

**Residential Revalue**  
**2011 Assessment Roll**

**Newcastle**  
**AREA 64**

**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:** Newcastle / 64

**Previous Physical Inspection:** 2009

**Improved Sales:**

Number of Sales: 561

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2010 Value</b>	\$255,800	\$232,400	\$488,200			
<b>2011 Value</b>	\$238,600	\$214,600	\$453,200	\$496,200	91.3%	10.88%
<b>Change</b>	-\$17,200	-\$17,800	-\$35,000			
<b>% Change</b>	-6.7%	-7.7%	-7.2%			

\*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.

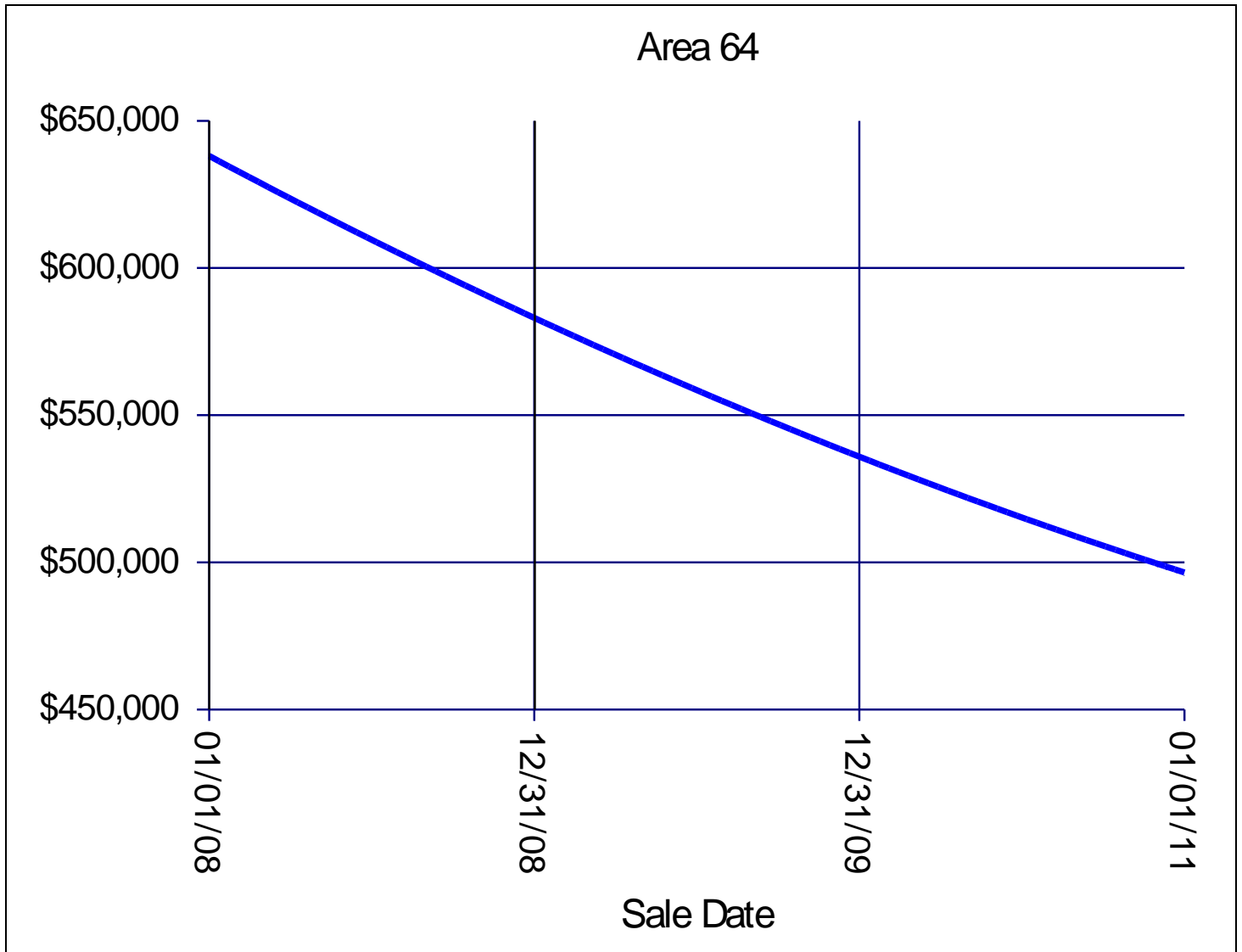
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2010 Value</b>	\$252,600	\$191,800	\$444,400
<b>2011 Value</b>	\$235,500	\$179,000	\$414,500
<b>Percent Change</b>	-6.8%	-6.7%	-6.7%

Number of one to three unit residences in the Population: 5597

**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 several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses located in Major 410980, 630800 and the combined Major's 795430, 795431 & 114700 had a higher average ratio compared to the rest of the population, resulting in a greater downward adjustment. High Grade homes (grade 10 and above) had a higher average ratio compared to the rest of the population, resulting in a greater downward adjustment. The remaining improved properties in the population will receive a single downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

We recommend posting these values for the 2011 Assessment Roll.

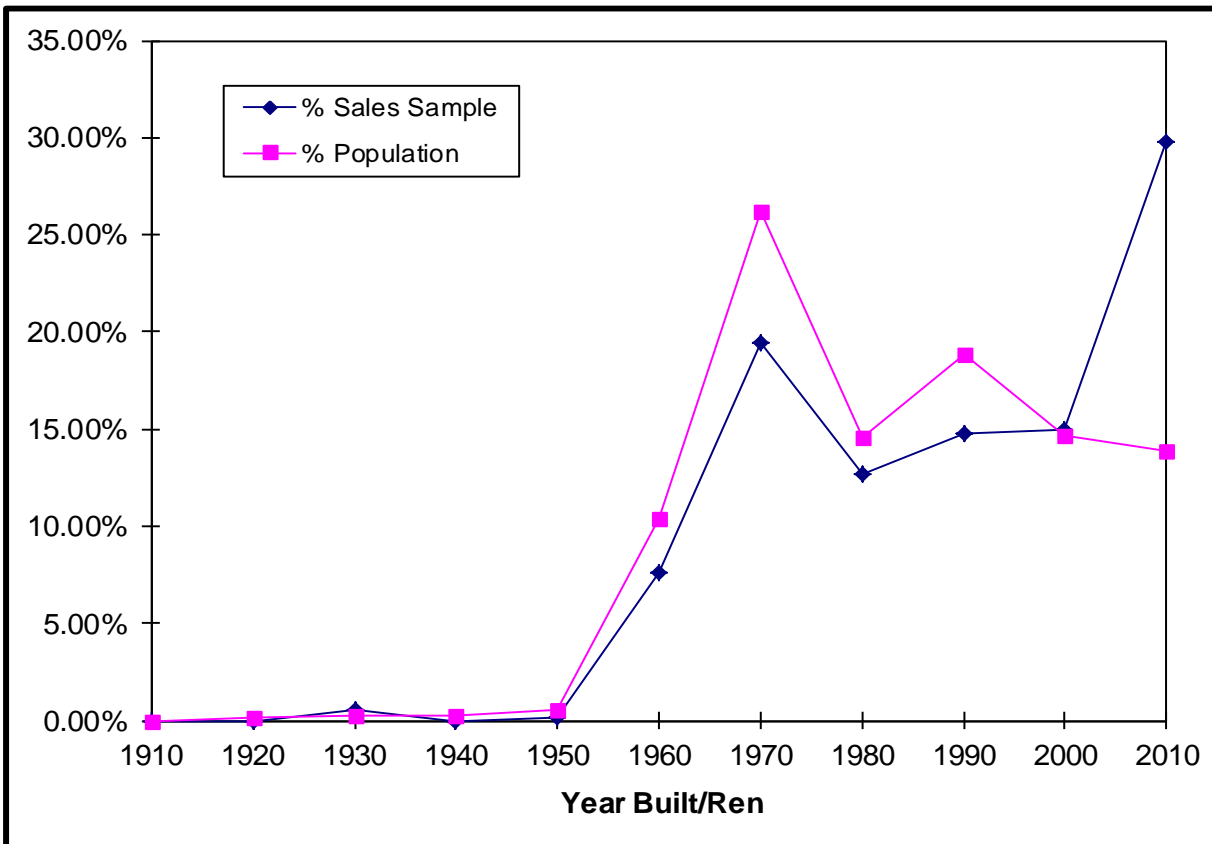
**Market Change of Average Sale Price in Area 64**  
**From 1/1/2008 to 1/1/2011**



### 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	3	0.53%
1940	0	0.00%
1950	1	0.18%
1960	43	7.66%
1970	109	19.43%
1980	71	12.66%
1990	83	14.80%
2000	84	14.97%
2010	167	29.77%
	561	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	10	0.18%
1930	16	0.29%
1940	18	0.32%
1950	30	0.54%
1960	580	10.36%
1970	1469	26.25%
1980	815	14.56%
1990	1058	18.90%
2000	820	14.65%
2010	780	13.94%
	5597	

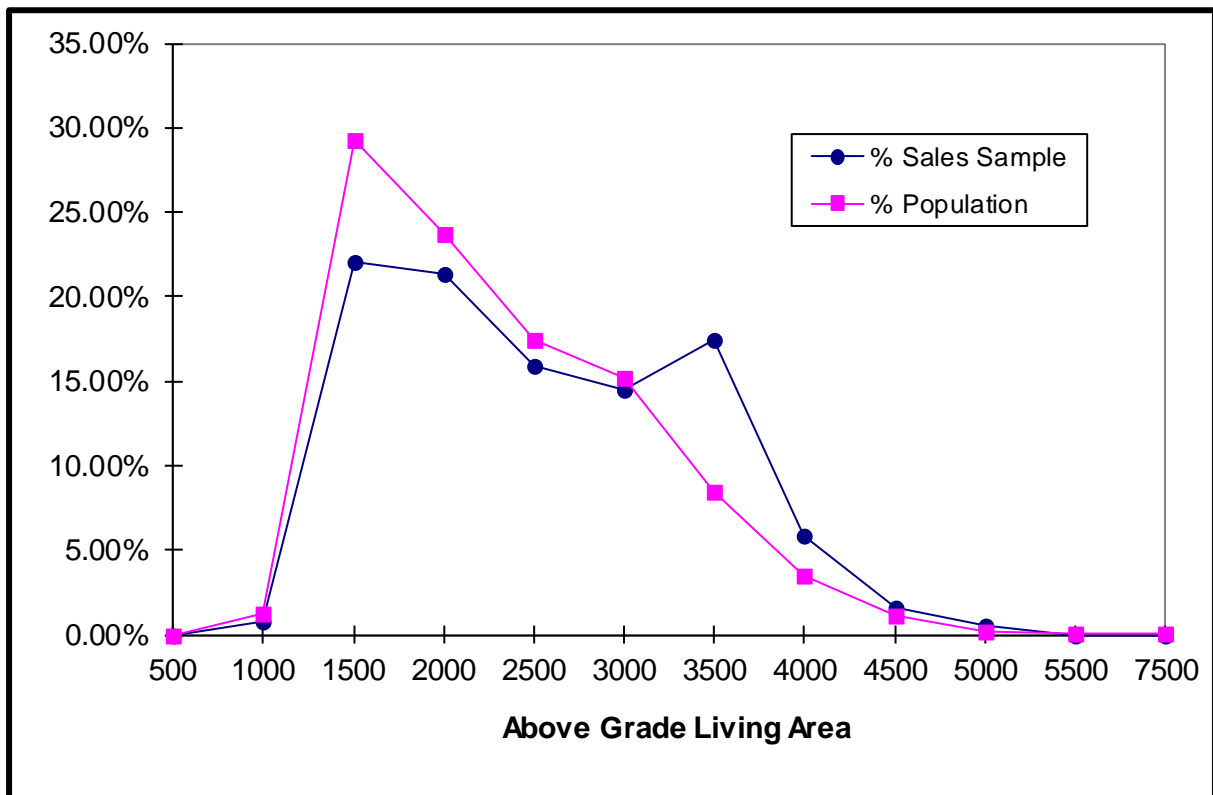


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.71%
1500	124	22.10%
2000	120	21.39%
2500	89	15.86%
3000	81	14.44%
3500	98	17.47%
4000	33	5.88%
4500	9	1.60%
5000	3	0.53%
5500	0	0.00%
7500	0	0.00%
	561	

<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	71	1.27%
1500	1637	29.25%
2000	1325	23.67%
2500	976	17.44%
3000	852	15.22%
3500	470	8.40%
4000	192	3.43%
4500	60	1.07%
5000	8	0.14%
5500	3	0.05%
7500	3	0.05%
	5597	

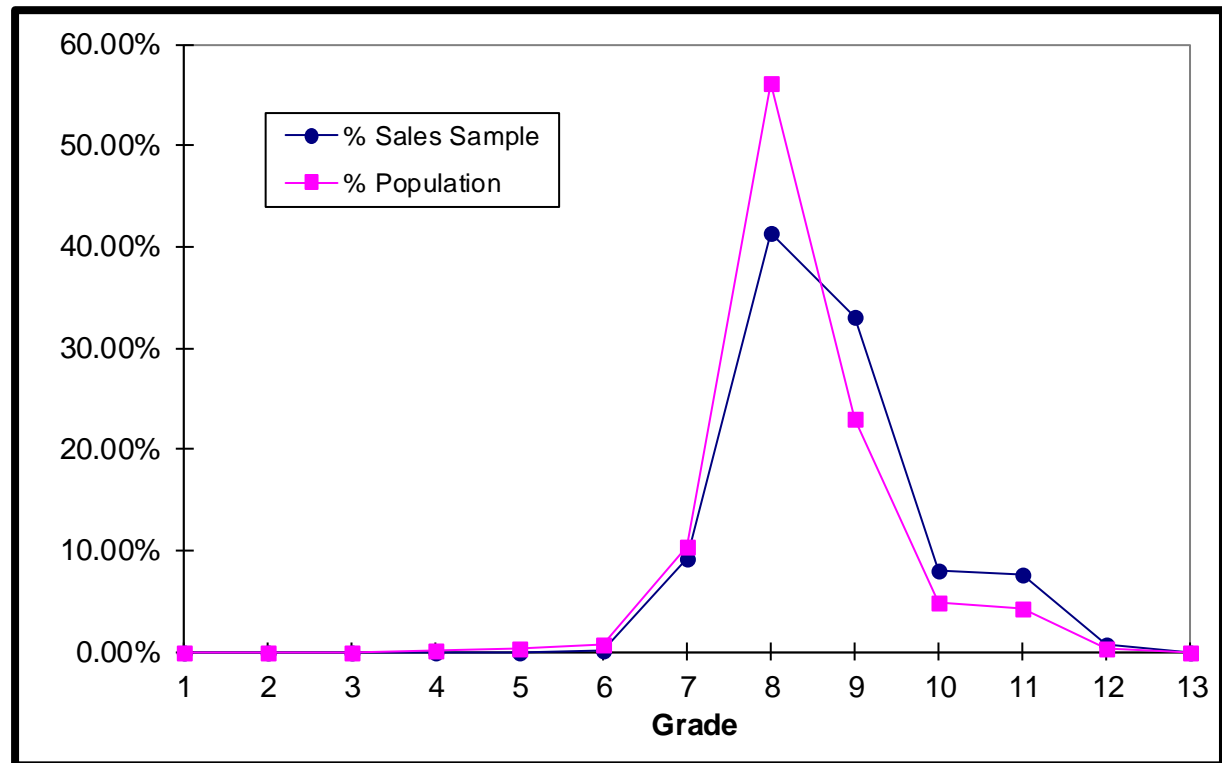


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. The greater percentage of sales representing AGLA at 3500' is due to the many new homes built and sold in that range since 2000. This distribution is adequate for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.18%
7	51	9.09%
8	232	41.35%
9	185	32.98%
10	45	8.02%
11	43	7.66%
12	4	0.71%
13	0	0.00%
561		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	21	0.38%
6	35	0.63%
7	584	10.43%
8	3145	56.19%
9	1283	22.92%
10	269	4.81%
11	243	4.34%
12	13	0.23%
13	0	0.00%
5597		



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







# Annual Update Process

***Effective Date of Appraisal: January 1, 2011***

***Date of Appraisal Report: 06/23/2011***

## ***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 0 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 6.8% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is:

2011 Land Value = 2010 Land Value x .935, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses located in Major 410980, 630800 and the combined Major's 795430, 795431 & 114700 had a higher average ratio compared to the rest of the population, resulting in a greater downward adjustment. High Grade homes (grade 10 and above) had a higher average ratio compared to the rest of the population, resulting in a greater downward adjustment. The remaining improved properties in the population will receive a single downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 561 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 91.3%. 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 -6.7%. 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 64 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

-5.83%

<b>Major 410980</b>	<b>Yes</b>
% Adjustment	-15.20%
<b>Major 630800</b>	<b>Yes</b>
% Adjustment	-16.81%
<b>Major's 795430, 795431 &amp; 114700</b>	<b>Yes</b>
% Adjustment	-13.49%
<b>HighGrade (10 and above)</b>	<b>Yes</b>
% Adjustment	-8.69%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a home in Major 410980 would *approximately* receive a -15.20% downward adjustment. 9 parcels in the improved population would receive this adjustment. There were 9 sales.

A home in Major 630800 would approximately receive a -16.81% downward adjustment. 36 parcels in the improved population would receive this adjustment. There were 8 sales.

A home in Major 795430, 795431 and 114700 would approximately receive a -13.49% downward adjustment. 141 parcels in the improved population would receive this adjustment. There were 12 sales.

A HighGrade (grade 10 and above) would approximately receive a -8.69% downward adjustment. 36 parcels in the improved population would receive this adjustment. There were 8 sales.

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

87% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 64 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.

<b>Market Adjustment to 1/1/2011</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.703	-29.7%
2/1/2008	0.709	-29.1%
3/1/2008	0.715	-28.5%
4/1/2008	0.721	-27.9%
5/1/2008	0.727	-27.3%
6/1/2008	0.734	-26.6%
7/1/2008	0.740	-26.0%
8/1/2008	0.746	-25.4%
9/1/2008	0.752	-24.8%
10/1/2008	0.758	-24.2%
11/1/2008	0.765	-23.5%
12/1/2008	0.771	-22.9%
1/1/2009	0.777	-22.3%
2/1/2009	0.783	-21.7%
3/1/2009	0.789	-21.1%
4/1/2009	0.795	-20.5%
5/1/2009	0.802	-19.8%
6/1/2009	0.808	-19.2%
7/1/2009	0.814	-18.6%
8/1/2009	0.820	-18.0%
9/1/2009	0.827	-17.3%
10/1/2009	0.833	-16.7%
11/1/2009	0.839	-16.1%
12/1/2009	0.845	-15.5%
1/1/2010	0.851	-14.9%
2/1/2010	0.858	-14.2%
3/1/2010	0.863	-13.7%
4/1/2010	0.870	-13.0%
5/1/2010	0.876	-12.4%
6/1/2010	0.882	-11.8%
7/1/2010	0.888	-11.2%
8/1/2010	0.895	-10.5%
9/1/2010	0.901	-9.9%
10/1/2010	0.907	-9.3%
11/1/2010	0.913	-8.7%
12/1/2010	0.919	-8.1%
1/1/2011	0.926	-7.4%

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

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2008	0.721	\$379,000
Sale 2	\$475,000	10/1/2009	0.833	\$396,000
Sale 3	\$515,000	7/1/2010	0.888	\$457,000

\* The adjusted sale price has been rounded.

# Annual Update Ratio Study Report (Before)

## 2010 Assessments

District/Team: SE / Team 1	Appr. Date: 1/1/2010	Date of Report: 6/28/2011	Sales Dates: 1/2008 - 12/2010
Area 64 Newcastle	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	561		
Mean Assessed Value	488,200		
Mean Adj. Sales Price	496,200		
Standard Deviation AV	163,151		
Standard Deviation SP	167,209		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.993		
Median Ratio	0.982		
Weighted Mean Ratio	0.984		
UNIFORMITY			
Lowest ratio	0.712		
Highest ratio:	1.413		
Coefficient of Dispersion	8.70%		
Standard Deviation	0.111		
Coefficient of Variation	11.21%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.973		
Upper limit	0.995		
95% Confidence: Mean			
Lower limit	0.983		
Upper limit	1.002		
SAMPLE SIZE EVALUATION			
N (population size)	5597		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.111		
Recommended minimum:	20		
Actual sample size:	561		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	302		
# ratios above mean:	259		
z:	1.815		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.70-0.80	12
0.80-0.90	96
0.90-1.00	214
1.00-1.10	150
1.10-1.20	63
1.20-1.30	18
1.30-1.40	6
1.40-1.50	2
1.50-1.60	1

COMMENTS:

1 to 3 Unit Residences throughout area 64

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

### COMMENTS:

1 to 3 Unit Residences throughout area 64

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

## Annual Update Ratio Study Report (After)

## 2011 Assessments

District/Team: SE / Team 1	Appr. Date: 1/1/2011	Date of Report: 6/28/2011	Sales Dates: 1/2008 - 12/2010
Area 64 Newcastle	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		<div>Ratio Frequency</div>	



## ***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 64**  
**(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
005	334630	0350	9/10/08	\$346,000	\$287,000	1370	6	1941	4	10650	N	N	8636 116TH AVE SE
005	334330	0663	1/2/08	\$528,000	\$410,000	830	7	1930	5	9026	Y	N	6639 112TH AVE SE
005	334510	0148	10/6/08	\$418,200	\$349,000	960	7	1956	5	21600	N	N	11611 SE 90TH ST
005	334510	0378	7/27/09	\$285,000	\$255,000	1000	7	1972	4	24910	N	N	12250 SE 91ST ST
005	320510	0300	10/22/10	\$308,000	\$304,000	1070	7	1961	3	9849	N	N	12102 SE 70TH ST
005	607250	0080	11/24/09	\$326,000	\$299,000	1080	7	1963	3	7393	N	N	6335 121ST PL SE
005	320510	0240	10/3/08	\$385,000	\$321,000	1080	7	1961	5	10965	N	N	12103 SE 70TH ST
005	638540	0005	6/4/08	\$342,000	\$276,000	1100	7	1959	5	14463	N	N	8671 118TH AVE SE
005	221611	0090	11/20/09	\$265,000	\$243,000	1180	7	1970	4	10999	N	N	8824 123RD AVE SE
005	162405	9083	9/15/09	\$325,000	\$294,000	1200	7	1959	3	37026	N	N	4627 125TH AVE SE
005	320520	0530	9/22/10	\$312,000	\$306,000	1210	7	1967	3	9090	N	N	7323 127TH AVE SE
005	607130	0020	2/4/08	\$467,000	\$366,000	1240	7	1959	4	9600	N	N	12237 SE 55TH PL
005	607130	0080	3/26/10	\$405,000	\$382,000	1240	7	1960	4	9240	N	N	12246 SE 55TH PL
005	607130	0110	4/16/08	\$498,950	\$398,000	1240	7	1960	5	15150	N	N	12219 SE 54TH ST
005	320480	0330	6/11/09	\$343,000	\$303,000	1250	7	1968	4	7700	N	N	7202 121ST PL SE
005	789500	0030	5/15/09	\$343,950	\$302,000	1270	7	1966	3	9454	N	N	11452 SE 86TH ST
005	206480	0620	12/5/08	\$399,600	\$338,000	1270	7	1969	5	9491	N	N	12549 SE 74TH PL
005	334330	0520	5/18/09	\$430,000	\$378,000	1270	7	1928	4	59386	N	N	11209 SE 74TH ST
005	607100	0335	4/24/08	\$475,000	\$380,000	1270	7	1958	4	21941	N	N	5009 119TH AVE SE
005	334330	0122	3/20/08	\$370,000	\$293,000	1290	7	1957	4	9750	N	N	7655 116TH AVE SE
005	334630	0360	6/22/10	\$370,000	\$355,000	1290	7	1985	3	20404	N	N	8718 116TH AVE SE
005	334330	0180	4/28/09	\$370,000	\$324,000	1300	7	1998	3	22605	Y	N	7628 114TH PL SE
005	607120	0055	7/27/09	\$450,000	\$402,000	1310	7	1963	3	12965	N	N	11719 SE 58TH ST
005	334630	0303	8/22/08	\$324,950	\$268,000	1330	7	1968	5	9828	N	N	8249 118TH AVE SE
005	320480	0210	2/19/10	\$326,000	\$305,000	1330	7	1968	3	8330	N	N	12000 SE 73RD PL
005	334330	1380	8/12/10	\$375,500	\$365,000	1330	7	1921	4	27357	N	N	6205 LAKE WASHINGTON BLVD SE
005	320500	0310	2/25/09	\$285,000	\$246,000	1340	7	1960	4	9339	N	N	12166 SE 70TH ST
005	320520	0310	3/3/10	\$362,000	\$340,000	1360	7	1964	4	8993	N	N	7314 127TH AVE SE
005	320510	0010	6/17/08	\$410,000	\$333,000	1370	7	1962	4	7853	N	N	6905 121ST AVE SE
005	607130	0170	3/17/10	\$405,000	\$381,000	1400	7	1960	3	10350	N	N	5245 120TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	320480	0520	1/13/09	\$370,000	\$316,000	1410	7	1967	4	7700	N	N	7229 123RD AVE SE
005	320520	0390	6/2/08	\$343,900	\$278,000	1450	7	1964	4	9544	N	N	7304 125TH AVE SE
005	221611	0100	10/2/08	\$372,500	\$310,000	1520	7	1970	4	11772	N	N	8816 123RD AVE SE
005	790250	0070	6/16/10	\$325,000	\$312,000	1520	7	1965	4	10414	N	N	8952 121ST AVE SE
005	790250	0040	9/29/09	\$352,500	\$320,000	1520	7	1963	4	15241	N	N	8932 121ST AVE SE
005	323900	0170	12/16/09	\$440,000	\$406,000	1550	7	1963	3	10859	Y	N	11225 SE 76TH ST
005	320510	0140	10/8/09	\$352,000	\$320,000	1560	7	1962	4	7762	N	N	12110 SE 71ST PL
005	320480	0310	10/21/09	\$369,000	\$336,000	1590	7	1968	4	8250	N	N	7207 121ST PL SE
005	206480	0630	7/14/08	\$437,000	\$357,000	1590	7	1969	4	10851	N	N	12553 SE 74TH PL
005	403550	0115	7/15/08	\$437,946	\$358,000	1600	7	1955	4	17961	N	N	4635 119TH AVE SE
005	221611	0130	4/29/10	\$275,900	\$262,000	1620	7	1970	4	9768	N	N	12315 SE 88TH PL
005	607265	0070	12/28/10	\$375,000	\$375,000	1620	7	1970	3	12600	N	N	6710 123RD PL SE
005	320510	0050	5/21/10	\$375,000	\$358,000	1660	7	1962	4	9716	N	N	7025 121ST AVE SE
005	320520	0220	10/1/09	\$395,000	\$358,000	1680	7	1963	5	9364	N	N	12504 SE 73RD ST
005	282405	9107	7/15/10	\$297,000	\$287,000	1700	7	1967	4	16552	N	N	7438 116TH AVE SE
005	078800	0120	6/3/08	\$535,000	\$432,000	1700	7	1989	3	8564	N	N	6109 115TH PL SE
005	078800	0060	6/5/08	\$520,000	\$421,000	1780	7	1988	3	3600	N	N	6122 115TH PL SE
005	078800	0010	1/25/10	\$415,000	\$386,000	1810	7	1988	3	5282	N	N	6142 115TH PL SE
005	320510	0220	7/7/09	\$373,000	\$332,000	1870	7	1961	4	11007	N	N	7022 121ST AVE SE
005	320480	0120	5/21/10	\$380,000	\$363,000	1870	7	1978	4	10178	N	N	7309 122ND AVE SE
005	282405	9128	8/23/10	\$392,000	\$382,000	1990	7	1971	5	7405	N	N	6707 127TH PL SE
005	320480	0420	6/15/10	\$304,000	\$292,000	2050	7	1968	4	7700	N	N	7215 122ND AVE SE
005	403490	0105	4/29/09	\$315,000	\$276,000	860	8	1955	4	17300	N	N	4465 LAKE HEIGHTS ST
005	607200	0380	12/1/09	\$390,000	\$359,000	1100	8	1962	3	9650	N	N	12241 SE 62ND ST
005	505650	0110	5/7/09	\$385,000	\$338,000	1160	8	1967	3	12640	N	N	6320 123RD AVE SE
005	607180	0520	8/19/08	\$500,000	\$412,000	1160	8	1962	4	8924	N	N	6111 127TH PL SE
005	206480	0070	9/10/09	\$315,000	\$284,000	1200	8	1976	3	9076	N	N	7334 127TH PL SE
005	320480	0160	10/4/10	\$390,000	\$383,000	1200	8	1977	4	10375	N	N	12017 SE 73RD PL
005	607240	0250	7/30/09	\$493,444	\$441,000	1210	8	2008	3	9450	N	N	4866 123RD PL SE
005	606790	0190	7/27/09	\$380,000	\$340,000	1220	8	1977	3	8603	N	N	6636 118TH AVE SE
005	206480	0490	5/20/08	\$471,500	\$380,000	1230	8	1976	4	9404	N	N	12715 SE 74TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	334510	0194	3/17/10	\$287,500	\$271,000	1240	8	1978	3	12407	N	N	12002 SE 91ST ST
005	947771	0030	9/29/10	\$350,000	\$343,000	1240	8	1974	4	9603	N	N	9223 120TH AVE SE
005	607100	0205	12/21/09	\$551,155	\$509,000	1240	8	1964	3	41050	N	N	5020 117TH AVE SE
005	607130	0430	5/14/08	\$365,000	\$294,000	1260	8	1959	3	9184	N	N	12025 SE 52ND ST
005	607130	0210	10/6/08	\$380,000	\$317,000	1260	8	1963	3	10473	N	N	5213 120TH AVE SE
005	607130	0430	7/21/10	\$385,000	\$372,000	1260	8	1959	3	9184	N	N	12025 SE 52ND ST
005	607130	0280	6/27/08	\$480,000	\$390,000	1260	8	1959	4	9447	N	N	5248 122ND PL SE
005	607250	0360	11/8/10	\$453,000	\$448,000	1260	8	1964	3	7414	N	N	12160 SE 67TH PL
005	206480	1070	5/11/10	\$350,000	\$333,000	1270	8	1977	4	8100	N	N	12627 SE 75TH ST
005	607120	0995	12/6/10	\$342,800	\$341,000	1270	8	1960	3	14890	N	N	5208 119TH AVE SE
005	206480	0910	9/12/08	\$424,950	\$352,000	1270	8	1970	4	9728	N	N	12609 SE 75TH PL
005	607276	0410	10/2/09	\$406,000	\$368,000	1270	8	1975	4	6100	N	N	12206 SE 47TH ST
005	403550	0120	3/18/08	\$560,000	\$444,000	1270	8	1954	4	19646	N	N	4645 119TH AVE SE
005	607120	0655	11/19/09	\$280,000	\$257,000	1290	8	1958	3	8445	N	N	5222 116TH PL SE
005	195181	0010	12/22/10	\$325,000	\$324,000	1290	8	1976	3	17600	N	N	6808 128TH AVE SE
005	607160	0240	7/24/08	\$430,000	\$352,000	1290	8	1961	4	8820	N	N	12643 SE 59TH ST
005	607330	0340	8/11/08	\$450,000	\$370,000	1290	8	1969	5	8116	N	N	7018 127TH PL SE
005	606791	0250	11/5/09	\$490,950	\$449,000	1290	8	1978	4	8884	N	N	11808 SE 65TH ST
005	607200	0050	7/20/08	\$410,000	\$335,000	1300	8	1966	3	12400	N	N	6224 123RD AVE SE
005	195180	0040	6/8/09	\$398,000	\$352,000	1300	8	1976	4	9665	N	N	6438 131ST AVE SE
005	607260	0170	3/9/10	\$376,000	\$353,000	1300	8	1966	3	10469	N	N	12119 SE 68TH PL
005	607210	0530	11/7/08	\$377,000	\$317,000	1310	8	1973	4	8976	N	N	6507 126TH AVE SE
005	607200	0150	9/16/08	\$450,000	\$373,000	1310	8	1962	4	12400	N	N	6024 123RD AVE SE
005	670512	0080	3/28/08	\$394,500	\$313,000	1320	8	1986	3	3062	N	N	6706 113TH PL SE
005	670512	0350	4/24/09	\$385,000	\$337,000	1320	8	1986	3	2960	N	N	6730 114TH AVE SE
005	670510	0180	9/3/08	\$412,500	\$341,000	1320	8	1986	3	2935	N	N	6523 113TH PL SE
005	670510	0440	2/23/10	\$370,000	\$347,000	1320	8	1986	3	2680	N	N	6515 114TH AVE SE
005	670512	0260	9/10/09	\$385,000	\$348,000	1320	8	1986	3	2511	N	N	6713 113TH PL SE
005	607180	0260	5/20/09	\$400,000	\$352,000	1320	8	1962	3	9550	N	N	12534 SE 62ND PL
005	607140	0410	1/23/09	\$435,000	\$372,000	1320	8	1960	3	9100	N	N	12554 SE 53RD ST
005	607180	0910	11/17/09	\$430,000	\$394,000	1320	8	1962	3	9831	N	N	6314 126TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	670511	0370	2/13/09	\$476,000	\$409,000	1320	8	1986	3	2089	N	N	6514 115TH PL SE
005	607140	0830	8/19/09	\$460,000	\$413,000	1320	8	1960	3	8725	N	N	5412 126TH PL SE
005	607240	0710	5/21/10	\$510,000	\$487,000	1320	8	1971	5	11350	N	N	12012 SE 51ST ST
005	607330	0790	8/5/09	\$325,000	\$291,000	1340	8	1967	4	7725	N	N	12536 SE 72ND ST
005	607330	0790	12/8/10	\$315,000	\$313,000	1340	8	1967	4	7725	N	N	12536 SE 72ND ST
005	606790	0320	8/18/08	\$452,500	\$373,000	1340	8	1977	3	7700	N	N	6624 117TH AVE SE
005	505650	0410	8/19/10	\$395,000	\$384,000	1340	8	1967	3	8689	N	N	12210 SE 64TH PL
005	607200	0490	3/18/10	\$420,000	\$395,000	1340	8	1963	3	9200	N	N	12210 SE 61ST ST
005	607160	0810	4/5/10	\$469,000	\$443,000	1340	8	1962	4	8400	N	N	5641 126TH AVE SE
005	607260	0350	11/17/10	\$327,000	\$324,000	1350	8	1967	3	10200	N	N	6335 121ST AVE SE
005	403610	0215	5/25/09	\$425,000	\$374,000	1350	8	1959	4	11772	Y	N	4705 116TH AVE SE
005	607260	0030	3/11/08	\$485,000	\$384,000	1350	8	1967	4	8803	N	N	6346 121ST AVE SE
005	731220	0070	8/15/08	\$476,000	\$392,000	1350	8	1983	5	9893	N	N	11320 SE 76TH PL
005	607160	0430	6/7/10	\$420,000	\$402,000	1350	8	1961	3	8400	N	N	12641 SE 60TH ST
005	607330	0120	4/24/08	\$407,000	\$326,000	1360	8	1966	4	16434	N	N	7033 125TH AVE SE
005	607180	0420	5/13/10	\$419,000	\$399,000	1360	8	1962	3	8790	N	N	6215 127TH AVE SE
005	505650	0420	7/21/09	\$375,000	\$335,000	1370	8	1967	3	9300	N	N	12218 SE 64TH PL
005	607100	0520	11/12/09	\$410,000	\$375,000	1370	8	1958	4	13500	N	N	11651 SE 50TH PL
005	607160	0110	9/1/09	\$429,900	\$387,000	1370	8	1963	3	9010	N	N	12604 SE 59TH ST
005	403490	0022	7/23/10	\$423,000	\$409,000	1370	8	1977	3	13328	N	N	4460 119TH AVE SE
005	607120	0965	8/26/10	\$305,000	\$297,000	1390	8	1962	4	15114	N	N	5256 119TH AVE SE
005	947772	0080	9/4/08	\$388,000	\$321,000	1390	8	1979	4	10038	N	N	9239 118TH PL SE
005	607330	0690	8/1/08	\$400,000	\$328,000	1390	8	1967	4	7210	N	N	12551 SE 71ST ST
005	947773	0140	5/13/09	\$392,000	\$344,000	1390	8	1979	5	9605	N	N	9212 118TH CT SE
005	206480	1170	3/22/08	\$485,000	\$385,000	1390	8	1976	3	13969	N	N	12755 SE 73RD PL
005	607230	0680	6/30/08	\$539,000	\$439,000	1400	8	1964	4	8125	N	N	4939 127TH PL SE
005	947773	0020	4/21/09	\$373,000	\$326,000	1410	8	1979	4	10117	N	N	11726 SE 92ND ST
005	607230	0270	1/21/10	\$465,000	\$432,000	1410	8	1965	4	10952	N	N	12518 SE 48TH PL
005	607160	0350	6/22/10	\$585,000	\$562,000	1410	8	1972	5	8800	N	N	5920 126TH AVE SE
005	670512	0300	3/25/08	\$398,500	\$316,000	1414	8	1986	3	2175	N	N	6725 113TH PL SE
005	195180	0210	11/23/09	\$360,000	\$330,000	1420	8	1974	3	8350	N	N	6625 131ST AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	670510	0170	10/4/09	\$370,000	\$336,000	1420	8	1986	3	2175	N	N	6519 113TH PL SE
005	206480	0860	4/22/08	\$446,000	\$357,000	1420	8	1977	4	7419	N	N	12519 SE 75TH PL
005	502950	0030	2/17/10	\$390,000	\$365,000	1420	8	1967	3	15140	Y	N	6624 109TH PL SE
005	195180	0030	6/25/10	\$420,000	\$404,000	1420	8	1976	3	8659	N	N	6450 131ST AVE SE
005	195180	0780	5/6/10	\$422,502	\$402,000	1430	8	1976	4	16950	N	N	6612 131ST AVE SE
005	606790	0630	3/18/09	\$475,000	\$412,000	1430	8	1977	3	9000	N	N	11629 SE 64TH ST
005	607140	0590	1/16/08	\$410,000	\$320,000	1440	8	1961	3	8775	N	N	12553 SE 53RD ST
005	607290	0220	8/11/08	\$435,000	\$358,000	1440	8	1985	3	7000	N	N	6247 113TH PL SE
005	403490	0011	9/15/08	\$400,100	\$332,000	1450	8	1956	4	11211	N	N	4436 119TH AVE SE
005	670511	0300	5/13/10	\$365,000	\$348,000	1450	8	1986	3	2151	N	N	11423 SE 66TH ST
005	607180	0490	4/9/10	\$392,000	\$371,000	1450	8	1962	4	8976	N	N	12502 SE 63RD ST
005	670510	0380	3/31/08	\$490,000	\$390,000	1450	8	1986	4	2114	N	N	11311 SE 65TH ST
005	607265	0250	3/12/10	\$437,500	\$411,000	1450	8	1965	4	8125	N	N	6510 122ND PL SE
005	334630	0404	6/3/08	\$515,000	\$416,000	1450	8	1978	4	14706	N	N	11831 SE 87TH ST
005	607140	0060	5/13/08	\$598,000	\$481,000	1450	8	1960	4	14400	N	N	5407 125TH AVE SE
005	947771	0060	11/30/10	\$340,000	\$338,000	1460	8	1974	4	10397	N	N	11905 SE 93RD ST
005	195180	0420	4/29/09	\$443,500	\$388,000	1460	8	1970	4	7732	N	N	12931 SE 68TH ST
005	607200	0680	2/10/10	\$405,000	\$378,000	1470	8	1963	4	8400	N	N	6040 121ST AVE SE
005	607276	0440	2/19/10	\$404,500	\$378,000	1470	8	1974	4	7400	N	N	4658 121ST AVE SE
005	607160	0460	2/23/10	\$445,000	\$417,000	1470	8	1962	4	9076	N	N	12665 SE 60TH ST
005	607120	0700	7/16/09	\$409,500	\$365,000	1480	8	1958	5	9660	N	N	5259 117TH AVE SE
005	195180	0640	12/9/09	\$435,000	\$401,000	1480	8	1973	4	8450	N	N	12933 SE 69TH PL
005	606790	0530	3/12/10	\$363,000	\$341,000	1490	8	1977	4	10875	N	N	11720 SE 65TH ST
005	606790	0640	11/5/09	\$399,950	\$366,000	1490	8	1977	3	9000	N	N	11707 SE 64TH ST
005	607230	0320	10/25/10	\$487,000	\$480,000	1500	8	1964	4	8450	N	N	4830 125TH AVE SE
005	607220	0420	2/11/10	\$355,000	\$332,000	1510	8	1965	3	13600	N	N	6221 129TH AVE SE
005	607323	0120	7/2/10	\$349,000	\$336,000	1510	8	1984	3	5708	N	N	6726 119TH AVE SE
005	607210	0320	11/15/10	\$380,000	\$376,000	1510	8	1972	4	9420	N	N	12607 SE 64TH PL
005	607210	0540	9/23/09	\$428,000	\$387,000	1510	8	1973	4	8400	N	N	6519 126TH AVE SE
005	607276	0770	4/17/08	\$525,000	\$419,000	1510	8	1974	4	8203	N	N	12103 SE 47TH ST
005	195180	0730	7/15/08	\$529,000	\$432,000	1510	8	1973	4	13213	N	N	6648 131ST AVE SE

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**Area 64**  
**(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
005	607240	0160	8/25/09	\$530,000	\$477,000	1510	8	1973	4	8950	N	N	4921 123RD PL SE
005	195180	0790	6/25/09	\$399,000	\$354,000	1520	8	1976	4	11650	N	N	13117 SE 66TH ST
005	320520	0360	7/25/08	\$453,000	\$371,000	1520	8	1967	4	8400	N	N	12531 SE 73RD ST
005	607140	0440	8/27/09	\$445,000	\$400,000	1520	8	1961	3	9100	N	N	12536 SE 53RD ST
005	607100	0010	8/25/08	\$500,000	\$413,000	1520	8	1960	3	10613	N	N	5083 116TH AVE SE
005	607230	0700	6/10/09	\$411,500	\$364,000	1530	8	1964	3	8125	N	N	4919 127TH PL SE
005	403590	0020	4/28/08	\$560,000	\$449,000	1530	8	1955	5	14600	N	N	11628 SE 46TH ST
005	607200	0770	10/5/09	\$290,000	\$263,000	1540	8	1963	3	8839	N	N	12225 SE 60TH PL
005	221225	0200	12/8/10	\$390,000	\$388,000	1540	8	1988	3	6850	N	N	6343 114TH AVE SE
005	607275	0050	7/30/10	\$527,000	\$510,000	1540	8	2005	3	11130	N	N	12525 SE 47TH PL
005	607200	0840	6/3/08	\$500,000	\$404,000	1550	8	1963	5	10650	N	N	12110 SE 60TH PL
005	607200	0240	2/22/08	\$545,000	\$429,000	1550	8	1967	4	9950	N	N	6236 122ND AVE SE
005	607100	0085	7/24/08	\$690,000	\$565,000	1550	8	1960	5	12540	Y	N	4944 116TH PL SE
005	607250	0310	10/26/10	\$327,000	\$323,000	1560	8	1965	3	7220	N	N	6522 121ST PL SE
005	221225	0230	9/17/09	\$387,000	\$350,000	1560	8	1988	3	7343	N	N	6357 114TH AVE SE
005	607210	0390	6/24/09	\$400,000	\$355,000	1560	8	1973	4	8750	N	N	6533 127TH AVE SE
005	607250	0140	3/18/09	\$464,000	\$402,000	1560	8	1965	4	9463	N	N	6517 121ST PL SE
005	607140	0140	7/9/09	\$450,000	\$400,000	1580	8	1960	3	15750	N	N	5205 125TH AVE SE
005	403590	0130	8/26/10	\$415,000	\$404,000	1580	8	1955	3	14600	N	N	4705 118TH AVE SE
005	607140	0080	7/22/09	\$483,000	\$431,000	1580	8	1960	3	14400	N	N	5325 125TH AVE SE
005	607100	0125	9/16/10	\$570,000	\$558,000	1580	8	1958	3	9831	Y	N	5019 116TH AVE SE
005	607265	0010	9/3/09	\$400,000	\$361,000	1590	8	1971	3	11005	N	N	6572 123RD AVE SE
005	607260	0140	9/8/09	\$440,000	\$397,000	1590	8	1967	3	8800	N	N	12143 SE 68TH PL
005	206480	0350	5/27/09	\$405,000	\$357,000	1600	8	1976	4	7806	N	N	7350 127TH AVE SE
005	206480	0460	8/28/08	\$487,000	\$402,000	1600	8	1976	4	10107	N	N	7399 126TH PL SE
005	607120	0020	4/25/08	\$410,000	\$328,000	1610	8	1959	3	9200	N	N	11627 SE 58TH ST
005	607120	0490	4/30/09	\$399,950	\$350,000	1610	8	1958	4	8400	N	N	5412 116TH AVE SE
005	607276	0210	11/24/08	\$420,000	\$354,000	1610	8	1975	3	13850	N	N	12315 SE 46TH CT
005	607210	0060	2/6/08	\$470,000	\$369,000	1610	8	1972	4	9318	N	N	6322 126TH AVE SE
005	607210	0510	8/10/10	\$421,000	\$409,000	1610	8	1973	3	10236	N	N	12505 SE 65TH ST
005	403610	0165	1/18/08	\$598,300	\$467,000	1610	8	1971	4	9100	N	N	11611 SE 48TH ST



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**Area 64**  
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005	607210	0230	1/8/08	\$600,000	\$467,000	1610	8	1973	4	9514	N	N	6544 127TH AVE SE
005	607210	0600	10/24/09	\$549,950	\$501,000	1610	8	1973	4	9889	N	N	6553 126TH AVE SE
005	607200	0120	5/21/10	\$365,000	\$348,000	1620	8	1966	3	12400	N	N	6070 123RD AVE SE
005	607120	0865	4/24/08	\$485,000	\$388,000	1620	8	1959	4	10062	N	N	11820 SE 56TH ST
005	607275	0060	7/16/08	\$510,000	\$417,000	1620	8	1966	3	11050	N	N	12531 SE 47TH PL
005	607323	0160	12/8/09	\$319,770	\$294,000	1630	8	1984	3	4847	N	N	11828 SE 68TH PL
005	607120	0010	11/20/09	\$436,760	\$401,000	1630	8	1959	3	9200	N	N	11611 SE 58TH ST
005	607210	0240	8/26/09	\$425,000	\$382,000	1640	8	1973	3	9251	N	N	6550 127TH AVE SE
005	403610	0020	7/8/08	\$540,000	\$440,000	1650	8	1957	3	9850	Y	N	11606 SE 47TH ST
005	607210	0340	6/4/08	\$453,500	\$367,000	1660	8	1972	4	8854	N	N	6505 127TH AVE SE
005	334510	0542	12/16/09	\$372,500	\$344,000	1680	8	1968	4	13000	N	N	13028 SE 89TH PL
005	195180	0020	7/27/10	\$387,000	\$375,000	1680	8	1976	3	7855	N	N	6452 131ST AVE SE
005	607100	0145	7/8/09	\$462,000	\$411,000	1680	8	1960	3	9600	N	N	11738 SE 52ND ST
005	670510	0210	6/11/08	\$430,000	\$348,000	1700	8	1986	3	2304	N	N	6603 113TH PL SE
005	323900	0080	11/17/10	\$480,000	\$476,000	1710	8	1986	3	12607	N	N	7729 111TH PL SE
005	607330	0100	7/14/10	\$380,000	\$367,000	1720	8	1967	4	10319	N	N	7017 125TH AVE SE
005	607240	0640	8/25/10	\$549,950	\$536,000	1720	8	1971	4	10050	N	N	12021 SE 51ST ST
005	607180	0500	7/26/10	\$375,000	\$363,000	1730	8	1962	3	9439	N	N	6240 125TH AVE SE
005	195181	0080	7/23/09	\$515,000	\$460,000	1730	8	1976	3	16468	N	N	6703 128TH AVE SE
005	858910	0170	2/11/10	\$340,000	\$318,000	1740	8	1966	5	11312	N	N	11415 SE 79TH ST
005	607240	0230	9/16/08	\$420,000	\$348,000	1740	8	1974	4	12560	N	N	4880 123RD PL SE
005	670511	0310	10/6/09	\$325,000	\$295,000	1750	8	1986	3	2489	N	N	11425 SE 66TH ST
005	670510	0080	3/17/08	\$405,000	\$321,000	1750	8	1986	3	2471	N	N	11302 SE 65TH ST
005	670510	0080	5/21/10	\$400,000	\$382,000	1750	8	1986	3	2471	N	N	11302 SE 65TH ST
005	638891	0200	8/20/09	\$400,000	\$359,000	1770	8	1992	3	6810	N	N	12630 SE 80TH WAY
005	638890	1060	8/6/08	\$525,000	\$431,000	1770	8	1988	3	11160	Y	N	8206 128TH AVE SE
005	221225	0060	8/6/09	\$475,000	\$425,000	1790	8	1988	3	7359	N	N	6322 114TH AVE SE
005	221225	0080	7/15/09	\$481,000	\$429,000	1790	8	1989	3	7851	N	N	6310 114TH AVE SE
005	607140	0690	11/13/09	\$439,500	\$402,000	1800	8	1961	4	9425	N	N	12516 SE 54TH ST
005	713550	0450	9/10/09	\$455,500	\$411,000	1800	8	1986	3	13458	N	N	7525 135TH AVE SE
005	607330	0540	9/25/09	\$450,000	\$408,000	1810	8	1967	4	7686	N	N	12533 SE 70TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	607220	0320	1/17/08	\$530,000	\$413,000	1810	8	1965	4	8850	N	N	12925 SE 63RD PL
005	029100	0160	7/27/08	\$520,000	\$426,000	1810	8	1993	3	6200	N	N	11509 SE 70TH ST
005	607210	0090	10/22/08	\$350,000	\$293,000	1820	8	1972	3	10350	N	N	6327 127TH AVE SE
005	607330	0360	6/16/09	\$350,000	\$310,000	1830	8	1967	3	11250	N	N	7002 127TH PL SE
005	607200	0870	8/5/10	\$450,000	\$436,000	1840	8	1963	4	10200	N	N	6005 121ST AVE SE
005	947772	0010	8/5/08	\$458,500	\$376,000	1850	8	1979	4	10963	N	N	9244 118TH PL SE
005	607250	0380	1/30/08	\$435,000	\$341,000	1860	8	1964	4	8527	N	N	12210 SE 67TH PL
005	670512	0500	9/23/08	\$440,000	\$366,000	1860	8	1986	3	2734	N	N	6638 114TH AVE SE
005	670512	0490	3/6/08	\$540,000	\$427,000	1860	8	1986	4	2526	N	N	6640 114TH AVE SE
005	607120	0495	5/30/10	\$365,625	\$350,000	1870	8	1960	3	8400	N	N	5404 116TH AVE SE
005	670511	0120	11/10/08	\$472,000	\$397,000	1870	8	1986	4	2194	N	N	11414 SE 66TH ST
005	195180	0450	8/4/10	\$400,000	\$388,000	1880	8	1968	3	9200	N	N	6821 131ST AVE SE
005	195180	0380	7/1/09	\$385,000	\$342,000	1900	8	1972	3	7940	N	N	6812 129TH PL SE
005	607120	0500	12/16/10	\$375,500	\$374,000	1900	8	1959	3	8400	N	N	5262 116TH AVE SE
005	607200	0900	6/11/10	\$475,000	\$455,000	1900	8	2007	3	8400	N	N	6033 121ST AVE SE
005	386400	0100	6/23/08	\$750,000	\$609,000	1900	8	1965	4	10900	Y	N	5815 111TH PL SE
005	607210	0130	10/9/09	\$435,000	\$395,000	1920	8	1971	3	9226	N	N	12704 SE 65TH ST
005	505650	0200	3/11/08	\$431,500	\$341,000	1930	8	1966	4	9000	N	N	12218 SE 65TH PL
005	947771	0200	7/23/09	\$360,000	\$321,000	1940	8	1974	4	10185	N	N	9226 120TH AVE SE
005	607260	0450	3/4/08	\$450,000	\$355,000	1950	8	1966	4	10673	N	N	12142 SE 68TH PL
005	638890	0930	10/27/09	\$405,000	\$369,000	1970	8	1989	3	12397	N	N	8448 129TH PL SE
005	607265	0270	11/4/09	\$425,000	\$388,000	1980	8	1966	3	12729	N	N	6501 122ND PL SE
005	206480	0340	3/27/08	\$399,950	\$318,000	2000	8	1974	4	11244	N	N	7356 127TH AVE SE
005	607220	0185	3/24/08	\$510,000	\$405,000	2010	8	1965	4	9257	N	N	6310 129TH AVE SE
005	607324	0080	6/4/09	\$432,250	\$382,000	2050	8	1986	3	11004	N	N	7011 119TH PL SE
005	713550	0170	6/9/10	\$520,950	\$499,000	2070	8	1985	3	12598	N	N	7618 134TH AVE SE
005	207850	0090	10/5/09	\$455,000	\$413,000	2090	8	1996	3	8528	N	N	8227 121ST AVE SE
005	607220	0020	11/12/09	\$525,000	\$481,000	2090	8	1977	4	10478	N	N	6316 129TH PL SE
005	770800	0070	9/10/08	\$497,650	\$412,000	2120	8	1990	3	11550	N	N	11409 SE 80TH ST
005	638890	0270	4/23/09	\$500,000	\$437,000	2130	8	1989	3	7771	Y	N	7917 129TH PL SE
005	607140	0850	8/12/08	\$550,000	\$452,000	2160	8	1960	4	10299	N	N	12613 SE 54TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	505650	0190	3/10/10	\$388,888	\$365,000	2180	8	1966	3	8100	N	N	12210 SE 65TH PL
005	221225	0150	10/7/08	\$455,000	\$379,000	2190	8	1988	3	5905	N	N	6317 114TH AVE SE
005	638890	0990	2/19/10	\$450,000	\$421,000	2190	8	1988	3	10810	Y	N	12813 SE 80TH WAY
005	607100	0525	12/30/08	\$499,950	\$425,000	2190	8	1959	4	10198	N	N	11655 SE 50TH PL
005	505650	0140	1/16/08	\$530,000	\$413,000	2210	8	1966	4	9450	N	N	12219 SE 65TH PL
005	607190	0010	9/27/10	\$460,000	\$451,000	2210	8	1962	3	9150	N	N	5603 129TH AVE SE
005	607200	0890	9/22/09	\$505,000	\$457,000	2210	8	1963	4	8440	N	N	6023 121ST AVE SE
005	607100	0500	5/11/10	\$580,000	\$552,000	2220	8	1958	4	10750	N	N	5054 116TH AVE SE
005	195180	0110	2/23/09	\$479,000	\$413,000	2240	8	1973	3	15255	N	N	6429 131ST AVE SE
005	029100	0130	6/19/08	\$540,000	\$438,000	2250	8	1992	3	7480	N	N	6931 115TH PL SE
005	607230	0830	9/16/09	\$520,000	\$470,000	2260	8	1964	4	8400	N	N	12517 SE 51ST ST
005	411381	0410	11/19/08	\$530,000	\$447,000	2270	8	1994	4	29668	N	N	12128 SE 75TH PL
005	607180	0230	7/21/09	\$445,000	\$397,000	2280	8	1962	3	10650	N	N	12515 SE 62ND PL
005	029100	0070	12/30/10	\$410,000	\$410,000	2280	8	1993	3	7993	N	N	6902 115TH PL SE
005	029100	0040	8/19/09	\$472,500	\$424,000	2280	8	1993	3	7344	N	N	6918 115TH PL SE
005	029100	0060	10/25/08	\$525,000	\$440,000	2280	8	1993	3	7756	N	N	6906 115TH PL SE
005	638890	0300	6/15/10	\$379,000	\$364,000	2310	8	1989	3	10712	Y	N	7951 129TH PL SE
005	638890	0410	4/6/09	\$460,000	\$401,000	2340	8	1989	3	7764	N	N	8011 128TH AVE SE
005	334630	0416	9/11/09	\$415,000	\$375,000	2360	8	1977	4	13083	N	N	11825 SE 87TH ST
005	638890	0730	1/19/10	\$475,000	\$441,000	2360	8	1988	4	11425	Y	N	8425 129TH AVE SE
005	638893	0420	2/6/09	\$500,500	\$430,000	2380	8	1995	3	19860	Y	N	8525 126TH PL SE
005	638893	0530	11/10/10	\$502,500	\$497,000	2380	8	1995	3	36187	Y	N	12612 SE 85TH PL
005	638891	0500	4/16/10	\$524,950	\$497,000	2390	8	1989	3	7161	N	N	12519 SE 80TH WAY
005	607220	0130	1/8/08	\$576,000	\$448,000	2400	8	1965	4	9694	N	N	6036 129TH AVE SE
005	713550	0390	5/22/08	\$620,000	\$500,000	2440	8	1985	3	9104	N	N	13504 SE 75TH ST
005	638893	0670	2/9/09	\$492,500	\$423,000	2450	8	1996	3	15542	N	N	8237 126TH PL SE
005	334630	0415	4/14/10	\$462,500	\$438,000	2500	8	1977	5	13083	N	N	11815 SE 87TH ST
005	607160	0140	9/13/10	\$372,500	\$364,000	2540	8	1961	4	9920	N	N	12626 SE 59TH ST
005	607276	0200	4/23/10	\$500,000	\$474,000	2540	8	1975	3	10900	N	N	12309 SE 46TH CT
005	334330	1463	8/5/09	\$435,000	\$389,000	2620	8	2006	3	10000	Y	N	6320 108TH AVE SE
005	638891	0750	5/11/10	\$505,000	\$481,000	2620	8	1989	3	8069	N	N	8008 127TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	638893	0620	12/8/10	\$460,000	\$458,000	2640	8	1995	3	25038	N	N	8319 126TH PL SE
005	607276	0720	4/21/08	\$585,000	\$468,000	2650	8	1974	4	10800	N	N	4641 121ST AVE SE
005	607230	0370	10/8/09	\$570,000	\$518,000	2660	8	1966	4	19400	N	N	12610 SE 49TH ST
005	207850	0270	5/20/10	\$540,000	\$515,000	2730	8	1997	3	14316	N	N	8012 120TH PL SE
005	607324	0180	7/18/08	\$525,000	\$429,000	2810	8	1990	3	6599	N	N	7002 119TH PL SE
005	638893	0150	10/6/08	\$590,000	\$492,000	3090	8	1996	3	7952	N	N	8244 126TH PL SE
005	386400	0240	5/29/09	\$630,000	\$555,000	1660	9	1963	3	11620	N	N	11121 SE 59TH ST
005	552540	0710	12/16/10	\$400,000	\$399,000	1680	9	1989	3	12394	N	N	8517 136TH AVE SE
005	386400	0260	5/14/08	\$610,000	\$491,000	1680	9	1964	4	11634	N	N	11163 SE 59TH ST
005	936090	0220	7/27/09	\$515,000	\$460,000	1770	9	1998	3	7428	N	N	8621 113TH AVE SE
005	323900	0060	7/24/08	\$630,000	\$516,000	1890	9	1992	3	12917	Y	N	7711 111TH PL SE
005	386410	0180	6/25/10	\$700,000	\$673,000	1940	9	1970	4	16700	Y	N	11141 SE 57TH ST
005	607270	0030	9/9/09	\$609,000	\$550,000	1960	9	1965	4	13688	N	N	4819 125TH AVE SE
005	386410	0080	12/14/09	\$520,000	\$479,000	1970	9	1979	3	13019	N	N	5703 110TH AVE SE
005	618750	0190	12/13/10	\$420,000	\$418,000	1980	9	1990	3	7345	N	N	6030 113TH PL SE
005	202405	9079	5/5/10	\$530,000	\$504,000	2000	9	1979	3	43835	N	N	11318 SE 56TH PL
005	334570	0163	11/16/09	\$447,175	\$410,000	2010	9	2004	3	11400	N	N	2005 NE 40TH ST
005	630800	0330	5/29/09	\$470,000	\$414,000	2089	9	2000	3	5082	N	N	6628 127TH PL SE
005	630800	0330	1/15/08	\$540,000	\$421,000	2089	9	2000	3	5082	N	N	6628 127TH PL SE
005	323900	0120	10/9/09	\$530,000	\$482,000	2110	9	1989	3	14062	Y	N	7626 111TH PL SE
005	630800	0090	4/30/09	\$399,900	\$350,000	2120	9	1999	3	4202	N	N	6673 127TH PL SE
005	630800	0050	6/2/09	\$431,000	\$380,000	2120	9	1999	3	4192	N	N	6601 127TH PL SE
005	630800	0070	2/19/10	\$417,950	\$391,000	2120	9	1999	3	4200	N	N	6653 127TH PL SE
005	630800	0090	2/13/09	\$477,000	\$410,000	2120	9	1999	3	4202	N	N	6673 127TH PL SE
005	713552	1460	1/28/10	\$549,950	\$512,000	2130	9	1989	3	9734	N	N	7984 145TH AVE SE
005	713551	0340	12/21/10	\$530,000	\$529,000	2160	9	1989	3	11170	N	N	7914 139TH AVE SE
005	162405	9081	6/24/08	\$635,640	\$516,000	2200	9	1973	3	58806	N	N	4549 125TH AVE SE
005	411380	0750	1/28/08	\$518,268	\$406,000	2230	9	1988	3	8395	N	N	7630 116TH CT SE
005	334330	0017	3/13/08	\$515,000	\$408,000	2230	9	1990	3	7760	N	N	6641 116TH AVE SE
005	199960	0220	3/26/08	\$646,000	\$513,000	2270	9	1989	3	7615	N	N	6003 118TH AVE SE
005	638892	0130	5/27/08	\$730,000	\$589,000	2270	9	1990	3	13052	Y	N	8453 127TH AVE SE

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**Area 64**  
**(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
005	713552	1980	6/3/09	\$572,000	\$505,000	2280	9	1993	3	11564	N	N	7967 144TH AVE SE
005	411380	0380	12/14/10	\$523,800	\$522,000	2280	9	1992	3	11840	Y	N	12038 SE 76TH ST
005	630800	0310	7/23/08	\$536,500	\$439,000	2290	9	1999	3	4134	N	N	6688 127TH PL SE
005	630800	0210	6/27/08	\$544,000	\$442,000	2290	9	1999	3	3776	N	N	6672 127TH PL SE
005	607080	0170	1/19/10	\$490,000	\$455,000	2290	9	1997	3	9275	N	N	6353 119TH PL SE
005	411381	0200	5/24/10	\$401,000	\$383,000	2300	9	1993	3	9493	N	N	12161 SE 77TH PL
005	638892	0300	5/11/10	\$515,000	\$490,000	2320	9	1990	3	7593	Y	N	8222 127TH PL SE
005	607080	0050	2/24/09	\$525,000	\$453,000	2330	9	1997	3	9160	N	N	6278 119TH PL SE
005	713552	1690	5/28/08	\$621,000	\$501,000	2340	9	1996	3	14652	N	N	14625 SE 82ND CT
005	638892	0230	6/4/09	\$549,950	\$485,000	2350	9	1990	4	6842	N	N	8406 127TH PL SE
005	638892	0230	1/21/09	\$615,000	\$526,000	2350	9	1990	4	6842	N	N	8406 127TH PL SE
005	410490	0490	11/2/09	\$430,491	\$393,000	2360	9	1990	3	7452	N	N	11809 SE 78TH ST
005	552540	0220	8/18/08	\$550,000	\$453,000	2360	9	1989	3	6933	N	N	13419 SE 85TH ST
005	410491	0080	3/1/08	\$650,000	\$513,000	2360	9	1996	3	20779	N	N	8025 122ND AVE SE
005	607081	0280	1/4/10	\$499,500	\$463,000	2370	9	1999	3	7655	N	N	6198 118TH AVE SE
005	199960	0440	1/19/10	\$652,000	\$606,000	2370	9	1990	3	8630	N	N	11712 SE 61ST PL
005	795430	0690	6/3/08	\$587,000	\$474,000	2380	9	2000	3	6158	N	N	3320 ABERDEEN AVE NE
005	638892	0210	4/21/08	\$594,950	\$476,000	2380	9	1991	3	6970	Y	N	8418 127TH PL SE
005	607081	0220	2/8/08	\$630,000	\$494,000	2400	9	1999	3	7132	N	N	11833 SE 62ND ST
005	713552	1700	10/7/08	\$679,950	\$567,000	2400	9	1998	3	10421	N	N	14633 SE 82ND ST
005	606771	0070	3/27/08	\$587,500	\$467,000	2410	9	2003	3	4611	N	N	7109 119TH CT SE
005	320495	0060	9/27/10	\$523,000	\$513,000	2410	9	1999	3	15807	N	N	11630 SE 76TH CT
005	411380	0340	5/26/10	\$500,000	\$478,000	2420	9	1994	3	9257	N	N	12041 SE 76TH ST
005	111530	0070	3/16/10	\$620,000	\$583,000	2420	9	2010	3	8414	N	N	8920 138TH AVE SE
005	411380	0320	4/17/09	\$405,000	\$354,000	2440	9	1993	3	8340	N	N	12025 SE 76TH ST
005	411380	0550	11/18/08	\$512,000	\$431,000	2440	9	1991	3	7322	N	N	7437 121ST AVE SE
005	552540	0640	5/20/09	\$447,000	\$393,000	2460	9	1990	3	14235	N	N	8402 135TH AVE SE
005	410490	0440	9/22/10	\$435,000	\$426,000	2460	9	1990	3	10995	N	N	11919 SE 78TH ST
005	202405	9096	7/22/10	\$610,000	\$590,000	2480	9	1987	3	10081	N	N	5911 114TH PL SE
005	411380	0500	6/21/10	\$495,000	\$475,000	2490	9	1991	3	7589	N	N	12106 SE 75TH PL
005	638892	0450	4/25/08	\$599,000	\$479,000	2490	9	1990	3	7599	Y	N	8411 127TH PL SE

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**Area 64**  
**(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
005	334330	0101	6/8/10	\$570,000	\$546,000	2490	9	1970	4	48870	Y	N	7405 116TH AVE SE
005	638892	0380	12/10/10	\$565,000	\$562,000	2530	9	1990	3	9439	Y	N	8227 127TH PL SE
005	713552	1240	5/13/09	\$525,000	\$461,000	2550	9	1992	3	7661	N	N	14430 SE 79TH DR
005	936090	0150	11/19/08	\$425,000	\$358,000	2560	9	1997	3	10270	N	N	8710 113TH PL SE
005	929300	0080	6/23/09	\$665,000	\$590,000	2565	9	2008	3	4888	N	N	6306 117TH AVE SE
005	795430	0530	3/22/10	\$472,000	\$445,000	2590	9	1999	3	6035	N	N	3414 MONTEREY CT NE
005	618750	0120	5/17/10	\$495,000	\$472,000	2590	9	1990	3	7442	N	N	6045 113TH PL SE
005	795430	0310	6/10/10	\$465,000	\$446,000	2620	9	1999	3	6296	N	N	2016 NE 34TH PL
005	929300	0130	5/18/10	\$624,320	\$595,000	2620	9	2009	3	4560	N	N	11607 SE 63RD ST
005	638893	0850	8/28/10	\$500,000	\$487,000	2660	9	1998	3	8878	N	N	12640 SE 81ST PL
005	795430	0710	9/1/09	\$477,500	\$430,000	2670	9	2000	3	6612	N	N	3406 ABERDEEN AVE NE
005	795430	0380	9/16/08	\$525,000	\$436,000	2690	9	2000	3	5150	N	N	3427 MONTEREY CT NE
005	681802	0070	9/29/09	\$510,000	\$462,000	2710	9	1998	4	5830	N	N	8121 118TH PL SE
005	664596	0640	11/2/09	\$525,000	\$480,000	2720	9	2006	3	5290	N	N	8620 137TH AVE SE
005	713552	1440	6/1/09	\$560,000	\$494,000	2720	9	1989	3	9705	N	N	7989 145TH AVE SE
005	664596	0910	3/24/08	\$759,950	\$603,000	2720	9	2007	3	8991	N	N	8829 138TH CT SE
005	957807	0120	6/18/09	\$575,000	\$509,000	2730	9	2004	3	14180	N	N	8445 114TH AVE SE
005	638891	0640	5/12/08	\$605,000	\$486,000	2740	9	1989	3	12439	Y	N	8205 127TH AVE SE
005	323900	0010	11/22/10	\$620,000	\$615,000	2740	9	1990	3	12300	Y	N	11103 SE 76TH ST
005	795431	0430	7/20/09	\$450,000	\$401,000	2750	9	2001	3	5000	N	N	1925 NE 35TH PL
005	795431	0410	9/18/09	\$472,000	\$427,000	2750	9	2001	3	5000	N	N	1913 NE 35TH PL
005	606771	0080	3/15/10	\$535,000	\$503,000	2750	9	2003	3	4541	N	N	7117 119TH CT SE
005	411380	0350	3/23/10	\$563,000	\$530,000	2760	9	1993	3	11850	N	N	12045 SE 76TH ST
005	320495	0050	10/1/09	\$550,000	\$499,000	2770	9	1998	3	14464	N	N	11622 SE 76TH CT
005	501460	0140	7/20/10	\$542,000	\$524,000	2790	9	2005	3	5000	N	N	7007 115TH CT SE
005	638892	0520	9/24/08	\$635,000	\$528,000	2790	9	1990	3	8441	N	N	8320 127TH AVE SE
005	541535	0800	8/12/10	\$579,000	\$562,000	2800	9	1992	3	10834	N	N	7936 148TH AVE SE
005	929300	0140	7/7/09	\$635,000	\$565,000	2810	9	2008	3	4560	N	N	11609 SE 63RD ST
005	929300	0030	2/14/08	\$752,954	\$592,000	2810	9	2007	3	5150	N	N	11606 SE 63RD ST
005	929300	0070	5/20/10	\$679,950	\$649,000	2810	9	2008	3	5272	N	N	6304 117TH AVE SE
005	334330	0123	5/30/08	\$599,000	\$484,000	2820	9	2004	3	30000	N	N	11515 SE 76TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	541535	0270	2/28/08	\$760,000	\$599,000	2820	9	1991	3	11318	N	N	14305 SE 77TH PL
005	664596	0650	4/22/09	\$455,000	\$398,000	2860	9	2006	3	5300	N	N	8616 137TH AVE SE
005	713552	1140	2/3/10	\$556,400	\$519,000	2860	9	1989	4	9560	N	N	14622 SE 79TH DR
005	664596	0750	12/2/10	\$587,500	\$584,000	2860	9	2006	3	5000	N	N	8623 137TH AVE SE
005	664596	0900	2/12/08	\$783,950	\$616,000	2860	9	2007	3	5189	N	N	8826 138TH CT SE
005	664596	0920	5/28/08	\$844,552	\$682,000	2860	9	2007	3	8553	N	N	8823 138TH CT SE
005	501460	0320	10/15/09	\$569,000	\$518,000	2870	9	2005	3	5030	N	N	7131 115TH CT SE
005	111530	0160	6/8/10	\$599,950	\$575,000	2870	9	2010	3	6800	N	N	8916 137TH PL SE
005	156400	0750	5/11/10	\$605,000	\$576,000	2870	9	2002	3	7196	N	N	7527 137TH AVE SE
005	111530	0220	9/9/10	\$629,000	\$614,000	2870	9	2010	3	6660	N	N	13627 SE 90TH PL
005	410980	0070	2/17/10	\$550,000	\$514,000	2880	9	2007	3	5810	N	N	11302 SE 79TH PL
005	410980	0090	7/8/10	\$549,000	\$529,000	2880	9	2007	3	7533	N	N	11305 SE 79TH PL
005	713552	1230	11/24/09	\$570,000	\$523,000	2900	9	1989	3	8091	N	N	14448 SE 79TH DR
005	334330	0621	3/18/08	\$670,000	\$531,000	2910	9	2004	3	6506	N	N	11215 SE 64TH PL
005	929300	0160	9/25/08	\$659,950	\$549,000	2910	9	2008	3	5024	N	N	11615 SE 63RD ST
005	326035	0090	9/10/09	\$640,000	\$578,000	2910	9	2003	3	8540	N	N	8903 139TH AVE SE
005	326035	0030	6/28/09	\$675,000	\$599,000	2910	9	2002	3	7005	N	N	8930 139TH AVE SE
005	541535	0100	2/2/10	\$650,000	\$606,000	2910	9	1992	3	10951	Y	N	7811 146TH PL SE
005	111530	0170	4/13/10	\$650,000	\$615,000	2927	9	2010	3	6750	N	N	8919 137TH PL SE
005	957807	0100	10/31/08	\$592,000	\$497,000	2930	9	2004	3	6666	N	N	11506 SE 85TH ST
005	501460	0360	2/11/10	\$572,500	\$535,000	2930	9	2005	3	5000	N	N	7126 115TH CT SE
005	929300	0050	8/13/08	\$685,000	\$564,000	2940	9	2007	3	5150	N	N	11610 SE 63RD ST
005	713552	1030	4/1/10	\$625,000	\$590,000	2960	9	1989	4	8882	N	N	8041 148TH AVE SE
005	638891	0202	12/1/08	\$690,000	\$583,000	2970	9	2008	3	11349	N	N	12640 SE 80TH WAY
005	156400	0200	3/13/08	\$850,000	\$673,000	2970	9	2002	3	7451	N	N	7508 138TH PL SE
005	334330	1375	7/27/09	\$600,000	\$536,000	2980	9	2001	3	6554	N	N	11218 SE 64TH ST
005	326035	0140	10/9/09	\$624,000	\$567,000	2980	9	2003	3	7401	N	N	8933 139TH AVE SE
005	326035	0110	10/27/10	\$610,000	\$602,000	2980	9	2003	3	4775	N	N	8913 139TH AVE SE
005	929300	0010	3/21/08	\$709,950	\$563,000	2990	9	2007	3	5156	N	N	11602 SE 63RD ST
005	541535	0200	10/30/09	\$624,800	\$570,000	2990	9	1992	3	14945	N	N	14432 SE 78TH WAY
005	638893	0780	3/30/09	\$595,000	\$517,000	3000	9	1998	3	19971	N	N	12606 SE 81ST CT



**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	410980	0020	7/2/10	\$490,000	\$472,000	3010	9	2009	3	5534	N	N	11332 SE 79TH PL
005	795431	0080	12/22/10	\$495,000	\$494,000	3010	9	2001	3	8462	N	N	3423 LINCOLN AVE NE
005	795431	0310	1/20/10	\$559,000	\$520,000	3010	9	2001	3	7537	N	N	1915 NE 34TH PL
005	795431	0480	9/17/08	\$660,000	\$548,000	3010	9	2001	3	6494	N	N	1906 NE 35TH PL
005	410980	0010	4/20/10	\$525,000	\$498,000	3020	9	2009	3	8470	N	N	11325 SE 79TH PL
005	410980	0030	4/14/10	\$552,000	\$523,000	3020	9	2007	3	5990	N	N	11328 SE 79TH PL
005	541535	0260	3/26/09	\$630,000	\$547,000	3020	9	1991	4	10191	N	N	14304 SE 78TH WAY
005	111530	0200	12/29/09	\$600,000	\$555,000	3020	9	2010	3	15041	N	N	13620 SE 90TH PL
005	541535	0560	6/15/09	\$630,000	\$558,000	3020	9	1991	3	9231	N	N	7731 143RD AVE SE
005	410490	0650	5/25/10	\$499,000	\$477,000	3030	9	1990	3	9870	N	N	7920 119TH CT SE
005	410490	0650	8/7/08	\$630,000	\$518,000	3030	9	1990	3	9870	N	N	7920 119TH CT SE
005	111530	0140	7/13/10	\$600,000	\$579,000	3030	9	2010	3	5865	N	N	8932 137TH PL SE
005	541535	0650	7/14/10	\$709,000	\$684,000	3030	9	1992	4	11295	N	N	7709 142ND WAY SE
005	664596	0960	3/11/08	\$744,950	\$589,000	3040	9	2007	3	10022	N	N	8809 138TH CT SE
005	541535	0140	3/3/10	\$629,000	\$590,000	3040	9	1992	3	9930	N	N	7750 145TH CT SE
005	111530	0120	9/24/08	\$765,000	\$636,000	3040	9	2008	3	5500	N	N	13718 SE 90TH PL
005	936090	0030	7/2/08	\$550,000	\$448,000	3060	9	2004	3	8995	N	N	11302 SE 86TH PL
005	936090	0030	3/27/09	\$535,000	\$465,000	3060	9	2004	3	8995	N	N	11302 SE 86TH PL
005	156400	0100	11/17/09	\$544,500	\$499,000	3060	9	2001	3	8298	N	N	7412 137TH PL SE
005	501460	0210	10/26/09	\$580,000	\$529,000	3060	9	2006	3	5000	N	N	7118 114TH AVE SE
005	111530	0080	12/12/08	\$685,000	\$580,000	3060	9	2008	3	4589	N	N	8914 138TH AVE SE
005	111530	0050	12/17/09	\$676,000	\$624,000	3060	9	2010	3	8066	N	N	8930 138TH AVE SE
005	334330	0627	4/19/10	\$545,000	\$516,000	3070	9	2004	3	8246	N	N	11200 SE 64TH PL
005	334330	1540	7/10/08	\$820,000	\$669,000	3070	9	1991	3	44431	N	N	11003 SE 60TH ST
005	541535	0170	6/22/09	\$630,250	\$559,000	3080	9	1992	4	11006	N	N	7741 145TH CT SE
005	664596	0970	8/14/08	\$719,950	\$592,000	3090	9	2007	3	4848	N	N	8805 138TH CT SE
005	111530	0090	8/3/09	\$677,500	\$606,000	3090	9	2010	3	8218	N	N	8911 138TH AVE SE
005	111530	0110	6/5/09	\$699,000	\$617,000	3090	9	2008	3	7153	N	N	13724 SE 90TH PL
005	111530	0130	9/8/09	\$715,000	\$645,000	3090	9	2008	3	5500	N	N	13712 SE 90TH PL
005	111530	0060	12/22/08	\$767,400	\$652,000	3090	9	2008	3	7563	N	N	8926 138TH AVE SE
005	410980	0050	7/18/10	\$528,000	\$510,000	3110	9	2007	3	5410	N	N	11318 SE 79TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	410980	0060	11/22/09	\$559,400	\$513,000	3110	9	2007	3	5410	N	N	11310 SE 79TH PL
005	111530	0240	7/29/09	\$699,000	\$625,000	3140	9	2008	3	7770	N	N	13703 SE 90TH PL
005	541535	0760	5/18/10	\$665,000	\$634,000	3140	9	1993	3	13700	N	N	8010 148TH AVE SE
005	111530	0190	3/10/09	\$820,000	\$710,000	3140	9	2009	3	6906	N	N	8929 137TH PL SE
005	541535	0460	4/6/10	\$691,000	\$653,000	3150	9	1991	3	13142	N	N	7704 143RD AVE SE
005	929300	0040	5/29/08	\$715,000	\$577,000	3160	9	2007	3	5150	N	N	11608 SE 63RD ST
005	929300	0150	1/11/10	\$640,000	\$594,000	3160	9	2008	3	4560	N	N	11611 SE 63RD ST
005	156400	0290	6/23/08	\$735,000	\$597,000	3170	9	2001	3	7177	N	N	13717 SE 75TH ST
005	326035	0050	7/16/09	\$655,000	\$584,000	3190	9	2003	3	6029	N	N	8918 139TH AVE SE
005	713552	1120	10/7/08	\$695,000	\$580,000	3210	9	1989	3	9222	N	N	14706 SE 80TH CT
005	114700	0080	2/5/08	\$552,000	\$433,000	3220	9	2004	3	7773	N	N	2015 NE 32ND ST
005	156400	0480	10/8/08	\$725,000	\$605,000	3220	9	2003	3	8149	Y	N	13835 SE 77TH PL
005	664596	0950	5/7/10	\$729,800	\$694,000	3220	9	2009	3	11525	N	N	8813 138TH CT SE
005	114700	0050	8/19/10	\$510,000	\$496,000	3230	9	2003	3	11520	N	N	1925 NE 32ND ST
005	111530	0250	11/30/10	\$670,600	\$666,000	3280	9	2008	3	6660	N	N	13709 SE 90TH PL
005	111530	0250	9/30/08	\$825,000	\$687,000	3280	9	2008	3	6660	N	N	13709 SE 90TH PL
005	111530	0270	5/22/08	\$859,950	\$693,000	3280	9	2008	3	6105	N	N	13721 SE 90TH PL
005	156400	0700	10/27/08	\$675,000	\$566,000	3310	9	2003	3	7055	N	N	7609 138TH AVE SE
005	156400	0280	7/14/10	\$595,000	\$574,000	3320	9	2001	3	7182	N	N	7509 138TH PL SE
005	334630	0294	12/28/10	\$530,000	\$530,000	3350	9	2007	3	6970	N	N	8227 117TH AVE SE
005	410980	0080	6/22/09	\$650,000	\$576,000	3400	9	2007	3	7189	N	N	11313 SE 79TH PL
005	664596	0570	3/18/09	\$675,000	\$585,000	3400	9	2006	3	8000	N	N	8613 138TH PL SE
005	664596	0570	3/25/10	\$700,000	\$660,000	3400	9	2006	3	8000	N	N	8613 138TH PL SE
005	929300	0060	3/20/09	\$701,000	\$608,000	3410	9	2008	3	6079	N	N	11612 SE 64TH ST
005	929300	0020	1/17/08	\$801,789	\$626,000	3410	9	2007	3	5150	N	N	11604 SE 63RD ST
005	929300	0170	1/20/10	\$695,751	\$647,000	3410	9	2007	3	4726	N	N	6311 117TH AVE SE
005	111530	0100	12/10/08	\$700,000	\$593,000	3470	9	2008	3	11086	N	N	8923 138TH AVE SE
005	664596	0200	1/11/10	\$589,050	\$546,000	3510	9	2006	3	6265	N	N	8604 138TH AVE SE
005	664596	0980	6/17/08	\$725,000	\$588,000	3510	9	2007	3	5962	N	N	8801 138TH CT SE
005	111530	0230	5/6/09	\$691,718	\$607,000	3600	9	2008	3	7770	N	N	13631 SE 90TH PL
005	111530	0280	3/31/10	\$744,950	\$703,000	3600	9	2008	3	7699	N	N	13729 SE 90TH PL

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**Area 64**  
**(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
005	111530	0260	7/15/08	\$865,000	\$707,000	3600	9	2008	3	6660	N	N	13715 SE 90TH PL
005	334330	0622	5/19/08	\$730,000	\$588,000	3620	9	2007	3	12438	N	N	11209 SE 64TH ST
005	334330	0628	5/6/10	\$723,000	\$688,000	3640	9	2010	3	7971	N	N	11233 SE 64th ST
005	334330	0624	8/14/08	\$833,000	\$685,000	3860	9	2007	3	8857	N	N	11213 SE 64TH ST
005	410980	0040	6/28/10	\$578,500	\$556,000	3890	9	2007	3	8978	N	N	11324 SE 79TH PL
005	607100	0095	7/12/09	\$642,500	\$572,000	2080	10	2010	3	13039	Y	N	4924 116TH PL SE
005	334330	0903	6/5/09	\$569,175	\$503,000	2380	10	2004	3	12963	Y	N	6945 LAKE WASHINGTON BLVD SE
005	713552	0020	11/25/09	\$684,950	\$629,000	2390	10	1992	3	15043	Y	N	8009 141ST AVE SE
005	713552	1890	4/28/10	\$615,000	\$584,000	2460	10	1991	3	15625	Y	N	8028 144TH AVE SE
005	713552	1430	8/10/10	\$619,000	\$601,000	2600	10	1989	3	13069	N	N	7985 145TH AVE SE
005	713552	1490	2/12/10	\$560,000	\$523,000	2670	10	1989	3	7327	N	N	7972 145TH AVE SE
005	713552	2040	7/22/10	\$664,000	\$642,000	2700	10	1994	3	15052	Y	N	8109 144TH AVE SE
005	664596	0810	6/15/09	\$699,800	\$619,000	2710	10	2007	3	6649	N	N	8910 137TH AVE SE
005	664596	0820	4/11/08	\$790,000	\$630,000	2710	10	2007	3	6645	N	N	8904 137TH AVE SE
005	541535	0710	7/17/08	\$732,500	\$599,000	2770	10	1991	3	14086	N	N	7757 142ND WAY SE
005	713551	0210	3/6/08	\$760,000	\$601,000	2830	10	1989	3	11264	Y	N	7939 139TH AVE SE
005	664596	0870	4/17/08	\$747,800	\$597,000	2870	10	2007	3	7189	N	N	8804 138TH CT SE
005	664596	0260	5/10/10	\$554,000	\$527,000	2960	10	2006	3	6156	N	N	8616 139TH AVE SE
005	334330	1346	4/30/08	\$1,000,000	\$801,000	3000	10	2007	3	7920	N	N	6014 LAKE WASHINGTON BLVD SE
005	664596	0890	7/24/09	\$625,000	\$558,000	3080	10	2007	3	5698	N	N	8818 138TH CT SE
005	664596	0710	4/28/09	\$650,000	\$569,000	3080	10	2007	3	5000	N	N	8609 137TH AVE SE
005	664596	0790	12/2/08	\$685,000	\$579,000	3080	10	2007	3	5376	N	N	8817 137TH AVE SE
005	664596	0780	9/10/10	\$618,200	\$604,000	3080	10	2007	3	5343	N	N	8809 137TH AVE SE
005	664596	0480	9/10/08	\$798,442	\$661,000	3080	10	2008	3	5500	N	N	8633 138TH AVE SE
005	713552	1970	6/28/10	\$594,900	\$572,000	3110	10	1990	3	11918	N	N	7961 144TH AVE SE
005	664596	1000	8/29/10	\$624,000	\$608,000	3110	10	2007	3	6600	N	N	8605 138TH AVE SE
005	664596	0670	4/19/10	\$660,000	\$625,000	3110	10	2007	3	6481	N	N	8521 137TH AVE SE
005	664596	0880	7/1/08	\$752,800	\$613,000	3200	10	2007	3	6107	N	N	8812 138TH CT SE
005	664596	0800	3/28/08	\$775,000	\$616,000	3200	10	2007	3	5989	N	N	8825 137TH AVE SE
005	334330	1340	1/6/10	\$560,000	\$519,000	3210	10	2006	3	10856	N	N	6006 LAKE WASHINGTON BLVD SE
005	867220	0090	2/22/08	\$1,295,000	\$1,020,000	3230	10	2006	3	5055	Y	N	7501 119TH PL SE

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**Area 64**  
**(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
005	334330	0182	5/5/10	\$900,000	\$856,000	3240	10	2007	3	27327	Y	N	7620 114TH PL SE
005	664596	0510	9/24/09	\$650,000	\$589,000	3270	10	2006	3	7282	N	N	8704 138TH PL SE
005	334510	0030	6/3/09	\$825,000	\$728,000	3270	10	1982	4	168000	N	N	2100 NE 31ST ST
005	411380	0650	11/19/09	\$647,000	\$593,000	3290	10	1997	3	10861	N	N	11830 SE 75TH PL
005	664596	1010	4/21/10	\$618,000	\$586,000	3310	10	2006	3	7566	N	N	8601 138 AVE SE
005	156400	0010	5/8/08	\$712,000	\$572,000	3350	10	2003	3	6289	N	N	7419 137TH PL SE
005	892100	0020	8/7/08	\$795,000	\$653,000	3350	10	2003	3	7200	N	N	7006 135TH PL SE
005	713552	0420	2/4/08	\$1,100,000	\$862,000	3390	10	1997	3	14384	N	N	14333 SE 84TH CT
005	156400	0400	5/26/10	\$589,980	\$564,000	3410	10	2001	3	6209	N	N	13819 SE 76TH CT
005	156400	0090	3/24/10	\$630,000	\$594,000	3430	10	2001	3	6426	N	N	7407 138TH AVE SE
005	156400	0410	11/18/09	\$625,000	\$573,000	3440	10	2001	3	6332	N	N	13807 SE 76TH PL
005	713552	0100	6/9/08	\$945,000	\$765,000	3480	10	1994	3	11494	Y	N	14125 SE 83RD ST
005	322405	9082	2/12/10	\$720,000	\$673,000	3540	10	2007	3	22045	N	N	2110 NE 36TH ST
005	867220	0070	3/11/10	\$1,150,000	\$1,081,000	3660	10	2006	3	8724	Y	N	7507 119TH PL SE
005	867220	0100	2/12/10	\$1,035,000	\$967,000	3750	10	2006	3	5766	Y	N	7510 119TH PL SE
005	320496	0040	6/11/09	\$1,030,000	\$911,000	3860	10	2004	3	10422	Y	N	7420 117TH PL SE
005	334330	0626	5/19/08	\$1,139,984	\$918,000	3960	10	2007	3	8399	N	N	11225 SE 64TH ST
005	867220	0060	4/25/08	\$1,075,000	\$860,000	3970	10	2006	3	7077	Y	N	7515 119TH PL SE
005	334330	0630	7/8/09	\$800,000	\$712,000	4517	10	2009	3	8399	N	N	11241 SE 64TH ST
005	386400	0120	2/17/10	\$975,000	\$912,000	2240	11	2006	3	10300	Y	N	5812 111TH AVE SE
005	320496	0110	5/20/09	\$925,000	\$814,000	2400	11	2006	3	8216	Y	N	7303 117TH PL SE
005	713551	0220	2/26/08	\$1,165,000	\$918,000	2720	11	1990	3	23886	Y	N	7947 139TH AVE SE
005	320496	0150	7/22/09	\$950,000	\$848,000	3060	11	2007	3	16229	Y	N	7417 117TH PL SE
005	330399	0060	3/17/09	\$1,058,600	\$917,000	3080	11	2003	3	14437	N	N	14432 SE 89TH PL
005	330398	0450	3/24/08	\$1,235,000	\$980,000	3150	11	2002	3	12474	N	N	14015 SE 90TH ST
005	414552	0100	4/14/09	\$815,500	\$711,000	3240	11	2007	3	7128	N	N	11107 SE 61ST PL
005	414552	0110	10/7/09	\$827,000	\$751,000	3290	11	2007	3	6600	N	N	11139 SE 61ST PL
005	330396	0130	9/14/10	\$760,000	\$743,000	3340	11	2001	3	11642	N	N	13809 SE 92ND ST
005	330399	0020	7/26/10	\$900,000	\$871,000	3340	11	2003	3	11980	N	N	14411 SE 89TH PL
005	320496	0100	12/28/09	\$1,200,000	\$1,110,000	3340	11	2007	3	9445	N	N	7306 117TH PL SE
005	713552	0710	4/3/09	\$825,000	\$718,000	3360	11	2000	3	12142	Y	N	14620 SE 85TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	330398	0060	12/17/10	\$879,000	\$876,000	3433	11	2001	3	10363	N	N	14045 SE 92ND ST
005	713552	2150	9/22/10	\$750,000	\$735,000	3440	11	1998	3	12053	N	N	14210 SE 83RD ST
005	330396	0070	10/15/09	\$845,000	\$769,000	3440	11	2001	3	9601	N	N	13816 SE 92ND ST
005	330396	0290	6/22/10	\$885,000	\$850,000	3440	11	2000	3	14755	N	N	9049 139TH AVE SE
005	334330	0671	4/5/10	\$905,759	\$856,000	3480	11	2007	3	8636	Y	N	11108 SE 68TH ST
005	334330	0667	12/14/10	\$799,900	\$797,000	3500	11	2007	3	8636	Y	N	11120 SE 68TH ST
005	414552	0120	2/2/10	\$775,000	\$722,000	3512	11	2007	3	6600	N	N	11151 SE 61ST PL
005	330396	0090	6/25/09	\$755,000	\$670,000	3520	11	2001	3	11734	N	N	13742 SE 92ND ST
005	330399	0130	7/16/09	\$1,149,500	\$1,025,000	3600	11	2003	3	11348	N	N	8714 144TH AVE SE
005	414552	0020	3/27/08	\$1,117,300	\$888,000	3610	11	2006	3	9430	N	N	11172 SE 61ST PL
005	414552	0030	8/18/08	\$1,000,000	\$824,000	3620	11	2006	3	10630	N	N	11150 SE 61ST PL
005	414552	0060	10/9/09	\$810,000	\$736,000	3680	11	2007	3	12916	Y	N	11080 SE 61ST PL
005	414552	0070	3/13/08	\$1,164,963	\$922,000	3680	11	2007	3	18061	Y	N	11058 SE 61ST PL
005	330398	0150	3/27/08	\$1,050,000	\$834,000	3690	11	2001	3	13177	N	N	14349 SE 92ND ST
005	414552	0130	2/4/10	\$799,950	\$746,000	3720	11	2007	3	6600	N	N	11177 SE 61ST PL
005	330398	0540	7/12/10	\$925,000	\$892,000	3750	11	2001	3	11431	N	N	9049 143RD AVE SE
005	330396	0260	4/6/10	\$930,000	\$879,000	3760	11	2000	3	13768	N	N	9023 139TH AVE SE
005	713552	0490	4/27/09	\$800,000	\$700,000	3800	11	2000	3	9434	N	N	14530 SE 85TH ST
005	330399	0290	8/10/09	\$925,000	\$829,000	3870	11	2003	3	12120	N	N	14317 SE 87TH PL
005	713552	2160	12/10/08	\$1,005,000	\$851,000	3930	11	1998	3	12610	Y	N	14202 SE 83RD ST
005	713552	0520	10/7/08	\$1,025,000	\$855,000	3940	11	1999	3	17405	N	N	14518 SE 85TH ST
005	330399	0170	8/21/08	\$967,500	\$798,000	3960	11	2003	3	11502	N	N	14340 SE 87TH PL
005	330398	0580	12/10/09	\$946,500	\$872,000	3970	11	2001	3	11200	N	N	9123 143RD AVE SE
005	330398	0280	4/20/09	\$1,180,000	\$1,031,000	4050	11	2002	3	11200	N	N	9060 143RD AVE SE
005	330398	0070	2/23/09	\$1,012,500	\$873,000	4090	11	2001	3	12124	N	N	14209 SE 92ND ST
005	330399	0260	4/2/10	\$1,225,000	\$1,157,000	4290	11	2004	3	14496	N	N	14219 SE 87TH PL
005	330399	0370	10/9/09	\$1,000,000	\$909,000	4340	11	2003	3	14678	N	N	14304 SE 88TH PL
005	713552	0660	6/15/10	\$930,000	\$892,000	4470	11	1999	3	9989	N	N	8504 146TH PL SE
005	713552	0660	1/8/08	\$1,200,000	\$934,000	4470	11	1999	3	9989	N	N	8504 146TH PL SE
005	334330	0981	12/15/10	\$795,950	\$793,000	4670	11	2007	3	14473	N	N	11021 SE 64TH ST
005	334330	0986	10/1/10	\$976,500	\$958,000	4910	11	2007	3	12061	N	N	11015 SE 64TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 64**  
**(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
005	713552	0540	4/16/09	\$1,150,000	\$1,004,000	3830	12	2000	3	14104	Y	N	14504 SE 85TH ST
005	330396	0340	2/25/09	\$1,000,000	\$863,000	4020	12	2000	3	12392	N	N	9208 140TH AVE SE
005	713552	0300	4/21/10	\$1,059,013	\$1,004,000	4120	12	1999	3	16365	Y	N	8317 143RD CT NE
005	713552	0160	9/17/10	\$1,206,000	\$1,180,000	4160	12	2006	3	10913	Y	N	14161 SE 83RD ST

**Improved Sales Removed from this Annual Update Analysis**  
**Area 64**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	078800	0010	9/8/08	\$165,284	QUIT CLAIM DEED
005	106660	0045	1/24/08	\$275,100	NON-REPRESENTATIVE SALE
005	111530	0040	8/3/10	\$620,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	111530	0180	9/1/10	\$640,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	111530	0210	9/8/10	\$612,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	111530	0250	11/11/10	\$670,650	RELOCATION - SALE TO SERVICE
005	156400	0100	5/15/09	\$607,500	RELOCATION - SALE TO SERVICE
005	156400	0480	8/14/08	\$757,500	RELOCATION - SALE TO SERVICE
005	162405	9205	1/22/08	\$175,000	PREVIMP<=25K
005	206480	0340	3/28/08	\$340,000	RELOCATION - SALE TO SERVICE
005	242400	0230	4/17/08	\$363,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	242400	0300	12/3/09	\$360,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
005	282405	9080	6/3/09	\$387,418	%NETCOND;PREVIMP<=25K
005	320496	0130	7/29/08	\$1,155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	320520	0610	6/9/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	326035	0030	4/23/09	\$675,000	RELOCATION - SALE TO SERVICE
005	330396	0090	4/28/08	\$995,000	RELOCATION - SALE TO SERVICE
005	330396	0100	1/7/08	\$400,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	330396	0100	1/7/08	\$294,925	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	330396	0100	10/8/10	\$725,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	330399	0060	3/14/09	\$1,058,600	RELOCATION - SALE TO SERVICE
005	334330	0203	12/29/10	\$300,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	334330	0627	12/30/09	\$768,756	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334330	0643	1/28/10	\$270,000	IMP COUNT; FINANCIAL INSTITUTION RESALE
005	334330	0661	5/19/08	\$1,343,400	IMP COUNT
005	334330	0663	10/22/10	\$286,000	ACTIVE PERMIT BEFORE SALE>25K;GOVERNMENT AGENCY
005	334330	0669	9/16/10	\$600,000	NO MARKET EXPOSURE
005	334330	0922	9/20/10	\$545,000	%NETCOND
005	334330	1217	8/10/09	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	334330	1490	12/15/10	\$260,000	ACTIVE PERMIT BEFORE SALE>25K;%NETCOND
005	334330	1495	11/11/10	\$532,500	FINANCIAL INSTITUTION RESALE
005	334510	0046	10/17/08	\$420,000	FORCED SALE; RELOCATION - SALE TO SERVICE
005	334510	0046	10/17/08	\$474,950	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
005	334570	0163	11/16/09	\$447,175	RELOCATION - SALE TO SERVICE
005	334630	0295	10/24/08	\$29,392	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	342405	9012	2/12/08	\$800,000	OBSOL
005	342405	9012	12/16/09	\$200,000	OBSOL; NO MARKET EXPOSURE
005	403490	0060	3/17/09	\$1,200	EASEMENT OR RIGHT-OF-WAY
005	403490	0120	8/6/10	\$443,582	NO MARKET EXPOSURE; GOVERNMENT AGENCY
005	403550	0115	7/8/09	\$350,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	410490	0350	4/23/09	\$719,000	DIAGNOSTIC OUTLIER
005	410490	0350	1/13/09	\$1,000,000	RELOCATION - SALE TO SERVICE
005	410490	0490	12/1/09	\$362,500	NON-REPRESENTATIVE SALE
005	410980	0010	12/23/09	\$717,600	BANKRUPTCY - RECEIVER OR TRUSTEE
005	410980	0030	2/3/10	\$531,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	410980	0040	12/23/09	\$716,000	BANKRUPTCY - RECEIVER OR TRUSTEE



**Improved Sales Removed from this Annual Update Analysis**  
**Area 64**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	410980	0070	12/23/09	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	411381	0170	3/24/10	\$445,425	NO MARKET EXPOSURE; STATEMENT TO DOR
005	541535	0800	8/12/10	\$579,000	RELOCATION - SALE TO SERVICE
005	552540	0640	10/16/08	\$447,000	RELOCATION - SALE TO SERVICE
005	606771	0040	11/24/09	\$140,438	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	607080	0050	2/24/09	\$525,000	RELOCATION - SALE TO SERVICE
005	607100	0145	3/25/08	\$383,000	NO MARKET EXPOSURE
005	607100	0195	3/25/08	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	607120	0430	6/4/08	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	607120	0815	7/31/08	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	607130	0440	5/12/09	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607230	0190	10/9/08	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607250	0360	4/30/08	\$340,000	FORCED SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	607275	0160	11/5/09	\$300,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	607290	0030	4/30/09	\$220,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	607330	0210	7/22/08	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	607330	0600	10/5/10	\$97,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	638891	0170	5/20/09	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	638891	0290	6/18/10	\$250,000	NO MARKET EXPOSURE
005	638891	0300	3/7/08	\$33,466	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	638893	0780	3/20/09	\$595,000	RELOCATION - SALE TO SERVICE
005	638893	0830	12/7/10	\$125,595	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	664596	0620	2/26/10	\$309,387	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	664596	0940	12/10/10	\$731,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	670510	0030	3/13/08	\$134,650	PARTIAL INTEREST; RELATED PARTY, FRIEND, OR NEIGHBOR
005	713550	0350	7/18/08	\$432,000	NO MARKET EXPOSURE
005	713552	0020	11/19/09	\$699,950	RELOCATION - SALE TO SERVICE
005	713552	0100	5/31/08	\$945,000	RELOCATION - SALE TO SERVICE
005	713552	0490	7/30/08	\$1,087,500	RELOCATION - SALE TO SERVICE
005	713552	2080	5/27/09	\$1,298,706	CORRECTION DEED; EXEMPT FROM EXCISE TAX
005	713552	2080	12/24/09	\$712,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	713552	2160	12/10/08	\$1,005,000	RELOCATION - SALE TO SERVICE
005	713552	2220	3/25/08	\$1,068,000	OBSOL
005	731220	0070	8/15/08	\$476,000	RELOCATION - SALE TO SERVICE
005	795430	0530	3/22/10	\$472,000	RELOCATION - SALE TO SERVICE
005	795431	0410	9/3/09	\$472,000	RELOCATION - SALE TO SERVICE
005	795431	0460	6/24/10	\$262,500	PARTIAL INTEREST; RELATED PARTY, FRIEND, OR NEIGHBOR
005	795431	0460	6/1/10	\$172,662	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	795431	0480	9/17/08	\$660,000	RELOCATION - SALE TO SERVICE
005	858900	0060	3/3/10	\$210,000	FINANCIAL INSTITUTION RESALE
005	867220	0120	5/8/09	\$620,000	BANKRUPTCY; NON-REPRESENTATIVE SALE
005	936090	0030	3/23/09	\$549,950	RELOCATION - SALE TO SERVICE
005	947772	0010	8/1/08	\$458,500	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis  
Area 64***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
NA	NA	NA	NA	NA	NA	NA	NA

***Vacant Sales Removed from this Annual Update Analysis  
Area 64***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	638891	0202	12/01/08	\$130,000	NO MARKET EXPOSURE
5	230900	0010	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0020	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0030	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0040	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0050	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0060	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0070	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0080	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0090	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0100	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	230900	0110	1/06/10	\$1,485,000	MULTI-PARCEL SALE
5	334210	3531	12/17/08	\$420,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
5	334210	3545	12/17/08	\$420,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
5	334210	3550	12/17/08	\$420,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
5	334330	0665	12/06/10	\$685,000	MULTI-PARCEL SALE
5	334330	0670	12/06/10	\$685,000	MULTI-PARCEL SALE
5	334330	0672	12/06/10	\$685,000	MULTI-PARCEL SALE
5	334330	0674	12/06/10	\$685,000	MULTI-PARCEL SALE
5	334570	0201	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0203	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0205	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0207	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0209	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0211	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0213	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0219	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334570	0221	11/30/10	\$895,000	MULTI-PARCEL SALE
5	334630	0420	1/12/09	\$775,000	MULTI-PARCEL SALE
5	334630	0425	1/12/09	\$775,000	MULTI-PARCEL SALE

## **Client and Intended Use of the Appraisal:**

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

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

## **Definition and date of value estimate:**

### **Market Value**

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

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

### **Highest and Best Use**

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

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

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

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

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

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

## **Date of Value Estimate**

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

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

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date 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

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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