

Residential Revalue
2011 Assessment Roll

West Kent
AREA 27

King County Department of Assessments
Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Characteristics-Based Market Adjustment for 2011 Assessment Roll

Area Name / Number: West Kent / 27

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 419

Range of Sale Dates: 1/1/2008 - 1/1/2011

| Sales – Average Improved Valuation Change Summary | | | | | | |
|--|-------------|-------------|--------------|---------------------|--------------|-------------|
| | Land | Imps | Total | Sale Price** | Ratio | COV* |
| 2010 Value | \$96,600 | \$149,100 | \$245,700 | | | |
| 2011 Value | \$87,600 | \$136,300 | \$223,900 | \$245,000 | 91.4% | 10.25% |
| Change | -\$9,000 | -\$12,800 | -\$21,800 | | | |
| % Change | -9.3% | -8.6% | -8.9% | | | |

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

** Sales time adjusted to 1/1/2011.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011. 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 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 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 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

| Population - Improved Parcel Summary: | | | |
|--|-------------|-------------|--------------|
| | Land | Imps | Total |
| 2010 Value | \$100,400 | \$142,300 | \$242,700 |
| 2011 Value | \$91,200 | \$130,100 | \$221,300 |
| Percent Change | -9.2% | -8.6% | -8.8% |

Number of one to three unit residences in the Population: 4741

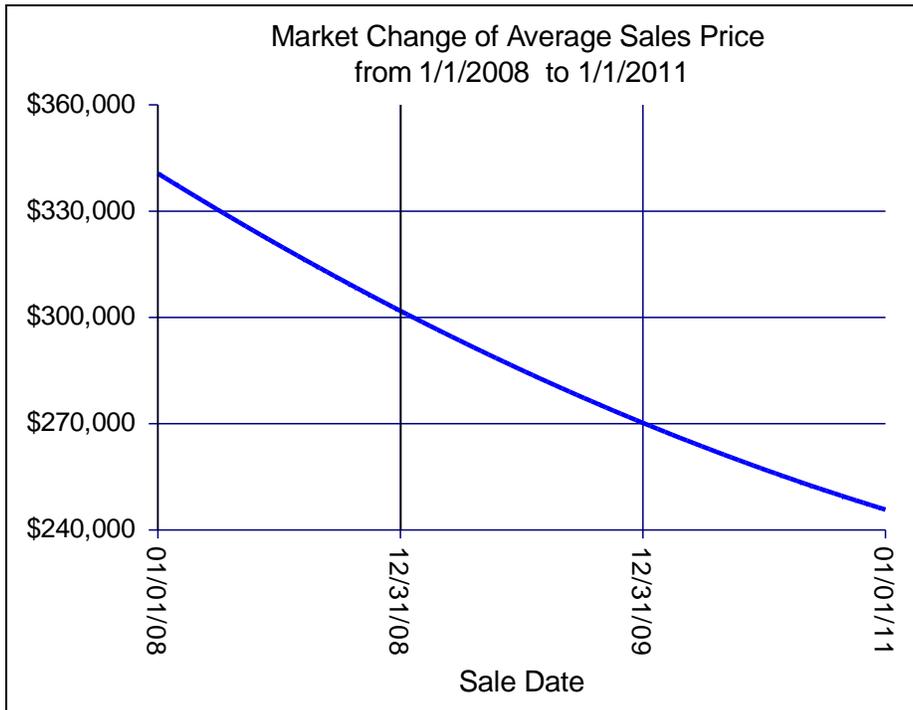
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2011 Assessment Roll.

Market Change of Average Sale Price in Area 27

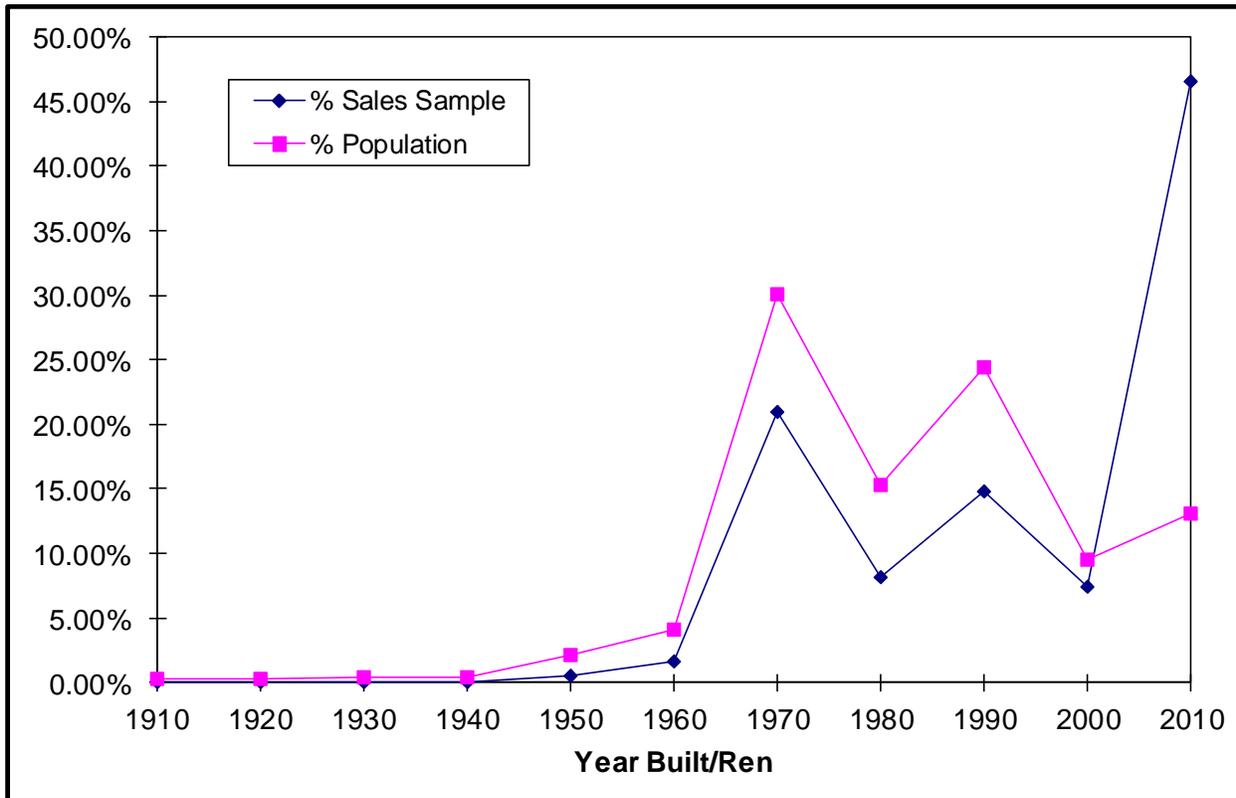
From 1/1/2008 to 1/1/2011



Sales Sample Representation of Population - Year Built / Renovated

| Sales Sample | | |
|----------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 0 | 0.00% |
| 1920 | 0 | 0.00% |
| 1930 | 0 | 0.00% |
| 1940 | 0 | 0.00% |
| 1950 | 2 | 0.48% |
| 1960 | 7 | 1.67% |
| 1970 | 88 | 21.00% |
| 1980 | 34 | 8.11% |
| 1990 | 62 | 14.80% |
| 2000 | 31 | 7.40% |
| 2010 | 195 | 46.54% |
| | 419 | |

| Population | | |
|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 11 | 0.23% |
| 1920 | 12 | 0.25% |
| 1930 | 18 | 0.38% |
| 1940 | 22 | 0.46% |
| 1950 | 101 | 2.13% |
| 1960 | 194 | 4.09% |
| 1970 | 1428 | 30.12% |
| 1980 | 727 | 15.33% |
| 1990 | 1156 | 24.38% |
| 2000 | 450 | 9.49% |
| 2010 | 622 | 13.12% |
| | 4741 | |

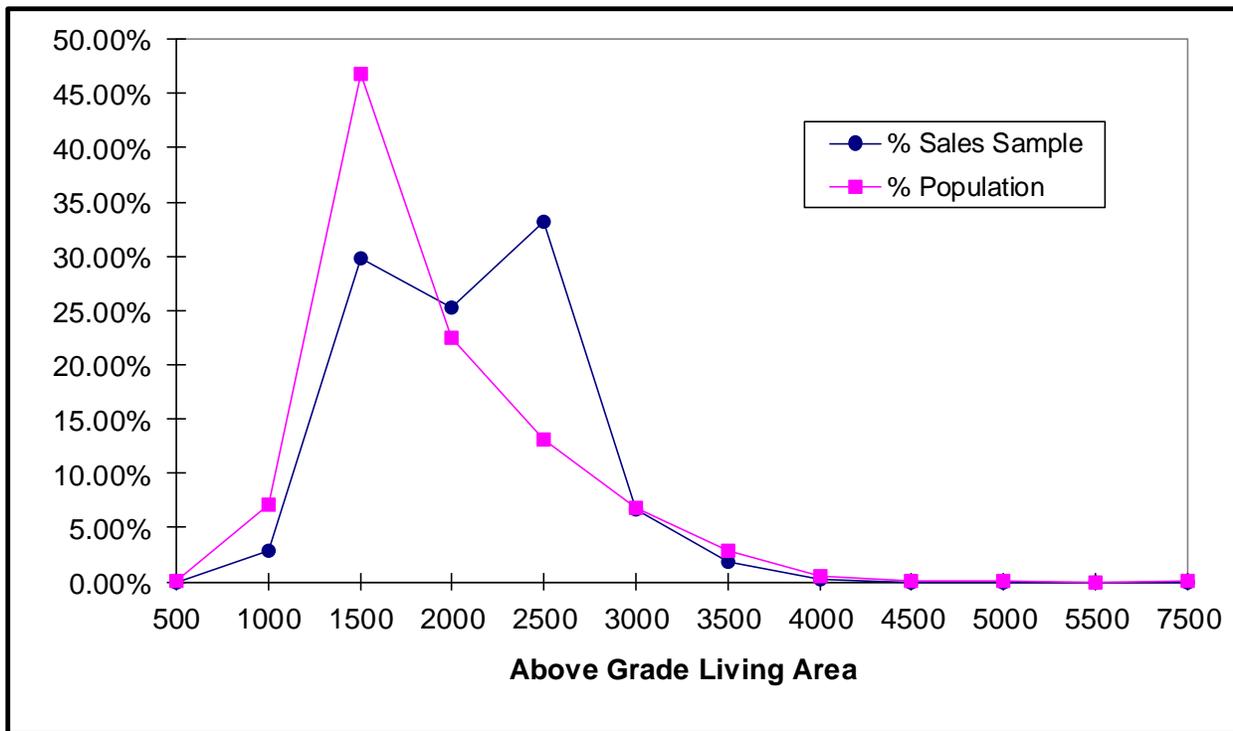


Sales of new homes built over the last few years are over represented in this sample. This a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1000 | 12 | 2.86% |
| 1500 | 125 | 29.83% |
| 2000 | 106 | 25.30% |
| 2500 | 139 | 33.17% |
| 3000 | 28 | 6.68% |
| 3500 | 8 | 1.91% |
| 4000 | 1 | 0.24% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 419 | |

| Population | | |
|-------------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 4 | 0.08% |
| 1000 | 335 | 7.07% |
| 1500 | 2222 | 46.87% |
| 2000 | 1063 | 22.42% |
| 2500 | 619 | 13.06% |
| 3000 | 321 | 6.77% |
| 3500 | 137 | 2.89% |
| 4000 | 27 | 0.57% |
| 4500 | 5 | 0.11% |
| 5000 | 6 | 0.13% |
| 5500 | 0 | 0.00% |
| 7500 | 2 | 0.04% |
| | 4741 | |

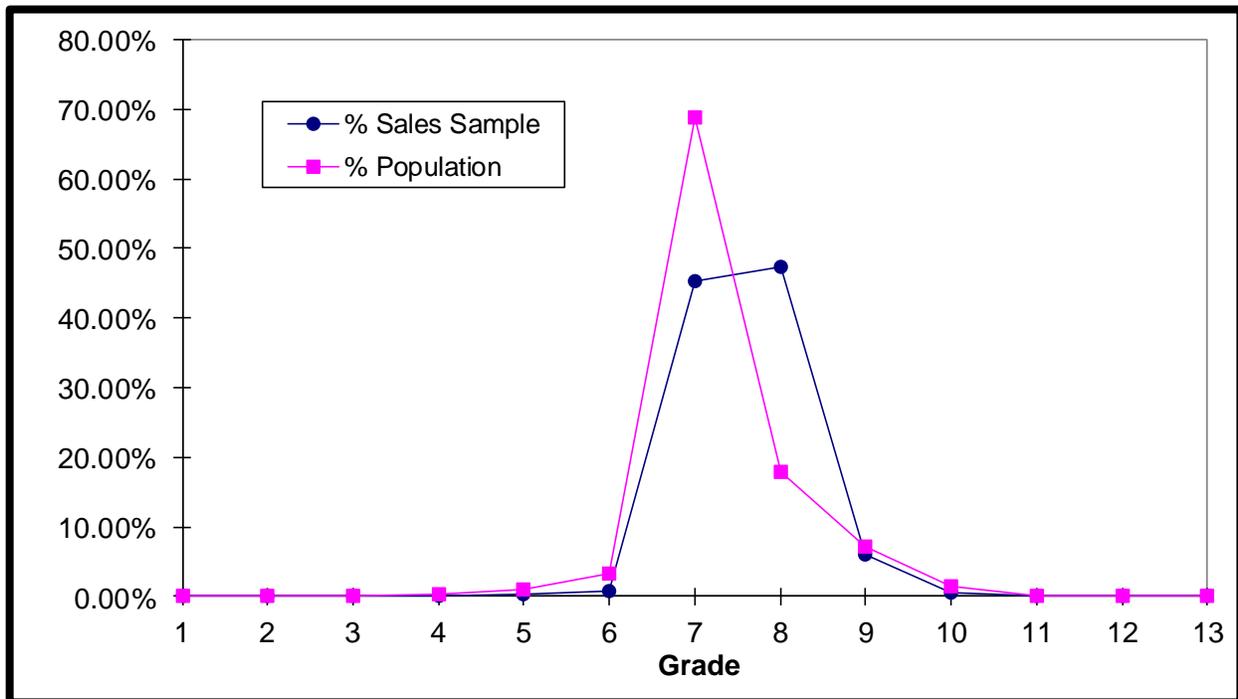


Homes in this area are typically smaller homes. However, sales of newer, larger homes are over represented in this sample. This was found to lack statistical significance during the modeling process.

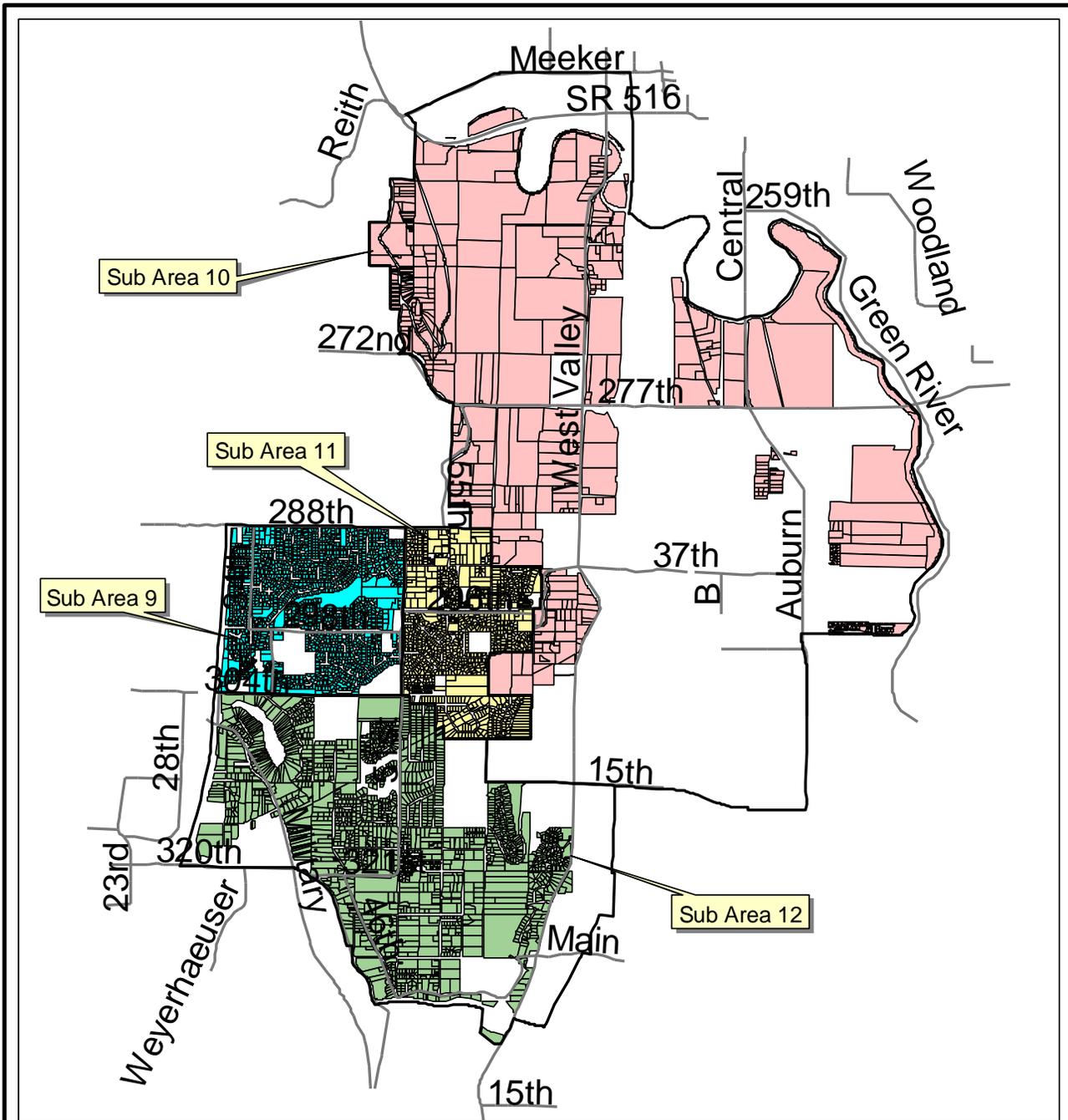
Sales Sample Representation of Population - Grade

| Sales Sample | | |
|--------------|-----------|----------------|
| Grade | Frequency | % Sales Sample |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 1 | 0.24% |
| 6 | 3 | 0.72% |
| 7 | 190 | 45.35% |
| 8 | 198 | 47.26% |
| 9 | 25 | 5.97% |
| 10 | 2 | 0.48% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| | 419 | |

| Population | | |
|------------|-----------|--------------|
| Grade | Frequency | % Population |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 1 | 0.02% |
| 4 | 9 | 0.19% |
| 5 | 43 | 0.91% |
| 6 | 160 | 3.37% |
| 7 | 3261 | 68.78% |
| 8 | 853 | 17.99% |
| 9 | 339 | 7.15% |
| 10 | 66 | 1.39% |
| 11 | 7 | 0.15% |
| 12 | 1 | 0.02% |
| 13 | 1 | 0.02% |
| | 4741 | |



Homes in this area are typically average grade homes. However, sales of newer, higher grade homes are over represented in this sample. This was found to lack statistical significance during the modeling process.



Area 27

West Kent

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- 27 shape.shp
- Area 27 streets.shp
- Area 27 Subs.shp
- 009
- 010
- 011
- 012

Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: May 24, 2011

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.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2011 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 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales 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 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a downward adjustment was made in land assessment for the 2011 Assessment Year.

The formula is: 2011 Land Value = 2010 Land Value x .911, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 419 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

Model Validation

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

Application of these recommended values for the 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -8.8%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 27 Annual Update Model Adjustments

2011 Total Value = 2010 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

-8.65%

Comments

The percentages listed are total adjustments not additive adjustments.

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

Area 27 Sale Price changes (Relative to 1/1/2011 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 1/1/2011 | | |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date | Downward Adjustment (Factor) | Equivalent Percent |
| 1/1/2008 | 0.718 | -28.2% |
| 2/1/2008 | 0.726 | -27.4% |
| 3/1/2008 | 0.734 | -26.6% |
| 4/1/2008 | 0.742 | -25.8% |
| 5/1/2008 | 0.749 | -25.1% |
| 6/1/2008 | 0.757 | -24.3% |
| 7/1/2008 | 0.765 | -23.5% |
| 8/1/2008 | 0.773 | -22.7% |
| 9/1/2008 | 0.781 | -21.9% |
| 10/1/2008 | 0.789 | -21.1% |
| 11/1/2008 | 0.797 | -20.3% |
| 12/1/2008 | 0.804 | -19.6% |
| 1/1/2009 | 0.812 | -18.8% |
| 2/1/2009 | 0.820 | -18.0% |
| 3/1/2009 | 0.827 | -17.3% |
| 4/1/2009 | 0.835 | -16.5% |
| 5/1/2009 | 0.843 | -15.7% |
| 6/1/2009 | 0.851 | -14.9% |
| 7/1/2009 | 0.859 | -14.1% |
| 8/1/2009 | 0.867 | -13.3% |
| 9/1/2009 | 0.875 | -12.5% |
| 10/1/2009 | 0.882 | -11.8% |
| 11/1/2009 | 0.890 | -11.0% |
| 12/1/2009 | 0.898 | -10.2% |
| 1/1/2010 | 0.906 | -9.4% |
| 2/1/2010 | 0.914 | -8.6% |
| 3/1/2010 | 0.921 | -7.9% |
| 4/1/2010 | 0.929 | -7.1% |
| 5/1/2010 | 0.937 | -6.3% |
| 6/1/2010 | 0.945 | -5.5% |
| 7/1/2010 | 0.953 | -4.7% |
| 8/1/2010 | 0.961 | -3.9% |
| 9/1/2010 | 0.969 | -3.1% |
| 10/1/2010 | 0.976 | -2.4% |
| 11/1/2010 | 0.984 | -1.6% |
| 12/1/2010 | 0.992 | -0.8% |
| 1/1/2011 | 1.000 | 0.0% |

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

| Example: | Sales Price | Sales Date | Adjustment factor | Adjusted Sales price* |
|-----------------|--------------------|-------------------|--------------------------|------------------------------|
| Sale 1 | \$525,000 | 4/1/2008 | 0.742 | \$390,000 |
| Sale 2 | \$475,000 | 10/1/2009 | 0.882 | \$419,000 |
| Sale 3 | \$515,000 | 7/1/2010 | 0.953 | \$491,000 |

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

| | | | |
|------------------------------------|--------------------------------|---|---|
| District/Team: SW Team 2 | Appr. Date: 1/1/2010 | Date of Report: 6/1/2011 | Sales Dates: 1/2008 - 12/2010 |
| Area 27 West Kent | Appr ID: SLED | Property Type: 1 to 3 Unit Residences | Adjusted for time?: YES |

| | |
|------------------------------|---------|
| SAMPLE STATISTICS | |
| Sample size (n) | 419 |
| Mean Assessed Value | 245,700 |
| Mean Adj. Sales Price | 245,000 |
| Standard Deviation AV | 50,905 |
| Standard Deviation SP | 55,200 |

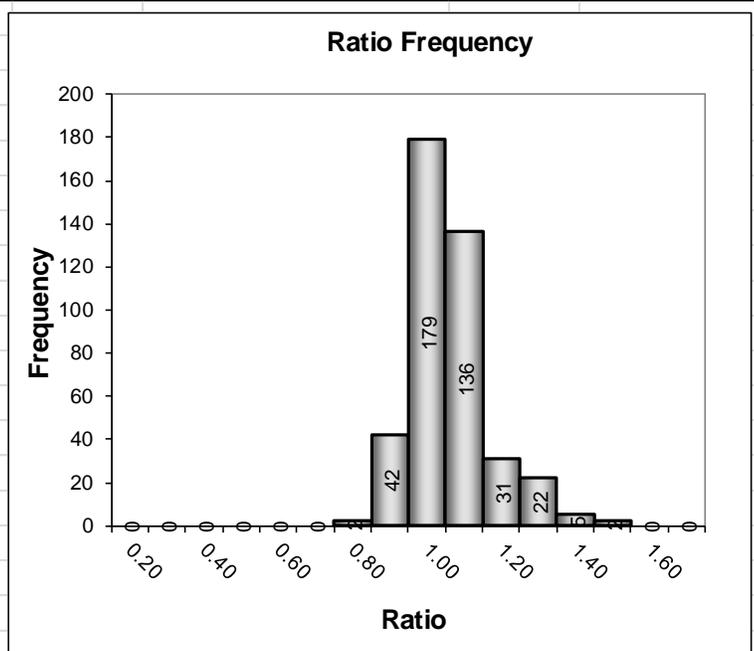
| | |
|------------------------------|-------|
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 1.013 |
| Median Ratio | 0.993 |
| Weighted Mean Ratio | 1.003 |

| | |
|---|--------|
| UNIFORMITY | |
| Lowest ratio | 0.746 |
| Highest ratio: | 1.409 |
| Coefficient of Dispersion | 7.66% |
| Standard Deviation | 0.104 |
| Coefficient of Variation | 10.25% |
| Price Related Differential (PRD) | 1.010 |

| | |
|-------------------------------|-------|
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.986 |
| Upper limit | 1.006 |
| 95% Confidence: Mean | |
| Lower limit | 1.003 |
| Upper limit | 1.023 |

| | |
|--|-------|
| SAMPLE SIZE EVALUATION | |
| N (population size) | 4741 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.104 |
| Recommended minimum: | 17 |
| Actual sample size: | 419 |
| Conclusion: | OK |

| | |
|----------------------|-------------------|
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 238 |
| # ratios above mean: | 181 |
| z: | 2.785 |
| Conclusion: | Non-normal |



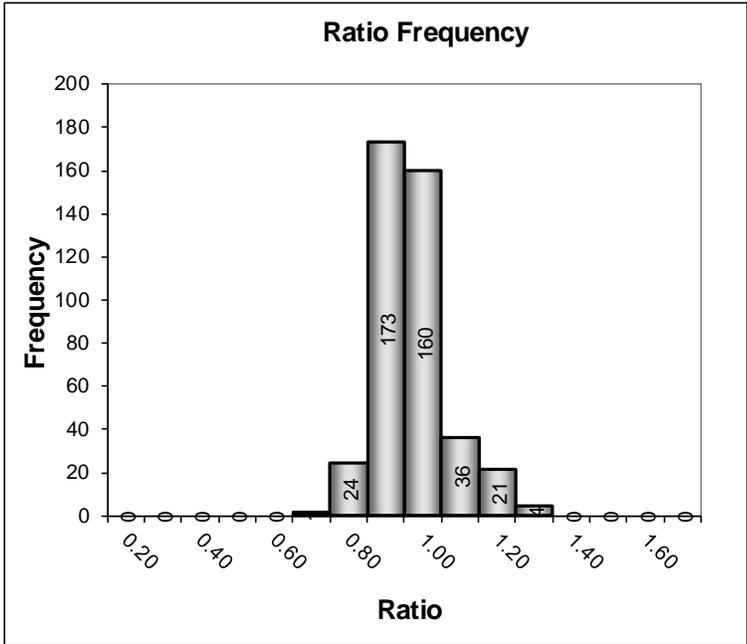
COMMENTS:

1 to 3 Unit Residences throughout area 27
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Annual Update Ratio Study Report (After)

2011 Assessments

| TEAM 2 | 1/1/2011 | 7/12/2011 | 1/2008 - 12/2010 |
|-----------------------------------|-------------------------|---|-----------------------------------|
| Area WEST KENT | Appr ID: SLED | Property Type: 1 to 3 Unit Residences | Adjusted for time?: YES |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 419 | | |
| Mean Assessed Value | 223,900 | | |
| Mean Sales Price | 245,000 | | |
| Standard Deviation AV | 46,506 | | |
| Standard Deviation SP | 55,200 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.923 | | |
| Median Ratio | 0.905 | | |
| Weighted Mean Ratio | 0.914 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.680 | | |
| Highest ratio: | 1.285 | | |
| Coefficient of Dispersion | 7.66% | | |
| Standard Deviation | 0.095 | | |
| Coefficient of Variation | 10.25% | | |
| Price Related Differential (PRD) | 1.010 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit | 0.898 | | |
| Upper limit | 0.917 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.914 | | |
| Upper limit | 0.932 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 4741 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.095 | | |
| Recommended minimum: | 14 | | |
| Actual sample size: | 419 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 238 | | |
| # ratios above mean: | 181 | | |
| z: | 2.785 | | |
| Conclusion: | Non-normal | | |



COMMENTS:

1 to 3 Unit Residences throughout area 27

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

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 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 009 | 131292 | 0010 | 3/8/10 | \$177,750 | \$164,000 | 960 | 5 | 1947 | 4 | 10391 | N | N | 30243 38TH PL S |
| 009 | 032104 | 9094 | 10/2/08 | \$260,000 | \$205,000 | 1690 | 6 | 1958 | 4 | 13647 | N | N | 3421 S 288TH ST |
| 009 | 769650 | 0290 | 4/8/09 | \$139,000 | \$116,000 | 860 | 7 | 1970 | 3 | 7100 | N | N | 29804 47TH PL S |
| 009 | 131120 | 0480 | 1/15/09 | \$155,000 | \$126,000 | 1450 | 7 | 1963 | 2 | 6300 | N | N | 29207 44TH PL S |
| 009 | 131270 | 0010 | 5/6/10 | \$145,500 | \$137,000 | 1010 | 7 | 1963 | 3 | 7200 | N | N | 29143 34TH AVE S |
| 009 | 555680 | 0200 | 9/22/08 | \$175,000 | \$138,000 | 1200 | 7 | 1967 | 3 | 7360 | N | N | 4006 S 291ST ST |
| 009 | 032104 | 9156 | 10/18/10 | \$149,000 | \$146,000 | 1800 | 7 | 1952 | 4 | 16920 | N | N | 29233 51ST AVE S |
| 009 | 131210 | 0070 | 2/3/10 | \$165,000 | \$151,000 | 1290 | 7 | 1967 | 4 | 6300 | N | N | 3420 S 290TH ST |
| 009 | 769663 | 0400 | 8/25/09 | \$178,400 | \$156,000 | 1300 | 7 | 1976 | 4 | 7500 | N | N | 30122 42ND PL S |
| 009 | 789550 | 0550 | 12/30/09 | \$175,000 | \$158,000 | 900 | 7 | 1970 | 3 | 7904 | N | N | 29810 43RD AVE S |
| 009 | 815963 | 0270 | 10/26/09 | \$178,000 | \$158,000 | 1220 | 7 | 1976 | 3 | 8819 | N | N | 29017 46TH PL S |
| 009 | 131120 | 0340 | 5/27/10 | \$169,000 | \$159,000 | 1250 | 7 | 1963 | 3 | 7210 | N | N | 4327 S 291ST ST |
| 009 | 753120 | 0120 | 5/26/10 | \$170,000 | \$160,000 | 830 | 7 | 1969 | 4 | 7416 | N | N | 3521 S 295TH ST |
| 009 | 131280 | 0090 | 11/9/09 | \$179,000 | \$160,000 | 1340 | 7 | 1966 | 4 | 7200 | N | N | 29101 32ND PL S |
| 009 | 131290 | 0120 | 5/5/10 | \$174,000 | \$163,000 | 1250 | 7 | 1967 | 4 | 10685 | N | N | 29209 32ND PL S |
| 009 | 815963 | 0160 | 11/11/08 | \$205,000 | \$164,000 | 1320 | 7 | 1976 | 4 | 7125 | N | N | 4621 S 290TH PL |
| 009 | 769650 | 0040 | 2/26/08 | \$226,000 | \$166,000 | 970 | 7 | 1968 | 3 | 7200 | N | N | 29827 45TH PL S |
| 009 | 246050 | 0040 | 9/26/09 | \$189,000 | \$167,000 | 1200 | 7 | 1968 | 4 | 7800 | N | N | 29712 45TH AVE S |
| 009 | 131290 | 0170 | 8/7/09 | \$195,000 | \$169,000 | 1250 | 7 | 1967 | 3 | 8280 | N | N | 3215 S 292ND ST |
| 009 | 337600 | 0180 | 4/8/10 | \$181,000 | \$169,000 | 1010 | 7 | 1967 | 4 | 7300 | N | N | 28901 44TH PL S |
| 009 | 131130 | 0020 | 5/28/09 | \$199,950 | \$170,000 | 1250 | 7 | 1963 | 3 | 7210 | N | N | 28812 37TH AVE S |
| 009 | 131120 | 0770 | 11/24/09 | \$189,999 | \$170,000 | 1050 | 7 | 1963 | 3 | 7245 | N | N | 4223 S 293RD ST |
| 009 | 131150 | 0330 | 5/25/10 | \$181,000 | \$171,000 | 1250 | 7 | 1966 | 4 | 6912 | N | N | 29402 39TH AVE S |
| 009 | 131110 | 0560 | 3/24/08 | \$234,500 | \$173,000 | 1170 | 7 | 1962 | 3 | 7590 | N | N | 3524 S 293RD PL |
| 009 | 131110 | 0370 | 7/24/09 | \$199,950 | \$173,000 | 1090 | 7 | 1962 | 4 | 8640 | N | N | 29453 38TH PL S |
| 009 | 131160 | 0050 | 9/24/08 | \$224,000 | \$176,000 | 1250 | 7 | 1965 | 4 | 7245 | N | N | 29015 45TH PL S |
| 009 | 246050 | 0060 | 9/15/09 | \$199,900 | \$176,000 | 1280 | 7 | 1969 | 3 | 7140 | N | N | 29704 45TH AVE S |
| 009 | 131220 | 0080 | 5/4/09 | \$208,000 | \$176,000 | 1040 | 7 | 1964 | 4 | 7300 | N | N | 4205 S 288TH PL |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 009 | 769660 | 0230 | 11/5/10 | \$180,000 | \$177,000 | 1280 | 7 | 1973 | 3 | 7820 | N | N | 30026 45TH PL S |
| 009 | 555690 | 0240 | 12/15/08 | \$220,000 | \$178,000 | 1010 | 7 | 1969 | 3 | 6175 | N | N | 3525 S 292ND ST |
| 009 | 555690 | 0230 | 2/10/09 | \$216,000 | \$178,000 | 1010 | 7 | 1968 | 4 | 6175 | N | N | 3521 S 292ND ST |
| 009 | 131220 | 0120 | 9/1/09 | \$204,000 | \$178,000 | 1250 | 7 | 1965 | 3 | 8320 | N | N | 4220 S 289TH PL |
| 009 | 387670 | 0180 | 12/31/09 | \$196,457 | \$178,000 | 1770 | 7 | 1968 | 3 | 8460 | N | N | 29651 34TH AVE S |
| 009 | 387670 | 0150 | 8/13/09 | \$207,000 | \$180,000 | 1100 | 7 | 1968 | 3 | 8400 | N | N | 3223 S 296TH PL |
| 009 | 131191 | 0050 | 3/17/08 | \$245,000 | \$181,000 | 1170 | 7 | 1967 | 3 | 7200 | N | N | 29638 41ST PL S |
| 009 | 131140 | 0170 | 12/9/08 | \$225,000 | \$181,000 | 1160 | 7 | 1964 | 4 | 7392 | N | N | 4251 S 290TH ST |
| 009 | 769662 | 0260 | 3/9/08 | \$250,000 | \$184,000 | 1620 | 7 | 1976 | 3 | 7200 | N | N | 4529 S 300TH PL |
| 009 | 131110 | 0020 | 6/23/09 | \$215,000 | \$184,000 | 1250 | 7 | 1962 | 3 | 8030 | N | N | 29236 34TH AVE S |
| 009 | 131160 | 0440 | 5/1/08 | \$245,000 | \$184,000 | 1160 | 7 | 1966 | 4 | 7350 | N | N | 29310 45TH PL S |
| 009 | 131291 | 0310 | 10/14/08 | \$236,000 | \$187,000 | 1070 | 7 | 1985 | 3 | 7458 | N | N | 4049 S 302ND PL |
| 009 | 204800 | 0190 | 8/27/08 | \$242,500 | \$189,000 | 1280 | 7 | 2001 | 3 | 2407 | N | N | 30035 34TH AVE S |
| 009 | 131291 | 0300 | 9/29/09 | \$214,000 | \$189,000 | 1190 | 7 | 1985 | 3 | 7326 | N | N | 4043 S 302ND PL |
| 009 | 769650 | 0280 | 10/14/08 | \$239,900 | \$190,000 | 910 | 7 | 1971 | 3 | 7194 | N | N | 29806 47TH PL S |
| 009 | 131111 | 0070 | 2/21/08 | \$259,950 | \$190,000 | 1290 | 7 | 1997 | 3 | 6600 | N | N | 3240 S 302ND PL |
| 009 | 131150 | 0300 | 8/12/09 | \$220,000 | \$191,000 | 1250 | 7 | 1966 | 4 | 9500 | N | N | 29516 39TH AVE S |
| 009 | 541320 | 0040 | 10/23/09 | \$215,000 | \$191,000 | 1580 | 7 | 1990 | 3 | 7704 | N | N | 3416 S 298TH PL |
| 009 | 769662 | 0300 | 4/27/10 | \$205,000 | \$192,000 | 1060 | 7 | 1976 | 3 | 8925 | N | N | 4601 S 300TH PL |
| 009 | 246060 | 0110 | 9/16/09 | \$218,000 | \$192,000 | 1020 | 7 | 1975 | 4 | 7068 | N | N | 4504 S 300TH ST |
| 009 | 815963 | 0260 | 10/6/10 | \$197,000 | \$193,000 | 1320 | 7 | 1976 | 4 | 8819 | N | N | 29009 46TH PL S |
| 009 | 131120 | 0570 | 11/19/08 | \$245,000 | \$196,000 | 950 | 7 | 1963 | 4 | 7350 | N | N | 29223 45TH AVE S |
| 009 | 131160 | 0560 | 7/17/08 | \$255,000 | \$196,000 | 1050 | 7 | 1965 | 4 | 6798 | N | N | 29102 45TH PL S |
| 009 | 204800 | 0130 | 5/26/10 | \$207,600 | \$196,000 | 1620 | 7 | 2002 | 3 | 2961 | N | N | 30137 36TH PL S |
| 009 | 131160 | 0180 | 2/8/10 | \$215,000 | \$197,000 | 1250 | 7 | 1965 | 4 | 7350 | N | N | 29319 45TH PL S |
| 009 | 131100 | 0020 | 3/2/10 | \$214,000 | \$197,000 | 860 | 7 | 1962 | 4 | 11100 | N | N | 28805 38TH AVE S |
| 009 | 661850 | 0200 | 9/9/10 | \$203,000 | \$197,000 | 1200 | 7 | 1991 | 3 | 8294 | N | N | 29752 48TH AVE S |
| 009 | 246060 | 0150 | 5/20/08 | \$262,000 | \$198,000 | 1560 | 7 | 1975 | 3 | 8100 | N | N | 29824 45TH AVE S |
| 009 | 337600 | 0090 | 2/24/10 | \$215,000 | \$198,000 | 1940 | 7 | 1967 | 4 | 7650 | N | N | 28915 45TH PL S |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 009 | 873235 | 0070 | 10/23/08 | \$250,000 | \$199,000 | 1210 | 7 | 1978 | 3 | 7050 | N | N | 3629 S 298TH PL |
| 009 | 131110 | 0170 | 4/29/10 | \$213,000 | \$199,000 | 860 | 7 | 1962 | 4 | 8000 | N | N | 3618 S 293RD PL |
| 009 | 131291 | 0270 | 3/2/10 | \$216,000 | \$199,000 | 950 | 7 | 1983 | 3 | 7524 | N | N | 4025 S 302ND PL |
| 009 | 815963 | 0170 | 5/20/10 | \$212,500 | \$200,000 | 1320 | 7 | 1976 | 4 | 10824 | N | N | 4629 S 290TH PL |
| 009 | 815963 | 0360 | 10/4/10 | \$205,000 | \$200,000 | 1240 | 7 | 1977 | 4 | 9900 | N | N | 4602 S 292ND ST |
| 009 | 131160 | 0650 | 11/12/08 | \$252,000 | \$201,000 | 1460 | 7 | 1965 | 4 | 7245 | N | N | 3949 S 293RD ST |
| 009 | 769663 | 0020 | 6/22/10 | \$214,000 | \$203,000 | 1620 | 7 | 1976 | 3 | 7076 | N | N | 30024 44TH CT S |
| 009 | 131160 | 0580 | 3/27/08 | \$275,000 | \$204,000 | 1250 | 7 | 1965 | 4 | 7220 | N | N | 29014 45TH PL S |
| 009 | 131110 | 0270 | 2/24/09 | \$246,850 | \$204,000 | 860 | 7 | 1962 | 4 | 7700 | N | N | 29309 38TH PL S |
| 009 | 246060 | 0060 | 3/22/10 | \$221,500 | \$205,000 | 1480 | 7 | 1973 | 4 | 6966 | N | N | 29835 45TH AVE S |
| 009 | 815962 | 0320 | 10/31/08 | \$260,000 | \$207,000 | 1840 | 7 | 1976 | 3 | 9222 | N | N | 4904 S 293RD ST |
| 009 | 131160 | 0310 | 1/10/08 | \$289,127 | \$208,000 | 1450 | 7 | 1966 | 4 | 7350 | N | N | 4119 S 294TH ST |
| 009 | 131291 | 0230 | 7/21/08 | \$272,000 | \$209,000 | 1560 | 7 | 1984 | 3 | 10395 | N | N | 4003 S 302ND PL |
| 009 | 131180 | 0090 | 8/25/08 | \$270,000 | \$210,000 | 1050 | 7 | 1967 | 3 | 7665 | N | N | 29520 47TH AVE S |
| 009 | 261670 | 0010 | 1/30/08 | \$290,000 | \$210,000 | 1570 | 7 | 1985 | 4 | 8562 | N | N | 5018 S 301ST DR |
| 009 | 815961 | 0090 | 4/22/10 | \$225,000 | \$210,000 | 1300 | 7 | 1974 | 4 | 5920 | N | N | 29020 50TH AVE S |
| 009 | 204800 | 0240 | 5/23/08 | \$280,000 | \$211,000 | 1340 | 7 | 2001 | 3 | 2592 | N | N | 3338 S 301ST PL |
| 009 | 131160 | 0130 | 7/25/08 | \$275,000 | \$212,000 | 1450 | 7 | 1965 | 4 | 7350 | N | N | 29225 45TH PL S |
| 009 | 131181 | 0110 | 10/16/09 | \$240,000 | \$213,000 | 1110 | 7 | 1968 | 3 | 9000 | N | N | 29646 36TH PL S |
| 009 | 800123 | 0070 | 1/15/09 | \$262,000 | \$214,000 | 1520 | 7 | 1978 | 3 | 7525 | N | N | 28901 46TH PL S |
| 009 | 131150 | 0220 | 8/1/08 | \$278,250 | \$215,000 | 1450 | 7 | 1966 | 3 | 10350 | N | N | 29520 38TH PL S |
| 009 | 131100 | 0380 | 7/13/09 | \$250,000 | \$215,000 | 1050 | 7 | 1962 | 4 | 8240 | N | N | 29216 39TH AVE S |
| 009 | 131210 | 0080 | 9/16/09 | \$245,000 | \$215,000 | 1410 | 7 | 1967 | 4 | 7200 | N | N | 29014 34TH AVE S |
| 009 | 949180 | 0320 | 1/4/08 | \$300,000 | \$216,000 | 1540 | 7 | 1990 | 3 | 9921 | N | N | 3309 S 299TH ST |
| 009 | 387650 | 0380 | 5/7/08 | \$289,000 | \$217,000 | 1460 | 7 | 1966 | 4 | 7725 | N | N | 29417 34TH AVE S |
| 009 | 541320 | 0060 | 6/24/08 | \$285,500 | \$218,000 | 1580 | 7 | 1990 | 3 | 7542 | N | N | 3415 S 298TH PL |
| 009 | 949180 | 0270 | 10/17/08 | \$275,000 | \$218,000 | 1540 | 7 | 1990 | 3 | 7323 | N | N | 3211 S 299TH ST |
| 009 | 894725 | 0130 | 10/26/09 | \$245,900 | \$219,000 | 1882 | 7 | 2005 | 3 | 3842 | N | N | 29710 34TH CT S |
| 009 | 131110 | 0320 | 5/6/09 | \$259,950 | \$220,000 | 1060 | 7 | 1963 | 4 | 8470 | N | N | 29350 38TH PL S |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 009 | 131150 | 0040 | 3/10/08 | \$300,000 | \$221,000 | 1050 | 7 | 1966 | 4 | 10000 | N | N | 29317 41ST AVE S |
| 009 | 204800 | 0390 | 8/15/08 | \$284,950 | \$221,000 | 1550 | 7 | 2001 | 3 | 3115 | N | N | 30060 34TH AVE S |
| 009 | 293500 | 0090 | 10/29/09 | \$248,450 | \$221,000 | 1600 | 7 | 1970 | 3 | 7225 | N | N | 29662 43RD PL S |
| 009 | 789550 | 0090 | 3/25/08 | \$300,000 | \$222,000 | 1810 | 7 | 1969 | 3 | 7000 | N | N | 29847 42ND AVE S |
| 009 | 769663 | 0230 | 3/25/08 | \$300,000 | \$222,000 | 1100 | 7 | 1976 | 3 | 7140 | N | N | 30227 42ND PL S |
| 009 | 789550 | 0590 | 9/12/08 | \$283,668 | \$222,000 | 1580 | 7 | 1971 | 3 | 8550 | N | N | 29813 43RD PL S |
| 009 | 246060 | 0140 | 8/23/10 | \$230,000 | \$222,000 | 1900 | 7 | 1975 | 4 | 8120 | N | N | 29830 45TH AVE S |
| 009 | 131210 | 0080 | 1/30/08 | \$309,000 | \$224,000 | 1410 | 7 | 1967 | 4 | 7200 | N | N | 29014 34TH AVE S |
| 009 | 131120 | 0290 | 7/31/09 | \$258,000 | \$224,000 | 1190 | 7 | 1963 | 4 | 7392 | N | N | 4340 S 291ST ST |
| 009 | 815961 | 0160 | 2/6/08 | \$309,990 | \$225,000 | 1350 | 7 | 1975 | 4 | 8560 | N | N | 4918 S 290TH PL |
| 009 | 769662 | 0270 | 10/1/09 | \$255,000 | \$225,000 | 1060 | 7 | 1976 | 3 | 7200 | N | N | 4535 S 300TH PL |
| 009 | 769663 | 0340 | 3/13/09 | \$272,000 | \$226,000 | 1070 | 7 | 1976 | 4 | 7380 | N | N | 4306 S 303RD ST |
| 009 | 545070 | 0100 | 4/13/10 | \$244,000 | \$227,000 | 1140 | 7 | 1997 | 3 | 5010 | N | N | 29853 48TH AVE S |
| 009 | 131111 | 0200 | 12/6/10 | \$230,000 | \$228,000 | 1170 | 7 | 1995 | 3 | 6399 | N | N | 3207 S 302ND PL |
| 009 | 387660 | 0090 | 6/15/10 | \$245,000 | \$232,000 | 1200 | 7 | 1967 | 3 | 7000 | N | N | 3233 S 295TH PL |
| 009 | 800121 | 0180 | 3/24/10 | \$250,000 | \$232,000 | 1230 | 7 | 1978 | 4 | 7350 | N | N | 4620 S 289TH PL |
| 009 | 661850 | 0050 | 3/28/08 | \$315,000 | \$233,000 | 1180 | 7 | 1991 | 3 | 8387 | N | N | 29729 48TH AVE S |
| 009 | 131140 | 0360 | 11/19/09 | \$260,000 | \$233,000 | 1446 | 7 | 1964 | 4 | 7245 | N | N | 4212 S 290TH ST |
| 009 | 815962 | 0200 | 5/19/10 | \$247,500 | \$233,000 | 1150 | 7 | 1977 | 4 | 8505 | N | N | 4908 S 294TH ST |
| 009 | 789550 | 0390 | 4/23/08 | \$315,000 | \$235,000 | 1720 | 7 | 1970 | 3 | 7700 | N | N | 29920 43RD AVE S |
| 009 | 769660 | 0180 | 11/12/09 | \$263,500 | \$235,000 | 1540 | 7 | 1974 | 4 | 8374 | N | N | 30003 45TH PL S |
| 009 | 949180 | 0120 | 6/20/08 | \$308,000 | \$235,000 | 2050 | 7 | 1990 | 4 | 9942 | N | N | 29819 34TH AVE S |
| 009 | 894725 | 0010 | 2/12/10 | \$257,500 | \$236,000 | 1966 | 7 | 2006 | 3 | 4549 | N | N | 3407 S 297TH ST |
| 009 | 025558 | 0060 | 4/28/10 | \$254,000 | \$238,000 | 1720 | 7 | 1999 | 3 | 5567 | N | N | 4121 S 292ND PL |
| 009 | 387660 | 0100 | 10/21/10 | \$243,900 | \$239,000 | 1368 | 7 | 1967 | 3 | 8775 | N | N | 3234 S 295TH PL |
| 009 | 800110 | 0220 | 8/6/09 | \$280,000 | \$243,000 | 2860 | 7 | 1996 | 3 | 6014 | N | N | 3349 S 300TH PL |
| 009 | 894725 | 0030 | 9/19/08 | \$320,000 | \$251,000 | 1424 | 7 | 2006 | 3 | 4540 | N | N | 29715 34TH CT S |
| 009 | 032104 | 9106 | 5/6/09 | \$350,000 | \$296,000 | 1420 | 7 | 1967 | 3 | 118830 | N | N | 30114 32ND AVE S |
| 009 | 387650 | 0410 | 3/27/08 | \$310,000 | \$229,000 | 1520 | 8 | 1959 | 2 | 29025 | N | N | 29261 34TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 27
(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 | 889290 | 0130 | 3/22/10 | \$199,000 | \$184,000 | 1410 | 7 | 1998 | 3 | 7968 | N | N | 3820 I PL NE |
| 010 | 158060 | 0019 | 8/21/08 | \$250,000 | \$195,000 | 1550 | 7 | 1965 | 3 | 39375 | Y | N | 3205 WEST VALLEY HWY N |
| 010 | 352204 | 9100 | 2/26/09 | \$240,000 | \$198,000 | 1300 | 7 | 1997 | 3 | 26000 | N | N | 27243 51ST PL S |
| 010 | 936000 | 0130 | 1/27/09 | \$264,000 | \$216,000 | 1500 | 7 | 1968 | 3 | 14472 | N | N | 4638 B ST NW |
| 010 | 733822 | 1010 | 3/17/10 | \$220,000 | \$204,000 | 2117 | 8 | 2006 | 3 | 3703 | N | N | 1218 32ND ST NE |
| 010 | 866916 | 0020 | 4/9/09 | \$248,240 | \$208,000 | 1550 | 8 | 2008 | 3 | 3230 | N | N | 1406 51ST ST NE |
| 010 | 866915 | 0190 | 3/17/08 | \$286,350 | \$211,000 | 1550 | 8 | 2008 | 3 | 3479 | N | N | 1317 50TH ST NE |
| 010 | 733822 | 0430 | 9/20/10 | \$218,000 | \$212,000 | 2150 | 8 | 2006 | 3 | 3398 | N | N | 1168 32ND PL NE |
| 010 | 866915 | 0230 | 3/17/08 | \$291,330 | \$215,000 | 1550 | 8 | 2008 | 3 | 3479 | N | N | 1245 50TH ST NE |
| 010 | 866915 | 0150 | 3/18/08 | \$292,698 | \$216,000 | 1550 | 8 | 2008 | 3 | 3379 | N | N | 1312 51ST ST NE |
| 010 | 733822 | 0470 | 5/1/09 | \$256,000 | \$216,000 | 1738 | 8 | 2008 | 3 | 3398 | N | N | 1159 32ND ST NE |
| 010 | 866915 | 0200 | 3/19/08 | \$294,545 | \$217,000 | 1550 | 8 | 2008 | 3 | 3479 | N | N | 1313 50TH ST NE |
| 010 | 866916 | 0040 | 3/15/10 | \$238,220 | \$220,000 | 1550 | 8 | 2010 | 3 | 3230 | N | N | 1414 51ST ST NE |
| 010 | 866915 | 0250 | 4/30/08 | \$297,000 | \$222,000 | 1550 | 8 | 2008 | 3 | 3815 | N | N | 1237 50TH ST NE |
| 010 | 866915 | 0210 | 3/19/08 | \$302,334 | \$223,000 | 1805 | 8 | 2008 | 3 | 3479 | N | N | 1309 50TH ST NE |
| 010 | 866916 | 0330 | 7/13/09 | \$258,615 | \$223,000 | 1550 | 8 | 2009 | 3 | 3402 | N | N | 1407 50TH ST NE |
| 010 | 866915 | 0130 | 2/17/09 | \$270,000 | \$223,000 | 1805 | 8 | 2008 | 3 | 3379 | N | N | 1304 51ST ST NE |
| 010 | 866915 | 0280 | 9/26/08 | \$285,000 | \$224,000 | 1550 | 8 | 2008 | 3 | 3479 | N | N | 1225 50TH ST NE |
| 010 | 866916 | 0220 | 5/19/10 | \$238,500 | \$225,000 | 1550 | 8 | 2010 | 3 | 3402 | N | N | 1505 50TH ST NE |
| 010 | 866916 | 0140 | 8/30/10 | \$231,900 | \$225,000 | 1550 | 8 | 2010 | 3 | 3230 | N | N | 1454 51ST ST NE |
| 010 | 866915 | 0300 | 8/14/08 | \$290,700 | \$226,000 | 1550 | 8 | 2008 | 3 | 3479 | N | N | 1217 50TH ST NE |
| 010 | 866915 | 0270 | 5/21/08 | \$301,035 | \$227,000 | 1550 | 8 | 2008 | 3 | 3479 | N | N | 50TH ST NE |
| 010 | 866915 | 0090 | 2/19/09 | \$274,990 | \$227,000 | 1805 | 8 | 2008 | 3 | 3379 | N | N | 1234 51ST ST NE |
| 010 | 866916 | 0310 | 9/8/09 | \$258,445 | \$227,000 | 1805 | 8 | 2009 | 3 | 3402 | N | N | 1415 50TH ST NE |
| 010 | 733822 | 0810 | 7/15/10 | \$239,950 | \$229,000 | 1738 | 8 | 2010 | 3 | 3738 | N | N | 1425 32ND ST NE |
| 010 | 733822 | 1070 | 9/21/10 | \$235,000 | \$229,000 | 2235 | 8 | 2006 | 3 | 3703 | N | N | 1204 32ND ST NE |
| 010 | 866915 | 0110 | 6/5/08 | \$302,709 | \$230,000 | 1550 | 8 | 2008 | 3 | 3379 | N | N | 1242 51ST ST NE |
| 010 | 866915 | 0140 | 2/24/10 | \$250,000 | \$230,000 | 1550 | 8 | 2008 | 3 | 3379 | N | N | 1308 51ST ST NE |
| 010 | 866916 | 0050 | 11/3/09 | \$258,385 | \$230,000 | 1805 | 8 | 2009 | 3 | 3230 | N | N | 1418 51ST ST NE |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 | 866915 | 0650 | 2/13/09 | \$279,990 | \$231,000 | 2099 | 8 | 2008 | 3 | 4419 | N | N | 1321 49TH ST NE |
| 010 | 866915 | 0240 | 3/4/09 | \$280,000 | \$232,000 | 1550 | 8 | 2008 | 3 | 3143 | N | N | 1241 50TH ST NE |
| 010 | 866916 | 0160 | 12/3/10 | \$235,000 | \$233,000 | 1805 | 8 | 2010 | 3 | 3230 | N | N | 1510 51ST ST NE |
| 010 | 866916 | 0100 | 11/4/09 | \$263,550 | \$235,000 | 1805 | 8 | 2009 | 3 | 3230 | N | N | 1438 51ST ST NE |
| 010 | 733822 | 0260 | 4/22/10 | \$251,000 | \$235,000 | 1738 | 8 | 2009 | 3 | 3721 | N | N | 1343 32ND PL NE |
| 010 | 866915 | 0310 | 11/4/08 | \$296,937 | \$237,000 | 2095 | 8 | 2008 | 3 | 3479 | N | N | 1213 50TH ST NE |
| 010 | 866916 | 0250 | 12/2/09 | \$264,315 | \$237,000 | 1805 | 8 | 2009 | 3 | 3402 | N | N | 1439 50TH ST NE |
| 010 | 866916 | 0010 | 5/18/09 | \$279,990 | \$237,000 | 2095 | 8 | 2008 | 3 | 3438 | N | N | 1402 51ST ST NE |
| 010 | 733822 | 1050 | 4/24/08 | \$317,950 | \$238,000 | 2150 | 8 | 2007 | 3 | 3703 | N | N | 1208 32ND ST NE |
| 010 | 866915 | 0010 | 7/13/09 | \$275,590 | \$238,000 | 1805 | 8 | 2009 | 3 | 3551 | N | N | 1202 51ST ST NE |
| 010 | 866916 | 0120 | 5/5/10 | \$254,000 | \$238,000 | 1805 | 8 | 2010 | 3 | 3230 | N | N | 1446 51ST ST NE |
| 010 | 866916 | 0290 | 7/21/10 | \$248,000 | \$238,000 | 1805 | 8 | 2010 | 3 | 3402 | N | N | 1423 50TH ST NE |
| 010 | 866916 | 0150 | 11/22/10 | \$240,000 | \$238,000 | 2095 | 8 | 2010 | 3 | 3230 | N | N | 1506 51ST ST NE |
| 010 | 866915 | 0070 | 9/8/08 | \$305,647 | \$239,000 | 1805 | 8 | 2008 | 3 | 3379 | N | N | 1226 51ST ST NE |
| 010 | 866915 | 0320 | 11/4/08 | \$299,877 | \$239,000 | 2095 | 8 | 2008 | 3 | 3399 | N | N | 1209 50TH ST NE |
| 010 | 866916 | 0280 | 10/18/09 | \$269,840 | \$239,000 | 2095 | 8 | 2009 | 3 | 3402 | N | N | 1427 50 TH ST NE |
| 010 | 733822 | 0150 | 2/20/08 | \$328,000 | \$240,000 | 2150 | 8 | 2007 | 3 | 3721 | N | N | 1211 32ND PL NE |
| 010 | 866915 | 0120 | 11/24/08 | \$299,265 | \$240,000 | 2095 | 8 | 2008 | 3 | 3379 | N | N | 1246 51ST ST NE |
| 010 | 866916 | 0030 | 7/31/09 | \$277,295 | \$240,000 | 1805 | 8 | 2009 | 3 | 3230 | N | N | 1410 51ST ST NE |
| 010 | 733822 | 0310 | 11/6/09 | \$269,950 | \$241,000 | 1738 | 8 | 2009 | 3 | 3721 | N | N | 1427 32ND PL NE |
| 010 | 866916 | 0070 | 10/26/09 | \$271,125 | \$241,000 | 2095 | 8 | 2009 | 3 | 3230 | N | N | 1426 51 ST ST NE |
| 010 | 866915 | 0160 | 3/13/08 | \$328,250 | \$242,000 | 1805 | 8 | 2008 | 3 | 3379 | N | N | 1316 51ST ST NE |
| 010 | 866916 | 0130 | 4/20/10 | \$258,910 | \$242,000 | 2095 | 8 | 2010 | 3 | 3230 | N | N | 1450 51ST ST NE |
| 010 | 866918 | 0150 | 7/2/10 | \$253,850 | \$242,000 | 1984 | 8 | 2010 | 3 | 4419 | N | N | 1403 49TH AVE NE |
| 010 | 866915 | 0180 | 4/4/08 | \$327,000 | \$243,000 | 1805 | 8 | 2008 | 3 | 3533 | N | N | 1321 50TH ST NE |
| 010 | 866915 | 0050 | 10/13/08 | \$307,027 | \$243,000 | 1805 | 8 | 2008 | 3 | 3379 | N | N | 1218 51ST ST NE |
| 010 | 733822 | 0280 | 12/2/09 | \$269,950 | \$243,000 | 1738 | 8 | 2009 | 3 | 3721 | N | N | 1401 32ND PL NE |
| 010 | 733822 | 0570 | 8/7/08 | \$315,500 | \$244,000 | 2117 | 8 | 2006 | 3 | 3712 | N | N | 1264 32ND PL NE |
| 010 | 733822 | 0690 | 4/29/09 | \$290,000 | \$244,000 | 2026 | 8 | 2006 | 3 | 4772 | N | N | 1346 32ND PL NE |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 | 866916 | 0490 | 4/6/10 | \$262,320 | \$244,000 | 1984 | 8 | 2010 | 3 | 4275 | N | N | 1516 50TH ST NE |
| 010 | 866916 | 0420 | 11/23/09 | \$272,640 | \$244,000 | 2200 | 8 | 2009 | 3 | 4275 | N | N | 1428 50TH ST NE |
| 010 | 733822 | 0460 | 1/22/09 | \$299,950 | \$245,000 | 1947 | 8 | 2008 | 3 | 3398 | N | N | 1157 32ND ST NE |
| 010 | 866915 | 0410 | 11/13/08 | \$306,045 | \$245,000 | 2099 | 8 | 2008 | 3 | 4429 | N | N | 1206 50TH ST NE |
| 010 | 733822 | 1110 | 2/10/09 | \$298,700 | \$246,000 | 2150 | 8 | 2006 | 3 | 3703 | N | N | 1162 32ND ST NE |
| 010 | 866916 | 0360 | 10/12/09 | \$278,930 | \$247,000 | 2099 | 8 | 2009 | 3 | 4291 | N | N | 1404 50TH ST NE |
| 010 | 733822 | 0680 | 8/5/08 | \$319,950 | \$248,000 | 2026 | 8 | 2006 | 3 | 4398 | N | N | 1321 32ND ST NE |
| 010 | 866916 | 0270 | 11/18/09 | \$278,550 | \$249,000 | 1550 | 8 | 2009 | 3 | 3402 | N | N | 1431 50TH ST NE |
| 010 | 733822 | 0790 | 10/27/09 | \$279,950 | \$249,000 | 1738 | 8 | 2009 | 3 | 3738 | N | N | 1415 32ND ST NE |
| 010 | 733822 | 0210 | 9/30/08 | \$316,000 | \$249,000 | 2117 | 8 | 2006 | 3 | 3721 | N | N | 1259 32ND PL NE |
| 010 | 866916 | 0240 | 2/9/10 | \$271,925 | \$249,000 | 2095 | 8 | 2009 | 3 | 3402 | N | N | 1443 50TH ST NE |
| 010 | 866915 | 0540 | 6/6/08 | \$330,000 | \$250,000 | 2477 | 8 | 2008 | 3 | 4039 | N | N | 4917 M ST NE |
| 010 | 866916 | 0060 | 4/23/10 | \$267,150 | \$250,000 | 2095 | 8 | 2010 | 3 | 3230 | N | N | 1422 51ST ST NE |
| 010 | 866916 | 0440 | 11/6/09 | \$280,291 | \$250,000 | 2437 | 8 | 2009 | 3 | 4275 | N | N | 1436 50TH ST NE |
| 010 | 866915 | 0330 | 10/2/08 | \$317,870 | \$251,000 | 1805 | 8 | 2008 | 3 | 3476 | N | N | 1205 50TH ST NE |
| 010 | 733822 | 0220 | 7/24/09 | \$289,950 | \$251,000 | 2150 | 8 | 2008 | 3 | 3721 | N | N | 1267 32ND PL NE |
| 010 | 866916 | 0320 | 7/31/09 | \$290,000 | \$251,000 | 2095 | 8 | 2009 | 3 | 3402 | N | N | 1411 50TH ST NE |
| 010 | 866916 | 0460 | 3/1/10 | \$272,455 | \$251,000 | 2099 | 8 | 2010 | 3 | 4275 | N | N | 1504 50TH ST NE |
| 010 | 733822 | 0180 | 9/26/08 | \$320,000 | \$252,000 | 2150 | 8 | 2007 | 3 | 3721 | N | N | 1227 32ND PL NE |
| 010 | 866915 | 0610 | 6/25/09 | \$294,250 | \$252,000 | 2099 | 8 | 2009 | 3 | 4429 | N | N | 1314 50TH ST NE |
| 010 | 866916 | 0400 | 4/20/10 | \$270,000 | \$252,000 | 2200 | 8 | 2010 | 3 | 4275 | N | N | 1420 50TH ST NE |
| 010 | 866915 | 0060 | 8/7/08 | \$327,005 | \$253,000 | 2095 | 8 | 2008 | 3 | 3379 | N | N | 1222 51ST ST NE |
| 010 | 866915 | 0040 | 9/29/08 | \$320,555 | \$253,000 | 2095 | 8 | 2008 | 3 | 3379 | N | N | 1214 51ST ST NE |
| 010 | 733822 | 0970 | 6/22/09 | \$295,000 | \$253,000 | 2117 | 8 | 2006 | 3 | 3703 | N | N | 1252 32ND ST NE |
| 010 | 733822 | 0250 | 5/2/10 | \$269,950 | \$253,000 | 2235 | 8 | 2009 | 3 | 3721 | N | N | 1333 32ND PL NE |
| 010 | 866916 | 0450 | 10/19/10 | \$258,000 | \$253,000 | 1984 | 8 | 2010 | 3 | 4275 | N | N | 1440 50TH ST NE |
| 010 | 733822 | 0630 | 7/11/08 | \$331,239 | \$254,000 | 2150 | 8 | 2007 | 3 | 3802 | N | N | 1217 32ND ST NE |
| 010 | 733822 | 0380 | 7/24/08 | \$329,600 | \$254,000 | 2150 | 8 | 2006 | 3 | 3398 | N | N | 1152 32ND PL NE |
| 010 | 866915 | 0670 | 10/30/08 | \$318,545 | \$254,000 | 2099 | 8 | 2008 | 3 | 4416 | N | N | 1313 49TH ST NE |

Improved Sales Used in this Annual Update Analysis
Area 27
(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 | 733822 | 0390 | 8/6/08 | \$328,000 | \$254,000 | 2235 | 8 | 2006 | 3 | 3398 | N | N | 1154 32ND PL NE |
| 010 | 866915 | 0480 | 9/26/08 | \$322,710 | \$254,000 | 2477 | 8 | 2008 | 3 | 5676 | N | N | 4904 L CT NE |
| 010 | 866916 | 0430 | 4/1/10 | \$273,393 | \$254,000 | 2099 | 8 | 2010 | 3 | 4275 | N | N | 1432 50TH ST NE |
| 010 | 866918 | 0160 | 6/25/10 | \$266,985 | \$254,000 | 2099 | 8 | 2010 | 3 | 5764 | N | N | 1404 49TH ST NE |
| 010 | 866915 | 0020 | 9/19/08 | \$325,230 | \$255,000 | 2095 | 8 | 2008 | 3 | 3456 | N | N | 1206 51ST ST NE |
| 010 | 733822 | 0190 | 5/5/08 | \$339,950 | \$255,000 | 2117 | 8 | 2006 | 3 | 3721 | N | N | 1231 32ND PL NE |
| 010 | 866916 | 0350 | 9/28/09 | \$289,433 | \$255,000 | 2200 | 8 | 2009 | 3 | 4429 | N | N | 1326 50TH ST NE |
| 010 | 866915 | 0500 | 9/5/08 | \$326,990 | \$256,000 | 2437 | 8 | 2008 | 3 | 4612 | N | N | 4912 L CT NE |
| 010 | 733822 | 0230 | 6/10/09 | \$299,950 | \$256,000 | 2235 | 8 | 2008 | 3 | 3867 | N | N | 1313 32ND PL NE |
| 010 | 866916 | 0230 | 2/18/10 | \$279,150 | \$256,000 | 2095 | 8 | 2009 | 3 | 3402 | N | N | 1447 50TH ST NE |
| 010 | 866915 | 0600 | 8/5/09 | \$295,000 | \$256,000 | 2477 | 8 | 2009 | 3 | 4428 | N | N | 1310 50TH ST NE |
| 010 | 866915 | 0460 | 3/6/08 | \$350,000 | \$257,000 | 2477 | 8 | 2008 | 3 | 4170 | N | N | 4909 L CT NE |
| 010 | 866916 | 0080 | 12/31/09 | \$284,000 | \$257,000 | 1805 | 8 | 2009 | 3 | 3230 | N | N | 1430 51ST ST NE |
| 010 | 866915 | 0520 | 10/6/08 | \$324,990 | \$257,000 | 2437 | 8 | 2008 | 3 | 4922 | N | N | 4920 L CT NE |
| 010 | 866916 | 0260 | 10/26/09 | \$289,425 | \$257,000 | 2095 | 8 | 2009 | 3 | 3402 | N | N | 1435 50TH ST NE |
| 010 | 733822 | 0580 | 4/19/10 | \$275,000 | \$257,000 | 2150 | 8 | 2009 | 3 | 3712 | N | N | 1310 32ND PL NE |
| 010 | 733822 | 0800 | 6/29/10 | \$269,950 | \$257,000 | 2235 | 8 | 2010 | 3 | 3738 | N | N | 1421 32ND ST NE |
| 010 | 866915 | 0510 | 6/16/08 | \$339,365 | \$258,000 | 2477 | 8 | 2008 | 3 | 4157 | N | N | 4916 L CT NE |
| 010 | 866915 | 0560 | 9/24/08 | \$327,990 | \$258,000 | 2477 | 8 | 2008 | 3 | 4746 | N | N | 4909 M ST NE |
| 010 | 866916 | 0410 | 5/18/09 | \$305,000 | \$258,000 | 2099 | 8 | 2008 | 3 | 4275 | N | N | 1424 50TH ST NE |
| 010 | 866916 | 0110 | 3/10/10 | \$278,815 | \$258,000 | 2095 | 8 | 2010 | 3 | 3230 | N | N | 1442 51ST ST NE |
| 010 | 866915 | 0630 | 4/20/09 | \$306,825 | \$258,000 | 2437 | 8 | 2008 | 3 | 4429 | N | N | 1322 50TH ST NE |
| 010 | 866915 | 0080 | 8/12/08 | \$334,450 | \$259,000 | 2095 | 8 | 2008 | 3 | 3379 | N | N | 1230 51ST ST NE |
| 010 | 733822 | 0450 | 9/18/08 | \$329,950 | \$259,000 | 2026 | 8 | 2006 | 3 | 4899 | N | N | 1151 32ND ST NE |
| 010 | 866915 | 0550 | 3/26/08 | \$350,000 | \$259,000 | 2437 | 8 | 2008 | 3 | 4234 | N | N | 4913 M ST NE |
| 010 | 866916 | 0470 | 1/27/10 | \$283,855 | \$259,000 | 2099 | 8 | 2009 | 3 | 4275 | N | N | 1508 50TH ST NE |
| 010 | 866915 | 0490 | 8/15/08 | \$334,990 | \$260,000 | 2437 | 8 | 2008 | 3 | 4109 | N | N | 4908 L CT NE |
| 010 | 866916 | 0340 | 6/9/09 | \$305,305 | \$260,000 | 2095 | 8 | 2008 | 3 | 4012 | N | N | 1403 50TH ST NE |
| 010 | 733822 | 0990 | 7/30/09 | \$300,000 | \$260,000 | 2150 | 8 | 2008 | 3 | 3703 | N | N | 1232 32ND ST NE |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 | 866916 | 0210 | 5/28/10 | \$275,346 | \$260,000 | 2095 | 8 | 2010 | 3 | 3402 | N | N | 1509 50TH ST NE |
| 010 | 866915 | 0170 | 3/11/08 | \$354,689 | \$261,000 | 2095 | 8 | 2008 | 3 | 3617 | N | N | 1320 51ST ST NE |
| 010 | 733822 | 0770 | 7/28/09 | \$300,950 | \$261,000 | 2026 | 8 | 2008 | 3 | 4811 | N | N | 1332 32ND ST NE |
| 010 | 866915 | 0640 | 1/19/09 | \$319,800 | \$261,000 | 2477 | 8 | 2008 | 3 | 4418 | N | N | 1325 49TH ST NE |
| 010 | 866915 | 0590 | 4/24/09 | \$310,000 | \$261,000 | 2437 | 8 | 2008 | 3 | 4429 | N | N | 1306 50TH ST NE |
| 010 | 733822 | 0040 | 9/20/10 | \$268,000 | \$261,000 | 2728 | 8 | 2006 | 3 | 5291 | N | N | 1147 32ND PL NE |
| 010 | 866915 | 0530 | 9/12/08 | \$334,645 | \$262,000 | 2200 | 8 | 2008 | 3 | 4037 | N | N | 4921 M ST NE |
| 010 | 866916 | 0300 | 9/3/09 | \$299,360 | \$262,000 | 2095 | 8 | 2009 | 3 | 3402 | N | N | 1419 50TH ST NE |
| 010 | 866915 | 0290 | 10/10/08 | \$332,189 | \$263,000 | 2095 | 8 | 2008 | 3 | 3479 | N | N | 1221 50TH ST NE |
| 010 | 866915 | 0100 | 12/23/08 | \$324,215 | \$263,000 | 2095 | 8 | 2008 | 3 | 3379 | N | N | 1238 51ST ST NE |
| 010 | 866915 | 0260 | 6/17/08 | \$346,567 | \$264,000 | 2095 | 8 | 2008 | 3 | 3479 | N | N | 1233 50TH ST NE |
| 010 | 733822 | 0940 | 9/28/09 | \$299,950 | \$264,000 | 2235 | 8 | 2009 | 3 | 3703 | N | N | 1338 32ND ST NE |
| 010 | 733822 | 0600 | 10/21/09 | \$299,000 | \$265,000 | 2150 | 8 | 2009 | 3 | 4058 | N | N | 1338 32ND PL NE |
| 010 | 733822 | 1020 | 6/11/08 | \$349,950 | \$266,000 | 2150 | 8 | 2007 | 3 | 3703 | N | N | 1216 32ND ST NE |
| 010 | 733822 | 0590 | 6/15/10 | \$279,950 | \$266,000 | 2150 | 8 | 2009 | 3 | 3712 | N | N | 1326 32ND PL NE |
| 010 | 866916 | 0500 | 2/22/10 | \$289,054 | \$266,000 | 2477 | 8 | 2009 | 3 | 4863 | N | N | 1520 50TH ST NE |
| 010 | 866915 | 0470 | 8/1/08 | \$346,558 | \$268,000 | 2437 | 8 | 2008 | 3 | 6408 | N | N | 4909 L CT NE |
| 010 | 733822 | 0710 | 11/10/09 | \$299,950 | \$268,000 | 2026 | 8 | 2009 | 3 | 3957 | N | N | 1422 32ND PL NE |
| 010 | 866915 | 0350 | 12/3/10 | \$269,900 | \$268,000 | 2095 | 8 | 2008 | 3 | 4612 | N | N | 1136 51ST ST NE |
| 010 | 866916 | 0370 | 9/16/09 | \$306,425 | \$269,000 | 2477 | 8 | 2009 | 3 | 4275 | N | N | 1408 50TH ST NE |
| 010 | 866916 | 0390 | 10/5/09 | \$304,363 | \$269,000 | 2437 | 8 | 2009 | 3 | 4275 | N | N | 1416 50TH ST NE |
| 010 | 866915 | 0580 | 11/26/08 | \$335,893 | \$270,000 | 2200 | 8 | 2008 | 3 | 5386 | N | N | 1302 50TH ST NE |
| 010 | 866918 | 0170 | 6/1/10 | \$287,080 | \$271,000 | 2477 | 8 | 2010 | 3 | 4132 | N | N | 1408 49TH ST NE |
| 010 | 733822 | 0910 | 3/9/08 | \$370,000 | \$272,000 | 2235 | 8 | 2007 | 3 | 3703 | N | N | 1412 32ND ST NE |
| 010 | 866915 | 0440 | 8/4/08 | \$351,335 | \$272,000 | 2477 | 8 | 2008 | 3 | 4124 | N | N | 4917 L CT NE |
| 010 | 866915 | 0220 | 3/17/08 | \$369,603 | \$273,000 | 2095 | 8 | 2008 | 3 | 3479 | N | N | 1305 50TH ST NE |
| 010 | 866916 | 0380 | 10/9/09 | \$310,000 | \$274,000 | 2437 | 8 | 2009 | 3 | 4275 | N | N | 1412 50TH ST NE |
| 010 | 866918 | 0140 | 6/15/10 | \$289,812 | \$275,000 | 2477 | 8 | 2010 | 3 | 4346 | N | N | 1407 49TH ST NE |
| 010 | 866915 | 0570 | 3/11/08 | \$374,586 | \$276,000 | 2099 | 8 | 2008 | 3 | 4958 | N | N | 4905 M ST NE |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 | 866915 | 0620 | 10/28/09 | \$310,925 | \$277,000 | 2437 | 8 | 2009 | 3 | 4429 | N | N | 1318 50TH ST NE |
| 010 | 866916 | 0480 | 3/1/10 | \$302,660 | \$279,000 | 2200 | 8 | 2009 | 3 | 4275 | N | N | 1512 50TH ST NE |
| 010 | 733822 | 1000 | 9/16/08 | \$365,000 | \$286,000 | 2672 | 8 | 2007 | 3 | 4938 | N | N | 1222 32ND ST NE |
| 010 | 733822 | 0960 | 5/28/08 | \$379,950 | \$287,000 | 2672 | 8 | 2007 | 3 | 4938 | N | N | 1312 32ND ST NE |
| 010 | 733822 | 0720 | 1/27/10 | \$315,000 | \$288,000 | 2026 | 8 | 2009 | 3 | 3957 | N | N | 1422 32ND PL NE |
| 010 | 866915 | 0660 | 2/13/09 | \$350,978 | \$289,000 | 2477 | 8 | 2008 | 3 | 4419 | N | N | 1317 49TH ST NE |
| 010 | 866915 | 0420 | 8/19/08 | \$372,981 | \$290,000 | 2477 | 8 | 2008 | 3 | 4194 | N | N | 1208 50TH ST NE |
| 010 | 733822 | 0270 | 4/27/10 | \$309,950 | \$290,000 | 2728 | 8 | 2009 | 3 | 4962 | N | N | 1353 32ND PL NE |
| 010 | 866915 | 0680 | 10/15/08 | \$373,685 | \$296,000 | 2477 | 8 | 2008 | 3 | 4388 | N | N | 1309 49TH ST NE |
| 010 | 866918 | 0190 | 7/29/10 | \$308,555 | \$296,000 | 2477 | 8 | 2010 | 3 | 5278 | N | N | 1416 49TH ST NE |
| 010 | 733822 | 1040 | 6/3/08 | \$392,500 | \$297,000 | 2728 | 8 | 2006 | 3 | 4938 | N | N | 1212 32ND ST NE |
| 010 | 866915 | 0450 | 3/6/08 | \$405,743 | \$298,000 | 2200 | 8 | 2008 | 3 | 4170 | N | N | 4913 L CT NE |
| 010 | 733822 | 0780 | 10/29/09 | \$344,500 | \$306,000 | 2728 | 8 | 2009 | 3 | 4549 | N | N | 1345 32ND ST NE |
| 010 | 733822 | 0950 | 8/27/09 | \$350,950 | \$307,000 | 2728 | 8 | 2006 | 3 | 4938 | N | N | 1324 32ND ST NE |
| 010 | 866915 | 0430 | 12/1/08 | \$382,715 | \$308,000 | 2437 | 8 | 2008 | 3 | 4690 | N | N | 4921 L CT NE |
| 010 | 733822 | 0700 | 10/28/09 | \$350,000 | \$311,000 | 2728 | 8 | 2008 | 3 | 4512 | N | N | 1356 32ND PL NE |
| 010 | 401680 | 0230 | 6/17/08 | \$450,000 | \$343,000 | 3280 | 9 | 2001 | 3 | 15063 | N | N | 26531 LAKE FENWICK RD S |
| 010 | 401680 | 0240 | 6/13/08 | \$488,000 | \$371,000 | 3380 | 9 | 2001 | 3 | 15611 | N | N | 26605 LAKE FENWICK RD S |
| 010 | 401680 | 0220 | 9/24/09 | \$453,000 | \$399,000 | 3000 | 9 | 2003 | 3 | 14719 | N | N | 26525 LAKE FENWICK RD S |
| 010 | 262204 | 9061 | 10/22/09 | \$564,000 | \$501,000 | 2840 | 9 | 1997 | 3 | 44866 | Y | N | 26809 52ND LN S |
| 011 | 030300 | 0105 | 4/20/10 | \$159,000 | \$149,000 | 2012 | 7 | 1968 | 3 | 16600 | N | N | 5410 S 305TH ST |
| 011 | 564790 | 0710 | 1/16/09 | \$225,000 | \$184,000 | 1280 | 7 | 1983 | 3 | 9462 | N | N | 2311 T ST NW |
| 011 | 332681 | 0020 | 7/21/09 | \$225,000 | \$194,000 | 1830 | 7 | 2002 | 3 | 5015 | N | N | 29140 53RD PL S |
| 011 | 332950 | 0160 | 11/4/10 | \$199,500 | \$197,000 | 1080 | 7 | 1982 | 3 | 7245 | N | N | 29726 52ND AVE S |
| 011 | 332952 | 0320 | 11/17/09 | \$224,950 | \$201,000 | 1170 | 7 | 1984 | 3 | 8737 | N | N | 5529 S 300TH PL |
| 011 | 564790 | 0700 | 5/14/08 | \$271,100 | \$204,000 | 1730 | 7 | 1984 | 3 | 8432 | N | N | 2401 T ST NW |
| 011 | 221480 | 0830 | 3/14/08 | \$280,000 | \$206,000 | 1060 | 7 | 1979 | 3 | 7260 | N | N | 29417 60TH PL S |
| 011 | 332952 | 0400 | 1/23/09 | \$255,000 | \$209,000 | 1852 | 7 | 1984 | 3 | 7403 | N | N | 30021 55TH PL S |
| 011 | 332950 | 0530 | 12/8/09 | \$233,000 | \$210,000 | 1330 | 7 | 1983 | 3 | 8678 | N | N | 5430 S 296TH CT |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 011 | 332951 | 0040 | 12/24/08 | \$260,000 | \$211,000 | 1310 | 7 | 1984 | 3 | 7823 | N | N | 5210 S 298TH CT |
| 011 | 030410 | 0100 | 1/8/09 | \$260,000 | \$212,000 | 1400 | 7 | 1999 | 3 | 5482 | N | N | 5725 S 294TH PL |
| 011 | 332951 | 0230 | 6/12/09 | \$249,525 | \$213,000 | 1410 | 7 | 1984 | 3 | 7473 | N | N | 5116 S 300TH PL |
| 011 | 332681 | 0030 | 9/29/08 | \$273,500 | \$216,000 | 1730 | 7 | 2002 | 3 | 3881 | N | N | 29130 53RD PL S |
| 011 | 030300 | 0105 | 9/12/10 | \$223,000 | \$217,000 | 2012 | 7 | 1968 | 3 | 16600 | N | N | 5410 S 305TH ST |
| 011 | 030410 | 0090 | 6/21/10 | \$232,000 | \$220,000 | 1500 | 7 | 1999 | 3 | 5393 | N | N | 5719 S 294TH PL |
| 011 | 332950 | 0200 | 9/16/09 | \$254,450 | \$224,000 | 1410 | 7 | 1982 | 3 | 7883 | N | N | 5210 S 297TH PL |
| 011 | 332953 | 0030 | 6/21/10 | \$240,000 | \$228,000 | 1410 | 7 | 1985 | 3 | 10248 | N | N | 5543 S 300TH PL |
| 011 | 289555 | 0180 | 12/22/10 | \$229,900 | \$229,000 | 1550 | 7 | 2000 | 3 | 4267 | N | N | 5174 S 303RD PL |
| 011 | 926930 | 0090 | 9/8/09 | \$264,950 | \$232,000 | 1820 | 7 | 1964 | 3 | 14094 | N | N | 5858 S 292ND ST |
| 011 | 564790 | 0490 | 7/11/08 | \$306,000 | \$235,000 | 1230 | 7 | 1983 | 3 | 9015 | N | N | 2221 T ST NW |
| 011 | 332952 | 0070 | 10/8/08 | \$299,000 | \$236,000 | 1270 | 7 | 1985 | 3 | 9615 | N | N | 29918 53RD PL S |
| 011 | 332951 | 0480 | 7/20/09 | \$273,500 | \$236,000 | 1390 | 7 | 1984 | 3 | 9013 | N | N | 30132 53RD AVE S |
| 011 | 030410 | 0150 | 1/4/08 | \$329,900 | \$237,000 | 1680 | 7 | 1999 | 3 | 5586 | Y | N | 29418 58TH AVE S |
| 011 | 332950 | 0120 | 11/18/09 | \$264,900 | \$237,000 | 2090 | 7 | 1981 | 3 | 7859 | N | N | 29710 52ND AVE S |
| 011 | 289555 | 0310 | 5/29/08 | \$315,000 | \$238,000 | 1700 | 7 | 2000 | 3 | 4726 | N | N | 5118 S 303RD PL |
| 011 | 030300 | 0095 | 2/11/10 | \$260,000 | \$238,000 | 1800 | 7 | 1969 | 3 | 16600 | N | N | 5400 S 305TH ST |
| 011 | 664220 | 0670 | 3/4/08 | \$325,000 | \$239,000 | 1240 | 7 | 1986 | 3 | 10496 | Y | N | 5827 S 296TH ST |
| 011 | 289555 | 0050 | 11/20/09 | \$267,500 | \$240,000 | 1550 | 7 | 2000 | 3 | 4486 | N | N | 5141 S 303RD PL |
| 011 | 564790 | 0830 | 3/18/08 | \$327,500 | \$242,000 | 1280 | 7 | 1983 | 3 | 8915 | N | N | 1901 24TH ST NW |
| 011 | 286560 | 0220 | 10/20/09 | \$274,950 | \$244,000 | 1490 | 7 | 1979 | 4 | 7210 | N | N | 5304 S 302ND PL |
| 011 | 332950 | 0610 | 10/17/09 | \$275,000 | \$244,000 | 1390 | 7 | 1983 | 4 | 7750 | N | N | 5329 S 297TH PL |
| 011 | 286560 | 0050 | 10/22/08 | \$308,950 | \$245,000 | 1177 | 7 | 1979 | 3 | 7353 | N | N | 5119 S 302ND PL |
| 011 | 332952 | 0270 | 5/10/10 | \$262,000 | \$246,000 | 2100 | 7 | 1984 | 3 | 8818 | N | N | 5519 S 299TH CT |
| 011 | 332953 | 0290 | 4/30/10 | \$270,000 | \$253,000 | 1410 | 7 | 1986 | 3 | 13282 | Y | N | 5722 S 301ST CT |
| 011 | 221480 | 0260 | 9/16/08 | \$324,950 | \$255,000 | 1440 | 7 | 1980 | 3 | 11800 | N | N | 29213 63RD PL S |
| 011 | 030300 | 0205 | 5/17/10 | \$275,000 | \$259,000 | 2100 | 7 | 1991 | 3 | 17748 | Y | N | 30732 58TH CT S |
| 011 | 371700 | 0240 | 8/20/09 | \$309,000 | \$269,000 | 2240 | 7 | 2005 | 3 | 4500 | N | N | 29577 63RD CT S |
| 011 | 332681 | 0070 | 8/28/08 | \$349,000 | \$272,000 | 2190 | 7 | 2002 | 3 | 5231 | N | N | 29108 53RD PL S |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 011 | 332953 | 0310 | 8/13/10 | \$299,000 | \$288,000 | 1390 | 7 | 1986 | 3 | 8874 | Y | N | 30112 57TH PL S |
| 011 | 564790 | 0630 | 10/15/09 | \$340,500 | \$302,000 | 1420 | 7 | 1983 | 4 | 29256 | Y | N | 2412 T ST NW |
| 011 | 371700 | 0130 | 2/11/10 | \$343,060 | \$314,000 | 2246 | 7 | 2006 | 3 | 3750 | N | N | 29509 63RD CT S |
| 011 | 332850 | 0460 | 4/25/08 | \$325,000 | \$243,000 | 1500 | 8 | 1987 | 3 | 9727 | N | N | 5113 S 288TH PL |
| 011 | 146090 | 0050 | 9/16/10 | \$250,000 | \$243,000 | 2180 | 8 | 2004 | 3 | 4490 | N | N | 29623 55TH PL S |
| 011 | 664220 | 0020 | 8/1/08 | \$365,000 | \$282,000 | 1580 | 8 | 1986 | 3 | 12148 | N | N | 29605 57TH PL S |
| 011 | 664925 | 0620 | 5/19/10 | \$299,990 | \$282,000 | 2070 | 8 | 1988 | 3 | 12960 | N | N | 29613 60TH CT S |
| 011 | 332850 | 0050 | 9/28/10 | \$295,000 | \$288,000 | 2300 | 8 | 1987 | 3 | 8697 | N | N | 5125 S 289TH PL |
| 011 | 664220 | 0420 | 4/6/10 | \$315,000 | \$293,000 | 2440 | 8 | 1987 | 3 | 9799 | N | N | 29636 57TH PL S |
| 011 | 664220 | 0090 | 4/17/09 | \$350,000 | \$294,000 | 1760 | 8 | 1986 | 3 | 9601 | N | N | 5618 S 296TH CT |
| 011 | 664876 | 0100 | 3/10/08 | \$409,000 | \$301,000 | 1600 | 8 | 1993 | 3 | 9830 | N | N | 29244 54TH PL S |
| 011 | 022104 | 9225 | 10/28/08 | \$390,000 | \$310,000 | 2400 | 8 | 1991 | 3 | 15069 | N | N | 5123 S 292ND ST |
| 011 | 664925 | 0410 | 7/19/10 | \$298,950 | \$286,000 | 2160 | 9 | 1988 | 3 | 8049 | N | N | 6001 S 298TH PL |
| 011 | 664877 | 0200 | 4/20/09 | \$383,000 | \$322,000 | 1570 | 9 | 1989 | 4 | 7663 | N | N | 29430 55TH AVE S |
| 011 | 664925 | 0510 | 2/21/08 | \$450,000 | \$329,000 | 2920 | 9 | 1989 | 3 | 7910 | N | N | 6040 S 298TH PL |
| 011 | 111560 | 0040 | 4/28/10 | \$353,000 | \$330,000 | 2350 | 9 | 2010 | 3 | 7342 | N | N | 29646 63RD CT S |
| 011 | 111545 | 0220 | 11/24/09 | \$374,950 | \$336,000 | 2420 | 9 | 1990 | 3 | 9310 | N | N | 6355 S 298TH PL |
| 011 | 111545 | 0210 | 6/8/09 | \$399,950 | \$341,000 | 2620 | 9 | 1992 | 3 | 9605 | N | N | 6347 S 298TH PL |
| 011 | 664877 | 0130 | 11/16/10 | \$347,000 | \$343,000 | 2800 | 9 | 1989 | 3 | 10058 | N | N | 29505 55TH AVE S |
| 011 | 111560 | 0060 | 10/18/10 | \$385,000 | \$378,000 | 2896 | 9 | 2010 | 3 | 6599 | N | N | 29654 63RD CT S |
| 011 | 111560 | 0100 | 11/6/09 | \$432,000 | \$385,000 | 2975 | 9 | 2008 | 3 | 10596 | N | N | 29647 63RD CT S |
| 011 | 664925 | 0260 | 8/27/08 | \$500,000 | \$390,000 | 2490 | 9 | 1988 | 3 | 11175 | N | N | 5916 S 300TH ST |
| 011 | 111560 | 0110 | 6/30/09 | \$465,000 | \$399,000 | 2896 | 9 | 2010 | 3 | 7100 | N | N | 29643 63RD CT S |
| 012 | 030200 | 0255 | 7/14/09 | \$225,000 | \$194,000 | 900 | 6 | 1965 | 3 | 15570 | N | N | 5426 S 314TH ST |
| 012 | 926280 | 0128 | 7/15/10 | \$390,000 | \$373,000 | 2310 | 6 | 1960 | 4 | 195105 | N | N | 32204 51ST AVE S |
| 012 | 030200 | 0490 | 5/27/08 | \$192,000 | \$145,000 | 1120 | 7 | 1977 | 3 | 14850 | N | N | 31463 55TH AVE S |
| 012 | 030200 | 0450 | 4/7/10 | \$166,950 | \$155,000 | 1150 | 7 | 1961 | 3 | 14850 | N | N | 31412 54TH AVE S |
| 012 | 553000 | 0020 | 5/6/09 | \$185,000 | \$156,000 | 1440 | 7 | 1967 | 3 | 9603 | N | N | 32827 51ST AVE S |
| 012 | 401280 | 0060 | 4/21/08 | \$225,000 | \$168,000 | 1480 | 7 | 1961 | 3 | 13158 | N | N | 4414 S 318TH ST |

Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 012 | 401440 | 0065 | 10/9/09 | \$203,950 | \$180,000 | 1040 | 7 | 1967 | 4 | 13500 | N | N | 31008 42ND AVE S |
| 012 | 608460 | 0660 | 10/21/10 | \$193,000 | \$189,000 | 1720 | 7 | 1987 | 3 | 6847 | N | N | 30311 50TH AVE S |
| 012 | 401440 | 0365 | 1/29/08 | \$262,000 | \$190,000 | 1300 | 7 | 1967 | 3 | 9630 | N | N | 4729 S 318TH ST |
| 012 | 030200 | 0235 | 11/17/08 | \$240,000 | \$192,000 | 1340 | 7 | 1967 | 3 | 26426 | N | N | 5239 S 312TH ST |
| 012 | 401200 | 0060 | 4/21/09 | \$238,000 | \$200,000 | 1646 | 7 | 1969 | 3 | 9600 | N | N | 3843 S 306TH PL |
| 012 | 769600 | 0140 | 9/30/09 | \$235,000 | \$207,000 | 1340 | 7 | 1962 | 3 | 9592 | N | N | 31804 47TH AVE S |
| 012 | 030300 | 0460 | 4/12/10 | \$221,950 | \$207,000 | 1040 | 7 | 1968 | 4 | 14850 | N | N | 30556 54TH AVE S |
| 012 | 608500 | 0030 | 7/30/08 | \$274,500 | \$212,000 | 1140 | 7 | 1967 | 4 | 9639 | N | N | 5625 S 324TH PL |
| 012 | 030300 | 0595 | 6/23/09 | \$249,950 | \$214,000 | 1520 | 7 | 1967 | 3 | 14850 | N | N | 30518 52ND AVE S |
| 012 | 152104 | 9062 | 9/23/09 | \$246,000 | \$217,000 | 1610 | 7 | 1949 | 4 | 53800 | N | N | 32231 46TH PL S |
| 012 | 608460 | 0400 | 7/28/09 | \$252,500 | \$219,000 | 1440 | 7 | 1985 | 3 | 9014 | N | N | 30849 47TH AVE S |
| 012 | 608460 | 0600 | 3/1/10 | \$239,900 | \$221,000 | 1432 | 7 | 1986 | 3 | 12004 | N | N | 30820 50TH AVE S |
| 012 | 030200 | 0330 | 5/25/10 | \$245,000 | \$231,000 | 1480 | 7 | 1967 | 3 | 18450 | N | N | 31447 52ND AVE S |
| 012 | 896196 | 0310 | 11/17/08 | \$291,000 | \$233,000 | 1200 | 7 | 2004 | 3 | 6539 | N | N | 1102 R ST NW |
| 012 | 608460 | 0750 | 11/13/09 | \$264,000 | \$236,000 | 1370 | 7 | 1986 | 3 | 8150 | N | N | 30839 49TH CT S |
| 012 | 401440 | 0297 | 10/27/10 | \$240,000 | \$236,000 | 2080 | 7 | 1966 | 3 | 9000 | N | N | 4732 S 318TH ST |
| 012 | 608460 | 0060 | 6/4/08 | \$318,000 | \$241,000 | 1480 | 7 | 1985 | 3 | 9535 | N | N | 4922 S 308TH ST |
| 012 | 608460 | 0210 | 12/24/09 | \$269,950 | \$244,000 | 1720 | 7 | 1985 | 3 | 9034 | N | N | 30705 48TH AVE S |
| 012 | 030300 | 0030 | 11/6/08 | \$306,500 | \$245,000 | 1540 | 7 | 1965 | 4 | 18908 | N | N | 30553 52ND AVE S |
| 012 | 030200 | 0050 | 12/21/10 | \$250,000 | \$249,000 | 1600 | 7 | 1969 | 3 | 14850 | N | N | 30850 54TH AVE S |
| 012 | 401280 | 0020 | 10/21/09 | \$285,000 | \$253,000 | 1880 | 7 | 1968 | 4 | 18360 | N | N | 31624 44TH AVE S |
| 012 | 608460 | 0190 | 4/20/10 | \$282,000 | \$263,000 | 1690 | 7 | 1985 | 3 | 8751 | N | N | 30702 48TH AVE S |
| 012 | 608460 | 0100 | 8/20/10 | \$275,000 | \$266,000 | 2065 | 7 | 1986 | 3 | 6464 | N | N | 4842 S 308TH ST |
| 012 | 132950 | 0190 | 12/10/09 | \$300,000 | \$270,000 | 2310 | 7 | 2003 | 3 | 4500 | N | N | 5500 S 320TH ST |
| 012 | 132950 | 0030 | 7/2/09 | \$345,000 | \$296,000 | 2310 | 7 | 2003 | 3 | 5000 | N | N | 5335 S 319TH ST |
| 012 | 401440 | 0206 | 4/14/10 | \$345,000 | \$322,000 | 2370 | 7 | 1968 | 3 | 56628 | N | N | 31835 44TH AVE S |
| 012 | 926280 | 0060 | 10/29/09 | \$390,000 | \$347,000 | 1960 | 7 | 1976 | 4 | 93654 | N | N | 5807 S 318TH ST |
| 012 | 401320 | 0145 | 5/8/08 | \$485,000 | \$364,000 | 1090 | 7 | 1959 | 4 | 37950 | Y | Y | 30666 34TH PL S |
| 012 | 401440 | 0120 | 4/23/10 | \$390,000 | \$365,000 | 2470 | 7 | 1965 | 4 | 85310 | N | N | 31010 44TH AVE S |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 012 | 800140 | 0040 | 4/21/10 | \$208,000 | \$194,000 | 1850 | 8 | 1989 | 3 | 10151 | N | N | 5002 S 310TH PL |
| 012 | 800145 | 0210 | 3/19/10 | \$223,000 | \$206,000 | 1890 | 8 | 1990 | 4 | 13300 | N | N | 31412 47TH AVE S |
| 012 | 800145 | 0020 | 1/3/09 | \$273,000 | \$222,000 | 1260 | 8 | 2003 | 3 | 8862 | N | N | 4410 S 313TH ST |
| 012 | 800145 | 0350 | 6/16/10 | \$249,950 | \$237,000 | 2000 | 8 | 1989 | 3 | 12372 | N | N | 4717 S 315TH PL |
| 012 | 800145 | 0170 | 3/16/10 | \$261,000 | \$241,000 | 1840 | 8 | 1989 | 3 | 16679 | N | N | 31308 47TH AVE S |
| 012 | 896195 | 0370 | 5/17/10 | \$267,800 | \$252,000 | 2020 | 8 | 1996 | 3 | 8140 | Y | N | 1507 8TH ST NW |
| 012 | 240860 | 0180 | 7/22/08 | \$334,900 | \$258,000 | 1844 | 8 | 1996 | 3 | 20460 | N | N | 3237 S 312TH ST |
| 012 | 800160 | 0270 | 12/4/08 | \$329,950 | \$266,000 | 2025 | 8 | 1989 | 3 | 8208 | N | N | 4819 S 315TH PL |
| 012 | 102104 | 9071 | 2/4/08 | \$368,300 | \$268,000 | 2364 | 8 | 2006 | 3 | 12500 | N | N | 31672 MILITARY RD S |
| 012 | 327560 | 0005 | 9/4/09 | \$309,000 | \$271,000 | 1380 | 8 | 1958 | 4 | 15300 | N | N | 325 HI CREST DR |
| 012 | 769600 | 0080 | 11/14/08 | \$340,000 | \$272,000 | 1472 | 8 | 2007 | 3 | 11751 | N | N | 31856 47TH AVE S |
| 012 | 926280 | 0155 | 5/27/08 | \$359,950 | \$272,000 | 2430 | 8 | 1984 | 4 | 94089 | N | N | 32300 58TH AVE S |
| 012 | 896196 | 0340 | 11/3/08 | \$342,500 | \$273,000 | 2400 | 8 | 2004 | 3 | 6782 | N | N | 1120 R ST NW |
| 012 | 896195 | 0510 | 10/1/09 | \$309,950 | \$274,000 | 2250 | 8 | 1997 | 3 | 8241 | N | N | 1519 10TH CT NW |
| 012 | 800160 | 0210 | 5/20/08 | \$364,950 | \$275,000 | 1700 | 8 | 1990 | 3 | 13186 | N | N | 4931 S 315TH PL |
| 012 | 669930 | 0240 | 6/19/09 | \$325,000 | \$278,000 | 3290 | 8 | 2003 | 3 | 5876 | N | N | 5208 S 320TH ST |
| 012 | 001100 | 0041 | 3/20/08 | \$400,000 | \$295,000 | 1290 | 8 | 1960 | 3 | 30775 | Y | N | 539 AABY DR |
| 012 | 669930 | 0530 | 1/14/10 | \$325,000 | \$296,000 | 2670 | 8 | 2002 | 3 | 5225 | N | N | 5218 S 318TH PL |
| 012 | 896195 | 0110 | 12/8/08 | \$376,000 | \$303,000 | 2680 | 8 | 1998 | 3 | 9057 | N | N | 1510 8TH ST NW |
| 012 | 001100 | 0010 | 8/25/10 | \$320,000 | \$309,000 | 1470 | 8 | 1964 | 3 | 27000 | Y | N | 523 AABY DR |
| 012 | 669930 | 0390 | 7/29/08 | \$402,500 | \$311,000 | 2740 | 8 | 2003 | 3 | 5816 | N | N | 31931 53RD PL S |
| 012 | 926280 | 0119 | 6/19/09 | \$365,000 | \$312,000 | 1700 | 8 | 1982 | 3 | 35086 | N | N | 5641 S 321ST ST |
| 012 | 669930 | 0480 | 11/4/09 | \$350,000 | \$312,000 | 2360 | 8 | 2002 | 3 | 8961 | N | N | 5320 S 318TH PL |
| 012 | 800145 | 0100 | 10/31/08 | \$398,000 | \$317,000 | 2410 | 8 | 1989 | 3 | 21693 | N | N | 4720 S 313TH ST |
| 012 | 669930 | 0020 | 5/6/10 | \$340,000 | \$319,000 | 1380 | 8 | 2003 | 3 | 6812 | N | N | 31817 52ND AVE S |
| 012 | 669930 | 0340 | 12/12/09 | \$355,000 | \$320,000 | 3290 | 8 | 2004 | 3 | 5509 | N | N | 31901 53RD PL S |
| 012 | 327570 | 0070 | 1/25/08 | \$450,000 | \$326,000 | 2120 | 8 | 1970 | 4 | 17100 | Y | N | 214 HI CREST DR |
| 012 | 896195 | 0050 | 9/28/09 | \$374,950 | \$331,000 | 3230 | 8 | 2002 | 3 | 12651 | N | N | 908 PIKE ST NW |
| 012 | 896195 | 0520 | 7/24/08 | \$460,000 | \$355,000 | 2570 | 8 | 1997 | 3 | 7854 | N | N | 1513 10TH CT NW |

**Improved Sales Used in this Annual Update Analysis
Area 27
(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 |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 012 | 551560 | 0105 | 5/7/08 | \$475,000 | \$357,000 | 1656 | 8 | 1977 | 3 | 85141 | N | N | 31632 32ND AVE S |
| 012 | 391400 | 0086 | 2/14/08 | \$500,000 | \$365,000 | 2896 | 8 | 2006 | 3 | 63598 | N | N | 1628 KNICKERBOCKER DR |
| 012 | 896195 | 0010 | 3/10/10 | \$341,900 | \$316,000 | 3150 | 9 | 1999 | 3 | 12413 | N | N | 916 PIKE ST NW |
| 012 | 926403 | 0480 | 9/1/10 | \$351,000 | \$340,000 | 3160 | 9 | 2000 | 3 | 18001 | Y | N | 1112 U ST NW |
| 012 | 926403 | 0800 | 7/22/09 | \$395,000 | \$341,000 | 1830 | 9 | 2001 | 3 | 8887 | Y | N | 1320 V ST NW |
| 012 | 926403 | 0700 | 2/4/08 | \$526,000 | \$382,000 | 3240 | 9 | 2002 | 3 | 6418 | Y | N | 1007 U ST NW |
| 012 | 001100 | 0055 | 11/9/09 | \$433,950 | \$387,000 | 2670 | 9 | 1968 | 4 | 17850 | Y | N | 512 AABY DR |
| 012 | 926403 | 0450 | 3/27/08 | \$555,000 | \$411,000 | 2730 | 9 | 2000 | 3 | 14602 | Y | N | 1130 U ST NW |
| 012 | 327570 | 0010 | 5/26/09 | \$500,000 | \$425,000 | 2600 | 9 | 1988 | 3 | 15000 | Y | N | 215 HI CREST DR |
| 012 | 926403 | 0240 | 9/1/09 | \$492,500 | \$431,000 | 2660 | 9 | 2000 | 3 | 12430 | Y | N | 1436 U CT NW |
| 012 | 926403 | 0940 | 8/20/09 | \$525,000 | \$458,000 | 3510 | 9 | 1999 | 3 | 8855 | Y | N | 1104 V ST NW |
| 012 | 926400 | 0090 | 5/28/08 | \$630,000 | \$476,000 | 2820 | 9 | 1989 | 3 | 16400 | Y | N | 1318 W ST NW |
| 012 | 208570 | 0050 | 7/26/10 | \$405,000 | \$388,000 | 2480 | 10 | 2001 | 3 | 8626 | N | N | 2227 12TH CT NW |
| 012 | 926401 | 0150 | 8/17/10 | \$430,000 | \$415,000 | 2760 | 10 | 1991 | 3 | 11250 | Y | N | 1020 W ST NW |

**Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|--|
| 009 | 131100 | 0220 | 12/3/08 | \$205,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131100 | 0760 | 8/1/08 | \$245,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131110 | 0040 | 12/28/10 | \$175,000 | DIAGNOSTIC OUTLIER |
| 009 | 131110 | 0390 | 8/10/09 | \$162,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131110 | 0470 | 1/21/08 | \$81,666 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, |
| 009 | 131110 | 0590 | 10/14/09 | \$218,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131120 | 0020 | 12/19/08 | \$211,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131120 | 0740 | 9/16/10 | \$180,000 | EXEMPT FROM EXCISE TAX |
| 009 | 131120 | 0750 | 4/13/09 | \$150,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131130 | 0130 | 5/26/09 | \$230,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 131140 | 0310 | 12/30/09 | \$191,280 | EXEMPT FROM EXCISE TAX |
| 009 | 131140 | 0310 | 4/1/10 | \$164,000 | FINANCIAL INSTITUTION RESALE |
| 009 | 131140 | 0350 | 10/7/10 | \$151,000 | FINANCIAL INSTITUTION RESALE |
| 009 | 131160 | 0040 | 8/20/09 | \$162,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131190 | 0010 | 8/26/10 | \$218,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 131191 | 0060 | 10/30/08 | \$299,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 131191 | 0100 | 5/8/08 | \$320,000 | OBSOL |
| 009 | 131210 | 0130 | 6/10/09 | \$195,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 246050 | 0040 | 5/22/08 | \$253,700 | DOUBLE SALE |
| 009 | 293500 | 0090 | 6/10/09 | \$140,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 293500 | 0190 | 7/27/10 | \$224,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 293500 | 0240 | 8/13/10 | \$229,950 | BANKRUPTCY - REC. OR TRUSTEE; STMENT TO DOR |
| 009 | 387650 | 0260 | 2/16/09 | \$170,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 387660 | 0100 | 2/11/10 | \$164,000 | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 009 | 387670 | 0060 | 4/2/09 | \$160,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 541320 | 0080 | 10/6/09 | \$215,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 555690 | 0200 | 11/5/08 | \$212,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 565150 | 0040 | 1/7/09 | \$243,000 | BANKRUPTCY - REC. OR TRUSTEE; STMENT TO DOR |
| 009 | 769650 | 0050 | 11/23/10 | \$145,000 | DIAGNOSTIC OUTLIER |
| 009 | 769662 | 0300 | 3/10/10 | \$205,400 | RELOCATION - SALE TO SERVICE |
| 009 | 789550 | 0260 | 8/24/09 | \$135,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 800110 | 0220 | 7/6/09 | \$109,131 | DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND, |
| 009 | 800121 | 0190 | 6/18/08 | \$61,097 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST |
| 009 | 800123 | 0080 | 4/20/10 | \$182,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 009 | 815961 | 0160 | 2/6/08 | \$309,990 | RELOCATION - SALE TO SERVICE |
| 009 | 815963 | 0240 | 2/23/09 | \$190,697 | EXEMPT FROM EXCISE TAX |
| 009 | 815963 | 0240 | 11/19/08 | \$174,399 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 009 | 856324 | 0020 | 9/7/08 | \$161,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 873235 | 0180 | 5/25/10 | \$199,000 | FINANCIAL INSTITUTION RESALE |
| 009 | 894725 | 0040 | 7/30/09 | \$232,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 949180 | 0220 | 12/1/08 | \$235,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 019700 | 0020 | 4/21/08 | \$525,000 | DIAGNOSTIC OUTLIER |
| 010 | 158060 | 0011 | 7/8/09 | \$155,000 | DOR RATIO |

**Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|--|
| 010 | 362204 | 9014 | 10/16/08 | \$224,000 | OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC |
| 010 | 401680 | 0220 | 8/19/09 | \$453,000 | RELOCATION - SALE TO SERVICE |
| 010 | 401680 | 0390 | 5/12/08 | \$350,000 | OBSOL |
| 010 | 733822 | 0030 | 4/29/09 | \$234,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 733822 | 0290 | 9/23/10 | \$264,800 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 0300 | 10/15/10 | \$245,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 0660 | 1/2/09 | \$285,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 733822 | 0890 | 10/12/10 | \$227,500 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 1150 | 6/11/08 | \$391,000 | EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, |
| 010 | 866915 | 0140 | 6/4/08 | \$355,467 | DOUBLE SALE |
| 010 | 866915 | 0140 | 2/24/10 | \$250,000 | RELOCATION - SALE TO SERVICE |
| 010 | 866916 | 0090 | 3/4/10 | \$254,990 | DOR RATIO;PREVLAND<=25K;PREVIMP<=25K |
| 010 | 866916 | 0180 | 11/3/10 | \$253,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 866916 | 0190 | 10/15/10 | \$250,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 866918 | 0080 | 9/1/10 | \$285,850 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 866918 | 0090 | 9/2/10 | \$303,870 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 866918 | 0130 | 6/8/10 | \$302,655 | BUILDER OR DEVELOPER SALES |
| 010 | 866918 | 0210 | 8/17/10 | \$282,216 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 011 | 022104 | 9021 | 8/19/10 | \$225,000 | IMP COUNT |
| 011 | 022104 | 9083 | 1/30/09 | \$425,000 | BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR |
| 011 | 030300 | 0200 | 1/25/08 | \$100,000 | DOR RATIO;QUIT CLAIM DEED |
| 011 | 030300 | 0235 | 10/20/09 | \$228,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 030300 | 0367 | 8/2/10 | \$150,000 | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 011 | 146090 | 0040 | 6/16/08 | \$325,000 | BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR |
| 011 | 146090 | 0040 | 3/26/08 | \$397,171 | EXEMPT FROM EXCISE TAX |
| 011 | 146090 | 0090 | 1/28/09 | \$305,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 221480 | 0050 | 3/27/08 | \$263,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 289555 | 0070 | 12/1/10 | \$180,000 | DIAGNOSTIC OUTLIER |
| 011 | 289555 | 0090 | 10/12/09 | \$257,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 289555 | 0090 | 4/21/09 | \$275,000 | EXEMPT FROM EXCISE TAX |
| 011 | 332950 | 0340 | 8/28/08 | \$235,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 332951 | 0840 | 6/23/10 | \$229,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 332952 | 0010 | 12/7/09 | \$175,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 332954 | 0140 | 4/8/10 | \$220,500 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 011 | 541900 | 0020 | 10/17/08 | \$364,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 564790 | 0820 | 7/20/09 | \$210,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 664925 | 0350 | 7/21/08 | \$325,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 664925 | 0350 | 6/2/09 | \$325,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 012 | 001100 | 0065 | 12/17/10 | \$220,000 | GOV AGENCY FINANCIAL INSTITUTION RESALE |
| 012 | 030200 | 0035 | 4/23/08 | \$235,000 | IMP COUNT |
| 012 | 030200 | 0040 | 8/26/08 | \$260,600 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 030200 | 0050 | 1/18/08 | \$314,950 | DOUBLE SALE |
| 012 | 030200 | 0330 | 11/19/09 | \$140,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |

**Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|--|
| 012 | 102104 | 9048 | 11/12/09 | \$150,000 | SHORT SALE |
| 012 | 142104 | 9086 | 11/21/10 | \$550,000 | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 012 | 390830 | 0020 | 12/14/10 | \$310,000 | OBSOL |
| 012 | 390830 | 0020 | 9/30/08 | \$232,500 | OBSOL;QUIT CLAIM DEED; RELATED PARTY, FRIEND, |
| 012 | 391400 | 0045 | 1/27/09 | \$298,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 391400 | 0086 | 2/14/08 | \$500,000 | RELOCATION - SALE TO SERVICE |
| 012 | 401380 | 0125 | 1/29/10 | \$97,900 | DOR RATIO;STMENT TO DOR; FIN INSTITUTION RESALE |
| 012 | 401380 | 0125 | 4/16/10 | \$140,000 | FINANCIAL INSTITUTION RESALE |
| 012 | 401380 | 0166 | 11/11/10 | \$334,392 | EXEMPT FROM EXCISE TAX |
| 012 | 401380 | 0212 | 9/30/09 | \$105,000 | BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR |
| 012 | 401440 | 0056 | 1/18/08 | \$205,984 | BANKRUPTCY - REC OR TRUSTEE; GOV AGENCY; |
| 012 | 401440 | 0056 | 2/25/08 | \$205,984 | EXEMPT FROM EXCISE TAX |
| 012 | 401440 | 0066 | 4/7/08 | \$150,367 | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH |
| 012 | 401440 | 0297 | 5/14/10 | \$82,200 | DOR RATIO |
| 012 | 401440 | 0298 | 2/26/10 | \$200,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 012 | 551560 | 0195 | 11/17/10 | \$100,000 | DOR RATIO;STMENT TO DOR; FINANCIAL INST. RESALE |
| 012 | 608460 | 0310 | 9/30/09 | \$225,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 608460 | 0340 | 10/21/08 | \$278,000 | SHORT SALE |
| 012 | 608460 | 0780 | 4/29/08 | \$141,747 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH |
| 012 | 608500 | 0080 | 4/21/09 | \$165,000 | RELATED PARTY, FRIEND, OR NEIGH; STMENT TO DOR |
| 012 | 608500 | 0110 | 11/11/09 | \$140,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 669930 | 0540 | 3/26/10 | \$250,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 012 | 769600 | 0130 | 9/30/09 | \$180,000 | BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR |
| 012 | 790540 | 0120 | 8/5/09 | \$212,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 790540 | 0160 | 10/2/08 | \$225,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 800140 | 0040 | 4/22/09 | \$240,835 | EXEMPT FROM EXCISE TAX |
| 012 | 800140 | 0180 | 7/14/09 | \$289,950 | SHORT SALE |
| 012 | 800140 | 0360 | 3/17/08 | \$325,000 | SHORT SALE |
| 012 | 896195 | 0290 | 12/9/08 | \$330,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 896195 | 0350 | 9/8/09 | \$290,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 896195 | 0430 | 4/24/08 | \$430,000 | SHORT SALE |
| 012 | 896195 | 0520 | 7/31/08 | \$460,000 | RELOCATION - SALE TO SERVICE |
| 012 | 926280 | 0004 | 10/13/10 | \$180,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 926280 | 0345 | 6/10/08 | \$300,000 | PREVIMP<=25K;GOVERNMENT AGENCY |
| 012 | 926403 | 0660 | 3/19/09 | \$406,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 926403 | 0690 | 8/26/09 | \$449,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 926403 | 0690 | 8/6/09 | \$449,000 | BANKRUPTCY - REC OR TRUSTEE; STATEMENT TO DOR |
| 012 | 926403 | 0870 | 4/8/10 | \$365,000 | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |

***Vacant Sales Used in this Annual Update Analysis
Area 27***

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 010 | 000680 | 0015 | 8/16/2010 | \$177,000 | 653,622 | N | N |
| 010 | 020000 | 0078 | 3/26/2010 | \$105,000 | 111,914 | N | N |
| 010 | 352204 | 9038 | 7/16/2008 | \$200,000 | 411,206 | N | N |

**Vacant Sales Removed from this Annual Update Analysis
Area 27**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|----------------------------|
| 009 | 032104 | 9111 | 8/6/2008 | \$74,534 | Access Strip |
| 010 | 866918 | 0200 | 12/30/2010 | \$277,945 | Inc. New House |
| 010 | 866918 | 0240 | 12/20/2010 | \$284,000 | Inc. New House |
| 010 | 866918 | 0230 | 12/10/2010 | \$267,585 | Inc. New House |
| 010 | 866918 | 0100 | 11/22/2010 | \$274,240 | Inc. New House |
| 010 | 022104 | 9028 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9049 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9052 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9054 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9108 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9165 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9214 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9215 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9216 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 022104 | 9218 | 11/18/2010 | \$1,000,000 | Multi 10 Lots |
| 010 | 866916 | 0170 | 10/14/2010 | \$240,000 | Inc. New House |
| 010 | 866918 | 0120 | 9/30/2010 | \$284,315 | Inc. New House |
| 010 | 866918 | 0220 | 9/27/2010 | \$277,085 | Inc. New House |
| 010 | 866918 | 0180 | 5/19/2010 | \$275,255 | Inc. New House |
| 010 | 020000 | 0024 | 3/16/2010 | \$142,000 | Multi Parcel Unbuildable |
| 010 | 401680 | 0007 | 11/9/2009 | \$225,000 | Multi/Imps. |
| 010 | 020000 | 0081 | 11/1/2009 | \$90,000 | Accy. Included |
| 010 | 242204 | 9098 | 7/2/2009 | \$285,000 | Multi Parcel |
| 010 | 000680 | 0025 | 3/23/2009 | \$510,000 | Multi Parcel/Imps Included |
| 010 | 020000 | 0081 | 6/11/2008 | \$180,000 | Accy. Included |
| 010 | 232204 | 9020 | 6/9/2008 | \$192,500 | Unbuildable |
| 011 | 022104 | 9179 | 5/19/2010 | \$17,500 | Bank Sale |
| 012 | 102104 | 9027 | 12/7/2009 | \$80,000 | Multi Parcel |
| 012 | 102104 | 9059 | 12/7/2009 | \$80,000 | Multi. Unbuildable |
| 012 | 926280 | 0251 | 10/16/2009 | \$225,000 | Imps. Included |

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 of 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 preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 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;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved 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 and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor