

Residential Revalue

2011 Assessment Roll

**Issaquah /
Lakemont
AREA 65**

**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: Issaquah/Lakemont / 65

Previous Physical Inspection: 2010

Improved Sales:

Number of Sales: 554

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2010 Value	\$233,600	\$374,600	\$608,200			
2011 Value	\$221,000	\$351,700	\$572,700	\$626,200	91.5%	9.28%
Change	-\$12,600	-\$22,900	-\$35,500			
% Change	-5.4%	-6.1%	-5.8%			

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

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

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2010 Value	\$234,600	\$337,800	\$572,400
2011 Value	\$222,000	\$319,600	\$541,600
Percent Change	-5.4%	-5.4%	-5.4%

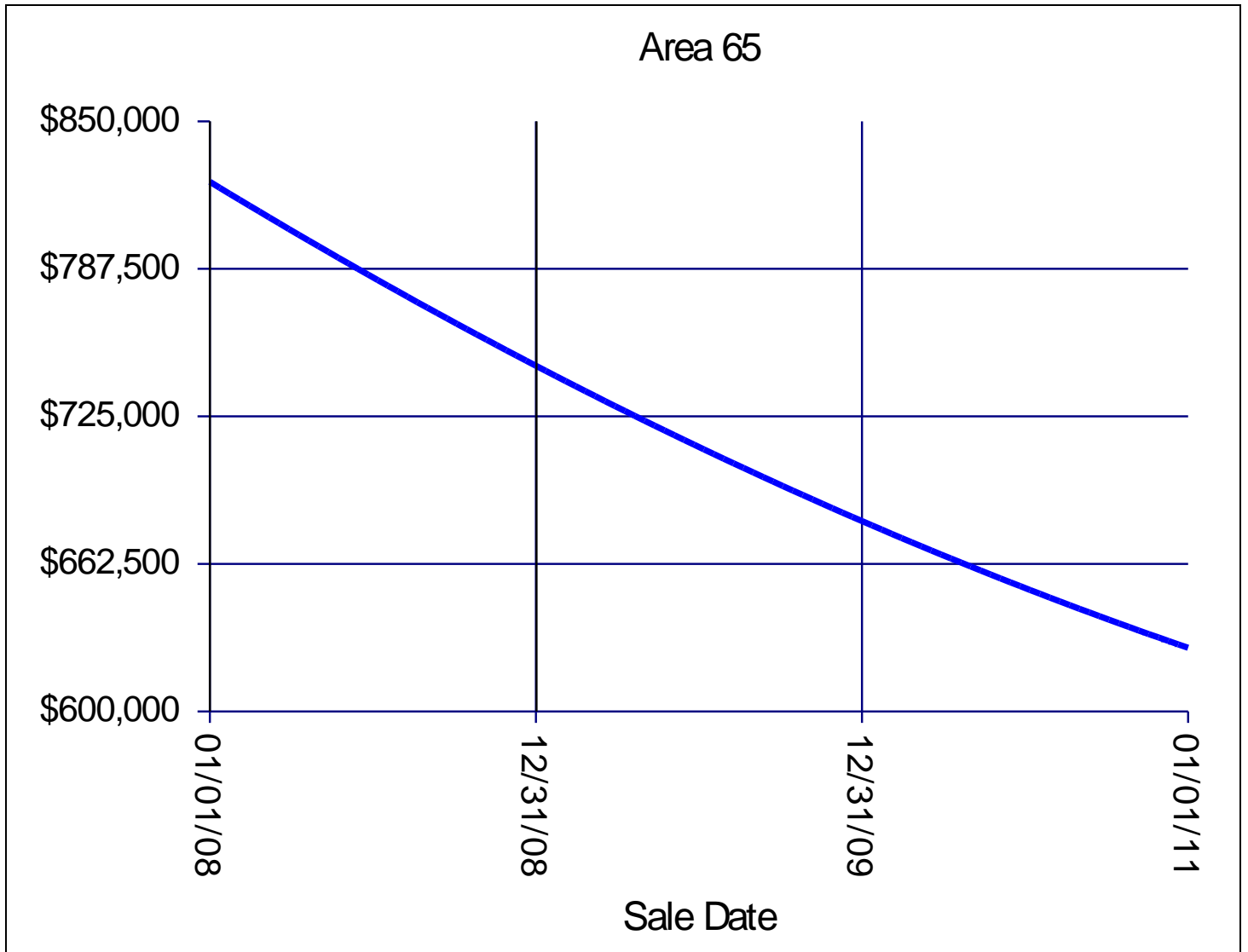
Number of one to three unit residences in the Population: 4834

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, the area received a single standard adjustment except for houses located in Subarea 11 which had a slightly higher average ratio compared to the rest of the population, resulting in a slightly greater downward adjustment. Homes located adjacent to a fairway on the Newcastle Golf Course in Major 723750 which had much 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 65

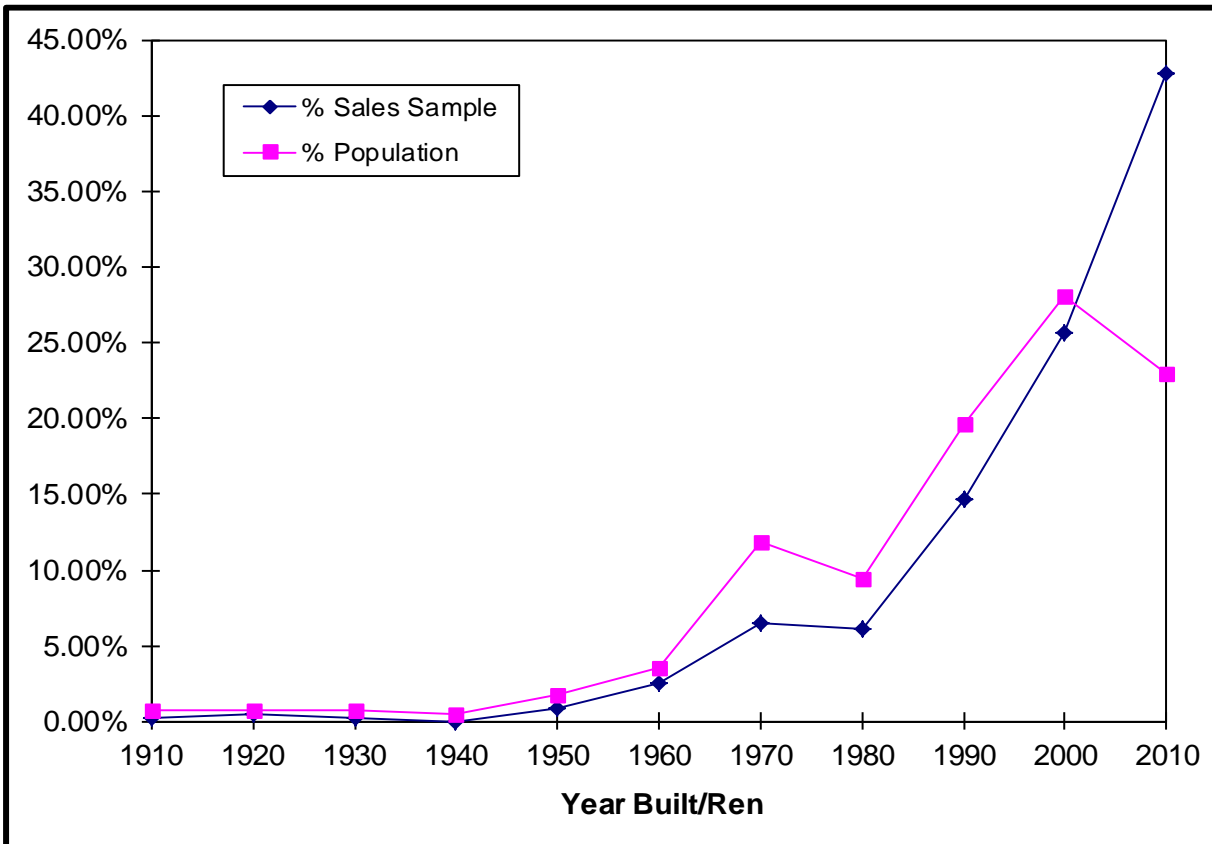
From 1/1/2008 to 1/1/2011



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.18%
1920	3	0.54%
1930	1	0.18%
1940	0	0.00%
1950	5	0.90%
1960	14	2.53%
1970	36	6.50%
1980	34	6.14%
1990	81	14.62%
2000	142	25.63%
2010	237	42.78%
	554	

Population		
Year Built/Ren	Frequency	% Population
1910	35	0.72%
1920	38	0.79%
1930	36	0.74%
1940	22	0.46%
1950	84	1.74%
1960	173	3.58%
1970	572	11.83%
1980	454	9.39%
1990	952	19.69%
2000	1360	28.13%
2010	1108	22.92%
	4834	

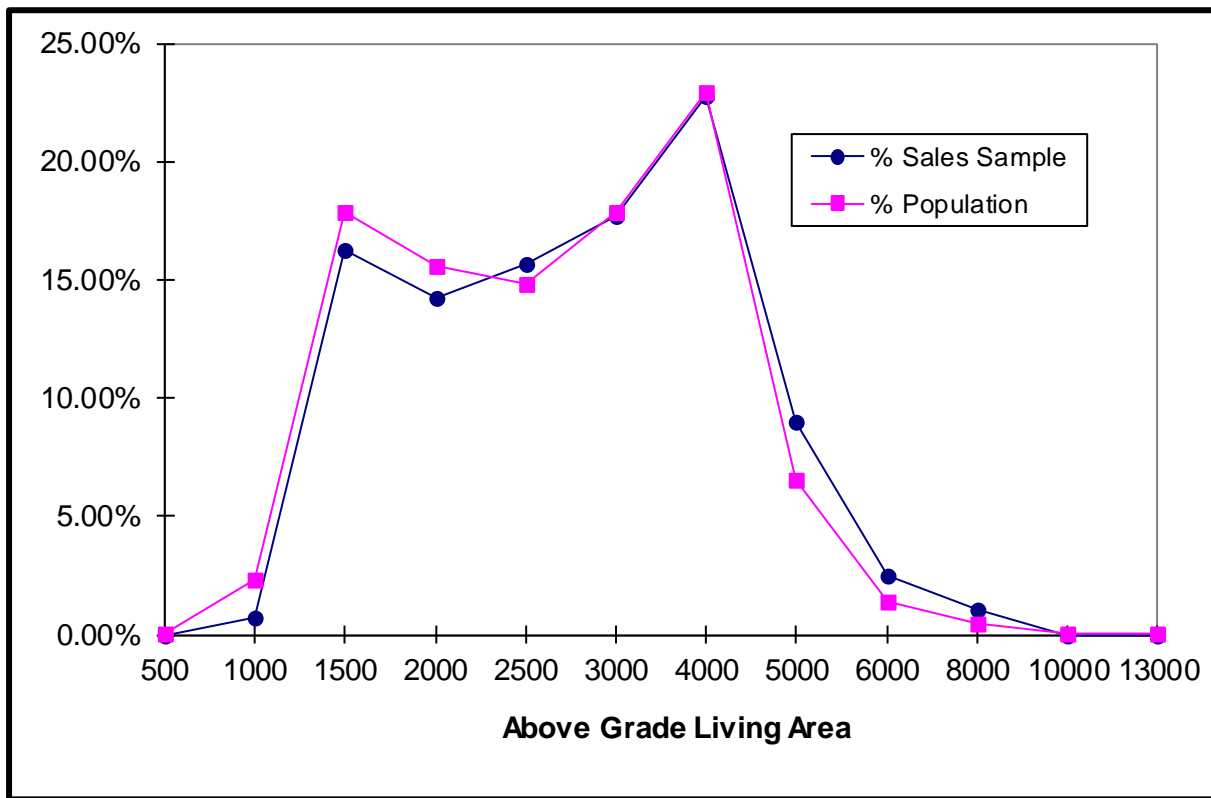


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.72%
1500	90	16.25%
2000	79	14.26%
2500	87	15.70%
3000	98	17.69%
4000	126	22.74%
5000	50	9.03%
6000	14	2.53%
8000	6	1.08%
10000	0	0.00%
13000	0	0.00%
	554	

Population		
AGLA	Frequency	% Population
500	2	0.04%
1000	111	2.30%
1500	864	17.87%
2000	754	15.60%
2500	718	14.85%
3000	863	17.85%
4000	1110	22.96%
5000	318	6.58%
6000	69	1.43%
8000	22	0.46%
10000	2	0.04%
13000	1	0.02%
	4834	

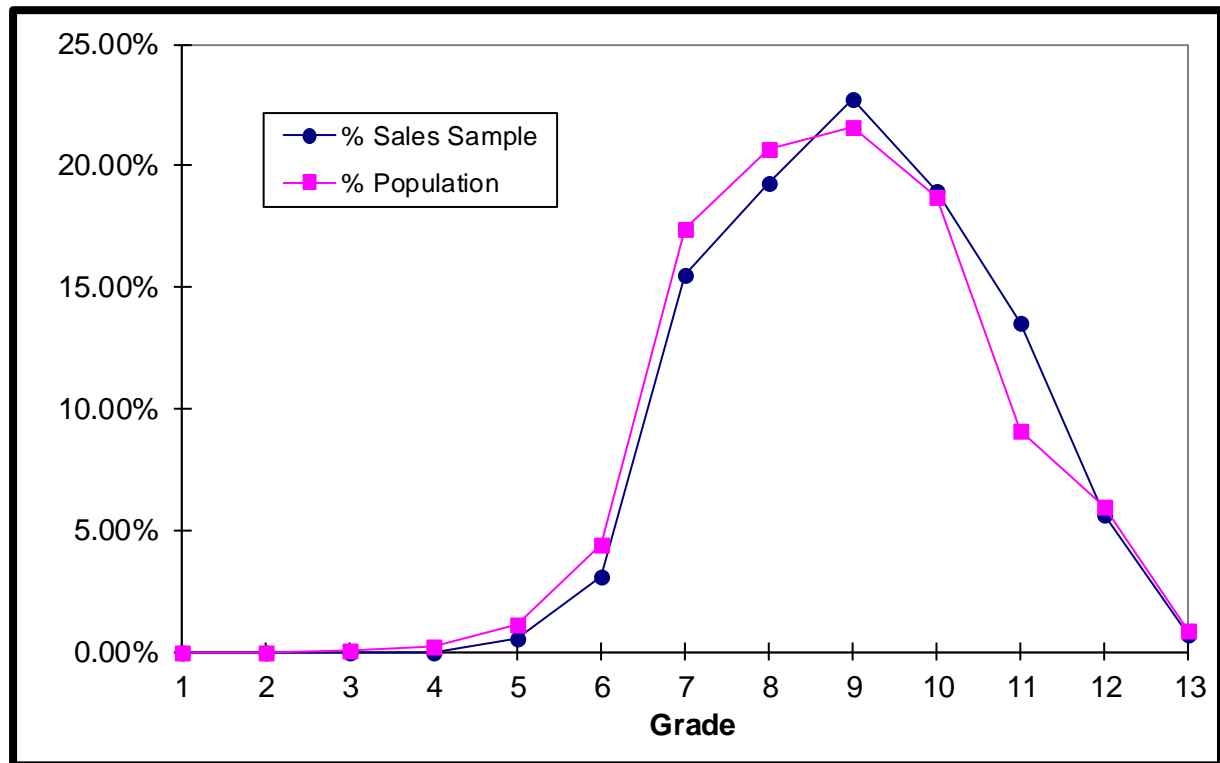


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

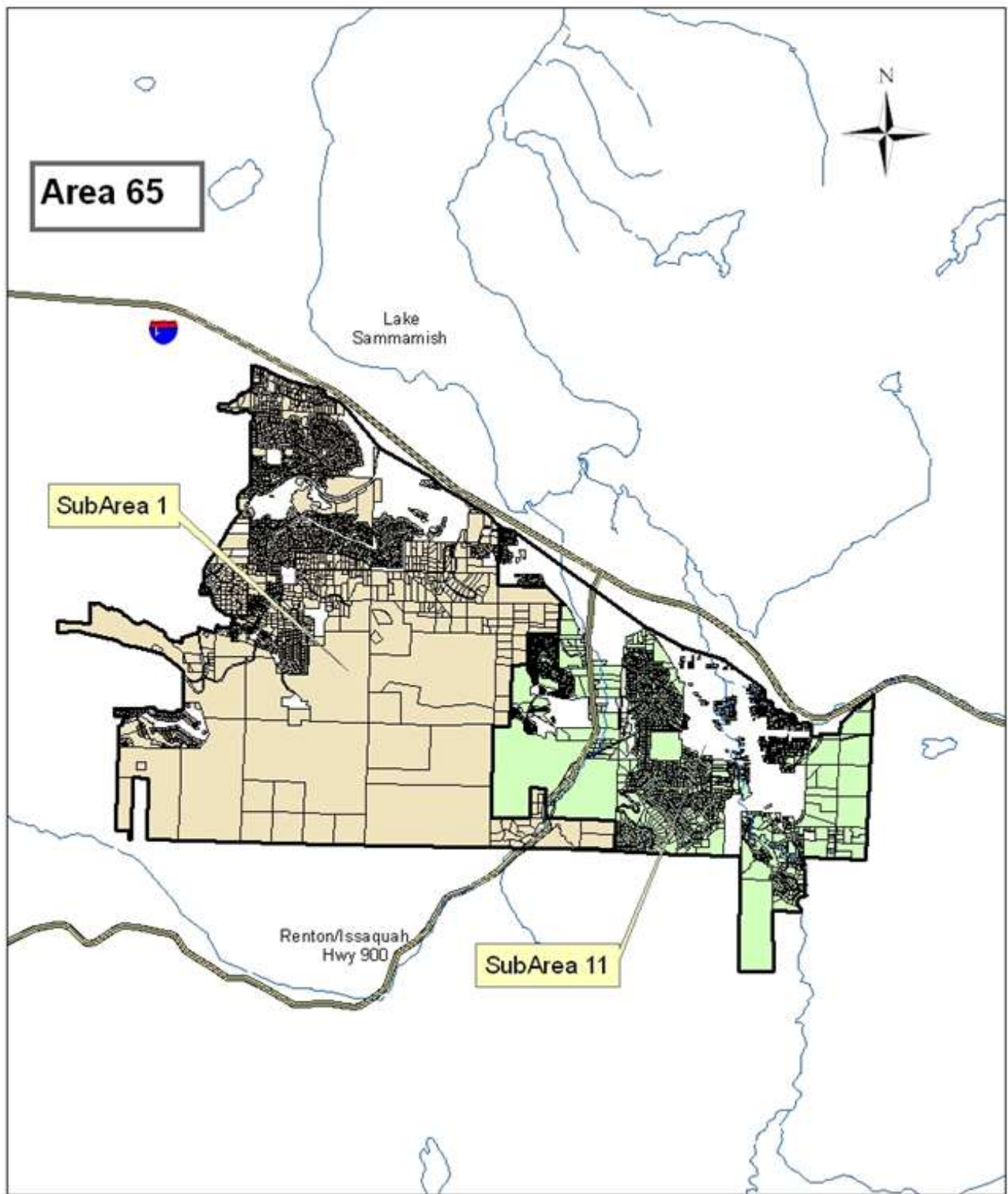
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.54%
6	17	3.07%
7	86	15.52%
8	107	19.31%
9	126	22.74%
10	105	18.95%
11	75	13.54%
12	31	5.60%
13	4	0.72%
	554	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	9	0.19%
5	54	1.12%
6	214	4.43%
7	839	17.36%
8	1001	20.71%
9	1045	21.62%
10	903	18.68%
11	441	9.12%
12	287	5.94%
13	40	0.83%
	4834	



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



Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: May 26, 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 2 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 5.4% 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 .948, 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, the area received a single standard adjustment except for houses located in Subarea 11 which had a slightly higher average ratio compared to the rest of the population, resulting in a slightly greater downward adjustment. Homes located adjacent to a fairway on the Newcastle Golf Course in Major 723750 which had much 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 554 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 91.5%. 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 -5.4%. 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 65 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

-4.38%

Sub11	Yes
% Adjustment	-6.24%
Golf Fairway Homes	Yes
% Adjustment	-10.78%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a House located on a fairway of the Newcastle golf course would *approximately* receive a -10.78% downward adjustment. 72 parcels in the improved population would receive this adjustment. There were 25 sales.

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

Generally Subarea 11 and Golf Course Fairway parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

45.90% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 65 Sale Price changes (Relative to 1/1/2011 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2011		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.679	-32.1%
2/1/2008	0.685	-31.5%
3/1/2008	0.692	-30.8%
4/1/2008	0.699	-30.1%
5/1/2008	0.705	-29.5%
6/1/2008	0.712	-28.8%
7/1/2008	0.719	-28.1%
8/1/2008	0.725	-27.5%
9/1/2008	0.732	-26.8%
10/1/2008	0.739	-26.1%
11/1/2008	0.746	-25.4%
12/1/2008	0.752	-24.8%
1/1/2009	0.759	-24.1%
2/1/2009	0.766	-23.4%
3/1/2009	0.772	-22.8%
4/1/2009	0.779	-22.1%
5/1/2009	0.785	-21.5%
6/1/2009	0.792	-20.8%
7/1/2009	0.799	-20.1%
8/1/2009	0.806	-19.4%
9/1/2009	0.813	-18.7%
10/1/2009	0.819	-18.1%
11/1/2009	0.826	-17.4%
12/1/2009	0.833	-16.7%
1/1/2010	0.839	-16.1%
2/1/2010	0.846	-15.4%
3/1/2010	0.852	-14.8%
4/1/2010	0.859	-14.1%
5/1/2010	0.866	-13.4%
6/1/2010	0.873	-12.7%
7/1/2010	0.879	-12.1%
8/1/2010	0.886	-11.4%
9/1/2010	0.893	-10.7%
10/1/2010	0.899	-10.1%
11/1/2010	0.906	-9.4%
12/1/2010	0.913	-8.7%
1/1/2011	0.920	-8.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.699	\$367,000
Sale 2	\$475,000	10/1/2009	0.819	\$389,000
Sale 3	\$515,000	7/1/2010	0.879	\$453,000

* 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:	6/9/2011	Sales Dates:	1/2008 - 12/2010														
Area	65 Issaquah / Lakemont	Appr ID:	RSOW	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES														
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>12</td></tr><tr><td>0.80-0.90</td><td>72</td></tr><tr><td>0.90-1.00</td><td>263</td></tr><tr><td>1.00-1.10</td><td>156</td></tr><tr><td>1.10-1.20</td><td>38</td></tr><tr><td>1.20-1.30</td><td>9</td></tr></tbody></table>						Ratio	Frequency	0.70-0.80	12	0.80-0.90	72	0.90-1.00	263	1.00-1.10	156	1.10-1.20	38	1.20-1.30	9
Ratio	Frequency																				
0.70-0.80	12																				
0.80-0.90	72																				
0.90-1.00	263																				
1.00-1.10	156																				
1.10-1.20	38																				
1.20-1.30	9																				
	554																				
Mean Assessed Value	608,200																				
Mean Adj. Sales Price	626,200																				
Standard Deviation AV	290,287																				
Standard Deviation SP	309,815																				
ASSESSMENT LEVEL																					
Arithmetic Mean Ratio	0.981																				
Median Ratio	0.976																				
Weighted Mean Ratio	0.971																				
UNIFORMITY																					
Lowest ratio	0.645																				
Highest ratio:	1.371																				
Coefficient of Dispersion	7.06%																				
Standard Deviation	0.092																				
Coefficient of Variation	9.42%																				
Price Related Differential (PRD)	1.010																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	0.969																				
Upper limit	0.982																				
95% Confidence: Mean																					
Lower limit	0.973																				
Upper limit	0.989																				
SAMPLE SIZE EVALUATION																					
N (population size)	4834																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.092																				
Recommended minimum:	14																				
Actual sample size:	554																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	296																				
# ratios above mean:	258																				
z:	1.614																				
Conclusion:	Normal*																				
*i.e. no evidence of non-normality																					

COMMENTS:

1 to 3 Unit Residences throughout area 65

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

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:
SE / Team 1	1/1/2011	6/9/2011	1/2008 - 12/2010
Area	Appr ID:	Property Type:	Adjusted for time?:
65 Issaquah / Lakemont	RSOW	1 to 3 Unit Residences	YES
SAMPLE STATISTICS		<p>Ratio Frequency</p>	
Sample size (n)	554		
Mean Assessed Value	572,700		
Mean Sales Price	626,200		
Standard Deviation AV	269,598		
Standard Deviation SP	309,815		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.924		
Median Ratio	0.920		
Weighted Mean Ratio	0.915		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 65 Uniformity has improved by application of the recommended values. Sales Prices are adjusted for time to the Assessment Date of 1/1/2011	
Lowest ratio	0.616		
Highest ratio:	1.310		
Coefficient of Dispersion	6.95%		
Standard Deviation	0.086		
Coefficient of Variation	9.28%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.914		
Upper limit	0.928		
95% Confidence: Mean			
Lower limit	0.917		
Upper limit	0.931		
SAMPLE SIZE EVALUATION			
N (population size)	4834		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.086		
Recommended minimum:	12		
Actual sample size:	554		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	287		
# ratios above mean:	267		
z:	0.850		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

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 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	942950	0116	11/29/10	\$275,000	\$273,000	1010	6	1954	4	29500	N	N	16419 SE NEWPORT WAY
001	192406	9069	9/14/09	\$425,000	\$381,000	1560	6	1928	4	49222	N	N	18628 SE 60TH ST
001	942950	0180	4/28/09	\$467,000	\$404,000	2010	7	1965	3	30277	N	N	16709 SE NEWPORT WAY
001	252405	9154	1/14/08	\$640,000	\$488,000	2470	7	1962	4	35030	N	N	6724 166TH WAY SE
001	884990	0040	3/11/08	\$575,000	\$445,000	1140	8	1972	4	15101	N	N	16441 SE 42ND PL
001	221170	0230	6/11/08	\$635,000	\$505,000	1300	8	1967	4	17011	N	N	4508 168TH AVE SE
001	132405	9106	9/24/09	\$390,000	\$350,000	1440	8	1950	4	17859	N	N	4244 164TH AVE SE
001	132405	9116	7/7/09	\$409,000	\$360,000	1550	8	1973	4	15246	N	N	16522 SE 43RD ST
001	221170	0405	7/15/09	\$475,000	\$419,000	1600	8	1967	4	19800	N	N	4516 165TH AVE SE
001	750450	0050	9/22/10	\$575,000	\$562,000	1630	8	1980	5	16117	Y	N	17233 SE 42ND PL
001	221170	0370	5/3/10	\$490,000	\$464,000	1670	8	1964	4	17789	N	N	16559 SE 45TH PL
001	221170	0370	2/20/08	\$650,000	\$500,000	1670	8	1964	4	17789	N	N	16559 SE 45TH PL
001	132405	9104	10/6/09	\$450,000	\$405,000	1710	8	1983	4	16117	N	N	4236 164TH AVE SE
001	368590	0090	9/9/08	\$585,000	\$476,000	1940	8	1966	4	15400	N	N	4416 167TH PL SE
001	192406	9131	12/7/10	\$815,000	\$811,000	1980	8	1968	5	140698	Y	N	5813 189TH AVE SE
001	780546	0080	9/21/09	\$540,000	\$485,000	2180	8	1987	3	14302	N	N	4714 172ND CT SE
001	942950	0237	3/11/10	\$495,000	\$463,000	2370	8	2010	3	4800	N	N	17013 SE NEWPORT WAY
001	942950	0236	3/9/10	\$499,000	\$466,000	2370	8	2010	3	5153	N	N	17011 SE NEWPORT WAY
001	942950	0238	11/3/10	\$495,000	\$489,000	2530	8	2010	3	4800	N	N	17015 SE NEWPORT WAY
001	942950	0235	6/23/10	\$566,547	\$543,000	2530	8	2010	3	9969	N	N	17017 SE NEWPORT WAY
001	192406	9015	7/25/08	\$605,000	\$487,000	2660	8	1980	3	205603	Y	N	19217 SE 56TH ST
001	896550	0240	2/9/10	\$485,000	\$450,000	1690	9	1984	3	9738	N	N	4550 169TH AVE SE
001	132405	9148	6/30/10	\$615,000	\$590,000	1780	9	1997	3	13285	Y	N	16830 SE 43RD ST
001	780546	0110	8/11/08	\$699,000	\$565,000	1990	9	1987	4	8552	N	N	4711 173RD AVE SE
001	413941	0060	10/22/10	\$765,000	\$753,000	2080	9	1992	5	9846	N	N	17293 SE 49TH PL
001	896550	0130	9/10/09	\$575,000	\$515,000	2110	9	1986	3	20219	N	N	17116 SE 47TH ST
001	221170	0075	11/16/10	\$545,000	\$539,000	2140	9	1985	3	15846	N	N	16625 SE 46TH ST
001	221170	0045	9/10/08	\$535,205	\$436,000	2200	9	1987	4	15980	N	N	16511 SE 46TH ST
001	780546	0010	11/16/09	\$625,000	\$568,000	2200	9	1987	3	15288	N	N	17125 SE 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	896550	0080	5/21/10	\$550,000	\$523,000	2280	9	1984	3	10417	N	N	16935 SE 47TH ST
001	177838	0030	6/5/08	\$677,300	\$537,000	2290	9	2001	3	5139	N	N	6583 163RD PL SE
001	780545	0110	7/30/08	\$680,000	\$548,000	2290	9	1988	4	12047	N	N	17435 SE 47TH ST
001	177838	0050	9/18/10	\$617,000	\$603,000	2290	9	2001	3	5666	N	N	6591 163RD PL SE
001	780546	0780	7/30/08	\$675,000	\$544,000	2310	9	1987	3	12385	N	N	4627 172ND AVE SE
001	322406	9077	6/15/10	\$653,000	\$624,000	2310	9	2004	3	217893	N	N	19801 SE 95TH ST
001	192406	9057	7/13/10	\$665,000	\$640,000	2310	9	1966	4	69696	Y	N	5828 189TH AVE SE
001	896550	0210	7/12/08	\$700,000	\$561,000	2320	9	1983	3	9660	N	N	16924 SE 47TH ST
001	009760	0110	1/6/10	\$600,000	\$552,000	2330	9	2007	3	5000	N	N	16517 SE 66TH ST
001	413941	0030	3/21/08	\$708,000	\$550,000	2340	9	1992	3	10737	N	N	17262 SE 49TH PL
001	896550	0040	5/19/08	\$591,600	\$467,000	2360	9	1985	3	9600	N	N	16831 SE 46TH ST
001	221170	0400	8/22/10	\$639,900	\$621,000	2410	9	1990	3	19821	N	N	16528 SE 46TH ST
001	896540	0100	7/17/09	\$595,000	\$525,000	2420	9	1989	3	13990	N	N	5081 165TH PL SE
001	413941	0240	8/28/08	\$686,000	\$557,000	2450	9	1998	3	13032	N	N	5031 165TH PL SE
001	780546	0350	8/9/10	\$635,000	\$615,000	2460	9	1985	3	12530	N	N	17214 SE 46TH PL
001	413944	0280	10/16/10	\$695,000	\$683,000	2510	9	1994	4	10506	N	N	5573 166TH PL SE
001	947840	0170	9/15/09	\$574,888	\$515,000	2520	9	2000	3	6547	N	N	6439 166TH PL SE
001	177838	0080	3/29/10	\$654,379	\$614,000	2540	9	2002	3	10757	N	N	16021 SE 66TH ST
001	177838	0060	5/6/10	\$650,000	\$616,000	2540	9	2001	3	6185	N	N	6595 163RD PL SE
001	896550	0820	4/17/09	\$635,000	\$548,000	2550	9	1984	3	9792	N	N	4412 170TH AVE SE
001	413943	0380	7/31/08	\$760,000	\$612,000	2580	9	1993	3	11373	Y	N	6006 166TH AVE SE
001	140400	0100	10/23/09	\$850,000	\$769,000	2580	9	1992	3	15121	Y	N	16425 SE 44TH PL
001	221170	0155	11/17/09	\$710,000	\$646,000	2600	9	1984	4	17118	Y	N	4440 167TH AVE SE
001	780545	0780	12/1/10	\$615,000	\$611,000	2620	9	1986	3	11040	N	N	4688 174TH AVE SE
001	896550	0200	7/29/10	\$645,000	\$623,000	2620	9	1983	4	9660	N	N	16934 SE 47TH ST
001	413944	0670	6/12/08	\$800,000	\$636,000	2640	9	1994	3	15218	N	N	16468 SE 57TH PL
001	896545	0160	6/4/08	\$765,000	\$607,000	2700	9	1995	3	10443	N	N	16762 SE 48TH PL
001	896550	0440	4/9/08	\$830,000	\$648,000	2700	9	1987	5	14275	N	N	4521 172ND AVE SE
001	009760	0100	12/1/09	\$646,000	\$590,000	2760	9	2007	3	5008	N	N	16513 SE 66TH ST
001	560801	0450	9/28/09	\$656,755	\$590,000	2760	9	1999	3	8078	N	N	5930 MONT BLANC PL NW
001	009760	0120	4/16/10	\$628,000	\$592,000	2760	9	2007	3	5100	N	N	16521 SE 66TH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	947840	0080	8/4/08	\$680,000	\$548,000	2890	9	2000	3	4930	N	N	16410 SE 64TH PL
001	947840	0100	8/24/09	\$630,000	\$561,000	2890	9	2000	3	6247	N	N	16518 SE 64TH PL
001	947840	0140	6/22/09	\$645,000	\$566,000	2890	9	2000	3	5842	N	N	6432 165TH PL SE
001	413944	0860	11/25/09	\$655,000	\$597,000	2900	9	1994	3	7715	N	N	5620 165TH PL SE
001	177838	0290	4/28/10	\$595,000	\$563,000	2910	9	2002	3	7989	N	N	6756 163RD PL SE
001	221170	0123	7/27/10	\$689,000	\$665,000	2910	9	2004	3	9191	N	N	4507 165TH AVE SE
001	947840	0210	6/23/08	\$677,500	\$540,000	2950	9	2000	3	6239	N	N	6420 165TH PL SE
001	947840	0350	1/7/10	\$645,000	\$594,000	2950	9	2000	3	7297	N	N	6418 164TH PL SE
001	947840	0230	8/3/10	\$645,000	\$624,000	2950	9	2000	3	6735	N	N	6428 165TH PL SE
001	780546	0610	2/23/10	\$777,000	\$724,000	2960	9	1987	5	12440	Y	N	17519 SE 46TH ST
001	780545	0150	4/20/09	\$660,000	\$570,000	2980	9	1985	3	16030	Y	N	17515 SE 47TH ST
001	560801	0220	5/24/10	\$720,000	\$685,000	3010	9	1994	3	7697	N	N	5992 OBERLAND PL NW
001	560801	0940	12/17/08	\$665,000	\$556,000	3020	9	1995	3	9248	N	N	5895 NW LAC LEMAN DR
001	322406	9084	9/10/08	\$850,000	\$692,000	3050	9	1999	3	259182	N	N	20015 SE 95TH ST
001	896550	0250	3/19/10	\$698,000	\$654,000	3110	9	1983	5	9535	N	N	4540 169TH AVE SE
001	780546	0800	4/16/10	\$709,375	\$669,000	3130	9	1988	3	13049	N	N	4653 172ND AVE SE
001	413944	0870	3/2/10	\$724,680	\$676,000	3180	9	1993	3	8132	N	N	5610 165TH PL SE
001	560801	0240	1/15/10	\$665,000	\$614,000	3220	9	1994	3	7883	N	N	5934 OBERLAND PL NW
001	413944	0760	11/23/10	\$705,000	\$699,000	3260	9	1992	4	8809	Y	N	16579 SE 57TH PL
001	560801	0090	12/15/09	\$720,000	\$659,000	3270	9	1996	3	9362	N	N	18046 NW VARESE CT
001	560801	0390	5/3/10	\$660,000	\$625,000	3280	9	1996	3	7203	N	N	5994 MONT BLANC PL NW
001	560801	0150	5/18/10	\$700,000	\$665,000	3290	9	1995	3	7226	N	N	18096 NW VARESE CT
001	896546	0150	10/23/09	\$707,000	\$639,000	3320	9	1995	4	9222	N	N	16628 SE 48TH PL
001	942950	0124	4/30/09	\$695,000	\$602,000	3390	9	2008	3	8337	N	N	4120 164TH AVE SE
001	942950	0126	1/5/09	\$750,000	\$630,000	3390	9	2008	3	8188	N	N	4128 164TH AVE SE
001	896541	0110	7/1/10	\$768,000	\$737,000	3390	9	1995	3	9886	N	N	16449 SE 48TH CT
001	009760	0070	1/16/08	\$842,475	\$642,000	3500	9	2007	3	6782	N	N	16501 SE 66TH ST
001	009760	0070	12/16/10	\$686,175	\$684,000	3500	9	2007	3	6782	N	N	16501 SE 66TH ST
001	560801	0260	12/12/08	\$700,000	\$584,000	3560	9	1998	3	7628	N	N	5834 NW LAC LEMAN DR
001	560801	0440	10/13/10	\$725,000	\$712,000	3710	9	1998	3	7834	N	N	5942 MONT BLANC PL NW
001	009760	0220	8/25/08	\$1,000,000	\$811,000	4210	9	2007	3	18379	N	N	16401 SE COUGAR MOUNTAIN WAY

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	896550	0610	2/20/08	\$910,000	\$701,000	2090	10	1984	3	9610	Y	N	4440 173RD AVE SE
001	413940	0710	9/1/08	\$730,000	\$593,000	2380	10	1991	4	9614	N	N	16810 SE 47TH WAY
001	896552	0190	5/12/09	\$875,000	\$760,000	2410	10	1991	3	16622	Y	N	17670 SE 45TH CT
001	413940	0960	1/7/09	\$680,000	\$572,000	2470	10	1991	3	8218	N	N	17112 SE 48TH CT
001	413940	0700	6/10/09	\$830,000	\$726,000	2480	10	1992	4	7130	N	N	16822 SE 47TH WAY
001	413940	0530	11/19/09	\$630,000	\$573,000	2570	10	1991	3	8582	N	N	4728 171ST AVE SE
001	413940	0580	11/10/08	\$730,000	\$604,000	2570	10	1991	3	9839	N	N	17142 SE 47TH CT
001	896551	0260	10/6/08	\$760,000	\$623,000	2580	10	1985	3	10971	Y	N	4431 175TH PL SE
001	413944	0100	5/17/10	\$625,000	\$594,000	2610	10	1993	3	8481	N	N	16881 SE 56TH PL
001	413940	0750	12/15/10	\$608,000	\$606,000	2620	10	1991	3	8106	N	N	4743 171ST AVE SE
001	413940	0140	10/6/08	\$760,000	\$623,000	2650	10	1992	4	6480	N	N	17073 SE 47TH CT
001	413940	0360	4/3/08	\$818,880	\$638,000	2650	10	1993	3	8891	N	N	4798 172ND CT SE
001	413945	0070	10/28/09	\$622,500	\$564,000	2710	10	1995	3	12068	N	N	17585 SE 56TH ST
001	896550	0680	7/28/09	\$835,000	\$739,000	2720	10	1987	4	13152	Y	N	4439 173RD AVE SE
001	413940	0830	6/23/10	\$665,000	\$637,000	2740	10	1991	3	11381	N	N	4803 171ST AVE SE
001	780545	0430	8/20/09	\$672,500	\$599,000	2750	10	1984	3	10729	Y	N	4614 176TH AVE SE
001	896552	0250	3/1/10	\$575,000	\$536,000	2770	10	1987	3	13353	Y	N	4607 177TH AVE SE
001	413943	0010	1/22/08	\$872,000	\$666,000	2770	10	1995	3	16133	Y	N	16592 SE 58TH PL
001	413940	0550	6/2/09	\$670,000	\$585,000	2780	10	1991	3	9342	N	N	17105 SE 47TH CT
001	413944	0160	11/19/08	\$790,000	\$656,000	2790	10	1993	3	10008	N	N	16844 SE 56TH PL
001	896540	0170	11/5/09	\$630,000	\$572,000	2820	10	1990	4	11090	N	N	16553 SE 50TH PL
001	413940	0400	11/13/09	\$635,000	\$577,000	2830	10	1992	3	7193	N	N	4750 172ND CT SE
001	413944	0070	5/4/10	\$690,000	\$653,000	2830	10	1994	3	8660	N	N	16845 SE 56TH PL
001	413944	0430	9/30/10	\$685,000	\$671,000	2830	10	1993	4	7335	N	N	5615 165TH PL SE
001	780545	0690	7/19/10	\$712,500	\$686,000	2890	10	1983	3	11536	Y	N	4651 175TH AVE SE
001	413940	0800	4/21/08	\$840,000	\$658,000	2900	10	1992	4	7861	N	N	4783 171ST AVE SE
001	780545	0380	6/18/09	\$875,000	\$767,000	2900	10	1984	4	13752	Y	N	17615 SE 46TH PL
001	780545	0020	6/3/09	\$650,000	\$567,000	2920	10	1983	3	10366	N	N	4700 173RD AVE SE
001	413945	0060	6/30/09	\$691,545	\$608,000	2930	10	1995	3	7690	N	N	17571 SE 56TH ST
001	413940	0120	8/24/10	\$700,000	\$680,000	2960	10	1992	3	6714	N	N	17035 SE 47TH CT
001	413943	0350	11/29/10	\$660,000	\$655,000	2990	10	1994	3	11306	N	N	6023 166TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413940	0740	12/22/09	\$717,000	\$658,000	3010	10	1991	4	11015	N	N	16893 SE 47TH WAY
001	896550	0340	2/10/10	\$635,000	\$590,000	3040	10	1983	4	13874	N	N	4526 169TH PL SE
001	413945	0090	10/1/09	\$675,000	\$607,000	3040	10	1995	3	6698	N	N	5570 176TH PL SE
001	896551	0100	6/5/09	\$795,000	\$694,000	3060	10	1985	3	11434	Y	N	4512 174TH AVE SE
001	413944	0050	12/31/09	\$665,000	\$611,000	3070	10	1994	3	8998	N	N	16813 SE 56TH PL
001	750450	0060	6/14/10	\$727,500	\$695,000	3080	10	2000	3	15100	Y	N	17241 SE 42ND PL
001	413945	0320	8/20/09	\$755,000	\$672,000	3090	10	1995	4	13247	N	N	5388 175TH PL SE
001	896540	0200	7/9/10	\$590,000	\$567,000	3110	10	1989	3	11730	N	N	16642 SE 50TH PL
001	242405	9168	4/8/09	\$903,000	\$777,000	3120	10	2006	3	10316	Y	N	6185 168TH PL SE
001	413940	0450	1/31/08	\$823,015	\$630,000	3160	10	1992	4	8149	N	N	4751 172ND CT SE
001	413945	0120	11/16/10	\$743,748	\$736,000	3170	10	1995	3	8806	N	N	5528 176TH PL SE
001	780545	0340	12/8/10	\$641,000	\$638,000	3180	10	1983	3	15027	Y	N	4668 175TH AVE SE
001	413946	0310	7/22/08	\$945,000	\$759,000	3220	10	1997	4	10277	N	N	5547 178TH AVE SE
001	730800	0100	8/18/09	\$655,000	\$583,000	3240	10	1999	3	13463	N	N	6351 167TH AVE SE
001	560804	0100	2/8/10	\$820,000	\$761,000	3280	10	1996	3	13185	N	N	5414 CHAMPERY PL NW
001	896540	0370	10/20/09	\$675,000	\$610,000	3300	10	1990	4	10000	N	N	16792 SE 49TH ST
001	177835	0210	8/6/09	\$730,000	\$648,000	3320	10	1996	3	14911	N	N	5695 193RD PL SE
001	560801	0810	7/17/08	\$910,000	\$730,000	3330	10	1995	3	11612	N	N	5711 MATTERHORN PL NW
001	730800	0020	8/19/10	\$823,000	\$799,000	3330	10	2000	3	9938	N	N	16435 SE 63RD PL
001	896552	0290	4/26/10	\$864,000	\$816,000	3350	10	1985	3	10773	Y	N	4624 177TH AVE SE
001	413943	0390	7/14/08	\$900,000	\$722,000	3400	10	1995	3	12157	Y	N	5998 166TH AVE SE
001	896550	0570	11/2/09	\$735,000	\$666,000	3410	10	1985	4	11935	N	N	17303 SE 45TH ST
001	560804	0040	6/14/10	\$810,000	\$774,000	3470	10	1996	3	11705	N	N	5468 CHAMPERY PL NW
001	730800	0120	7/20/09	\$780,000	\$689,000	3480	10	1999	3	10801	N	N	16699 SE 63RD PL
001	413946	0290	7/29/09	\$750,000	\$664,000	3530	10	1997	3	9753	N	N	5523 178TH AVE SE
001	896552	0310	6/14/10	\$920,000	\$879,000	3530	10	1985	3	11714	Y	N	4612 177TH AVE SE
001	177835	0300	2/22/10	\$680,000	\$633,000	3540	10	1996	3	13246	N	N	19310 SE 57TH PL
001	780545	0770	2/4/10	\$689,900	\$640,000	3550	10	1985	4	10561	N	N	4679 174TH CT SE
001	413946	0010	6/30/09	\$850,000	\$747,000	3560	10	1995	4	14102	N	N	5692 179TH AVE SE
001	730800	0130	9/17/10	\$820,000	\$801,000	3640	10	2005	3	9099	N	N	6345 167TH AVE SE
001	560804	0010	11/3/08	\$763,000	\$631,000	3643	10	1995	3	26469	N	N	5496 CHAMPERY PL NW

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177836	0190	6/24/08	\$1,270,000	\$1,013,000	3870	10	2006	3	8127	N	N	16731 SE 69TH WAY
001	177836	0280	4/6/10	\$790,000	\$743,000	3920	10	2005	3	8165	N	N	16608 SE 70TH ST
001	896540	0290	5/12/10	\$810,000	\$768,000	3930	10	1989	4	11620	N	N	16657 SE 49TH ST
001	177836	0140	5/19/10	\$774,000	\$735,000	4010	10	2003	3	8639	N	N	16655 SE 69TH WAY
001	723750	0090	6/6/08	\$1,500,000	\$1,190,000	4131	10	2008	3	12005	N	N	8027 149TH PL SE
001	723750	1440	3/6/09	\$1,225,000	\$1,045,000	4220	10	2008	3	11695	Y	N	15206 SE 80TH ST
001	723750	1440	3/16/10	\$1,125,000	\$1,053,000	4220	10	2008	3	11695	Y	N	15206 SE 80TH ST
001	723750	0120	4/2/08	\$1,222,500	\$952,000	4550	10	2004	3	10901	N	N	8109 150TH PL SE
001	723750	1430	9/17/09	\$1,100,000	\$986,000	4750	10	2008	3	12599	Y	N	15212 SE 80TH ST
001	723750	1400	1/29/08	\$1,699,990	\$1,301,000	4750	10	2007	3	14099	Y	N	15304 SE 80TH ST
001	177836	0150	12/13/10	\$875,000	\$871,000	4930	10	2004	3	13782	N	N	16659 SE 69TH WAY
001	560801	1100	12/16/09	\$825,000	\$756,000	5240	10	2000	3	14756	Y	N	18465 NW VILLAGE PARK DR
001	560801	1130	7/1/10	\$802,500	\$770,000	2360	11	1995	3	12644	Y	N	18525 NW VILLAGE PARK DR
001	896551	0170	11/10/10	\$1,100,000	\$1,087,000	2600	11	1985	3	18985	Y	N	4468 175TH PL SE
001	413948	0080	10/11/10	\$1,065,000	\$1,046,000	2680	11	1998	3	13366	Y	N	17806 SE 57TH PL
001	413948	0080	10/14/10	\$1,065,000	\$1,046,000	2680	11	1998	3	13366	Y	N	17806 SE 57TH PL
001	413943	0810	10/18/09	\$780,000	\$704,000	2979	11	1993	3	17313	Y	N	5898 166TH AVE SE
001	413945	0740	9/22/09	\$779,000	\$699,000	3250	11	1995	4	11288	N	N	5481 174TH PL SE
001	560800	0380	6/22/10	\$543,000	\$520,000	3360	11	1997	3	11649	N	N	5250 JUNG FRAU PL NW
001	560800	0450	11/8/10	\$785,000	\$776,000	3390	11	1993	3	11370	N	N	18108 NW MONTREUX DR
001	560801	1060	5/21/10	\$818,000	\$778,000	3440	11	1997	3	12260	N	N	18157 NW VILLAGE PARK DR
001	242405	9133	9/21/10	\$1,348,000	\$1,318,000	3440	11	2007	3	39766	N	N	6047 173RD AVE SE
001	413945	0550	8/26/10	\$710,000	\$690,000	3450	11	1994	3	11522	N	N	5446 174TH PL SE
001	413943	0300	10/20/10	\$843,000	\$829,000	3600	11	1993	3	12151	Y	N	16493 SE 59TH ST
001	413943	0120	6/8/10	\$812,500	\$775,000	3660	11	1993	3	12832	N	N	16483 SE 58TH PL
001	560801	0840	8/26/09	\$890,000	\$793,000	3660	11	1995	3	9642	N	N	5795 MATTERHORN PL NW
001	560800	0410	3/31/08	\$1,088,888	\$848,000	3680	11	1998	3	19560	Y	N	5200 JUNG FRAU PL NW
001	140400	0060	12/13/10	\$1,500,000	\$1,494,000	3740	11	2003	3	15033	Y	N	16454 SE 44TH PL
001	413943	0560	1/6/10	\$975,000	\$898,000	3780	11	1998	3	14973	Y	N	16827 SE 59TH ST
001	723750	1580	2/9/10	\$890,000	\$826,000	3810	11	2004	3	27966	N	N	14741 SE 83RD PL
001	560801	0850	4/26/10	\$845,000	\$799,000	3830	11	1994	3	11029	N	N	5813 MATTERHORN PL NW

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413942	0570	8/25/08	\$1,040,000	\$843,000	3870	11	1994	3	15751	Y	N	16868 SE 57TH PL
001	252405	9021	3/12/09	\$1,100,000	\$940,000	3910	11	2006	3	20655	N	N	16601 SE COUGAR MOUNTAIN WAY
001	413943	0250	10/30/09	\$1,120,000	\$1,015,000	3930	11	1992	4	16582	Y	N	16492 SE 59TH ST
001	413943	0820	3/16/10	\$875,000	\$819,000	3950	11	1993	3	10995	Y	N	5864 166TH AVE SE
001	413945	0790	12/16/08	\$810,000	\$677,000	4023	11	1996	3	10145	N	N	5595 174TH PL SE
001	723750	0730	2/26/08	\$1,380,000	\$1,064,000	4030	11	2006	3	8759	N	N	15407 SE 83RD LN
001	723750	0950	5/6/10	\$865,000	\$819,000	4100	11	2005	3	10717	Y	N	8207 155TH AVE SE
001	132405	9091	5/27/09	\$1,300,000	\$1,133,000	4120	11	2008	3	21780	Y	N	4336 167TH AVE SE
001	723750	1130	3/12/10	\$1,060,000	\$991,000	4150	11	2004	3	10584	N	N	15309 SE 82ND ST
001	723750	1150	12/8/10	\$1,025,000	\$1,020,000	4150	11	2004	3	10111	N	N	15323 SE 82ND ST
001	413991	0030	7/15/09	\$1,000,000	\$882,000	4170	11	1991	3	33310	N	N	6343 163RD PL SE
001	413942	0440	3/23/09	\$1,082,750	\$928,000	4180	11	1995	3	17774	Y	N	5550 169TH PL SE
001	723750	1070	4/17/08	\$1,190,000	\$931,000	4280	11	2005	3	9680	Y	N	8254 154TH AVE SE
001	723750	1060	4/27/09	\$1,067,500	\$923,000	4300	11	2004	3	9417	Y	N	8260 154TH AVE SE
001	723750	1530	4/14/08	\$1,380,000	\$1,079,000	4310	11	2006	3	12528	N	N	7912 149TH PL SE
001	413948	0370	5/1/08	\$1,610,000	\$1,265,000	4310	11	1997	3	12655	Y	N	17863 SE 58TH PL
001	723750	0490	2/4/09	\$1,175,000	\$995,000	4390	11	2004	3	12429	Y	N	15222 SE 82ND CT
001	723750	0370	5/20/10	\$1,075,000	\$1,022,000	4390	11	2005	3	13036	Y	N	15301 SE 80TH ST
001	252405	9258	9/17/08	\$1,318,000	\$1,076,000	4390	11	2007	3	23494	N	N	16607 SE COUGAR MOUNTAIN WAY
001	723750	0780	3/16/09	\$1,705,000	\$1,459,000	4430	11	2009	3	14970	Y	N	15617 SE 83RD CT
001	723750	1080	11/19/09	\$1,075,000	\$978,000	4440	11	2005	3	11972	Y	N	8248 154TH AVE SE
001	723750	1050	7/9/08	\$1,210,000	\$969,000	4450	11	2005	3	9582	Y	N	8264 154TH AVE SE
001	723750	0420	10/29/10	\$1,060,000	\$1,045,000	4460	11	2004	3	17397	Y	N	15419 SE 80TH ST
001	723750	0640	8/17/10	\$950,000	\$921,000	4470	11	2006	3	9375	N	N	8245 154TH AVE SE
001	723750	0510	7/27/09	\$1,200,000	\$1,062,000	4630	11	2007	3	9867	N	N	15210 SE 82ND CT
001	330385	0360	6/8/10	\$1,060,000	\$1,012,000	4660	11	2003	3	17398	Y	N	17069 SE 65TH PL
001	330385	0300	1/28/09	\$1,000,000	\$845,000	4670	11	2002	3	37265	N	N	17095 SE 65TH PL
001	988800	0020	8/5/10	\$1,550,000	\$1,499,000	4700	11	2004	3	35137	Y	N	17124 SE COUGAR MOUNTAIN DR
001	723750	1470	11/6/08	\$1,430,000	\$1,183,000	4920	11	2007	3	15785	N	N	15018 SE 80TH ST
001	723750	0330	5/25/09	\$1,650,000	\$1,437,000	5220	11	2007	3	12949	Y	N	15203 SE 80TH ST
001	723750	1000	4/21/08	\$1,700,000	\$1,332,000	5310	11	2008	3	11324	Y	N	8237 155TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723750	1460	3/13/10	\$1,100,000	\$1,029,000	5340	11	2008	3	11100	Y	N	15134 SE 80TH ST
001	723750	0990	3/13/08	\$1,600,000	\$1,240,000	5390	11	2008	3	11141	Y	N	8233 155TH AVE SE
001	723750	0290	12/14/09	\$1,371,000	\$1,255,000	5530	11	2007	3	10285	Y	N	15125 SE 80TH ST
001	723750	0280	3/23/10	\$1,220,000	\$1,144,000	5560	11	2007	3	10593	Y	N	15113 SE 80TH ST
001	723750	1020	10/22/10	\$945,000	\$930,000	5570	11	2006	3	10798	Y	N	8318 154TH AVE SE
001	723750	1160	12/29/09	\$1,160,000	\$1,066,000	5831	11	2006	3	13326	Y	N	15507 SE 79TH PL
001	723750	0390	6/18/09	\$1,280,000	\$1,122,000	6070	11	2004	3	14731	Y	N	15321 SE 80TH ST
001	723750	0230	9/7/10	\$1,050,000	\$1,023,000	6220	11	2008	3	11113	Y	N	15011 SE 80TH ST
001	723750	0270	6/8/09	\$1,300,000	\$1,136,000	7040	11	2006	3	11963	Y	N	15107 SE 80TH ST
001	560800	0200	11/17/09	\$1,240,000	\$1,128,000	2200	12	1995	3	15858	Y	N	18210 NW MONTREUX DR
001	413943	0880	4/23/10	\$1,160,400	\$1,096,000	2650	12	1992	4	13633	Y	N	5826 168TH PL SE
001	413950	0270	6/2/08	\$1,450,000	\$1,149,000	2730	12	1996	3	11366	Y	N	17288 SE 57TH PL
001	413942	0650	2/18/10	\$1,100,000	\$1,023,000	2870	12	1996	3	12194	Y	N	16870 SE 58TH ST
001	132405	9152	11/17/09	\$1,350,000	\$1,228,000	2870	12	1997	3	16484	Y	N	4409 164TH LN SE
001	413950	0220	12/22/09	\$1,375,000	\$1,262,000	2950	12	2004	3	19921	Y	N	5501 173RD AVE SE
001	413943	0970	7/22/10	\$1,350,000	\$1,302,000	3070	12	2002	3	13071	Y	N	16849 SE 58TH PL
001	560801	0730	9/14/10	\$815,000	\$795,000	3370	12	1995	3	9831	Y	N	18301 NW MARSEILLE CT
001	413950	0110	6/9/10	\$1,200,000	\$1,146,000	3590	12	1999	3	15240	Y	N	5754 173RD AVE SE
001	560800	0170	6/16/09	\$1,470,000	\$1,288,000	3660	12	1996	3	22434	Y	N	18304 NW MONTREUX DR
001	413990	0080	5/12/10	\$975,000	\$925,000	3790	12	1989	4	31500	N	N	6323 160TH PL SE
001	413990	0080	2/21/10	\$1,062,500	\$989,000	3790	12	1989	4	31500	N	N	6323 160TH PL SE
001	723750	1210	9/22/10	\$1,350,000	\$1,320,000	3900	12	2004	3	21626	Y	N	15545 SE 79TH PL
001	560800	0710	7/12/10	\$978,000	\$941,000	3990	12	1991	3	10569	N	N	18201 NW MONTREUX DR
001	413950	0300	1/28/08	\$1,915,000	\$1,465,000	4030	12	2000	3	17775	Y	N	17210 SE 57TH PL
001	413949	0100	10/12/09	\$1,350,000	\$1,218,000	4080	12	1998	3	13959	Y	N	5793 176TH PL SE
001	413942	0410	12/9/10	\$1,480,000	\$1,473,000	4080	12	1992	4	17909	Y	N	5682 169TH PL SE
001	413991	0090	3/9/10	\$1,165,000	\$1,089,000	4210	12	1990	3	32070	N	N	16343 SE 63RD ST
001	330385	0110	10/18/10	\$1,620,000	\$1,593,000	4280	12	2002	3	23183	N	N	6571 170TH PL SE
001	560800	0690	10/13/08	\$985,000	\$809,000	4290	12	1991	3	11576	N	N	5314 GRAN PARADISO PL NW
001	413990	0250	5/23/08	\$1,425,000	\$1,126,000	4370	12	1989	4	31620	N	N	6146 159TH PL SE
001	413942	0400	7/24/08	\$1,587,500	\$1,276,000	4440	12	1994	3	15387	Y	N	16952 SE 57TH ST

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Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413942	0260	3/1/10	\$1,650,000	\$1,539,000	4630	12	2003	3	18374	Y	N	5546 171ST AVE SE
001	723750	0310	11/5/10	\$1,350,000	\$1,333,000	4640	12	2006	3	9809	Y	N	15139 SE 80TH ST
001	723750	0310	11/5/10	\$1,350,000	\$1,333,000	4640	12	2006	3	9809	Y	N	15139 SE 80TH ST
001	413942	0320	2/11/08	\$1,449,000	\$1,113,000	4700	12	1992	3	20373	Y	N	5561 171ST AVE SE
001	262405	9031	3/25/10	\$1,000,000	\$938,000	5080	12	1999	3	43560	N	N	6530 161ST PL SE
001	723750	0870	4/13/08	\$2,340,000	\$1,829,000	5087	12	2007	3	11274	Y	N	8230 155TH AVE SE
001	413950	0370	4/27/10	\$1,321,500	\$1,249,000	5170	12	1999	3	15774	Y	N	17230 SE 58TH ST
001	723750	0340	9/3/09	\$1,599,000	\$1,428,000	6060	12	2006	3	12790	Y	N	15209 SE 80TH ST
001	330385	0040	12/8/10	\$1,639,000	\$1,630,000	6730	12	2004	3	43937	Y	N	6598 169TH PL SE
001	330385	0370	5/21/09	\$1,750,000	\$1,523,000	4990	13	2002	3	17421	Y	N	17035 SE 65TH PL
001	330385	0080	3/10/10	\$1,900,000	\$1,776,000	5470	13	2001	3	32890	Y	N	6539 170TH PL SE
001	723750	1280	6/24/08	\$3,500,000	\$2,791,000	5890	13	2007	3	13770	Y	N	15508 SE 79TH PL
001	723750	1290	5/12/08	\$2,960,000	\$2,332,000	6250	13	2006	3	15324	Y	N	15504 SE 79TH PL
011	332406	9134	8/26/08	\$436,000	\$354,000	880	5	2000	3	20037	N	N	420 MINE HILL RD SW
011	332406	9036	8/21/08	\$390,000	\$316,000	970	5	1910	4	84506	N	N	375 MINE HILL RD SW
011	292406	9049	7/29/09	\$425,000	\$376,000	1180	5	1920	3	356048	N	N	21003 SE 75TH ST
011	527910	0310	12/10/09	\$325,000	\$297,000	960	6	1997	3	9854	N	N	295 NE ALDER ST
011	322406	9032	7/7/10	\$319,000	\$307,000	990	6	1966	4	45085	Y	N	21028 SE 82ND ST
011	235430	0950	4/15/08	\$380,000	\$297,000	1060	6	1983	4	7250	N	N	260 SE DONNELLY LN
011	342406	9191	2/23/10	\$220,424	\$205,000	1140	6	2009	3	9636	N	N	555 SE LEWIS ST
011	509740	0010	10/25/10	\$185,000	\$182,000	1190	6	1953	2	6760	N	N	350 3RD AVE NW
011	282406	9203	3/13/08	\$390,000	\$302,000	1260	6	1948	5	6497	N	N	385 NW DOGWOOD ST
011	527910	1140	7/2/09	\$355,000	\$312,000	1300	6	1948	4	5362	N	N	550 NE ALDER ST
011	272406	9045	6/24/09	\$330,000	\$290,000	1390	6	1959	3	8568	N	N	30 NE DOGWOOD ST
011	342406	9111	6/28/10	\$286,000	\$274,000	1420	6	1941	4	21120	N	N	510 FRONT ST S
011	342406	9081	3/23/10	\$330,000	\$309,000	1500	6	1992	3	6110	N	N	640 SE ANDREWS ST
011	342406	9204	10/8/08	\$400,000	\$328,000	1540	6	1976	3	54885	N	N	900 2ND AVE SE
011	342406	9073	8/11/09	\$369,000	\$328,000	1630	6	1918	5	7450	N	N	620 SE ANDREWS ST
011	235430	0815	12/3/09	\$411,200	\$376,000	1820	6	1984	4	6000	N	N	255 SE CROSTON LN
011	235430	0730	6/24/08	\$430,000	\$343,000	2010	6	1912	5	6000	N	N	230 SE BUSH ST
011	570600	0110	2/7/08	\$449,950	\$345,000	2210	6	1959	4	8700	N	N	519 SE EVANS LN

Improved Sales Used in this Annual Update Analysis
Area 65
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	941450	0330	12/9/08	\$368,000	\$307,000	1020	7	1981	3	9853	N	N	510 SW ELLERWOOD ST
011	146060	0040	5/19/08	\$430,000	\$339,000	1080	7	1980	4	16000	N	N	570 SW MOUNT CEDAR DR
011	029131	0450	10/28/08	\$329,000	\$271,000	1090	7	2005	3	865	N	N	2047 NW BOULDER WAY DR
011	029130	0380	4/4/08	\$365,000	\$285,000	1090	7	2004	3	1037	N	N	428 SHANGRI-LA WAY NW
011	342406	9129	2/5/08	\$340,000	\$261,000	1100	7	1958	4	6534	N	N	555 SE BUSH ST
011	856278	0100	11/16/09	\$299,990	\$273,000	1110	7	2008	3	750	N	N	204 SHANGRI-LA WAY NW
011	235430	0430	6/11/10	\$295,000	\$282,000	1130	7	1977	5	5250	N	N	160 RAINIER BLVD S
011	856278	0140	4/1/09	\$295,000	\$253,000	1150	7	2008	3	750	N	N	2237 NW MORaine PL
011	856278	0130	5/11/09	\$299,990	\$260,000	1150	7	2008	3	750	N	N	2243 NW MORaine PL
011	856278	0150	7/31/09	\$295,000	\$261,000	1150	7	2008	3	750	N	N	2231 NW MORaine PL
011	856278	0190	4/2/10	\$279,990	\$263,000	1150	7	2009	3	705	N	N	2273 NW HIDDEN LN
011	856278	0160	5/22/09	\$304,990	\$265,000	1150	7	2008	3	750	N	N	2225 NW MORaine PL
011	856278	0280	12/4/09	\$289,990	\$265,000	1150	7	2008	3	720	N	N	2227 NW HIDDEN LN
011	856278	0260	6/15/09	\$310,000	\$271,000	1150	7	2008	3	720	N	N	2239 NW HIDDEN LN
011	856278	0200	6/15/09	\$324,891	\$285,000	1150	7	2009	3	705	N	N	2269 NW HIDDEN LN
011	856278	0270	5/27/09	\$329,990	\$288,000	1150	7	2008	3	720	N	N	2233 NW HIDDEN LN
011	856278	0230	6/10/09	\$329,990	\$289,000	1150	7	2009	3	705	N	N	2251 NW HIDDEN LN
011	856278	0210	10/1/09	\$334,990	\$301,000	1150	7	2009	3	705	N	N	2263 NW HIDDEN LN
011	856278	0220	9/2/09	\$339,990	\$304,000	1150	7	2009	3	705	N	N	2257 NW HIDDEN LN
011	856278	0110	4/21/09	\$312,000	\$269,000	1160	7	2008	3	1078	N	N	202 SHANGRI-LA WAY NW
011	856278	0090	9/15/09	\$339,990	\$305,000	1160	7	2008	3	1058	N	N	206 SHANGRI-LA WAY NW
011	856278	0170	4/1/09	\$304,900	\$262,000	1170	7	2007	3	1075	N	N	2217 NW MORaine PL
011	856278	0120	5/8/09	\$305,000	\$265,000	1170	7	2008	3	1092	N	N	2247 NW MORaine PL
011	856278	0250	4/7/10	\$299,990	\$282,000	1170	7	2008	3	900	N	N	2245 NW HIDDEN LN
011	856278	0290	9/2/09	\$335,000	\$299,000	1170	7	2008	3	1032	N	N	2219 NW HIDDEN LN
011	856278	0240	6/8/09	\$349,990	\$306,000	1170	7	2009	3	999	N	N	2249 NW HIDDEN LN
011	856278	0180	9/11/09	\$344,990	\$309,000	1170	7	2009	3	1011	N	N	2277 NW HIDDEN LN
011	570620	1090	11/12/08	\$450,000	\$373,000	1190	7	1961	3	10968	N	N	430 MOUNT JUPITER DR SW
011	941220	0540	11/9/10	\$355,000	\$351,000	1200	7	1966	5	16050	N	N	875 WILDWOOD BLVD SW
011	007510	0045	10/23/08	\$370,000	\$305,000	1210	7	1950	4	6930	N	N	195 NE CRESCENT DR
011	941450	0440	6/8/10	\$320,000	\$305,000	1210	7	1968	4	9636	N	N	1490 WILDWOOD BLVD SW

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	272406	9135	9/19/08	\$425,000	\$347,000	1220	7	1964	3	7405	N	N	320 1ST AVE NE
011	570620	1940	9/29/10	\$348,000	\$341,000	1230	7	1962	4	12500	N	N	390 MOUNT KENYA DR SW
011	941450	0430	3/19/09	\$410,000	\$351,000	1250	7	1969	5	11286	N	N	1500 WILDWOOD BLVD SW
011	332406	9523	10/30/09	\$360,000	\$326,000	1280	7	1959	3	7840	N	N	470 MINE HILL RD SW
011	029131	0070	8/26/10	\$295,000	\$287,000	1290	7	2004	3	1264	N	N	2152 NW BOULDER WAY DR
011	029131	0120	4/16/08	\$389,950	\$305,000	1290	7	2004	3	1332	N	N	2122 NW BOULDER WAY DR
011	029131	0290	8/4/08	\$387,000	\$312,000	1290	7	2005	3	1336	Y	N	2018 NW BOULDER WAY DR
011	527910	0485	12/30/09	\$375,000	\$345,000	1290	7	1992	3	6688	N	N	345 NE BIRCH ST
011	342406	9291	5/13/08	\$351,000	\$277,000	1300	7	2000	3	11508	Y	N	1101 LEWIS LN SE
011	570620	1340	9/21/09	\$325,000	\$292,000	1300	7	1966	3	12480	N	N	520 MOUNT LOGAN DR SW
011	029131	0400	10/6/10	\$320,000	\$314,000	1300	7	2005	3	1388	N	N	2027 NW BOULDER WAY DR
011	029131	0660	8/14/08	\$390,000	\$315,000	1300	7	2004	3	1295	N	N	2165 NW BOULDER WAY DR
011	941220	0090	1/25/08	\$421,000	\$322,000	1330	7	1965	4	10440	N	N	745 MOUNTAIN VIEW PL SW
011	941450	0580	3/23/09	\$450,000	\$386,000	1390	7	1968	5	9782	N	N	970 GREENWOOD BLVD SW
011	941450	0540	8/7/08	\$475,000	\$383,000	1400	7	1968	4	9598	N	N	890 GREENWOOD BLVD SW
011	570620	1980	8/13/09	\$311,000	\$276,000	1420	7	1962	4	13832	N	N	490 MOUNT KENYA DR SW
011	807860	0470	2/17/10	\$423,000	\$393,000	1420	7	1985	3	6600	N	N	2465 NW OAKCREST DR
011	807860	0460	4/21/10	\$418,000	\$395,000	1420	7	1985	3	7012	N	N	2485 NW OAKCREST DR
011	941450	0040	8/21/08	\$525,000	\$425,000	1460	7	1968	4	13258	N	N	621 SW FERNWOOD ST
011	807860	0390	11/16/09	\$429,950	\$391,000	1490	7	1987	3	6070	N	N	1145 OAKHILL PL NW
011	807860	0370	7/7/08	\$489,743	\$392,000	1490	7	1987	4	7151	N	N	1160 OAKHILL PL NW
011	856278	0070	7/29/09	\$332,300	\$294,000	1500	7	2008	3	850	N	N	2235 NW TALUS DR
011	856278	0030	5/12/09	\$339,990	\$295,000	1500	7	2008	3	809	N	N	2215 NW TALUS DR
011	856278	0020	7/27/09	\$339,990	\$301,000	1500	7	2008	3	815	N	N	2213 NW TALUS DR
011	856278	0060	9/16/09	\$357,990	\$321,000	1500	7	2008	3	830	N	N	2229 NW TALUS DR
011	570620	0740	4/21/10	\$415,000	\$392,000	1510	7	1958	4	14608	N	N	635 MOUNT FURY CIR SW
011	856278	0040	6/15/09	\$339,990	\$298,000	1520	7	2008	3	810	N	N	2221 NW TALUS DR
011	856278	0050	6/1/09	\$359,990	\$314,000	1520	7	2008	3	817	N	N	2223 NW TALUS DR
011	235430	0491	6/11/08	\$495,000	\$393,000	1520	7	2001	3	6536	N	N	155 SE ANDREWS ST
011	342406	9050	6/1/09	\$375,000	\$327,000	1530	7	2008	3	11180	N	N	580 6TH AVE SE
011	282406	9269	2/25/09	\$500,000	\$426,000	1610	7	1962	3	16988	N	N	430 NEWPORT WAY NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	282406	9268	6/17/08	\$450,000	\$358,000	1630	7	2010	3	13323	N	N	460 NEWPORT WAY NW
011	509740	0026	2/27/08	\$525,000	\$405,000	1630	7	1952	5	13275	Y	N	255 NW CHERRY PL
011	570620	1710	3/27/09	\$355,000	\$305,000	1640	7	1965	3	12938	N	N	505 MOUNT OLYMPUS DR SW
011	527910	0541	5/19/09	\$373,000	\$324,000	1650	7	1977	3	6219	N	N	155 5TH AVE NE
011	570620	0610	8/5/10	\$336,000	\$325,000	1650	7	1957	3	28050	N	N	520 MOUNTAIN PARK BLVD SW
011	570600	0150	7/17/08	\$450,000	\$361,000	1670	7	1959	4	9280	N	N	435 SE EVANS LN
011	570620	1190	8/24/09	\$350,000	\$312,000	1680	7	1962	4	14251	N	N	505 MOUNT JUPITER DR SW
011	570620	0760	9/15/09	\$400,000	\$358,000	1700	7	1959	4	20545	N	N	575 MOUNTAIN PARK BLVD SW
011	234330	0016	5/24/10	\$345,000	\$328,000	1770	7	1981	3	9818	Y	N	255 NW BIRCH PL
011	941220	0925	6/7/09	\$400,000	\$350,000	1830	7	1999	3	9603	N	N	894 SW CEDARGLADE
011	807860	0150	3/1/10	\$415,000	\$387,000	1830	7	1985	3	8489	N	N	1250 OAKWOOD PL NW
011	570620	1470	2/5/08	\$412,000	\$316,000	1960	7	1961	4	12350	N	N	925 MOUNTAIN PARK BLVD SW
011	282406	9286	12/1/09	\$389,000	\$355,000	2050	7	1998	3	3807	N	N	170 A NW DOGWOOD ST
011	570620	1620	8/6/08	\$440,000	\$355,000	2080	7	1962	3	14484	N	N	345 MOUNT OLYMPUS DR SW
011	570620	0800	7/19/10	\$386,000	\$372,000	2130	7	1958	4	22425	N	N	780 MOUNT FURY CIR SW
011	272406	9169	9/29/08	\$442,500	\$362,000	2180	7	1968	4	12196	N	N	215 NE DOGWOOD ST
011	342406	9268	8/17/10	\$387,950	\$376,000	2180	7	1965	4	15246	N	N	372 SE DARST ST
011	856278	0010	9/10/09	\$419,990	\$376,000	2200	7	2008	3	1387	N	N	2211 NW TALUS DR
011	856278	0080	8/26/09	\$430,000	\$383,000	2200	7	2008	3	1506	N	N	2241 NW TALUS DR
011	342406	9245	2/16/10	\$370,000	\$344,000	2220	7	1962	3	6098	N	N	75 6TH AVE SE
011	570620	0620	5/8/08	\$435,000	\$342,000	2230	7	1957	4	22475	N	N	530 MOUNTAIN PARK BLVD SW
011	342406	9098	10/4/10	\$440,000	\$431,000	2460	7	1992	3	6600	N	N	635 SE ANDREWS ST
011	954520	0680	5/3/10	\$385,000	\$364,000	1140	8	1983	3	9592	N	N	670 KALMIA CT NW
011	571060	0510	2/15/08	\$460,000	\$354,000	1180	8	1976	3	11000	N	N	70 BIG BEAR PL NW
011	571060	0630	4/26/10	\$475,000	\$449,000	1230	8	1978	4	9600	N	N	809 W SUNSET WAY
011	571060	0110	2/22/08	\$538,000	\$414,000	1260	8	1968	3	13950	N	N	75 AIRES PL NW
011	941450	0230	6/2/10	\$379,950	\$362,000	1290	8	1976	4	10835	N	N	650 SW FERNWOOD ST
011	571060	0640	6/6/08	\$465,000	\$369,000	1300	8	1976	3	12635	N	N	805 W SUNSET WAY
011	954520	0560	8/30/10	\$467,500	\$455,000	1300	8	1984	3	9520	Y	N	775 KALMIA CT NW
011	928610	0030	11/2/10	\$415,000	\$410,000	1320	8	2000	3	4221	N	N	54 SUNSET CT NW
011	332406	9483	6/4/09	\$395,000	\$345,000	1370	8	1968	4	9583	N	N	9 MOUNT PILCHUCK AVE NW

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	941461	0160	12/6/10	\$360,000	\$358,000	1370	8	1976	4	10516	N	N	945 HIGHWOOD DR SW
011	571061	0150	6/26/09	\$432,500	\$380,000	1370	8	1974	4	10080	N	N	310 DORADO DR NW
011	570620	2310	8/12/08	\$437,000	\$353,000	1380	8	1980	4	11700	N	N	145 MOUNT PILCHUCK AVE SW
011	571061	0210	9/29/10	\$419,000	\$410,000	1380	8	1978	4	10585	N	N	370 DORADO DR NW
011	527910	1115	2/24/10	\$325,000	\$303,000	1400	8	1954	4	9322	N	N	590 NE ALDER ST
011	954524	0140	6/10/08	\$510,000	\$405,000	1410	8	1986	3	9613	N	N	420 INDIGO PL NW
011	571061	0510	10/19/09	\$417,850	\$377,000	1430	8	1973	3	11726	N	N	230 CAPELLA DR NW
011	941461	0350	9/14/10	\$280,000	\$273,000	1450	8	1976	4	9600	N	N	780 HIGHWOOD DR SW
011	571050	0040	11/2/09	\$462,500	\$419,000	1450	8	1968	4	9570	N	N	71 MOUNT PILCHUCK AVE NW
011	816330	0400	9/22/10	\$415,000	\$406,000	1460	8	1968	3	15826	N	N	376 SE CRYSTAL CREEK CIR
011	571061	0760	2/19/08	\$535,000	\$412,000	1480	8	1974	5	9900	N	N	160 MOUNT SI PL NW
011	571060	0310	9/8/10	\$434,000	\$423,000	1480	8	1976	4	13020	N	N	115 BIG BEAR PL NW
011	865000	0060	2/17/09	\$450,000	\$382,000	1550	8	1976	4	10165	N	N	995 IDYLWOOD DR SW
011	954520	0360	7/30/08	\$467,000	\$376,000	1560	8	1980	4	7490	N	N	1090 NW GLENWOOD CT
011	865000	0100	1/13/10	\$469,500	\$433,000	1570	8	1976	4	11099	N	N	915 IDYLWOOD DR SW
011	029130	0100	2/6/08	\$412,000	\$316,000	1600	8	2003	3	2167	N	N	2211 NW BOULDER WAY DR
011	029131	0330	6/4/09	\$453,750	\$396,000	1650	8	2005	3	2378	Y	N	340 NW BOULDER PL
011	856277	0130	1/6/09	\$490,000	\$412,000	1650	8	2006	3	3290	Y	N	558 LINGERING PINE DR NW
011	856277	0070	1/28/09	\$528,000	\$446,000	1650	8	2005	3	3615	Y	N	522 LINGERING PINE DR NW
011	856277	0030	4/8/10	\$520,000	\$489,000	1650	8	2005	3	3325	Y	N	496 LINGERING PINE DR NW
011	928610	0330	9/15/08	\$435,000	\$355,000	1670	8	2000	3	3719	N	N	11 SUNSET CT NW
011	928610	0220	1/29/10	\$385,000	\$356,000	1670	8	2000	3	2897	N	N	93 SUNSET CT NW
011	928610	0230	4/28/10	\$383,790	\$363,000	1670	8	2000	3	2898	N	N	79 SUNSET CT NW
011	071060	0140	6/23/10	\$394,800	\$378,000	1680	8	2010	3	3438	N	N	892 6TH AVE NW
011	856277	0630	10/26/09	\$425,000	\$385,000	1710	8	2006	3	2405	Y	N	584 MOUNTAIN VIEW LN NW
011	856277	0020	12/23/08	\$470,000	\$394,000	1710	8	2005	3	2590	Y	N	484 LINGERING PINE DR NW
011	856277	0590	3/1/10	\$425,000	\$396,000	1710	8	2006	3	2405	Y	N	576 MOUNTAIN VIEW LN NW
011	856277	0340	6/23/08	\$525,000	\$418,000	1710	8	2005	3	3433	Y	N	562 ALPINE RIDGE PL NW
011	856277	0020	8/14/08	\$550,000	\$445,000	1710	8	2005	3	2590	Y	N	484 LINGERING PINE DR NW
011	928610	0280	1/4/08	\$435,000	\$330,000	1720	8	2001	3	2610	N	N	43 SUNSET CT NW
011	571060	0600	8/13/08	\$444,000	\$359,000	1720	8	1973	3	12100	N	N	835 W SUNSET WAY

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	029130	0230	12/1/09	\$386,000	\$352,000	1730	8	2003	3	3229	N	N	402 NW PEBBLE LN
011	941220	0800	3/15/10	\$360,000	\$337,000	1740	8	1979	4	17276	N	N	890 SW CEDARGLADE
011	941461	0360	9/16/08	\$546,000	\$445,000	1810	8	1974	5	9600	N	N	790 HIGHWOOD DR SW
011	571060	0340	6/1/10	\$425,000	\$405,000	1820	8	1972	4	13200	N	N	81 BIG BEAR PL NW
011	954522	0150	1/26/09	\$517,000	\$437,000	1830	8	1987	4	9626	N	N	685 JASMINE PL NW
011	865000	0260	11/25/08	\$537,000	\$446,000	1850	8	1974	4	52870	N	N	850 IDYLWOOD DR SW
011	954524	0040	5/1/08	\$550,000	\$432,000	1860	8	1985	3	9603	N	N	485 INDIGO PL NW
011	856277	0500	12/5/08	\$545,000	\$454,000	1880	8	2005	3	2836	N	N	493 LINGERING PINE DR NW
011	865000	0160	11/13/09	\$518,500	\$471,000	1880	8	1976	5	13344	N	N	815 IDYLWOOD DR SW
011	342406	9266	7/7/10	\$359,000	\$345,000	1890	8	1965	4	16269	Y	N	501 SE SYCAMORE PL
011	570620	2115	11/8/10	\$380,000	\$375,000	1920	8	1976	4	12060	N	N	50 MOUNT OLYMPUS DR SW
011	856277	0400	9/17/09	\$435,000	\$390,000	1960	8	2006	3	2470	N	N	556 MOUNTAIN VIEW LN NW
011	856277	0470	8/17/09	\$450,000	\$400,000	1960	8	2005	3	2867	N	N	523 LINGERING PINE DR NW
011	856277	0490	6/23/09	\$465,000	\$408,000	1960	8	2005	3	2867	N	N	501 LINGERING PINE DR NW
011	954524	0010	9/30/08	\$524,500	\$430,000	1960	8	1985	3	9622	N	N	545 INDIGO PL NW
011	856277	0510	5/20/08	\$570,000	\$450,000	1960	8	2005	3	2794	N	N	481 LINGERING PINE DR NW
011	816330	0280	5/27/09	\$510,000	\$444,000	1990	8	1967	3	15832	N	N	1544 HILLSIDE DR SE
011	954521	0010	8/5/09	\$525,000	\$466,000	2020	8	1983	3	9602	N	N	545 JASMINE PL NW
011	259765	0240	2/2/09	\$489,000	\$414,000	2030	8	1984	3	16200	N	N	3235 SIERRA CT SW
011	954524	0290	7/16/10	\$467,500	\$450,000	2030	8	1986	3	9644	N	N	960 NW FIRWOOD BLVD
011	570620	0180	9/11/09	\$442,500	\$396,000	2040	8	1987	4	15367	N	N	455 SW MOUNT BAKER DR
011	071060	0110	6/24/10	\$429,000	\$411,000	2050	8	2010	3	3759	N	N	844 6TH AVE NW
011	071060	0130	6/23/10	\$429,000	\$411,000	2050	8	2010	3	3769	N	N	876 6TH AVE NW
011	071060	0120	7/22/10	\$435,800	\$420,000	2050	8	2010	3	3874	N	N	860 6TH AVE NW
011	856275	0310	3/25/08	\$570,000	\$443,000	2080	8	2003	3	3980	N	N	2180 NW COYOTE CREEK LN
011	259765	0280	3/22/10	\$500,000	\$469,000	2090	8	1988	3	20904	N	N	2205 SQUAK MOUNTAIN LOOP SW
011	872855	0170	8/16/10	\$499,950	\$485,000	2100	8	1993	3	20288	N	N	640 MOUNT LOGAN DR SW
011	071060	0100	8/18/10	\$498,800	\$484,000	2180	8	2010	3	3010	N	N	828 6TH AVE NW
011	954524	0250	8/2/10	\$491,950	\$475,000	2190	8	1986	3	9602	N	N	955 NW FIRWOOD BLVD
011	954521	0130	1/23/08	\$565,000	\$431,000	2200	8	1988	3	10617	N	N	380 JASMINE PL NW
011	954523	0180	6/14/09	\$534,000	\$468,000	2240	8	1987	4	10327	N	N	995 NW INNESWOOD DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	954522	0080	2/26/08	\$586,000	\$452,000	2280	8	1986	3	9603	N	N	670 JASMINE PL NW
011	816330	0460	4/23/09	\$557,160	\$481,000	2310	8	2004	3	14290	Y	N	1515 HILLSIDE DR SE
011	856275	0270	12/3/08	\$510,000	\$425,000	2320	8	2003	3	4000	N	N	2155 NW COYOTE CREEK LN
011	856275	0820	3/17/08	\$625,000	\$485,000	2340	8	2005	3	6515	N	N	940 BIG TREE DR NW
011	282406	9380	9/14/10	\$425,000	\$415,000	2400	8	2007	3	4185	N	N	457 1ST AVE NW
011	954524	0300	9/20/10	\$487,000	\$476,000	2410	8	1986	3	9603	N	N	970 NW FIRWOOD BLVD
011	342406	9367	7/31/09	\$639,000	\$566,000	2430	8	2008	3	4733	N	N	350 SE BUSH ST
011	282406	9382	2/29/08	\$555,000	\$428,000	2460	8	2007	3	4125	N	N	381 NW DOGWOOD ST
011	282406	9384	2/20/08	\$560,000	\$431,000	2460	8	2007	3	4125	N	N	369 NW DOGWOOD ST
011	570620	1150	9/18/09	\$480,000	\$430,000	2510	8	2009	3	15711	N	N	385 MOUNT JUPITER DR SW
011	856275	0530	2/23/09	\$495,000	\$421,000	2520	8	2004	3	3980	N	N	2146 NW SPRING FORK LN
011	865000	0170	12/11/08	\$445,000	\$371,000	2560	8	1978	4	18636	N	N	795 IDYLWOOD DR SW
011	856275	0590	6/16/10	\$495,000	\$473,000	2580	8	2004	3	5215	N	N	2105 NW FAR COUNTRY LN
011	282406	9385	12/16/08	\$499,500	\$418,000	2750	8	2007	3	4125	N	N	373 NW DOGWOOD ST
011	282406	9383	1/20/09	\$500,000	\$422,000	2750	8	2007	3	4125	N	N	375 NW DOGWOOD ST
011	856275	0430	9/29/08	\$545,000	\$446,000	2800	8	2003	3	3980	N	N	2163 NW SPRING FORK LN
011	856275	0630	6/12/09	\$515,000	\$451,000	2800	8	2004	3	3980	N	N	2149 NW FAR COUNTRY LN
011	856275	0450	1/3/08	\$615,000	\$467,000	2990	8	2003	3	3980	N	N	2183 NW SPRING FORK LN
011	856275	0710	6/3/08	\$630,000	\$499,000	2990	8	2004	3	4000	N	N	2202 NW FAR COUNTRY LN
011	954525	0040	7/21/09	\$635,000	\$561,000	1700	9	1993	4	12463	N	N	700 NW DATEWOOD DR
011	858201	0050	6/8/10	\$540,000	\$515,000	1790	9	1988	3	10578	N	N	1630 PINEVIEW DR NW
011	332406	9561	7/13/09	\$694,000	\$612,000	1830	9	1996	3	54014	N	N	10 MOUNT QUAY DR NW
011	941450	0170	1/14/10	\$598,000	\$552,000	1900	9	2010	3	15755	N	N	1160 WILDWOOD BLVD SW
011	292406	9072	6/17/09	\$404,500	\$354,000	2030	9	2007	3	5339	N	N	1804 JAMES BUSH RD
011	865000	0250	9/18/09	\$575,000	\$516,000	2040	9	1974	4	53173	N	N	820 IDYLWOOD DR SW
011	778700	0090	5/30/08	\$590,000	\$467,000	2100	9	2006	3	2017	N	N	121 SHY BEAR WAY
011	856275	0200	2/25/08	\$625,000	\$482,000	2130	9	2004	3	4500	N	N	878 BIG TREE DR NW
011	856274	0440	4/7/08	\$807,500	\$630,000	2210	9	2003	3	5280	Y	N	454 WILDERNESS PEAK DR NW
011	856275	0180	6/8/10	\$559,000	\$534,000	2220	9	2004	3	4500	N	N	854 BIG TREE DR NW
011	816300	0010	12/24/09	\$475,000	\$436,000	2320	9	2005	3	21045	Y	N	1161 SYCAMORE DR SE
011	858201	0160	4/2/08	\$650,000	\$506,000	2380	9	1989	3	11194	N	N	2820 NW PINECONE DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	332406	9541	5/26/09	\$675,000	\$588,000	2400	9	1992	5	21050	N	N	260 SW EDGEWOOD CT
011	259765	0180	5/4/10	\$525,000	\$497,000	2440	9	1984	3	17958	N	N	2195 SQUAK MOUNTAIN LOOP SW
011	856274	0590	6/22/09	\$640,000	\$561,000	2440	9	2003	3	5906	Y	N	628 WILDERNESS PEAK DR NW
011	571060	0440	1/22/10	\$670,000	\$619,000	2530	9	2003	3	20616	N	N	37 BIG BEAR CT NW
011	259765	0740	4/9/10	\$475,000	\$447,000	2540	9	1988	3	18564	N	N	3315 TIMBERVIEW CT SW
011	856275	1050	7/8/08	\$625,000	\$500,000	2570	9	2004	3	5173	N	N	801 BEAR RIDGE DR NW
011	342406	9042	4/17/09	\$685,000	\$591,000	2570	9	2008	3	9619	N	N	413 SE CLARK ST
011	342406	9361	4/8/09	\$725,239	\$624,000	2590	9	2008	3	17160	N	N	480 SE DARST ST
011	342406	9364	6/30/09	\$599,950	\$527,000	2630	9	2008	3	8356	N	N	453 SE CLARK ST
011	259765	0620	5/11/10	\$540,500	\$513,000	2710	9	1988	3	15260	Y	N	2335 SQUAK MOUNTAIN LOOP SW
011	954526	0050	7/17/09	\$650,000	\$574,000	2710	9	1994	3	8399	N	N	890 CYPRUS CT NW
011	856274	0580	2/20/09	\$740,000	\$629,000	2710	9	2003	3	7136	Y	N	618 WILDERNESS PEAK DR NW
011	258960	0080	4/9/08	\$698,000	\$545,000	2720	9	2000	3	13091	N	N	1020 1ST PL SE
011	865000	0240	1/29/08	\$580,000	\$444,000	2740	9	1974	4	42897	N	N	790 IDYLWOOD DR SW
011	865000	0300	7/16/08	\$585,000	\$469,000	2740	9	1975	4	69233	N	N	960 IDYLWOOD DR SW
011	856275	0700	11/13/09	\$563,000	\$512,000	2790	9	2004	3	5547	N	N	2214 NW FAR COUNTRY LN
011	856275	0900	12/10/09	\$570,000	\$521,000	2850	9	2005	3	5907	N	N	1020 BIG TREE DR NW
011	856275	0120	1/23/08	\$750,000	\$573,000	2850	9	2003	3	4583	N	N	788 BIG TREE DR NW
011	856275	0850	12/2/08	\$650,000	\$541,000	2870	9	2004	3	5850	N	N	970 BIG TREE DR NW
011	856275	1190	8/1/08	\$672,500	\$542,000	2910	9	2004	3	5401	N	N	687 BEAR RIDGE DR NW
011	856274	0200	7/22/09	\$640,000	\$566,000	2910	9	2004	3	7924	Y	N	502 SKY COUNTRY WAY NW
011	258960	0130	6/8/10	\$654,000	\$624,000	2910	9	2000	3	7290	N	N	1170 SUNRISE PL SE
011	258960	0140	4/8/10	\$589,000	\$554,000	2950	9	1998	3	7416	N	N	1180 SUNRISE PL SE
011	258960	0280	11/12/09	\$630,000	\$572,000	2950	9	1999	3	6555	N	N	1247 SUNRISE PL SE
011	856274	0040	6/1/10	\$650,000	\$619,000	2960	9	2003	3	6346	Y	N	615 WILDERNESS PEAK DR NW
011	856274	0260	7/16/09	\$685,000	\$605,000	3000	9	2004	3	6198	Y	N	583 WILDERNESS PEAK DR NW
011	342406	9359	4/29/08	\$685,000	\$538,000	3010	9	2007	3	16902	N	N	400 SE DARST ST
011	258960	0290	9/22/08	\$695,000	\$568,000	3030	9	1999	3	6737	N	N	1245 SUNRISE PL SE
011	259765	0680	6/22/10	\$743,000	\$711,000	3060	9	1988	4	17653	Y	N	3340 TIMBERVIEW CT SW
011	954525	0210	12/30/08	\$660,000	\$554,000	3100	9	1993	3	7668	N	N	620 EVERWOOD DR NW
011	564150	0010	12/8/08	\$699,950	\$584,000	3110	9	1998	3	12335	N	N	785 EVERWOOD DR NW

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856275	0240	3/3/08	\$845,000	\$653,000	3110	9	2003	3	6182	N	N	906 BIG TREE DR NW
011	856275	1000	6/23/08	\$740,000	\$590,000	3140	9	2004	3	4500	N	N	851 BEAR RIDGE DR NW
011	856275	1000	6/7/10	\$650,000	\$620,000	3140	9	2004	3	4500	N	N	851 BEAR RIDGE DR NW
011	856275	1000	6/7/10	\$650,000	\$620,000	3140	9	2004	3	4500	N	N	851 BEAR RIDGE DR NW
011	856274	0310	12/3/10	\$590,000	\$586,000	3160	9	2003	3	6170	N	N	513 WILDERNESS PEAK DR NW
011	564150	0040	10/22/10	\$625,000	\$615,000	3160	9	1998	3	14545	N	N	750 EVERWOOD DR NW
011	954526	0060	2/11/09	\$660,000	\$560,000	3190	9	1994	3	10543	N	N	880 CYPRUS CT NW
011	856275	1200	10/27/08	\$714,000	\$589,000	3200	9	2004	3	4500	N	N	677 BEAR RIDGE DR NW
011	856275	0100	4/22/09	\$600,000	\$518,000	3220	9	2003	3	5611	N	N	778 BIG TREE DR NW
011	954525	0130	1/29/08	\$835,000	\$639,000	3220	9	1993	3	11245	N	N	655 NW DATEWOOD DR
011	954526	0150	11/19/10	\$547,000	\$542,000	3270	9	1995	3	12809	N	N	380 DATEWOOD CT NW
011	856274	0110	6/8/10	\$680,000	\$649,000	3460	9	2004	3	7079	Y	N	423 SKY COUNTRY WAY NW
011	856274	0270	10/2/08	\$690,000	\$565,000	3670	9	2004	3	5756	N	N	569 WILDERNESS PEAK DR NW
011	856279	0820	10/14/09	\$559,900	\$505,000	1920	10	2009	3	2261	N	N	2568 NW ALPINE CREST WAY
011	259765	0480	6/9/10	\$655,000	\$625,000	1930	10	1984	4	60443	Y	N	2410 SQUAK MOUNTAIN LOOP SW
011	856279	0560	8/17/10	\$729,900	\$708,000	1950	10	2010	3	3111	N	N	2505 NW ALPINE CREST WAY
011	856279	0810	3/8/10	\$499,900	\$467,000	1990	10	2009	3	1850	N	N	2556 NW ALPINE CREST WAY
011	856279	0740	3/29/10	\$640,000	\$601,000	2000	10	2009	3	2664	Y	N	2549 NW STONEY CREEK DR
011	856279	0750	6/25/09	\$690,000	\$606,000	2000	10	2009	3	2664	Y	N	2537 NW STONEY CREEK DR
011	856279	0540	7/15/10	\$620,000	\$597,000	2010	10	2010	3	3081	N	N	2513 NW STONEY CREEK DR
011	856279	0690	5/27/10	\$575,000	\$547,000	2150	10	2009	3	2699	N	N	2583 NW ALPINE CREST WAY
011	856279	0710	3/16/09	\$679,900	\$582,000	2160	10	2008	3	2552	N	N	2595 NW ALPINE CREST WAY
011	856279	0010	9/25/09	\$759,900	\$682,000	2190	10	2009	3	7317	Y	N	2570 NW STONEY CREEK DR
011	856279	0760	7/27/10	\$709,900	\$685,000	2190	10	2009	3	4684	Y	N	2533 NW STONEY CREEK DR
011	856279	0060	5/19/10	\$735,000	\$698,000	2190	10	2009	3	5495	Y	N	2480 NW STONEY CREEK DR
011	856279	0720	9/30/09	\$640,500	\$576,000	2200	10	2008	3	3757	Y	N	2061 NW ALPINE CREST WAY
011	816330	0480	6/4/08	\$850,000	\$674,000	2250	10	2006	3	15300	Y	N	1535 HILLSIDE DR SE
011	856279	0730	4/19/10	\$650,000	\$613,000	2310	10	2009	3	3680	Y	N	2567 NW STONEY CREEK DR
011	856271	0020	2/23/10	\$675,000	\$629,000	3070	10	2007	3	8140	Y	N	698 SUMMERHILL RIDGE DR NW
011	856271	0050	6/16/10	\$822,514	\$787,000	3150	10	2006	3	7931	Y	N	732 LINGERING PINE DR NW
011	856271	0100	8/18/08	\$950,000	\$769,000	3200	10	2007	3	5605	Y	N	820 LINGERING PINE DR NW

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856271	0430	2/27/08	\$989,000	\$763,000	3210	10	2007	3	6527	Y	N	704 SUMMERHILL RIDGE DR NW
011	856271	0040	10/21/08	\$820,000	\$675,000	3220	10	2007	3	8864	Y	N	705 NW LINGERING PINE CT
011	062986	0030	4/21/08	\$1,230,000	\$963,000	3230	10	2007	3	10768	Y	N	1675 PINE VIEW DR NW
011	062988	0010	3/24/10	\$1,010,000	\$947,000	3340	10	2008	3	15521	Y	N	1665 PINE VIEW DR NW
011	856271	0630	6/3/08	\$899,999	\$713,000	3400	10	2006	3	5797	N	N	821 LINGERING PINE DR NW
011	856271	0610	5/18/10	\$650,000	\$617,000	3410	10	2006	3	5282	N	N	841 LINGERING PINE DR NW
011	856271	0700	5/3/10	\$685,000	\$648,000	3410	10	2005	3	5710	N	N	751 LINGERING PINE DR NW
011	856271	0600	6/11/10	\$697,000	\$666,000	3410	10	2005	3	5510	N	N	851 LINGERING PINE DR NW
011	856271	0360	9/3/10	\$650,000	\$633,000	3456	10	2007	3	6112	N	N	753 SUMMERHILL RIDGE DR NW
011	856271	0750	1/6/10	\$735,000	\$677,000	3460	10	2005	3	6249	Y	N	703 LINGERING PINE DR NW
011	856271	0380	3/31/10	\$657,500	\$618,000	3480	10	2007	3	6440	N	N	733 SUMMERHILL RIDGE DR NW
011	856271	0500	12/23/09	\$700,000	\$642,000	3540	10	2007	3	6000	Y	N	772 SUMMERHILL RIDGE DR NW
011	259765	0530	9/11/08	\$870,000	\$709,000	3560	10	1998	3	17461	Y	N	2445 SQUAK MOUNTAIN LOOP SW
011	856272	0280	4/3/08	\$1,270,000	\$990,000	3180	11	2007	3	6901	Y	N	440 TIMBER CREEK DR NW
011	856272	0340	6/23/08	\$1,245,000	\$992,000	3180	11	2007	3	8685	Y	N	544 TIMBER CREEK DR NW
011	856272	0050	3/11/08	\$875,000	\$677,000	3330	11	2005	3	6840	N	N	585 SADDLEBACK LOOP WAY NW
011	856272	0380	6/30/09	\$985,000	\$866,000	3520	11	2007	3	9145	Y	N	590 TIMBER CREEK DR NW
011	856272	0270	12/16/09	\$990,000	\$907,000	3520	11	2008	3	8064	Y	N	422 TIMBER CREEK DR NW
011	856272	0250	11/30/09	\$918,000	\$838,000	3610	11	2008	3	8293	Y	N	390 TIMBER CREEK DR NW
011	856272	0250	2/25/08	\$1,189,950	\$917,000	3610	11	2008	3	8293	Y	N	390 TIMBER CREEK DR NW
011	856272	0230	3/18/08	\$1,066,500	\$827,000	3720	11	2007	3	7150	Y	N	531 TIMBER CREEK DR NW
011	856272	0440	11/30/10	\$730,000	\$725,000	3740	11	2005	3	7874	Y	N	646 TIMBER CREEK DR NW
011	856272	0100	7/14/10	\$830,000	\$799,000	3740	11	2005	3	7180	N	N	573 SADDLEBACK LOOP WAY NW
011	856272	0310	5/20/09	\$1,200,000	\$1,044,000	3750	11	2008	3	8262	Y	N	510 TIMBER CREEK DR NW
011	856272	0330	6/15/09	\$1,247,000	\$1,092,000	3750	11	2008	3	7404	Y	N	530 TIMBER CREEK DR NW
011	856272	0240	4/4/08	\$1,146,950	\$894,000	3770	11	2007	3	9266	Y	N	525 TIMBER CREEK DR NW
011	856272	0300	6/27/08	\$1,470,930	\$1,174,000	4040	11	2008	3	8261	Y	N	490 TIMBER CREEK DR NW
011	856272	0320	6/11/09	\$1,347,194	\$1,179,000	4040	11	2008	3	8000	Y	N	522 TIMBER CREEK DR NW
011	856272	0080	8/31/09	\$985,000	\$879,000	4090	11	2006	3	8541	N	N	577 SADDLEBACK LOOP WAY NW

Improved Sales Removed from this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132405	9148	6/2/08	\$680,000	NO MARKET EXPOSURE; RELATED PARTY
001	177835	0210	6/6/08	\$730,000	RELOCATION - SALE TO SERVICE
001	177838	0490	9/16/09	\$600,000	NO MARKET EXPOSURE
001	192406	9056	1/19/10	\$578,000	IMP COUNT;BANKRUPTCY
001	226080	0030	9/8/10	\$392,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
001	242405	9033	1/18/09	\$491,575	QUIT CLAIM DEED; RELATED PARTY
001	242405	9049	4/21/10	\$303,930	IMP CHARACTERISTICS CHANGED SINCE SALE
001	242405	9110	3/4/10	\$249,000	DIAGNOSTIC OUTLIER
001	242405	9161	2/17/10	\$750,000	%COMPL
001	322406	9077	6/15/10	\$653,000	RELOCATION - SALE TO SERVICE
001	322406	9079	6/4/10	\$694,900	UNFIN AREA; FINANCIAL INSTITUTION RESALE
001	330385	0030	8/4/09	\$2,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
001	330385	0040	12/8/10	\$1,639,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
001	330385	0300	1/27/09	\$1,507,500	RELOCATION - SALE TO SERVICE
001	413940	0740	12/21/09	\$717,000	RELOCATION - SALE TO SERVICE
001	413942	0400	7/19/08	\$1,587,500	RELOCATION - SALE TO SERVICE
001	413942	0570	8/12/08	\$1,040,000	RELOCATION - SALE TO SERVICE
001	413943	0020	5/18/09	\$689,950	NO MARKET EXPOSURE
001	413943	0090	8/7/09	\$820,000	BANKRUPTCY; QUIT CLAIM DEED
001	413943	0380	6/18/08	\$760,000	RELOCATION - SALE TO SERVICE
001	413943	0440	10/25/10	\$840,000	RELOCATION - SALE TO SERVICE
001	413944	0690	8/10/09	\$640,000	NO MARKET EXPOSURE
001	413946	0290	7/28/09	\$750,000	RELOCATION - SALE TO SERVICE
001	413948	0380	6/16/08	\$1,305,000	NO MARKET EXPOSURE
001	413949	0100	10/9/09	\$1,350,000	RELOCATION - SALE TO SERVICE
001	413949	0120	7/22/09	\$132,374	PARTIAL INTEREST; RELATED PARTY
001	413950	0190	11/24/10	\$715,000	ESTATE ADMINISTRATOR
001	413950	0260	5/1/09	\$1,240,000	UNFIN AREA; NON-REPRESENTATIVE SALE
001	413950	0260	8/29/08	\$1,240,000	UNFIN AREA; NON-REPRESENTATIVE SALE
001	413950	0370	4/27/10	\$1,321,500	RELOCATION - SALE TO SERVICE
001	560801	0090	7/30/08	\$912,500	NO MARKET EXPOSURE
001	560801	0250	4/23/08	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	560801	0960	10/1/09	\$721,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
001	560803	0060	2/12/08	\$688,000	NON-REPRESENTATIVE SALE
001	560804	0010	11/3/08	\$763,000	RELOCATION - SALE TO SERVICE
001	723750	0220	12/15/10	\$760,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	723750	0240	11/12/09	\$1,499,950	NO MARKET EXPOSURE
001	723750	0440	9/25/09	\$1,300,000	FULL SALES PRICE NOT RECORDED
001	723750	1210	3/29/10	\$1,350,000	RELOCATION - SALE TO SERVICE
001	723750	1340	6/28/10	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	723750	1580	11/2/09	\$765,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	752640	0050	11/13/08	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	780546	0690	3/10/08	\$984,000	NO MARKET EXPOSURE
001	947840	0140	7/8/09	\$645,000	RELOCATION - SALE TO SERVICE
001	947840	0230	8/2/10	\$648,500	RELOCATION - SALE TO SERVICE
011	007510	0055	5/6/08	\$440,000	GOVERNMENT AGENCY

Improved Sales Removed from this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	029130	0020	4/29/10	\$129,164	QUIT CLAIM DEED; RELATED PARTY
011	029131	0040	7/15/08	\$138,998	QUIT CLAIM DEED; RELATED PARTY
011	071060	0090	11/23/10	\$459,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	071060	0220	9/2/10	\$470,616	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	235430	0090	2/11/10	\$475,000	%COMPL
011	235430	0720	4/10/08	\$700,000	%COMPL
011	235430	0760	12/20/10	\$320,000	ACTIVE PERMIT BEFORE SALE>25K
011	235430	0830	8/26/10	\$385,023	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	259765	0790	5/19/10	\$464,000	ACTIVE PERMIT BEFORE SALE>25K
011	272406	9054	7/21/08	\$720,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	272406	9100	11/21/08	\$370,000	IMP COUNT;RELATED PARTY
011	272406	9118	6/24/08	\$575,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	272406	9147	5/28/08	\$33,361	RELATED PARTY, FRIEND, OR NEIGHBOR
011	282406	9176	12/23/10	\$575,000	IMP COUNT
011	292406	9161	8/27/09	\$561,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	292406	9162	10/29/09	\$505,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	322406	9022	5/14/08	\$2,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
011	322406	9026	7/10/08	\$1,300	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
011	322406	9087	3/25/08	\$1,483	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
011	342406	9191	11/27/09	\$157,532	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	342406	9201	5/27/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	342406	9257	4/30/09	\$412,000	OPEN SPACE
011	342406	9360	4/11/08	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	342406	9362	9/22/10	\$575,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	527910	0300	10/20/09	\$232,859	CORPORATE AFFILIATES; FORCED SALE
011	570620	0470	7/3/09	\$2,600	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
011	570620	0850	9/13/10	\$218,000	DIAGNOSTIC OUTLIER
011	570620	1150	4/14/09	\$195,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
011	570620	1320	9/17/09	\$50,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
011	570620	2190	7/1/08	\$421,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	571050	0100	5/27/08	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	571060	0110	2/22/08	\$538,000	RELOCATION - SALE TO SERVICE
011	571060	0600	8/13/08	\$444,000	RELOCATION - SALE TO SERVICE
011	571061	0070	1/5/10	\$178,000	ESTATE ADMINISTRATOR; QUIT CLAIM DEED
011	571061	0330	5/5/09	\$415,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
011	571061	0510	6/9/09	\$417,850	RELOCATION - SALE TO SERVICE
011	571061	0620	5/3/10	\$182,400	NO MARKET EXPOSURE
011	571062	0050	12/21/09	\$400,000	FORCED SALE
011	778700	0090	5/30/08	\$590,000	RELOCATION - SALE TO SERVICE
011	807860	0370	7/3/08	\$489,743	RELOCATION - SALE TO SERVICE
011	816300	0010	12/24/09	\$525,000	RELOCATION - SALE TO SERVICE
011	856271	0380	6/2/08	\$1,350,000	NO MARKET EXPOSURE
011	856271	0500	10/7/09	\$892,000	BANKRUPTCY; FORCED SALE
011	856272	0080	6/11/09	\$1,090,000	NO MARKET EXPOSURE
011	856272	0100	7/14/10	\$830,000	RELOCATION - SALE TO SERVICE
011	856275	0100	2/20/09	\$714,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	856275	0490	5/18/09	\$93,500	QUIT CLAIM DEED; PARTIAL INTEREST
011	856275	0530	2/12/08	\$572,000	RELOCATION - SALE TO SERVICE
011	856275	0690	7/28/09	\$485,000	NON-REPRESENTATIVE SALE
011	856275	1200	8/14/08	\$714,000	RELOCATION - SALE TO SERVICE
011	856279	0700	4/15/10	\$575,000	BUILDER OR DEVELOPER SALES
011	856279	1020	9/1/10	\$580,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	856279	1030	6/20/10	\$530,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	856279	1040	9/3/10	\$589,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	865000	0260	11/21/08	\$537,000	RELOCATION - SALE TO SERVICE
011	941220	0550	7/26/10	\$156,000	%NETCOND;PREVLAND<=25K
011	941450	0170	2/12/08	\$340,744	ESTATE ADMINISTRATOR; PARTIAL INTEREST
011	954522	0080	2/22/08	\$586,000	RELOCATION - SALE TO SERVICE
011	954524	0100	12/2/09	\$475,000	NON-REPRESENTATIVE SALE
011	954525	0040	7/20/09	\$635,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 65***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
1	242405	9172	3/6/08	\$375,000	41831	N	N
11	332406	9127	11/16/09	\$155,200	9900	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 65***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	942950	0235	8/27/09	\$550,000	MULTI-PARCEL SALE
1	942950	0236	8/27/09	\$550,000	MULTI-PARCEL SALE
1	942950	0237	8/27/09	\$550,000	MULTI-PARCEL SALE
1	942950	0238	8/27/09	\$550,000	MULTI-PARCEL SALE
11	292406	9070	5/22/08	\$58,000	MULTI-PARCEL SALE
11	292406	9070	11/24/08	\$105,000	MULTI-PARCEL SALE
11	342406	9003	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9036	8/2/10	\$221,900	MULTI-PARCEL SALE
11	342406	9038	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9039	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9040	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9049	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9092	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9153	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9313	3/5/10	\$10,800,000	MULTI-PARCEL SALE
11	342406	9365	8/2/10	\$221,900	MULTI-PARCEL SALE
11	856273	0190	5/22/08	\$58,000	MULTI-PARCEL SALE
11	856273	0190	11/24/08	\$105,000	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