2300	8	2009	3	9203	N	N	24124 NE 131ST TER
009	868230	0790	7/7/08	\$778,796	\$651,000	2300	8	2008	3	5890	N	N	24148 NE 131ST TER
009	868231	0250	8/12/08	\$793,865	\$672,000	2300	8	2008	3	6074	Y	N	12628 ADAIR CREEK WAY NE
009	868221	0050	6/11/08	\$875,000	\$724,000	2300	8	2002	3	5554	N	N	23125 NE 123RD ST
009	868231	0670	7/16/08	\$872,951	\$732,000	2300	8	2008	3	6271	N	N	12383 ADAIR CREEK WAY NE
009	868223	0980	1/14/08	\$645,000	\$505,000	2305	8	2003	3	6244	N	N	23129 NE 124TH PL
009	868229	0520	12/8/08	\$577,000	\$509,000	2305	8	2007	3	6272	N	N	23164 NE DEVON WAY
009	868226	0200	6/19/08	\$723,000	\$600,000	2305	8	2005	3	5580	N	N	12711 SUN BREAK WAY NE
009	868229	0770	10/27/09	\$555,000	\$544,000	2310	8	2007	3	8566	N	N	23057 NE 139TH CT
009	868230	0660	6/24/08	\$683,866	\$569,000	2310	8	2008	3	5976	N	N	24258 NE 131ST TER
009	868232	1350	10/27/08	\$743,399	\$646,000	2310	8	2008	3	7226	N	N	23836 NE 127TH ST
009	868230	0400	6/20/08	\$634,080	\$527,000	2320	8	2008	3	6775	N	N	13022 242ND PL NE
009	868230	0750	2/8/08	\$700,816	\$554,000	2320	8	2007	3	5890	N	N	24180 NE 131ST TER
009	868230	0690	9/16/08	\$701,383	\$601,000	2320	8	2008	3	5890	N	N	24234 NE 131ST TER
009	868231	0740	9/19/08	\$772,946	\$663,000	2320	8	2008	3	6373	N	N	12449 ADAIR CREEK WAY NE
009	868230	1100	3/19/08	\$725,000	\$582,000	2360	8	2007	3	6535	N	N	23832 NE SALAL PL
009	868229	1310	1/7/08	\$740,000	\$578,000	2380	8	2007	3	6503	N	N	13568 ADAIR CREEK WAY NE
009	868231	0680	8/5/08	\$783,138	\$661,000	2380	8	2008	3	6394	N	N	12401 ADAIR CREEK WAY NE
009	868230	1680	2/17/09	\$626,787	\$566,000	2390	8	2009	3	6200	N	N	13312 ADAIR CREEK WAY NE
009	868221	0270	8/10/09	\$650,000	\$622,000	2390	8	2002	3	6012	N	N	12266 235TH PL NE
009	868221	0110	6/3/08	\$861,105	\$711,000	2390	8	2002	3	7393	N	N	23132 NE 123RD ST
009	868226	1510	6/7/09	\$780,000	\$731,000	2390	8	2004	3	6064	N	N	23135 NE 127TH WAY
009	868230	0610	1/24/08	\$723,320	\$568,000	2500	8	2007	3	6631	N	N	13018 243RD PL NE
009	868232	0770	3/20/09	\$572,166	\$522,000	2520	8	2008	3	9499	N	N	23983 NE GREENS CROSSING RD
009	868230	0770	7/10/09	\$650,980	\$617,000	2520	8	2008	3	5890	N	N	24164 NE 131ST TER
009	868230	0260	2/5/08	\$821,743	\$649,000	2520	8	2008	3	6490	N	N	13133 ADAIR CREEK WAY NE
009	868228	0770	4/1/08	\$818,000	\$660,000	2540	8	2005	3	7499	N	N	24533 NE 118TH PL
009	868225	0110	6/12/09	\$700,000	\$657,000	3360	8	2004	3	9746	N	N	13158 234TH CT NE
009	868230	1250	7/17/08	\$746,688	\$626,000	2510	9	2008	3	9016	N	N	13427 MAHONIA PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868230	0050	2/11/08	\$860,667	\$681,000	2510	9	2008	3	8151	N	N	23665 NE TWINBERRY WAY
009	868226	0040	10/30/09	\$725,000	\$711,000	2510	9	2004	3	6729	N	N	22836 NE 126TH PL
009	868229	2220	4/16/09	\$845,000	\$779,000	2675	9	2006	3	6750	N	N	23545 NE TWINBERRY WAY
009	868222	0440	12/14/09	\$626,000	\$623,000	2680	9	2003	3	9287	N	N	23774 NE GREENS CROSSING RD
009	868231	0210	2/9/09	\$850,000	\$766,000	2680	9	2008	3	6781	N	N	12660 ADAIR CREEK WAY NE
009	868232	0070	10/14/08	\$1,017,203	\$881,000	2680	9	2008	3	6750	Y	N	23872 NE 124TH TER
009	868222	0360	11/20/09	\$650,000	\$642,000	2685	9	2003	3	6815	N	N	12612 237TH WAY NE
009	868223	0110	11/10/08	\$698,000	\$610,000	2695	9	2004	3	6750	N	N	12428 232ND TER NE
009	868226	0050	3/10/08	\$850,000	\$680,000	2695	9	2005	3	6728	N	N	22828 NE 126TH PL
009	868229	2210	5/28/08	\$815,030	\$671,000	2700	9	2008	3	7216	N	N	23557 NE TWINBERRY WAY
009	868231	0230	12/17/08	\$735,000	\$651,000	2800	9	2008	3	6750	Y	N	12644 ADAIR CREEK WAY NE
009	868230	0020	6/24/08	\$927,068	\$771,000	3360	9	2007	3	10646	N	N	23625 NE TWINBERRY WAY
009	868232	0410	3/18/09	\$1,051,142	\$959,000	3360	9	2009	3	9370	Y	N	12602 240TH PL NE
009	868232	0760	12/30/08	\$1,174,872	\$1,044,000	3360	9	2009	3	9768	Y	N	23980 NE GREENS CROSSING RD
009	868221	0090	12/3/08	\$1,200,000	\$1,057,000	3360	9	2002	3	7650	N	N	23116 NE 123RD ST
009	868230	0100	8/15/08	\$878,203	\$744,000	3540	9	2008	3	14196	N	N	23747 NE TWINBERRY WAY
010	252506	9041	6/30/08	\$507,750	\$423,000	1010	7	1981	3	217800	N	N	27419 NE 22ND ST
010	262506	9023	10/20/09	\$362,250	\$354,000	1170	7	1973	3	427746	N	N	25645 NE REDMOND-FALL CITY RD
010	321129	0380	2/6/08	\$450,000	\$355,000	1180	7	1992	3	28617	N	N	3110 273RD AVE NE
010	321129	0250	8/27/09	\$420,000	\$404,000	1180	7	1992	3	31517	N	N	27411 NE 30TH WAY
010	142800	1100	8/22/08	\$385,000	\$327,000	1210	7	1996	3	41369	N	N	27010 NE 45TH ST
010	242506	9047	6/3/09	\$547,500	\$512,000	1280	7	1997	3	213008	N	N	2913 269TH AVE NE
010	020390	0720	5/12/08	\$400,000	\$328,000	1340	7	1980	4	14760	N	N	3210 278TH AVE NE
010	730200	0520	5/5/09	\$384,000	\$356,000	1380	7	1989	3	37062	N	N	5007 277TH AVE NE
010	142800	0775	6/19/08	\$425,000	\$353,000	1400	7	1985	3	39190	N	N	4010 266TH AVE NE
010	020310	0980	9/11/08	\$435,000	\$372,000	1400	7	1979	3	26880	N	N	3605 W AMES LAKE DR NE
010	321129	0100	2/8/08	\$480,000	\$379,000	1410	7	1992	3	25023	N	N	27235 NE 31ST PL
010	142800	0680	3/19/09	\$475,000	\$434,000	1410	7	1975	3	51314	Y	N	4520 266TH AVE NE
010	020310	1345	5/20/08	\$499,950	\$411,000	1450	7	1991	3	24000	N	N	3020 E AMES LAKE DR NE
010	321129	0080	12/3/09	\$382,500	\$379,000	1610	7	1992	3	24101	N	N	27240 NE 31ST PL
010	172507	9025	7/23/08	\$520,000	\$437,000	1610	7	1993	3	209088	N	N	29207 NE 52ND ST

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(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
010	318310	0110	8/11/08	\$422,500	\$358,000	1630	7	1987	3	32024	N	N	803 291ST AVE NE
010	321129	0370	8/6/08	\$495,000	\$418,000	1640	7	1992	3	29970	N	N	3040 273RD AVE NE
010	302507	9029	5/21/08	\$525,000	\$431,000	2060	7	1998	3	175982	N	N	28333 NE 21ST ST
010	020390	0320	2/28/08	\$463,500	\$369,000	2120	7	2007	3	11550	N	N	3518 279TH AVE NE
010	072507	9062	2/2/09	\$417,000	\$375,000	2140	7	1998	3	103672	N	N	7527 AMES LAKE-CARNATION RD NE
010	302507	9107	7/16/08	\$429,900	\$360,000	2590	7	1979	3	32480	N	N	29016 NE TOLT HILL RD
010	891300	0030	11/11/08	\$500,000	\$437,000	1450	8	1974	3	19900	Y	N	1437 293RD AVE NE
010	321131	0020	2/1/09	\$429,900	\$386,000	1840	8	1995	3	30333	N	N	27472 NE QUAIL CREEK DR
010	020310	1420	6/29/09	\$429,000	\$405,000	1900	8	1994	3	25272	N	N	3131 W AMES LAKE DR NE
010	202507	9069	9/30/09	\$450,000	\$437,000	1920	8	1986	3	44163	Y	N	2417 293RD PL NE
010	730200	0050	10/23/08	\$545,000	\$473,000	2010	8	1988	3	26100	N	N	27843 NE 47TH ST
010	020310	1483	7/21/09	\$395,000	\$375,000	2130	8	1980	3	42167	N	N	28031 NE AMES LAKE RD
010	730200	0270	2/10/09	\$520,000	\$469,000	2340	8	1992	3	53273	N	N	5334 279TH AVE NE
010	020310	1196	5/14/08	\$625,000	\$512,000	2370	8	2001	3	17000	Y	N	3524 289TH AVE NE
010	697990	0100	5/7/09	\$522,000	\$484,000	2420	8	1996	3	26071	N	N	2416 QUAIL CREEK WAY NE
010	020310	1410	8/10/09	\$464,990	\$445,000	2439	8	1999	3	23435	N	N	3119 W AMES LAKE DR NE
010	142800	1340	7/24/08	\$630,000	\$530,000	2440	8	2003	3	67518	N	N	27510 NE 45TH ST
010	891300	0230	6/22/09	\$408,500	\$385,000	2460	8	1981	3	24370	Y	N	1430 293RD AVE NE
010	182507	9089	10/28/08	\$570,000	\$496,000	2460	8	1996	3	43264	N	N	4382 279TH AVE NE
010	112506	9135	10/21/08	\$680,000	\$590,000	2610	8	1992	3	101358	N	N	6104 258TH AVE NE
010	697990	0040	2/24/09	\$521,500	\$472,000	2620	8	1997	3	22813	N	N	27625 NE QUAIL CREEK DR
010	697990	0220	5/27/08	\$735,950	\$606,000	2710	8	1996	3	27066	N	N	27912 NE 26TH ST
010	022506	9018	9/17/09	\$570,000	\$552,000	2770	8	1959	3	200376	N	N	25626 NE 80TH ST
010	697990	0280	8/24/09	\$550,000	\$528,000	2840	8	1997	3	22913	N	N	2609 279TH CT NE
010	020340	0170	8/27/09	\$500,000	\$481,000	2880	8	1997	3	23349	N	N	2525 281ST AVE NE
010	697990	0060	2/18/08	\$719,000	\$570,000	2910	8	1998	3	27969	N	N	27633 NE QUAIL CREEK DR
010	730200	0350	6/19/09	\$525,000	\$494,000	3290	8	1990	3	48144	N	N	5117 279TH AVE NE
010	142800	0330	9/24/08	\$710,000	\$610,000	3300	8	2003	3	82764	N	N	26512 NE 45TH ST
010	891300	0040	6/22/09	\$550,000	\$518,000	1790	9	1981	3	21450	Y	N	1425 293RD AVE NE
010	020360	0140	6/24/09	\$565,000	\$532,000	2150	9	1996	3	31238	N	N	6124 284TH WAY NE
010	020360	0460	4/8/08	\$610,000	\$493,000	2250	9	1998	3	43703	N	N	6401 286TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	020500	0480	6/1/09	\$524,000	\$490,000	2260	9	1992	3	33171	N	N	25927 NE 25TH ST
010	020500	0770	2/19/08	\$699,950	\$556,000	2290	9	1996	3	62290	N	N	2717 264TH CT NE
010	020500	0640	6/4/09	\$557,750	\$522,000	2310	9	1994	3	37111	N	N	26006 NE 27TH DR
010	020310	0535	9/21/09	\$1,090,000	\$1,056,000	2400	9	1978	4	11033	Y	Y	3429 E AMES LAKE LN NE
010	020360	0250	8/15/09	\$605,000	\$580,000	2610	9	1997	3	26068	N	N	28649 NE 63RD WAY
010	020500	0570	4/21/09	\$514,000	\$474,000	2650	9	1996	3	21546	N	N	25810 NE 25TH ST
010	020360	0570	7/14/09	\$550,000	\$522,000	2650	9	1996	3	44224	N	N	28414 NE 63RD WAY
010	020360	0540	12/23/09	\$525,000	\$524,000	2650	9	1997	3	67929	N	N	6325 285TH CT NE
010	020360	0470	6/18/08	\$600,000	\$498,000	2690	9	1998	3	32780	N	N	6347 286TH PL NE
010	020360	0100	2/11/08	\$599,000	\$474,000	2800	9	1996	3	25150	N	N	6010 284TH WAY NE
010	182507	9005	7/10/09	\$642,500	\$608,000	2804	9	1999	3	246114	N	N	6135 284TH WAY NE
010	020500	0590	5/15/08	\$800,000	\$656,000	3060	9	1995	3	24950	N	N	25822 NE 25TH ST
010	697990	0360	3/30/09	\$545,000	\$499,000	3080	9	1997	3	35430	N	N	27618 NE QUAIL CREEK DR
010	232480	0260	3/26/09	\$625,000	\$572,000	3440	9	1995	3	30872	N	N	24521 NE 77TH PL
010	142800	0540	9/18/08	\$716,000	\$614,000	3580	9	1994	3	105850	N	N	5424 266TH AVE NE
010	232480	0150	8/12/09	\$691,000	\$661,000	3630	9	1996	3	48576	N	N	7225 245TH WAY NE
010	322507	9011	3/4/08	\$1,135,000	\$906,000	2970	10	1990	3	222516	Y	N	426 292ND AVE NE
010	322507	9058	1/16/08	\$844,500	\$662,000	3310	10	1989	3	197740	N	N	724 292ND AVE SE
010	111720	0440	3/11/08	\$874,500	\$700,000	3357	10	1998	3	73386	N	N	25936 NE 29TH PL
010	111720	0240	8/5/08	\$850,000	\$718,000	3400	10	1998	3	95924	N	N	25609 NE 39TH WAY
010	111720	0430	5/6/08	\$835,000	\$682,000	3540	10	1998	3	88519	N	N	25927 NE 29TH PL
010	867852	0020	8/1/08	\$1,025,000	\$864,000	3820	10	2004	3	85932	N	N	29837 SE 15TH PL
010	022506	9010	9/25/09	\$825,000	\$801,000	4410	10	2005	3	70844	N	N	8507 246TH LN NE
010	322507	9038	9/10/08	\$925,000	\$791,000	3880	11	1991	3	205703	Y	N	215 292ND AVE NE
010	009830	0100	7/10/09	\$1,216,000	\$1,152,000	4620	11	2007	3	125641	N	N	2016 297TH WAY SE
010	022506	9043	5/28/09	\$1,119,000	\$1,045,000	4640	11	2008	3	220413	N	N	8303 250TH AVE NE
010	723755	0230	12/19/08	\$1,465,000	\$1,297,000	4640	11	2003	3	64033	N	N	5825 245TH PL NE
010	723755	0050	2/2/09	\$1,510,000	\$1,358,000	4760	11	2007	3	60123	N	N	5718 251ST CT NE
010	009830	0110	9/29/08	\$1,600,000	\$1,378,000	5820	11	2007	3	124882	N	N	1850 297TH WAY SE
010	723755	0060	5/29/08	\$2,081,572	\$1,715,000	6630	11	2008	3	57935	N	N	5726 251ST CT NE
010	022506	9059	8/24/09	\$1,518,050	\$1,458,000	5300	12	2006	3	179031	N	N	8407 225TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	022506	9060	6/6/08	\$2,549,000	\$2,106,000	5320	12	2007	3	178160	N	N	8406 255TH AVE NE
010	302507	9185	1/2/08	\$1,910,000	\$1,488,000	5440	12	2006	3	158558	N	N	1324 289TH AVE NE

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	033935	0120	3/14/08	\$605,000	RELOCATION - SALE TO SERVICE
007	033960	0390	9/30/08	\$219,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	042506	9042	12/3/08	\$473,500	SHORT SALE
007	052506	9081	3/10/09	\$335,000	DIAGNOSTIC OUTLIER
007	062506	9117	9/26/08	\$580,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	082506	9010	2/25/09	\$961,500	UNFIN AREA
007	082506	9068	11/18/08	\$53,502	QUIT CLAIM DEED
007	092506	9050	11/4/09	\$450,000	IMP COUNT
007	092506	9071	3/27/09	\$550,000	DIAGNOSTIC OUTIER
007	092506	9084	7/2/09	\$728,000	DIAGNOSTIC OUTIER
007	092506	9100	2/22/08	\$744,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	092506	9148	4/22/08	\$599,950	NO MARKET EXPOSURE
007	092506	9166	5/27/08	\$880,000	UNFIN AREA
007	102506	9032	5/27/09	\$475,000	NON-REPRESENTATIVE SALE
007	102506	9126	10/1/09	\$389,000	OBSOL
007	102506	9142	3/19/09	\$439,000	DIAGNOSTIC OUTIER
007	102506	9170	5/27/09	\$500,000	NON-REPRESENTATIVE SALE
007	108561	0040	7/6/09	\$552,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	162506	9053	11/13/09	\$296,250	DIAGNOSTIC OUTIER
007	162506	9116	4/27/09	\$718,000	DIAGNOSTIC OUTLIER
007	172506	9016	12/4/09	\$400,000	DIAGNOSTIC OUTIER
007	182506	9016	6/19/08	\$1,350,000	OBSOL
007	222506	9002	8/19/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	222506	9072	11/21/08	\$950,000	DIAGNOSTIC OUTLIER
007	295440	0160	5/5/09	\$1,150,000	DIAGNOSTIC OUTLIER
007	295440	0380	10/1/09	\$1,000,000	DIAGNOSTIC OUTLIER
007	295440	0380	8/17/08	\$1,420,000	RELOCATION - SALE TO SERVICE
007	352800	0020	9/15/08	\$875,000	NON-REPRESENTATIVE SALE
007	363680	0220	2/13/08	\$800,000	DIAGNOSTIC OUTLIER
007	815580	0280	1/5/09	\$1,400,000	DIAGNOSTIC OUTIER
007	880730	0050	6/17/08	\$240,000	DIAGNOSTIC OUTLIER
007	880770	0190	2/18/09	\$260,000	DIAGNOSTIC OUTIER
007	880780	0130	10/6/08	\$285,000	DIAGNOSTIC OUTLIER
007	880781	0510	2/13/09	\$143,000	NON-REPRESENTATIVE SALE
007	929085	0040	11/6/09	\$204,971	DOR RATIO
007	929085	0560	7/6/09	\$560,000	DIAGNOSTIC OUTIER
007	929085	0960	3/5/08	\$1,064,000	UNFIN AREA
007	950885	0070	9/5/09	\$555,000	OBSOL
007	951091	0100	1/1/09	\$578,000	RELOCATION - SALE TO SERVICE
008	720226	1330	6/1/09	\$470,000	RELOCATION - SALE TO SERVICE
008	720230	0140	8/21/08	\$755,000	RELOCATION - SALE TO SERVICE
008	720230	0550	8/13/08	\$735,000	RELOCATION - SALE TO SERVICE
008	720233	1500	10/6/09	\$155,026	QUIT CLAIM DEED
008	720234	0610	7/2/09	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	720236	0130	5/8/08	\$802,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720310	0170	8/25/09	\$565,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	0190	9/30/09	\$582,490	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	0240	9/29/09	\$575,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	1110	9/16/09	\$632,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	1170	12/2/08	\$599,990	NON-REPRESENTATIVE SALE
008	720310	1260	6/19/09	\$329,045	AFFORDABLE HOUSING SALES
008	720310	1270	11/12/09	\$296,500	AFFORDABLE HOUSING SALES
008	720310	1270	6/4/09	\$293,318	AFFORDABLE HOUSING SALES
008	720310	1280	10/27/09	\$302,900	AFFORDABLE HOUSING SALES
008	720310	1300	6/18/09	\$363,763	AFFORDABLE HOUSING SALES
008	720310	1310	4/28/09	\$293,318	AFFORDABLE HOUSING SALES
008	720310	1320	9/3/09	\$381,820	AFFORDABLE HOUSING SALES
008	720310	1330	4/23/09	\$327,000	AFFORDABLE HOUSING SALES
008	720310	1350	3/30/09	\$321,035	AFFORDABLE HOUSING SALES
008	720310	1360	4/16/09	\$388,700	AFFORDABLE HOUSING SALES
008	720310	1430	10/13/09	\$689,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	1490	3/2/09	\$409,155	AFFORDABLE HOUSING SALES
008	720310	1500	3/4/09	\$293,318	AFFORDABLE HOUSING SALES
008	720310	1510	4/17/09	\$357,640	AFFORDABLE HOUSING SALES
008	720310	1520	3/23/09	\$386,735	AFFORDABLE HOUSING SALES
008	720310	1540	4/16/09	\$329,077	AFFORDABLE HOUSING SALES
008	720310	1550	3/4/09	\$323,515	AFFORDABLE HOUSING SALES
008	720310	1560	6/12/09	\$293,175	AFFORDABLE HOUSING SALES
008	720310	1570	3/18/09	\$326,815	AFFORDABLE HOUSING SALES
008	720310	1580	4/29/09	\$329,077	AFFORDABLE HOUSING SALES
008	720310	1590	12/1/09	\$264,000	AFFORDABLE HOUSING SALES
008	720310	1600	6/25/09	\$265,290	AFFORDABLE HOUSING SALES
008	720310	1620	3/4/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	1630	12/8/08	\$236,846	AFFORDABLE HOUSING SALES
008	720310	1650	2/5/09	\$265,290	AFFORDABLE HOUSING SALES
008	720310	1660	2/1/09	\$265,290	AFFORDABLE HOUSING SALES
008	720310	1680	12/16/08	\$293,283	AFFORDABLE HOUSING SALES
008	720310	1690	2/17/09	\$329,000	AFFORDABLE HOUSING SALES
008	720310	1710	3/10/09	\$328,960	AFFORDABLE HOUSING SALES
008	720310	1720	1/13/09	\$329,075	AFFORDABLE HOUSING SALES
008	720310	1730	12/11/08	\$329,048	AFFORDABLE HOUSING SALES
008	720310	1740	12/30/08	\$328,937	AFFORDABLE HOUSING SALES
008	720310	1750	2/17/09	\$394,424	AFFORDABLE HOUSING SALES
008	720310	1760	10/13/09	\$364,255	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	720310	1770	4/15/09	\$420,000	AFFORDABLE HOUSING SALES
008	720310	1780	10/22/09	\$740,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
008	720310	1900	9/22/09	\$765,000	%COMPL
008	720310	1910	8/3/09	\$392,215	AFFORDABLE HOUSING SALES
008	720310	1920	2/20/09	\$293,248	AFFORDABLE HOUSING SALES
008	720310	1930	2/27/09	\$329,077	AFFORDABLE HOUSING SALES

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720310	1940	12/29/08	\$329,077	AFFORDABLE HOUSING SALES
008	720310	1950	4/1/09	\$329,020	AFFORDABLE HOUSING SALES
008	720310	1960	12/8/08	\$329,010	AFFORDABLE HOUSING SALES
008	720310	1990	11/20/08	\$398,855	AFFORDABLE HOUSING SALES
008	720310	2000	5/4/09	\$417,800	AFFORDABLE HOUSING SALES
008	720310	2010	6/23/09	\$417,480	AFFORDABLE HOUSING SALES
008	720310	2020	4/10/09	\$417,250	AFFORDABLE HOUSING SALES
008	720310	2030	7/8/09	\$364,295	AFFORDABLE HOUSING SALES
008	720310	2050	8/20/09	\$418,355	AFFORDABLE HOUSING SALES
008	720310	2060	1/12/09	\$364,285	AFFORDABLE HOUSING SALES
008	720310	2070	3/13/09	\$265,260	AFFORDABLE HOUSING SALES
008	720310	2090	3/10/09	\$265,290	AFFORDABLE HOUSING SALES
008	720310	2120	2/12/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2130	12/1/08	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2140	12/16/08	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2160	5/21/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2170	6/26/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2180	6/26/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2200	6/1/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2210	4/17/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2220	4/28/09	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2240	4/14/09	\$265,290	AFFORDABLE HOUSING SALES
008	720311	0020	10/5/09	\$535,000	PREVIMP<=25K
008	720311	0030	10/5/09	\$527,000	PREVIMP<=25K
008	720311	0260	10/1/09	\$512,500	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
008	720312	0070	9/11/09	\$650,990	PREVIMP<=25K
009	868221	0070	6/16/08	\$1,250,000	DIAGNOSTIC OUTIER
009	868221	0590	6/24/09	\$485,000	DIAGNOSTIC OUTLIER
009	868221	0850	8/11/09	\$295,000	DIAGNOSTIC OUTLIER
009	868226	0430	10/22/09	\$258,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	868228	0640	4/7/09	\$125,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
009	868228	0640	4/8/09	\$125,000	QUIT CLAIM DEED
009	868228	1870	6/30/09	\$960,000	DIAGNOSTIC OUTIER
009	868229	0760	12/24/09	\$500,000	DIAGNOSTIC OUTIER
009	868229	0770	8/28/08	\$803,803	RELOCATION - SALE TO SERVICE
009	868229	1210	5/7/09	\$344,900	DIAGNOSTIC OUTLIER
009	868229	1910	10/26/09	\$315,000	DIAGNOSTIC OUTLIER
009	868230	0420	1/18/08	\$288,687	AFFORDABLE HOUSING SALES
009	868230	0430	1/16/08	\$288,687	AFFORDABLE HOUSING SALES
009	868230	0480	5/16/08	\$338,978	AFFORDABLE HOUSING SALES
009	868230	0480	9/19/08	\$338,975	AFFORDABLE HOUSING SALES
009	868230	0490	5/16/08	\$274,889	AFFORDABLE HOUSING SALES
009	868230	0500	5/23/08	\$274,889	AFFORDABLE HOUSING SALES
009	868230	0510	6/2/08	\$277,285	AFFORDABLE HOUSING SALES
009	868230	1410	8/14/08	\$386,711	AFFORDABLE HOUSING SALES

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868230	1500	9/25/09	\$300,000	DIAGNOSTIC OUTIER
009	868230	1510	10/28/09	\$354,000	DIAGNOSTIC OUTLIER
009	868230	1520	8/25/09	\$350,000	DIAGNOSTIC OUTLIER
009	868230	1590	6/11/09	\$350,654	DIAGNOSTIC OUTLIER
009	868230	1930	1/28/08	\$419,000	DIAGNOSTIC OUTLIER
009	868230	2050	9/26/08	\$360,000	DIVORCE;
009	868231	0020	10/6/09	\$745,897	%COMPL
009	868231	0090	8/28/08	\$782,731	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
009	868231	0110	9/2/09	\$350,000	DIAGNOSTIC OUTLIER
009	868231	0200	9/9/09	\$656,576	DIAGNOSTIC OUTLIER
009	868231	0340	9/3/08	\$1,177,616	DIAGNOSTIC OUTLIER
009	868231	0400	11/16/09	\$963,807	DIAGNOSTIC OUTIER
009	868232	0020	4/1/09	\$475,000	DIAGNOSTIC OUTLIER
009	868232	0580	9/30/08	\$958,314	%COMPL
009	868232	0900	9/24/09	\$565,117	%COMPL
009	868232	0960	9/22/08	\$787,423	%COMPL
010	009830	0190	5/19/09	\$450,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
010	020310	0565	4/7/08	\$550,000	BAD DATA
010	020310	0715	1/18/08	\$115,731	QUIT CLAIM DEED
010	020310	1135	10/15/09	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	020310	1325	1/29/08	\$270,000	REAL MH;PREVIMP<=25K
010	020390	0510	7/28/08	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	020500	0740	7/28/09	\$561,350	BANKRUPTCY - RECEIVER OR TRUSTEE
010	022506	9059	8/24/09	\$1,518,050	RELOCATION - SALE TO SERVICE
010	022506	9089	2/25/08	\$900,000	REAL MH;PREVIMP<=25K
010	111720	0100	12/23/09	\$590,000	DIAGNOSTIC OUTLIER
010	111720	0290	8/20/09	\$1,000,000	DIAGNOSTIC OUTLIER
010	111720	0350	7/22/08	\$1,750,000	DIAGNOSTIC OUTIER
010	111720	0370	6/19/08	\$775,000	DIAGNOSTIC OUTLIER
010	111720	0410	6/4/09	\$600,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	111720	0490	8/25/08	\$317,985	QUIT CLAIM DEED
010	112506	9005	1/18/08	\$147,306	QUIT CLAIM DEED
010	112506	9026	7/30/09	\$900,000	DIAGNOSTIC OUTLIER
010	112506	9069	10/15/08	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	132506	9073	9/24/09	\$1,500	DOR RATIO
010	142800	0520	11/17/09	\$355,000	DIAGNOSTIC OUTIER
010	142800	0680	12/2/08	\$510,000	RELOCATION - SALE TO SERVICE
010	142800	1330	12/9/08	\$275,000	DIAGNOSTIC OUTIER
010	182507	9075	7/2/09	\$420,000	DIAGNOSTIC OUTLIER
010	202507	9050	2/13/08	\$456,000	DIAGNOSTIC OUTLIER
010	238600	0020	11/4/08	\$651,000	NON-REPRESENTATIVE SALE
010	242506	9024	3/31/08	\$380,000	REAL MH;PREVIMP<=25K
010	242506	9070	10/15/09	\$995,000	EXEMPT FROM EXCISE TAX
010	242506	9082	2/5/09	\$1,480,000	RELOCATION - SALE TO SERVICE
010	302507	9032	9/14/09	\$280,000	DIAGNOSTIC OUTIER

Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	302507	9147	8/25/09	\$645,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	312507	9055	12/23/09	\$1,512,500	DIAGNOSTIC OUTIER
010	318310	0190	6/10/09	\$363,000	DIAGNOSTIC OUTLIER
010	321131	0020	2/1/09	\$452,000	RELOCATION - SALE TO SERVICE
010	322507	9011	2/20/08	\$1,135,000	RELOCATION - SALE TO SERVICE
010	697990	0100	5/5/09	\$522,000	RELOCATION - SALE TO SERVICE
010	697990	0360	11/24/08	\$650,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	697992	0080	1/27/09	\$389,000	DIAGNOSTIC OUTIER

***Vacant Sales Used in this Annual Update Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	152506	9051	4/25/2008	\$279,000	58806	N	N
7	212506	9036	8/14/2008	\$26,400	230868	N	N
7	241391	0021	9/22/2009	\$207,500	52015	N	N
10	009830	0210	11/21/2008	\$450,000	130739	N	N
10	020310	0280	12/3/2009	\$170,000	32785	Y	Y
10	020310	1375	2/23/2009	\$140,000	33211	N	N
10	062407	9031	10/7/2008	\$260,000	652093	N	N
10	122506	9028	12/23/2008	\$500,000	893807	N	N
10	142506	9028	7/21/2009	\$650,000	1549865	N	N
10	172507	9026	4/8/2008	\$330,000	209088	N	N
10	172507	9038	2/26/2008	\$600,000	220413	N	N
10	292507	9083	4/28/2008	\$400,000	106685	Y	N
10	302507	9072	1/14/2008	\$385,000	164656	N	N
10	730200	0130	2/21/2008	\$160,000	49346	N	N
10	730200	0130	5/14/2008	\$175,000	49346	N	N
10	730200	0260	12/4/2008	\$70,000	89915	N	N
10	867850	0010	8/31/2009	\$430,000	194714	N	N
10	867850	0010	7/24/2008	\$425,000	194714	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 71**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	062506	9080	9/16/2008	\$7,480	QUIT CLAIM DEED;
7	092506	9012	11/16/2009	\$125,000	FORCED SALE
7	352801	0290	4/1/2008	\$20,000	EASEMENT OR RIGHT-OF-WAY
7	352801	0290	3/31/2008	\$1,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	720232	0080	6/25/2009	\$1,391,354	QUESTIONABLE PER APPRAISAL
8	720242	0080	2/8/2008	\$663,308	BUILDER OR DEVELOPER SALES
8	720310	0120	12/14/2009	\$562,990	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0150	11/6/2009	\$577,490	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0160	12/16/2009	\$556,000	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0180	11/3/2009	\$602,000	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0250	12/16/2009	\$592,990	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0260	12/2/2009	\$597,879	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0270	12/23/2009	\$584,990	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0290	12/16/2009	\$590,990	SALE REPRESENTS NEW CONSTRUCTION
8	720310	0700	12/4/2009	\$645,000	SALE REPRESENTS NEW CONSTRUCTION
8	720310	1250	11/13/2009	\$394,424	SALE REPRESENTS NEW CONSTRUCTION
8	720310	1530	12/21/2009	\$345,321	SALE REPRESENTS NEW CONSTRUCTION
8	720310	1670	12/29/2009	\$337,415	SALE REPRESENTS NEW CONSTRUCTION
8	720310	2040	11/18/2009	\$393,205	SALE REPRESENTS NEW CONSTRUCTION
8	720311	0010	12/10/2009	\$554,990	SALE REPRESENTS NEW CONSTRUCTION
8	720311	0250	12/21/2009	\$514,000	SALE REPRESENTS NEW CONSTRUCTION
9	868221	1610	12/31/2008	\$5,300,000	MULTI-PARCEL SALE;
9	868230	0070	12/23/2009	\$807,143	SALE REPRESENTS NEW CONSTRUCTION
9	868231	0100	1/27/2009	\$751,777	SALE REPRESENTS NEW CONSTRUCTION
9	868231	0180	12/21/2009	\$571,664	SALE REPRESENTS NEW CONSTRUCTION
9	868232	0620	12/23/2009	\$611,705	SALE REPRESENTS NEW CONSTRUCTION
9	868232	0750	12/29/2009	\$1,149,542	SALE REPRESENTS NEW CONSTRUCTION
10	891300	0340	12/13/2009	\$5,000	GOVERNMENT AGENCY

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

Highest and Best Use

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

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

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

Department of Assessments

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Lloyd Hara Assessor

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

To further those standards, all appraisers are directed to:

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

Lloyd Hara
King County Assessor