

**Residential Revalue**

**2013 Assessment Roll**

**Medina/Clyde Hill/Hunts  
Point/Yarrow Point**

**Area 33**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

**Lloyd Hara**  
**Assessor**

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

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 2013 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. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

# Medina/Hunts Point/Clyde Hill/Yarrow Point Housing



Grade 8/ Year Built 1992/ Total Living Area 2230



Grade 9/ Year-Built 2005/Total Living Area 3400



Grade 10/ Year Built 2007/ Total Living Area 4360



Grade 11/ Year-Built 2009/Total Living Area 5690



Grade 12/ Year Built 2007/ Total Living Area 7030



Grade 13/ Year-Built 1986/Total Living Area 7950

## ***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.

## Summary

Appraisal Date 1/1/2013 - 2013 Assessment Roll

**Area Name / Number: Medina/Hunts Point/Clyde Hill/Yarrow Point/33**

**Previous Physical Inspection: 2007**

**Number of Improved Sales: 293**

**Range of Sale Dates: 1/1/2010 – 1/1/2013**

<b>Sales – Average Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price*</b>	<b>Ratio</b>	<b>COD</b>
2012 Value	\$1,084,000	\$600,400	\$1,684,400			
2013 Value	\$1,087,700	\$986,600	\$2,074,300	\$2,304,700	91.8%	10.09%
Change	+\$3,700	+\$386,200	+\$389,900			
% Change	+0.3%	+64.3%	+23.1%			

\*Sales are time adjusted to 1/1/2013.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. The 2013 COD of 10.09% is an improvement from the previous COD of 14.41%. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more that 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2012 Value</b>	\$1,086,900	\$488,000	\$1,574,900
<b>2013 Value</b>	\$1,093,600	\$868,200	\$1,961,800
<b>Percent Change</b>	+0.6%	+77.9%	+24.6%

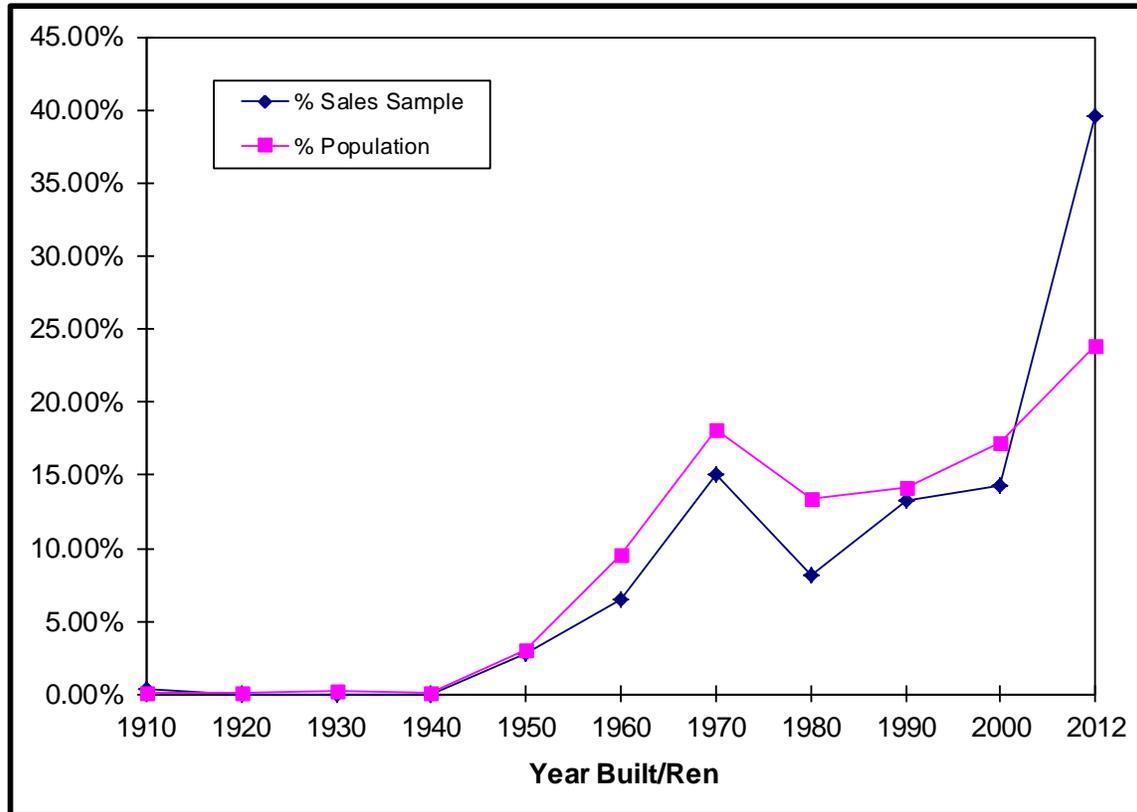
Number of one to three unit residences in the population: 2532

**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll.

## Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.34%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	8	2.73%
1960	19	6.48%
1970	44	15.02%
1980	24	8.19%
1990	39	13.31%
2000	42	14.33%
2012	116	39.59%
	293	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.12%
1920	2	0.08%
1930	5	0.20%
1940	3	0.12%
1950	78	3.08%
1960	242	9.56%
1970	460	18.17%
1980	338	13.35%
1990	359	14.18%
2000	437	17.26%
2012	605	23.89%
	2532	



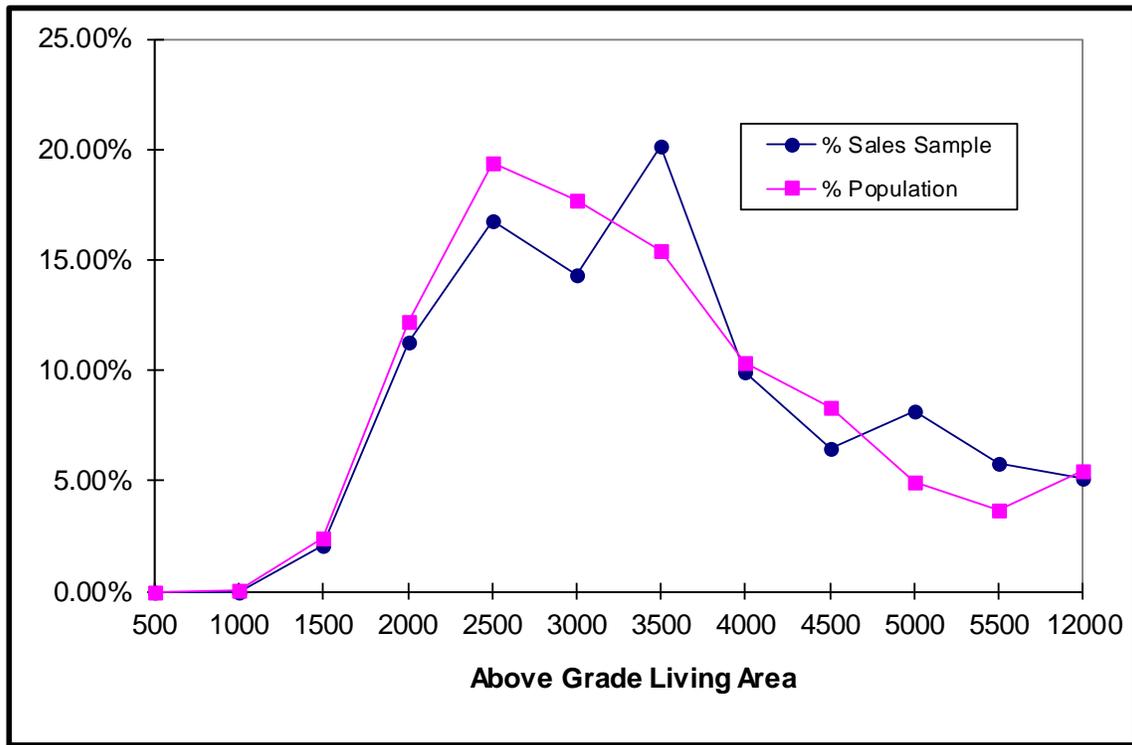
The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

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	0	0.00%
1500	6	2.05%
2000	33	11.26%
2500	49	16.72%
3000	42	14.33%
3500	59	20.14%
4000	29	9.90%
4500	19	6.48%
5000	24	8.19%
5500	17	5.80%
12000	15	5.12%
	293	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	1	0.04%
1500	62	2.45%
2000	309	12.20%
2500	491	19.39%
3000	449	17.73%
3500	391	15.44%
4000	261	10.31%
4500	211	8.33%
5000	125	4.94%
5500	93	3.67%
12000	139	5.49%
	2532	

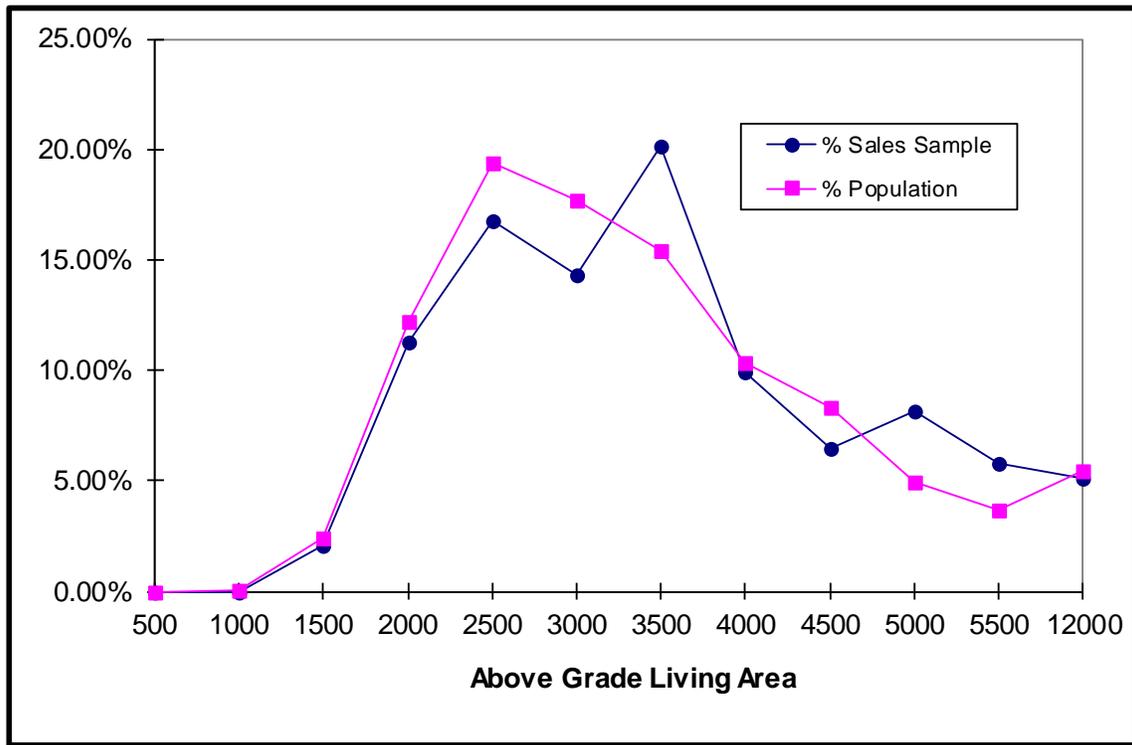


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	0	0.00%
1500	6	2.05%
2000	33	11.26%
2500	49	16.72%
3000	42	14.33%
3500	59	20.14%
4000	29	9.90%
4500	19	6.48%
5000	24	8.19%
5500	17	5.80%
12000	15	5.12%
	293	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	1	0.04%
1500	62	2.45%
2000	309	12.20%
2500	491	19.39%
3000	449	17.73%
3500	391	15.44%
4000	261	10.31%
4500	211	8.33%
5000	125	4.94%
5500	93	3.67%
12000	139	5.49%
	2532	



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

## ***Physical Inspection Process***

***Effective Date of Appraisal: January 1, 2013***

***Date of Appraisal Report: June 6, 2013***

### ***Sales Screening for Improved Parcel Analysis***

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

#### **The following Departmental guidelines were considered and adhered to:**

Sales from 1/2010 to 1/2013 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2013.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area 33--- Medina/Hunts Point/Clyde Hill/Yarrow Point

### **Boundaries:**

This area is defined by boundaries of Lake Washington to the North, West, and South (Meydenbauer Bay) and to the East by 100<sup>th</sup> Avenue NE

### **Maps:**

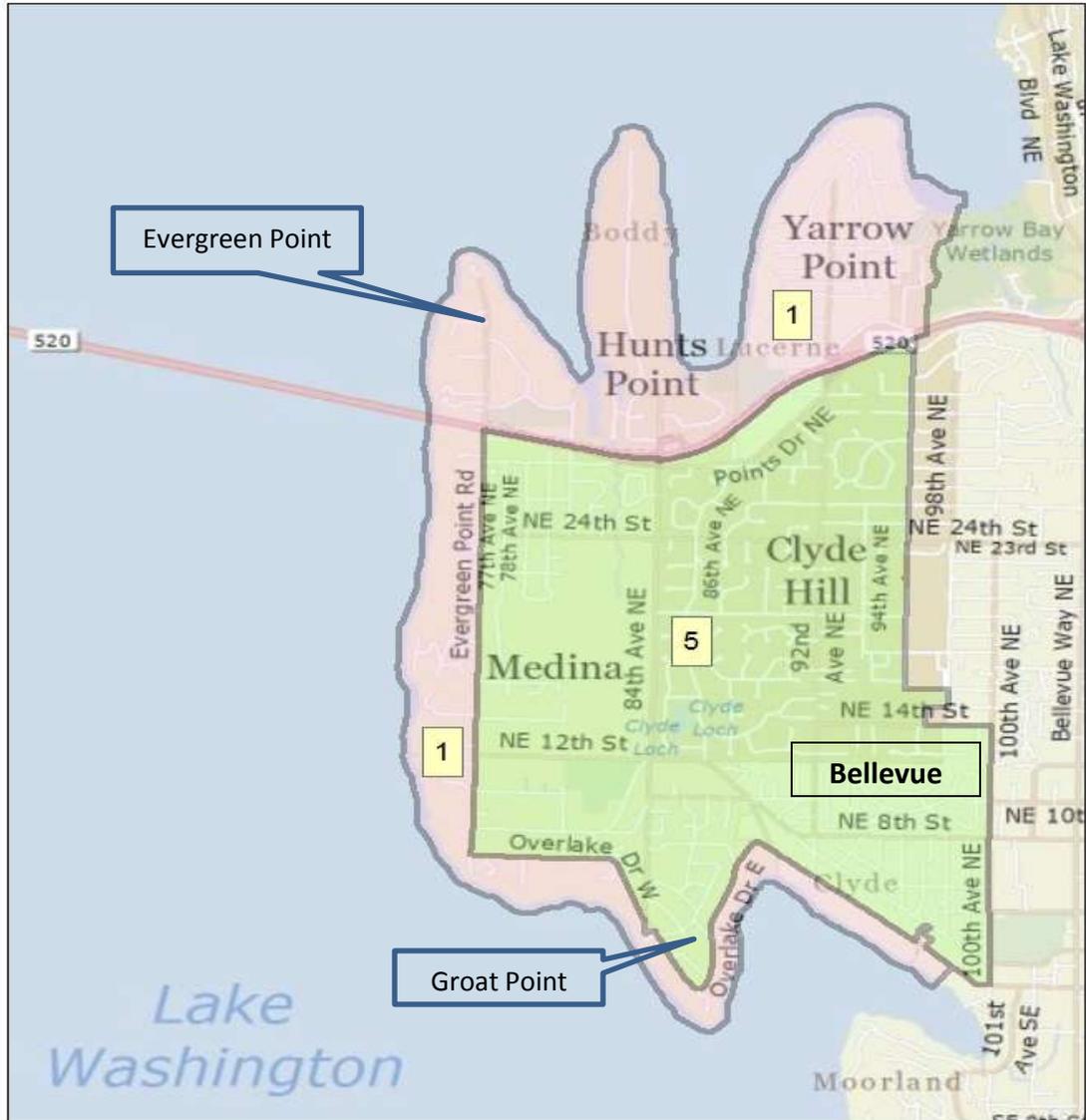
A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 33 is located on the eastern side of Lake Washington and west of the central business district of Bellevue. It includes the municipalities of Hunts Point, Yarrow Point, Medina, Clyde Hill and a portion of the City of Bellevue. Three major highways serve the area that provide access to Seattle and communities to the north, south and east. Situated along the western, southeastern and northern boundaries of Area 33 are some of the most desirable waterfront properties in King County. Many of the upland parcels have expansive views of Lake Washington and skylines of Seattle and Bellevue as well as views of the Olympic and Cascade Mountains. The regional economy includes a large employment base in the high-tech industries and other businesses.

Residential property values are continuing to move in an upward direction. The 293 sales used in the analysis indicated the current assessed values in this area were approximately 24% below the current market. Sales occurring after the valuation date of 1/1/2013 are continuing to rise, promising a strong market in this area. The Improved properties of Area 33 are well diversified and range from estate parcels with mansions to small grade 7 single family dwellings. The area has a total population of 3,507 parcels, 452 of them are waterfront with 95% of the parcels being improved.

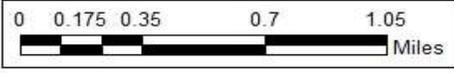
# Area 33 & Sub Areas



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



**Department of Assessments**



## **Land Valuation**

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013. There were 42 vacant land sales that were utilized to establish reliable land values for Area 33. Of the 42 vacant land sales 8 were waterfront. Varying land valuation methods were used for the upland parcels. Plats in which the lot sizes were similar had a single base land value applied. In plats where there was a large range of lot sizes a base lot range was used. Tax lots were valued by lot size rather than per site value. Townhome lots were generally valued based on typical lot size. Adjustments were considered for views, traffic, and topography. A more detailed list of adjustments can be viewed on pages 43-45. The valuation methodology used for waterfront was based on front foot value and location with no additional value added for the view amenity. View orientation was a major consideration in determining the front foot value for waterfront. The waterfront detail list of adjustments can be found on page 20.

The City of Clyde Hill (Sub Area 5) is zoned for single-family use with the exception of two commercially zoned parcels, a gas station and a Tully's Coffee shop. In addition to a small government zone, the City is home to four schools. They include two public schools, Clyde Hill Elementary and Chinook Middle School and two private schools, Bellevue Christian School and Sacred Heart School. The City's minimum lot size is 20,000 square feet, although many smaller lots exist which pre-date (grandfathered) the incorporation of the City. Clyde Hill is a very desirable location, with Lake Washington views ranging from Excellent to Fair, along with Olympic and Cascade Mountain, Territorial and Seattle/Bellevue skyline views.

The Town of Hunts Point (Sub Area 1) is a town located on a small peninsula surrounded by Lake Washington and is located near Medina (to the southwest), Clyde Hill (to the south), Yarrow Point (on another peninsula to the east), and Kirkland (to the northeast), as well as the city of Bellevue (to the east). Hunts Point is considered to be one of the most desirable neighborhoods on the east side of Lake Washington. Typical homes are mansion quality with average living area of over 5,000 square feet and average waterfront feet of 80 to 100.

The Town of Yarrow Point (Sub Area 1) is bordered on three sides by the eastern shoreline of Lake Washington. This peninsula covers approximately 231 acres. The town's proximity to the business centers of Seattle, Bellevue, Kirkland and Redmond make it a desirable location. While one fourth of the homes in Yarrow Point enjoy waterfront locations or water access, the remaining three quarters offer views ranging from expansive waterfront to territorial.

Medina (Sub Areas 1 & 5) is a city located on the eastside of Lake Washington. Medina is surrounded to the north, west, and south by Lake Washington. The shoreline of Medina runs from Evergreen Point south to Groat Point and is some of the most desirable waterfront in King County. Medina is located due east of the City of Seattle across Lake Washington. Medina is bordered by Clyde Hill, Hunts Point, as well as the city of Bellevue. Medina has the third highest per-capita income in the state of Washington and the 49th highest in the United States. Medina is also the home to Overlake Golf Course and Country Club. Medina is connected to Seattle by State Route 520 (Evergreen Point Floating Bridge).

A small portion of West Bellevue is located in Sub Area 5. Bellevue is the fifth largest city in Washington State with a population of more than 130,000 people. It is the high-tech and retail center of the East King County. Framing downtown Bellevue on the north and west, Northwest Bellevue is a mixed residential area of low to moderate densities. Neighborhoods are well

maintained – often through the enforcement of restrictive covenants drafted to protect the neighborhoods’ special character and quality.

A typical upland platted lot in Area 33 has an average value range between \$700,000 and \$800,000 depending on size, location and view amenity. A typical non-platted lot (tax lot) in the area has an average value range of \$600,000 to \$750,000 with consideration given for sensitive areas, views, and access. Waterfront linear foot values have a range from \$20,000 to \$55,000 based on location with consideration given for estate size lots and impacts such as topography.

## ***Land Model***

### **Model Development, Description and Conclusions:**

The area has a population of 3507 parcels, 452 of them waterfront with 95% of the parcels improved.

Vacant sales from 1/1/2010 to 1/1/2013 were given primary consideration for valuing land. There were 34 vacant upland land sales that were used to establish reliable land values for Area 33 uplands parcels.

Upland base land values were calculated on a per site value by plat taking into consideration site sizes. Where plat sites were homogeneous a single plat value was assigned. Where there were varying differences in site sizes within a plat a range of base land values were used. Tax lots were valued by lot size rather than on a per site basis. Sub Area 33-1 includes many upland parcels with waterfront access rights. This includes undivided interest in community waterfront and or dock access. See page 27-28 for table of adjustments to base land value for waterfront rights.

Adjustments were made to the base land values for views, (Area 33 views range from fair to excellent Lake Washington, secondary views such as Olympic mountains/territorial/Seattle and Bellevue skyline ranging from average to excellent). Additional adjustments were also applied for impacts such as traffic, topography, restricted access among others. Refer to Area 33 Upland Adjustment Table on pages 43-45.

Waterfront vacant sales from 1/1/2010 to 1/1/2013 were given primary consideration for valuing the waterfront parcels. There were 8 waterfront vacant land sales that were used to establish base land values for Area 33 waterfront.

Base land values for the waterfront parcels were calculated on a per front foot basis with adjustments for estate size, topography, restricted size/shape, restricted access/pumping stations and traffic impacts. Due to the complexity and variety of waterfront in Area 33-1, careful consideration was given to each parcel’s individual characteristics. Waterfront sales give a clear indication that lots with west facing open water view orientations sell for a higher front foot value. Though still desirable, properties not facing open water tends to have a lower per front foot value. Sales indicate properties located on canal frontage have the lowest per front foot value. Waterfront flag lots, where the narrow portion is on the water were valued using the upland schedule minus the square footage of the narrow portion , then the water front feet were calculated at a lower dollar per front foot amount. The two totals were then added together. The average was about \$15,000 per front foot.

There were no additional view adjustments for waterfront, except for narrow flag lots that were valued as upland lots as mentioned above.

### **Land Value Model Calibration**

#### **Area 33-1 Waterfront**

#### **Waterfront Land Valuation Model 33-1**

The waterfront land values in area 33-1 are shown on a per front foot basis with adjustments for topography, total usable site area, exposure, view orientation (see above), access, known slide history and proximity to SR 520. Typically building sites start at 35 waterfront feet and increase from there. Those fewer than 30 water front feet are usually flag or otherwise restricted waterfront lots that are valued using a different methodology.

<b>YARROW POINT</b>		
<b>View Facing</b>	<b>Per Front Foot \$</b>	<b>Additional Information</b>
West Open Excellent	\$45,000	
West Facing Hunts Pt. Good	\$40,000	
West Facing Hunts Pt. Average	\$35,000	
North West Top Excellent	\$45,000	Note: 980810-0080: 300 wft x \$45,000 & 165 x \$20,000
North East Excellent	\$40,000	
East Facing Kirkland Good	\$35,000	
Easing Facing Average	\$30,000	

**Waterfront Land Valuation Model 33-1 (continued)**

<b>HUNTS POINT</b>		
<b>View Facing</b>	<b>Per Front Foot \$</b>	<b>Additional Information</b>
		Major: 353490
West Open Excellent Open Water	\$55,000	Starting at Minor: 0261 South to Minor: 0410
Exception: Minor: 0262 West/North Facing Excellent		Land value method: first 300 wft. x \$50,000, remaining 110 wft x \$25,000 x .50 for limited building area.
West Facing Good	\$52,000	Starting at Minor: 0415 South to Minor: 0460
West Facing Average Top Section of Point	\$50,000	Starting at Minor: 0465 South to Minor: 0515
West Facing Average Section of Point	\$48,000	Starting at Minor: 0520 South to Minor: 0535
West Facing Lower End Section of Point	\$45,000 \$43,000 \$40,000	Minor: 0531 Minor: 0530 Minor: 0542
West Facing Evergreen & Canal	\$35,000	Minor: 0543
West Facing Haug Canal	\$25,000	Starting at Minor: 0546 South to Minor: 0540
		Major 353790
West Facing Haug Canal	\$20,000	Starting at Minor: 0115 South to Minor: 0121

## Waterfront Land Valuation Model 33-1 (continued)

<b>HUNTS POINT</b>		
<b>View Facing</b>	<b>Per Front Foot \$</b>	<b>Additional Information</b>
		Major: 353490
Exception: Minor: 0263 North/East Facing		Land value method: first 300 wft. x \$50,000, remaining 140 wft x \$20,000 x .50 for limited building area.
East Facing Good Top Section of Point	\$46,000	Starting at Minor: 0264 South to Minor: 0195
East Facing Average Middle Section of Point	\$45,000	Starting at Minor: 0200 South to Minor: 0070
East Facing Average Lower Section of Point	\$40,000	Starting at Minor: 0065 South to Minor: 0066
East Facing Lowest Section before Cozy Cove	\$35,000 \$30,000 \$30,000	Starting at Minor: 0045 South to Minor: 0018 Minor: 0015
Cozy Cove	\$25,000	Starting at Minor: 353490-0005 Ending at Minor: 180170-0040
Exception: Minor: 180170-0050 North West Facing Excellent		Land value method: 450 waterfront x \$20,000, then -15% bldg area, -50% for NGPE

**Waterfront Land Valuation Model 33-1 (continued)**

<b>EVERGREEN POINT (Medina north of SR 520)</b>	
<b>View Facing</b>	<b>Per Front Foot \$</b>
West Facing	\$45,000
North East Facing	
Excellent	\$40,000
Good	\$35,000
Average	\$30,000
Fairweather Cove	\$20,000

### Waterfront Land Valuation Model 33-1 (continued)

<b>MEDINA</b>		
<b>View Facing</b>	<b>Per Front Foot \$</b>	<b>Additional Information</b>
	\$48,000	South of 920890-0005
West Facing Excellent	\$45,000	*North of 920890-0007
West Facing Coded Good	Value at \$35,000 with large -% decreases for impacts.	*Parcels directly under or abutting SR520 Bridge

### Overlake Drive West/Groat Point/Meydenbauer Bay

Large estate setting with full depth and excellent lake views to the west and south. Typically, the frontage is 110 front feet or greater.

<b>View Facing</b>	<b>Per Front Foot \$</b>	<b>Additional Information</b>
West Excellent	\$48,000	From Evergreen Pt. Rd to 201870-0270
West Excellent	\$45,000	644730-0015 to 293901-0030
SE Meydenbauer Bay Good	\$35,000	293901-0020

<b>GROAT POINT (Medina)</b>		
Parcel 293901-0030	527 Feet of Waterfront	300 wft x \$40,000 & 227 wft x \$15,000

### Lake Washington Boulevard/Overlake Drive East

Estate setting parcels: typically, the frontage is 85+ front feet and 30,000 SF. The topography ranges from level to very steep.

<b>LAKE WASHINGTON BLVD/OVERLAKE DR EAST (Bellevue)</b>	
<b>View Facing</b>	<b>Per Front Foot \$</b>
West Lake Washington	\$45,000
South Meydenbauer Bay	\$40,000
South West Meydenbauer	\$35,000

## Waterfront Land Valuation Model 33-1 (continued)

### Area 33-1 Waterfront Adjustments

<b>Estate Lots</b>	<b>Adjustments</b>
Yarrow Point (1 acre or more)	+5%
Hunt's Point (80,000 square foot lots +)	+5% to +10%
Medina/Evergreen Point (80,000 square foot lots + and 150 feet of waterfront)	+5% to +10%
<b>Topography</b>	
	-5% to -50%
<b>Coding for Topography based on Amount of topography impact determined by: Documents provided by Taxpayer or based on site visit by appraiser using tools available to make a fair and reasonable judgment of the impact.</b>	
<b>Restricted Access</b>	
Code 1: To the Waterfront	-15% to -20%
Code 2: To the Improvement	-15% to -20%
<b>Restricted Size/Shape</b>	
	-10% to -15%
<b>Other Nuisances:</b>	
Commercial	-5%
Steep Drive	-5%
<b>Flag Lot - narrow portion at Wft</b>	
<b>Valuation Method Value as upland lot + views, less narrow portion area + wft front feet times \$5,000 to \$15,000</b>	
<b>Flag lots</b>	
Flag narrow portion <i>not</i> at waterfront	-5%
<b>Sewage Pumping Stations</b>	
	-\$5,000
<b>Traffic</b>	
Moderate	-10%
High	-20%
Extreme 1	-35%
Extreme 2	-45%
*Extreme #2: Property must meet one or more of the following: Loss of land due to SR520 expansion. Buffer reduced due to SR520 expansion.	

### Uplands Land Valuation Model 33-1

The Uplands model for area 33-1 is shown by geographic neighborhood: Yarrow Point, Hunts Point, Evergreen Point and Medina.

<b>YARROW POINT</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
159190	CICHY ADD DIV NO. 01	All	\$783,000
179520	COVE VIEW	All	\$807,000
206800	DONNELLEY ADD	All	\$783,000
220740	EASTHAMS YARROW POINT ADD	All	\$783,000
262900	FRANK DEXTER JAMES ADD	All	\$783,000
339500	HOLLY LANE ADD	All	\$783,000
565350	MORNINGVIEW ADD	All	\$783,000
637720	OLYMPIC	All	\$855,000
675620	PHILLIPS ADD TO YARROW	All	\$807,000
753680	SANDAAS ADD	<16,000	\$760,000
		16,000 to <20,000	\$783,000
		27,000+	\$940,000

**Uplands Land Valuation Model 33-1 (continued)**

<b>YARROW POINT</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
757540	SCALZO	All	\$807,000
866230	TOP O YARROW ADD	<15,000	\$760,000
		15,000+	\$783,000
866240	TOP O YARROW NO. 02	All	\$783,000
980810	YARROW ADD	<15,000	\$760,000
		15,000 to <17,000	\$783,000
		17,000 to <20,000	\$855,000
		20,000 to <25,000	\$878,000
		25,000 to <27,000	\$902,000
		27,000 to <30,000	\$940,000
980850	YARROW BAY APARTMENT ADD DIV NO. 01	<7,500	\$712,000
		12,000 to <14,500	\$760,000
		14,500 to <19,000	\$783,000
		19,000+	\$807,000
980865	YARROW PLACE	<18,000	\$783,000
		18,000+	\$807,000

**Uplands Land Valuation Model 33-1 (continued)**

<b>YARROW POINT</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
980870	YARROW REPLAT OF	<10,000	\$650,000
		10,000 to <14,000	\$684,000
		14,000 to <17,000	\$705,000
		17,000 to <20,000	\$726,000
		20,000 to <25,000	\$770,000
		27,000 to <40,000	\$846,000
		40,000 to <43,560	\$1,130,000
		48,594	\$1,531,000
980900	YARROWOOD ADD	All	\$783,000

<b>HUNTS POINT</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
054010	BARNABEE PARK ADD	<14,000	\$665,000
		14,000 to <20,000	\$736,000
		20,000 to <24,000	\$760,000
		24,000 to <27,000	\$807,000
353490	HUNTS POINT	8,500	\$760,000
		16,000	\$831,000
		37,715	\$1,235,000
353690	HUNTS POINT LANE ADD	<26,000	\$807,000
		26,000 +	\$855,000

**Uplands Land Valuation Model 33-1 (continued)**

<b>HUNTS POINT</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
353790	HUNTS POINT PARK ADD	<15,000	\$641,000
		15,000 to <20,000	\$655,000
		20,000 +	\$665,000

<b>EVERGREEN POINT</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
739730	ROLFES EVERGREEN POINT TRS	<18,000	\$760,000
		18,000 to <20,000	\$831,000
		20,000 to <25,000	\$855,000
		25,000 to <27,000	\$912,000
		27,000 to <29,000	\$940,000
		35,000 to <40,000	\$1,235,000
		43,455	\$1,330,000

**Uplands Land Valuation Model 33-1 (continued)**

<b>MEDINA</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
194230	DEHNS ADD VACATED	<16,000	\$783,000
		25,000 to <43,560	\$1,140,000
		43,995	\$1,349,000
201870	DE VRIES LK WASHINGTON TRS	<10,000	\$655,000
		10,000 to <11,000	\$665,000
		11,000 to <14,000	\$674,000
		14,000 to <15,000	\$688,000
		15,000 to <16,000	\$698,000
		16,000 to <17,000	\$712,000
		17,000 to <18,000	\$722,000
		18,000 to <19,000	\$731,000
		19,000 to <20,000	\$741,000
		20,000 to <21,000	\$760,000
		21,000 to <23,000	\$779,000
		23,000 to <30,000	\$798,000
		30,000+	\$940,000
226030	EDGECLIFFE	20,000	\$940,000
		5.435 Acres	\$6,844,000
399990	LAKE CREST PARK	<14,000	\$760,000
		14,000 to <15,000	\$783,000
		15,000 to <17,000	\$807,000
		17,000 to <20,000	\$855,000
		20,000 to <26,000	\$950,000
		26,000	\$1,116,000
		52,707	\$1,600,000
400050	LAKE CREST PARK DIV NO. 02	8,000 to <10,000	\$783,000
		10,000 to <14,000	\$807,000
		14,000 to <18,000	\$855,000
		26,000	\$1,140,000

**Uplands  
Land Valuation Model 33-1 (continued)**

<b>MEDINA</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
383550	KENWOOD PARK ADD	<5000	\$415,000
		5,000 to <8,500	\$655,000
		8,500 to <12,000	\$665,000
		12,000 to <15,000	\$712,000
		15,000 to <18,000	\$760,000
		18,000 to <20,000	\$779,000
		20,000 to <25,000	\$788,000
		25,000 to <30,000	\$855,000
		30,000 to <32,000	\$902,000
		32,000 to <35,000	\$950,000
		35,000+	\$1,045,000
644730	OVERLAKE ADD	18,426 & 21,251	\$878,000
		*2 upland lots in Sub Area 1	
		Remainder are in Sub Area 5	
920890	WEBSTERS LAKE FRONT AC TRS	<12,000	\$712,000
		12,000 to <14,000	\$760,000
		14,000 to <17,000	\$783,000
		17,000 to <20,000	\$807,000
		20,000 to <25,000	\$950,000
		25,000 to <30,000	\$1,140,000
		30,000 to <37,000	\$1,235,000
		37,000 to <43,560	\$1,306,000
		44,4491	\$1,377,000
		46,021	\$1,433,000
		56,108	\$1,757,000
926960	WEST LANDING	<36,000	\$950,000
		36,000+	\$1,306,000
938910	WIGHTS M F REPLAT BLKS 13 14 25	25,316	\$855,000

**Land Value Model for 33-1 Uplands (continued)**

**Adjustments for Waterfront Rights 33-1**

<b>Qsec</b>	<b>Sec</b>	<b>Tw</b>	<b>Rng</b>	<b>Major</b>	<b>Minor</b>	<b>Adjustment</b>
SE	18	25	05	565350	0010	\$30,000
SE	18	25	05	565350	0020	\$30,000
SE	18	25	05	565350	0030	\$30,000
SE	18	25	05	565350	0040	\$30,000
SE	18	25	05	980870	0830	\$30,000
NW	19	25	05	206800	0130	\$37,000
NW	19	25	05	206800	0160	\$37,000
NE	24	25	04	739730	0012	\$25,000
NE	24	25	04	739730	0013	\$25,000
SW	24	25	04	926960	0010	\$15,000
SW	24	25	04	926960	0020	\$15,000
SW	24	25	04	926960	0030	\$15,000
SW	24	25	04	926960	0040	\$15,000
SW	24	25	04	926960	0060	\$15,000
SW	24	25	04	926960	0070	\$15,000
SW	24	25	04	926960	0080	\$15,000
NW	25	25	04	400050	0005	\$32,000
NW	25	25	04	400050	0010	\$32,000
NW	25	25	04	400050	0025	\$48,000
NW	25	25	04	400050	0030	\$32,000
NW	25	25	04	400050	0035	\$32,000
NW	25	25	04	400050	0040	\$32,000
NW	25	25	04	400050	0045	\$32,000
NW	25	25	04	920890	0065	\$50,000
NW	25	25	04	920890	0075	\$50,000
NW	25	25	04	920890	0076	\$50,000
NW	25	25	04	920890	0077	\$50,000
NW	25	25	04	920890	0078	\$50,000
NW	25	25	04	920890	0080	\$50,000
SW	25	25	04	252504	9015*	\$1,125,000
SW	25	25	04	252504	9215*	\$1,125,000
SW	25	25	04	252504	9216*	\$1,125,000
SW	25	25	04	252504	9224*	\$1,125,000
NW	31	25	05	383550	1913	\$20,000
NW	31	25	05	383550	1914	\$20,000
NW	31	25	05	383550	2920**	\$15,000
NW	31	25	05	383550	2940**	\$15,000
NE	36	25	04	362504	9040	\$45,000
NE	36	25	04	362504	9082	\$85,000
NE	36	25	04	362504	9086	\$45,000

The additional value attributed for the waterfront rights was added to the base land value for each of the Upland parcels referenced above. The adjustments for undivided interest range from \$20,000 to \$85,000.

\*Exception to this are parcels 252504-9015, 9215, 9216, & 9224 as they share 300 feet of waterfront and an additional 2.28 acres of common ground. \*\*Also exceptions to the above table are parcels 383550-2920 & 2940 as they have use of dock slips only, no ownership.

**Land Value Model for 33-1 Uplands (continued)**

**Yarrow Beach Club** (includes waterfront and non-waterfront parcels sharing community beach property).

Qsec	Sec	Tw	Rng	Major	Minor	Adjustment
SE	18	25	05	980870	0839	\$61,000
					0844	\$61,000
					0845	\$61,000
					0846	\$61,000
					0847	\$61,000
					0848	\$61,000
					0849	\$61,000
					0850	\$61,000
					0851	\$61,000

**Waterfront parcels with additional waterfront rights to community beaches**

Qsec	Sec	Tw	Rng	Major	Minor	Adjustment
NW	25	25	04	400050	0055	\$32,000
					0065	\$32,000
					0070	\$64,000
					0075	\$32,000
					0080	\$64,000
					0090	\$48,000
					0095	\$80,000
				920890	0079	\$80,000

### Land Valuation Model 33-5

This area is divided into six market areas identified as Medina, Groat Point- Medina Heights, Lockleven & Finley's Garden, Clyde Hill, and Vuecrest based on neighborhood characteristics, views, and market areas.

#### Medina

The Medina neighborhood is defined as the area to the east of Evergreen Point Drive, to the west of 84<sup>th</sup> Avenue NE, to the south of SR 520 and to the north of NE 6<sup>th</sup> Street.

<b>Medina</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
201870	DE VRIES LK WASHINGTON TRS	<10,000	\$655,000
		10,000 to <11,000	\$665,000
		11,000 to <14,000	\$674,000
		14,000 to <15,000	\$688,000
		15,000 to <16,000	\$698,000
		16,000 to <17,000	\$712,000
		17,000 to <18,000	\$722,000
		18,000 to <19,000	\$731,000
		19,000 to <20,000	\$741,000
		20,000 to <21,000	\$760,000
		21,000 to <23,000	\$779,000
		23,000 to <30,000	\$798,000
		30,000+	\$940,000
221050	EASTLAND ACRE TRS SUPL	<8,000	\$617,000
		8,000 to <12,000	\$665,000
		12,000 to <15,000	\$712,000
		15,000 to <17,000	\$760,000
		17,000 to <20,000	\$807,000
		20,000 to <24,000	\$831,000
		24,000 to <25,000	\$855,000
		25,000 to <30,000	\$878,000
		30,000+	\$1,045,000

**Land Valuation Model 33-5 (continued)**

<b>Medina</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
247000	FAIRWAY VIEW PLAT OF	<22,000	\$940,000
		22,000 to <25,000	\$950,000
		25,000 to <30,000	\$1,021,000
		30,000 to <35,000	\$1,045,000
247010	FAIRWAY VIEW DIV NO 02	<22,000	\$940,000
		22,000 to <25,000	\$950,000
		25,000 to <30,000	\$1,021,000
		30,000 to <35,000	\$1,045,000
247020	FAIRWAY VIEW DIV NO 03	All	\$817,000
254070	FINLEYS GARDEN TRS	<8,500	\$655,000
		8,500 to <12,000	\$665,000
		12,000 to <15,000	\$712,000
		15,000 to <18,000	\$760,000
		18,000 to <20,000	\$779,000
		20,000 to <25,000	\$788,000
		25,000 to <30,000	\$855,000
		30,000 to <32,000	\$921,000
		32,000+	\$950,000
302530	HALF-HOUR ONE- HALF-ACRE TRACTS	8,000 to <11,000	\$712,000
		11,000 to <15,500	\$760,000
		15,500 to <18,000	\$783,000
		18,000 to <19,000	\$807,000
		19,000 to <20,000	\$831,000
		20,000 to <25,000	\$855,000
326230	HERRONS ADD	<9,000	\$570,000
		9,000 to <10,000	\$593,000
		10,000 to <12,000	\$617,000
		12,000 to <14,000	\$641,000
		14,000 to <15,600	\$712,000
		15,600 to <19,000	\$760,000
		19,000 to <25,000	\$921,000
		32,000+	\$1,282,000

Land Valuation Model 33-5 (continued)

<b>Medina</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
373800	JONES CREST- WOOD LANE ADD	<12,000	\$688,000
		12,000 to <20,000	\$712,000
		20,000+	\$736,000
383550	KENWOOD PARK ADD	<5000	\$415,000
		5,000 to <8,500	\$655,000
		8,500 to <12,000	\$665,000
		12,000 to <15,000	\$712,000
		15,000 to <18,000	\$760,000
		18,000 to <20,000	\$779,000
		20,000 to <25,000	\$788,000
		25,000 to <30,000	\$855,000
		30,000 to <32,000	\$902,000
		32,000 to <35,000	\$950,000
		35,000+	\$1,045,000
542570	MEDINA MANOR ADD TO BELLEVUE	<10,000	\$570,000
		10,000 to <15,000	\$589,000
		15,000 to <16,000	\$598,000
		16,000 to <18,000	\$603,000
		18,000+	\$665,000
542630	MEDINA MANOR NO. 02	<10,000	\$522,000
		10,000 to <11,000	\$546,000
		11,000 to <15,000	\$570,000
		15,000+	\$641,000
542680	MEDINA PARK PLACE	All	\$494,000
542710	MEDINA CIRCLE	All	\$760,000
542711	MEDINA CIRCLE DIV NO. 02	<20,000	\$760,000
		20,000+	\$807,000
931330	WESTPHAL DEAN ADD TO BELLEVUE	All	\$617,000
931390	WESTPHALS DEAN 2ND TO BELLEVUE	All	\$617,000

**Land Valuation Model 33-5 (continued)**

**Fairweather Basin**

This section of a Hunts Point plat is the non-waterfront parcels located along the southern border of SR 520.

<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
247270	FAIRWEATHER BASIN ADD	All	\$712,000

**Groat Point-Medina Heights (Medina)**

The Groat Point-Medina Heights neighborhood is defined as the area lying south of NE 8<sup>th</sup> Street, and between Lake Washington Blvd. and 81<sup>st</sup> Avenue NE.

<b>Groat Point-Medina Heights</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
542470	MEDINA HEIGHTS ADD	<10,000	\$731,000
		10,000 to <11,000	\$736,000
		11,000 to <12,000	\$760,000
		12,000 to <14,000	\$783,000
		14,000 to <15,000	\$807,000
		15,000 to <16,000	\$831,000
		16,000 to <18,000	\$845,000
		18,000 to <19,000	\$864,000
		19,000 to <23,000	\$883,000
		23,000 to <25,000	\$912,000
		25,000 to <29,000	\$940,000
		29,000+	\$1,140,000
644730	OVERLAKE ADD	<10,000	\$760,000
		10,000 to <12,000	\$783,000
		12,000 to <14,000	\$807,000
		14,000 to <15,000	\$831,000
		15,000 to <17,000	\$855,000
		17,000 to <22,000	\$878,000
		22,000 to <25,000	\$950,000
		25,000 to <30,000	\$1,140,000
		36,000+	\$1,235,000

**Land Valuation Model 33-5 (continued)**

**Lochleven & Finley's Garden (Bellevue)**

The Lochleven & Finley's Garden neighborhood is defined as the area between 84<sup>th</sup> Avenue NE and 100<sup>th</sup> Avenue, and generally along the axis of NE 1<sup>st</sup> Street. The northern boundary is NE 8<sup>th</sup> Street west to 92<sup>nd</sup> Avenue NE, and then south of NE 12<sup>th</sup> Street to 84<sup>th</sup> Avenue NE. The southern boundary is the Groat Point-Medina Heights neighborhood and NE Lake Washington Blvd.

<b>Lochleven &amp; Finley's Garden</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
187290	CUNNINGHAMS REPLAT KENWOOD PARK	9,000 to <11,000	\$831,000
		11,000 to <15,000	\$855,000
		15,000 to <20,000	\$878,000
		28,000+	\$1,140,000
249810	FAYS LOCHLEVEN LOTS	All	\$760,000
410710	LAKE WASHINGTON GARDEN TRS	<8,000	\$617,000
		8,000 to <12,000	\$665,000
		12,000 to <14,000	\$698,000
		14,000 to <15,000	\$712,000
		15,000 to <17,000	\$760,000
		17,000 to <19,000	\$831,000
		19,000 to <25,000	\$855,000
		25,000 to <29,000	\$940,000
		29,000 to <32,000	\$1,021,000
		32,000 to <33,000	\$1,045,000
		33,000 to <40,000	\$1,116,000
		40,000 to <43560	\$1,235,000
		64,561	\$1,398,000

Land Valuation Model 33-5 (continued)

<b>Lochleven &amp; Finley's Garden</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
438920	LOCHLEVEN		
	Town Homes	All	\$380,000
		<5,000	\$475,000
		5,000 to <6,500	\$570,000
		6,500 to <8,000	\$698,000
		8,000 to <9,000	\$712,000
		9,000 to <10,000	\$736,000
		10,000 to <12,000	\$745,000
		12,000 to <15,000	\$760,000
		15,000 to <18,000	\$855,000
		18,000 to <21,000	\$878,000
		21,000 to <25,000	\$902,000
		25,000 to <28,000	\$940,000
		28,000 to <31,000	\$950,000
		31,000 to <32,000	\$1,187,000
		32,000+	\$1,235,000
439560	LOCKWOOD		
	Town Homes	All	\$247,000
549400	MEYDENBAUER PLACE ADD	<16,000	\$617,000
		16,000+	\$760,000
553610	MILLER'S REPLAT CORRECTION PLAT OF	<15,000	\$665,000
		15,000+	\$712,000
758370	SCHAFERS REPLAT	<11,000	\$688,000
		11,000 to <17,000	\$712,000
		17,000+	\$736,000

**Land Valuation Model 33-5 (continued)**

**VueCrest** (Bellevue) neighborhood is defined as the area encompassing the Vuecrest subdivision (Major 896480).

<b>VueCrest</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
896480	VUECREST ADD	<10,000	\$821,000
		10,000 to <14,000	\$831,000
		14,000 to <16,000	\$836,000
		16,000 to <18,000	\$840,000
		18,000 to <19,000	\$845,000
		19,000+	\$855,000

**Clyde Hill**

The Clyde Hill neighborhood is irregular in shape and generally, includes the platted and unplatted lots north of NE 12<sup>th</sup> Street (Vuecrest) between 84<sup>th</sup> Avenue NE to the west and 98<sup>th</sup> Avenue NE to the east, and SR 520 to the north.

<b>Clyde Hill</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
025150	AQUA VISTA DIV NO. 01 thru DIV4	<14,000	\$698,000
025160		14,000 to <17,000	\$703,000
025161		17,000 to <20,000	\$707,000
025162		20,000+	\$712,000
	On the Lake	All	+\$5000
054010	BARNABEE PARK ADD	<8,000	\$665,000
		8,000 to <14,000	\$698,000
		14,000 to <17,000	\$703,000
		17,000 to <20,000	\$707,000
		20,000 to <25,000	\$712,000
		25,000 to <29,000	\$717,000
		29,000 to <30,000	\$722,000
		30,000 to <35,000	\$726,000
		35,000 to <42,000	\$736,000
		42,000 to <43,560	\$760,000
		69,260	\$1,068,000

**Land Valuation Model 33-5(continued)**

<b>Clyde Hill</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
062690	BEARDSLEYS ADD	<13,000	\$712,000
		17,030	\$736,000
		42,818	\$1,235,000
063200	BECKS PARK ADD TO KIRKLAND	12,000 to <15,000	\$760,000
		15,000 to <19,000	\$783,000
		19,000+	\$807,000
064320	BELCOURT	All	\$855,000
085320	BLAKES GLEN ADD	<25,000	\$855,000
		42,840	\$1,235,000
087800	BOCEK ADD	All	\$855,000
090000	BOISSEAUS HILLSIDE ADD	All	\$855,000
094260	BORG HEIGHTS DIV A	All	\$855,000
094280	BORG HEIGHTS DIV B	<25,000	\$855,000
		33,645	\$1,140,000
105100	BREHMS ADD TO CLYDE HILL	<21,000	\$855,000
	See note for 0070	79,826	\$1,216,000
155210	CHERRY HILL ADD	<9,500	\$736,000
		9,500 to <13,000	\$741,000
		13,000 to <15,000	\$750,000
		15,000 to <18,000	\$760,000
		18,000	\$807,000
164800	CLYDE GLEN ADD	All	\$855,000
164950	CLYDE MANOR ADD	<23,000	\$855,000
		28,000+	\$950,000
165030	CLYDE MEADOWS	All	\$855,000

**Land Valuation Model 33-5(continued)**

<b>Clyde Hill</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
165150	CLYDE PARK ADD	<7,000	\$589,000
		7,000 to <12,000	\$617,000
		12,000 to <14,000	\$627,000
		14,000+	\$636,000
165160	CLYDE VISTA ADD	All	\$831,000
165180	CLYDELOCH	Not on Lake	\$712,000
		On Lake ½ lot land, ½ lot in lake	\$717,000
		On Lake ¾ lot land, ¼ or less in lake	\$722,000
165190	CLYDEMOOR	All	\$665,000
165200	CLYDESBURY ADD	All	\$831,000
165250	CLYDEVIEW ADD	All	\$760,000
165350	CLYDEWOOD ADD	All	\$655,000
165000	COALE ADD DIV NO. 01	<21,000	\$831,000
		25,000+	\$878,000
165601	COALE ADD DIV NO. 02	<21,000	\$831,000
		25,000+	\$831,000
180200	CRABAPPLE LANE ADD	All	\$878,000
180300	CRDELLE ADD TO CLYDE HILL	<25,000	\$855,000
		35,000+	

**Land Valuation Model 33-5 (continued)**

<b>Clyde Hill</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
207900	DORE ADD TO CLYDE HILL	<28,000	\$831,000
		28,000+	\$855,000
209900	DOWNEY ESTATES ADD TO CLYDE HILL	All	\$855,000
255900	FIRS THE ADD	<25,000	\$855,000
		39,000+	\$1,320,000
256580	FIRWOOD HEIGHTS ADD & REPLAT	<10,000	\$750,000
256630		10,000 to <12,000	\$760,000
		12,000 to <15,000	\$769,000
		15,000+	\$779,000
317460	HAWTHORN COURT	All	\$688,000
332350	HILLANDALE	<8000	\$688,000
		8,000 to <11,000	\$693,000
		11,000 to <13,000	\$698,000
		13,000 to <15,000	\$703,000
		15,000 to <16,000	\$707,000
		16,000 to <17,000	\$712,000
		17,000 to <20,000	\$717,000
		20,000+	\$760,000
336850	HILLS ACRES DIV NO. 01	<17,000	\$831,000
		18,000 to <25,000	\$878,000
		25,000+	\$921,000
365200	JACOBS ADD	All	\$831,000
500650	MACMAHONS GARDEN	<25,000	\$855,000
		25,000+	\$1,235,000
546130	MERCIA HEIGHTS ADD	<17,000	\$769,000
		17,000+	\$855,000

**Land Valuation Model 33-5 (continued)**

<b>Clyde Hill</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
546140	MERCIA HEIGHTS REPLAT	All	\$855,000
644760	OVERLAKE CREST ADD	All	\$712,000
644800	OVERLAKE GOLF ESTATES ADD	All	\$807,000
644860	OVERLAKE TERRACE ADD	19,000 to <24,000	\$855,000
		24,000 to <26,000	\$897,000
		26,000 to <28,000	\$902,000
		28,000 to <30,000	\$926,000
		30,000+	\$950,000
749000	SAALSBUY DIV NO. 01	<10,000	\$760,000
		10,000 to <15,000	\$855,000
		15,000 to <19,000	\$902,000
		19,000 to <20,000	\$931,000
		24,000 to <25,000	\$1,045,000
		25,000+	\$1,140,000
796090	STANFORD COURT	<24,000	\$950,000
		24,000 to <26,000	\$1,116,000
		26,000 to <27,000	\$1,163,000
		27,000+	\$1,178,000
805600	STRONGS HIGHLAND DRIVE ADD	<7,500	\$617,000
		7,500 to <9,000	\$641,000
		9,000 to <10,000	\$650,000
		10,000 to <12,000	\$655,000
		12,000 to <15,000	\$669,000
		19,000 to <20,000	\$940,000
		20,000+	\$950,000
808490	SUMMIT PLACE 1ST ADD	<10,000	\$617,000
		16,000+	\$783,000

**Land Valuation Model 33-5 (continued)**

<b>Clyde Hill</b>			
<b>Major</b>	<b>Plat Name</b>	<b>Lot Range</b>	<b>Base Land</b>
890750	VIEW HAVEN DIV A Thru D	<12,000	\$798,000
890760		12,000 to <16,000	\$802,000
890761		16,000 to <18,000	\$807,000
890762		18,000 to <21,000	\$812,000
		21,000 to <24,000	\$817,000
		26,000+	\$845,000
928673	WEST VIEW ESTATES	All	\$855,000
929090	WESTERLY ADD	<25,000	\$855,000
		27,000+	\$940,000
931560	WESTRIDGE ESTATES ADD	All	\$826,000
931570	WESTRIDGE ESTATES DIV NO. 02	All	\$826,000
932020	WESTVIEW DIV NO. 01 & DIV 02	<25,000	\$855,000
932030		25,000 to <28,000	\$902,000
		28,000 to <30,000	\$926,000
		37,000+	\$1,235,000
932380	WESTWOOD HILLS ADD	<10,000	\$698,000
		10,000 to <12,000	\$712,000
		12,000 to <14,000	\$722,000
		14,000 to <16,000	\$736,000
		17,000+	\$760,000
941590	WILKINS ADD DIV A	<21,000	\$855,000
		39,000+	\$1,235,000
944910	WILSON DOUGLAS LYLE ADD REPLAT	All	\$855,000
955740	WOODSIDE ESTATES ADD	All	\$665,000
980600	YABUKI ADD	All	\$788,000

Land Valuation Model 33 (continued)

Tax Lots Schedule

<b>Tax Lot Range</b>	<b>Tax Lots Base land Schedule</b>
<5000	\$490,000
6,000 to <7,000	\$594,000
7,000 to <8,000	\$603,000
8,000 to <9,000	\$612,000
9,000 to <10,000	\$630,000
10,000 to <11,000	\$652,000
11,000 to <12,000	\$675,000
12,000 to <13,000	\$684,000
13,000 to <14,000	\$693,000
14,000 to <15,000	\$702,000
15,000 to <16,000	\$711,000
16,000 to <17,000	\$720,000
17,000 to <18,000	\$729,000
18,000 to <19,000	\$738,000
19,000 to <20,000	\$747,000
20,000 to <21,000	\$765,000
21,000 to <22,000	\$787,000
22,000 to <23,000	\$810,000
23,000 to <24,000	\$832,000
24,000 to <25,000	\$855,000
25,000 to <26,000	\$877,000
26,000 to <27,000	\$891,000
27,000 to <28,000	\$927,000
28,000 to <29,000	\$945,000
29,000 to <30,000	\$963,000
30,000 to <31,000	\$990,000
31,000 to <32,000	\$1,035,000
32,000 to <33,000	\$1,057,000
33,000 to <34,000	\$1,080,000
34,000 to <35,000	\$1,125,000
35,000 to <36,000	\$1,147,000
36,000 to <38,000	\$1,170,000
38,000 to <40,000	\$1,237,000
40,000 to <42000	\$1,260,000

**Acreage**

Acreage	Additional Dollar per square foot over 1 Acre (43,560 sq. ft.)
1 Acre	\$1,350,000
43,561 to 60,000	\$45 per add'l sqft
60,001 to 90,000	\$40 per add'l sqft over 60,000 sqft lot
90,001 +	\$35 per add'l sqft over 90,000 sqft lot

Method:

Lot size is 66,000

1.  $60,000 - 43,560 = 16,440$
2. Over the 60,000 = 6,000

Calculation: Starting 1 ac.= \$1,350,000  
                   16,440 x \$45.= \$ 739,000  
                   6,000 x \$40.= \$ 240,000  
 66,000 square foot lot: \$2,329,000

## Area 33 Uplands Adjustment Table

View	View Code	Adjustment
Lake Washington	Excellent	+65%
	Good	+55%
	Average	+25%
	Fair	+15%
<b>Secondary Views:</b>		
Mountains: Cascade, Olympic & Mt. Rainier	Excellent	No Lake View +15% With Avg or Fair Lk +7%
Skyline Seattle/Bellevue	Good	No Lake View +10% With Avg or Fair Lk +5%
Territorial	Average	No Lake View +5% With Avg or Fair Lk +2%

Notes on view adjustments: No secondary adjustment for Excellent or Good Lake Washington views. Secondary views for Average or Fair Lake Washington are 50% (truncated) of applicable secondary view adjustment.

All view adjustments are cumulative with the exception of the Excellent/Good Lake Washington view codes which are single adjustments.

Example:

Parcel A has Excellent Lake Washington, Good Territorial views: Base Land x +65%.

Parcel B has Fair Lake Washington, Good Territorial, Good Seattle Skyline views: Base Land x +25% (Fair Lk=+15%, Good Territorial = +5%, Good Seattle Skyline = +5% =+25% total adjustment).

Overlake Golf and Country Club	Adjustment
*Parcel abuts Golf Course	+15%

### Area 33 Uplands Adjustment Table

Impact	Adjustment
<b>Traffic:</b>	
Moderate	-10%
High	-20%
Extreme 1	-35%
Extreme 2	-45%
<p><b>*Extreme #2: Property must meet one or more of the following:</b>  <b>Loss of land due to SR520 expansion.</b>  <b>Buffer reduced due to SR520 expansion.</b></p>	
<b>Topography</b>	
Fair+	-5% to -50%
Moderate	
Steep	
<p><b>Coding for Topography based on Amount of topography impacted. This can be determined by:</b>  <b>Documents provided by Taxpayer or based on site visit by appraiser using tools available to make a fair and reasonable judgment of the impact.</b></p>	
<b>Restricted Size/Shape</b>	
	-15%
<b>Stream</b>	
	-5%

### Area 33 Uplands Adjustment Table

Impact	Adjustment
<b>Water Problems</b>	<b>Adjustment</b>
	-15%
<b>Power Lines</b>	<b>Adjustment</b>
	-10%
<b>Easements</b>	<b>Adjustment</b>
	-5%
<b>Other Nuisances</b>	<b>Adjustment</b>
Commercial	-10%
Other Nuisances (Note in Real Property)	-5%

*A list of vacant sales used and those considered not reflective of market are included in the following sections.*

**Vacant Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	180170	0050	8/19/2011	\$3,600,000	76,304	Y	Y
001	192505	9144	7/14/2011	\$547,950	8,816	N	N
001	192505	9163	8/24/2011	\$567,500	11,250	N	N
001	201870	0145	4/20/2010	\$590,000	10,812	N	N
001	201870	0160	1/13/2010	\$600,000	9,502	N	N
001	242504	9123	6/13/2011	\$3,000,000	17,100	Y	Y
001	242504	9193	5/5/2011	\$850,000	21,420	N	N
001	293901	0030	1/14/2011	\$15,250,000	82,374	Y	Y
001	353490	0450	8/23/2011	\$4,799,000	46,602	Y	Y
001	353490	0542	6/30/2012	\$3,100,000	27,000	Y	Y
001	353790	0110	12/4/2012	\$610,000	10,091	N	N
001	383550	1330	2/22/2012	\$1,790,000	11,870	Y	Y
001	739730	0010	11/15/2010	\$3,350,000	35,326	Y	Y
001	938910	0105	5/25/2011	\$4,200,000	41,269	Y	Y
001	980870	0154	8/19/2011	\$690,000	13,998	N	N
001	980870	0325	4/5/2010	\$1,185,000	18,373	N	N
001	980870	0665	4/20/2012	\$585,000	8,001	N	N
001	980870	0690	11/8/2012	\$652,000	7,246	N	N
005	094280	0040	9/22/2011	\$1,262,500	33,645	N	N
005	155210	0085	10/8/2012	\$708,000	12,582	Y	N
005	155210	0110	10/12/2011	\$797,000	11,400	Y	N
005	192505	9045	11/10/2010	\$520,000	20,473	N	N
005	192505	9127	5/4/2011	\$1,025,000	30,091	N	N
005	249810	0010	4/20/2010	\$1,240,000	11,984	Y	N
005	252504	9043	9/12/2011	\$1,330,000	23,735	N	N
005	256630	0060	3/26/2012	\$975,000	13,204	N	N
005	302505	9084	11/11/2012	\$1,060,000	30,900	N	N
005	302505	9191	9/7/2011	\$750,000	12,200	N	N
005	326230	0270	7/26/2010	\$722,500	12,855	N	N
005	326230	0835	11/7/2012	\$750,000	8,120	N	N
005	383550	0295	10/19/2012	\$688,500	10,500	N	N
005	410710	0060	9/6/2011	\$2,400,000	32,160	Y	N
005	410710	0068	1/26/2010	\$2,059,000	27,000	Y	N
005	438920	0014	11/13/2012	\$575,000	8,635	N	N
005	438920	0795	9/24/2012	\$825,000	13,064	Y	N
005	438920	1187	7/31/2012	\$510,000	7,513	N	N
005	644730	0365	6/10/2012	\$912,500	14,600	Y	N
005	805600	0015	3/13/2012	\$1,000,000	6,920	N	N
005	805600	0071	9/7/2011	\$685,000	12,535	N	N
005	896480	0300	8/10/2011	\$1,000,000	12,450	Y	N
005	896480	0330	4/29/2011	\$856,000	14,823	N	N
005	896480	0790	6/28/2012	\$999,000	12,000	Y	N

**Vacant Sales Removed From This Physical Inspection Analysis  
Area 33**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	201870	0150	5/5/2011	\$819,500	MULTI-PARCEL SALE;
001	242504	9270	4/20/2012	\$625,000	PLOTTAGE;
001	252504	9196	10/8/2010	\$3,350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	353490	0263	9/17/2012	\$8,850,000	SEGREGATION AND/OR MERGER;
005	192505	9154	7/25/2012	\$485,000	TEAR DOWN; RELOCATION - SALE TO SERVICE;
005	192505	9154	7/25/2012	\$485,000	TEAR DOWN; RELOCATION - SALE TO SERVICE;
005	252504	9183	7/11/2011	\$2,650,000	MULTI-PARCEL SALE;
005	302505	9165	8/1/2012	\$4,750,000	MULTI-PARCEL SALE;
005	410710	0288	11/12/2010	\$180,000	NO MARKET EXPOSURE;
005	438920	0015	3/9/2012	\$168,000	MULTI-PARCEL SALE
005	438920	0645	7/6/2011	\$400,000	SHORT SALE;
005	439560	0150	5/14/2012	\$785,000	MULTI-PARCEL SALE;
005	439560	0180	9/7/2012	\$650,000	MULTI-PARCEL SALE;
005	542470	0055	7/28/2010	\$1,900,000	TEAR DOWN; NO MARKET EXPOSURE; PLOTTAGE;

## ***Improved Parcel Valuation***

### **Improved Parcel Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed grade 10 and low grades (Grade 9 or less) were influential in the market.

A list of improved sales used and those considered not reflective of the market are included in the following sections.

### **Area 33 Upland Market Value Changes Over Time**

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

*For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.21, resulting in an adjusted value of \$635,000 ( $\$525,000 \times 1.21 = \$635,000$ ) – rounded to the nearest \$1000.*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.08	8.3%
2/1/2010	1.10	9.9%
3/1/2010	1.11	11.2%
4/1/2010	1.13	12.7%
5/1/2010	1.14	14.0%
6/1/2010	1.15	15.2%
7/1/2010	1.16	16.3%
8/1/2010	1.17	17.4%
9/1/2010	1.18	18.3%
10/1/2010	1.19	19.1%
11/1/2010	1.20	19.8%
12/1/2010	1.20	20.4%
1/1/2011	1.21	20.9%
2/1/2011	1.21	21.3%
3/1/2011	1.22	21.5%
4/1/2011	1.22	21.7%
5/1/2011	1.22	21.7%
6/1/2011	1.22	21.6%
7/1/2011	1.21	21.4%
8/1/2011	1.21	21.1%
9/1/2011	1.21	20.7%
10/1/2011	1.20	20.1%
11/1/2011	1.19	19.4%
12/1/2011	1.19	18.7%
1/1/2012	1.18	17.8%
2/1/2012	1.17	16.8%
3/1/2012	1.16	15.8%
4/1/2012	1.15	14.6%
5/1/2012	1.13	13.3%
6/1/2012	1.12	11.9%
7/1/2012	1.10	10.5%
8/1/2012	1.09	8.9%
9/1/2012	1.07	7.2%
10/1/2012	1.06	5.6%
11/1/2012	1.04	3.8%
12/1/2012	1.02	1.9%
1/1/2013	1.00	0.0%

### **Area 33 Waterfront Market Value Changes Over Time**

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

*For example, a sale of \$5,255,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.21, resulting in an adjusted value of \$6,990,000 ( $\$5,255,000 \times 1.33 = \$6,990,000$ ) – rounded to the nearest \$1000.*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.86	-13.6%
2/1/2010	0.90	-9.8%
3/1/2010	0.94	-6.4%
4/1/2010	0.97	-2.6%
5/1/2010	1.01	0.9%
6/1/2010	1.04	4.4%
7/1/2010	1.08	7.7%
8/1/2010	1.11	11.0%
9/1/2010	1.14	14.1%
10/1/2010	1.17	16.9%
11/1/2010	1.20	19.7%
12/1/2010	1.22	22.1%
1/1/2011	1.24	24.4%
2/1/2011	1.26	26.5%
3/1/2011	1.28	28.1%
4/1/2011	1.30	29.7%
5/1/2011	1.31	30.9%
6/1/2011	1.32	31.9%
7/1/2011	1.33	32.6%
8/1/2011	1.33	33.0%
9/1/2011	1.33	33.2%
10/1/2011	1.33	33.0%
11/1/2011	1.33	32.5%
12/1/2011	1.32	31.8%
1/1/2012	1.31	30.7%
2/1/2012	1.29	29.3%
3/1/2012	1.28	27.8%
4/1/2012	1.26	26.0%
5/1/2012	1.24	23.9%
6/1/2012	1.22	21.5%
7/1/2012	1.19	19.0%
8/1/2012	1.16	16.2%
9/1/2012	1.13	13.3%
10/1/2012	1.10	10.2%
11/1/2012	1.07	6.9%
12/1/2012	1.04	3.6%
1/1/2013	1.00	0.0%

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 33**  
**(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	353790	0190	8/19/2010	\$635,000	\$749,000	1,430	8	1952	Good	12,000	N	N	2831 HUNTS POINT RD
001	353790	0175	3/9/2012	\$500,000	\$577,000	1,580	8	1952	Good	12,000	N	N	8311 HUNTS POINT CIR
001	565350	0030	8/6/2012	\$1,210,000	\$1,311,000	1,620	8	1968	Good	15,077	Y	N	9520 NE 42ND PL
001	353790	0050	1/25/2011	\$710,000	\$861,000	1,700	8	1952	Good	15,600	N	N	3001 HUNTS POINT RD
001	353790	0100	10/9/2010	\$740,000	\$881,000	2,030	8	1954	Good	16,686	N	N	8314 HUNTS POINT PL
001	242504	9103	7/2/2010	\$750,000	\$873,000	2,300	8	1974	Avg	20,006	N	N	2835 EVERGREEN PT RD
001	399990	0035	6/13/2011	\$1,450,000	\$1,761,000	2,320	8	1977	Vgood	11,885	Y	N	1659 RAMBLING LN
001	980870	0525	3/24/2010	\$984,750	\$1,106,000	2,410	8	1994	Avg	8,299	N	N	4213 95TH AVE NE
001	739730	0231	3/7/2012	\$1,050,000	\$1,210,000	3,260	8	1968	Good	23,500	N	N	3245 78TH PL NE
001	400050	0075	7/27/2011	\$2,500,000	\$3,325,000	1,650	9	1950	Avg	10,000	Y	Y	1651 73RD AVE NE
001	980810	0116	9/21/2012	\$1,200,000	\$1,274,000	1,890	9	1965	Good	15,000	Y	N	4408 92ND AVE NE
001	866240	0060	7/18/2012	\$1,100,000	\$1,206,000	1,920	9	1961	Avg	14,012	Y	N	9221 NE 37TH PL
001	192505	9198	11/5/2012	\$1,147,500	\$1,187,000	2,100	9	1961	Good	17,853	N	N	9100 NE 40TH PL
001	201870	0141	4/23/2012	\$1,172,000	\$1,331,000	2,380	9	1952	Vgood	10,960	N	N	8223 OVERLAKE DR W
001	206800	0200	6/25/2012	\$1,755,000	\$1,944,000	2,650	9	1964	Vgood	15,520	Y	N	8939 NE 36TH ST
001	980870	1105	4/27/2010	\$1,040,000	\$1,184,000	2,650	9	1951	Vgood	9,390	Y	N	4315 92ND AVE NE
001	920890	0066	5/2/2012	\$1,300,000	\$1,472,000	2,660	9	1966	Good	20,130	N	N	1855 EVERGREEN PT RD
001	192505	9055	12/12/2011	\$1,963,500	\$2,580,000	3,050	9	1976	Avg	23,002	Y	Y	9009 NE 37TH PL
001	220740	0030	8/12/2010	\$1,380,000	\$1,625,000	3,050	9	1964	Vgood	15,001	Y	N	9048 NE 41ST ST
001	739730	0210	7/13/2011	\$1,250,000	\$1,512,000	3,720	9	1963	Good	21,190	N	N	3239 78TH PL NE
001	242504	9125	6/6/2011	\$1,650,000	\$2,006,000	2,000	10	1969	Good	15,995	Y	N	3655 EVERGREEN PT RD
001	383550	0940	7/17/2012	\$1,560,000	\$1,709,000	2,350	10	1983	Good	19,748	Y	N	9 92ND AVE NE
001	438920	0806	1/25/2011	\$2,785,000	\$3,510,000	2,450	10	1991	Vgood	20,120	Y	Y	9421 NE LAKE WA BLVD
001	980870	0375	10/12/2012	\$1,180,000	\$1,238,000	2,460	10	1984	Good	7,305	N	N	4433 94TH AVE NE
001	938910	0035	11/21/2011	\$2,300,000	\$3,037,000	2,640	10	1973	Avg	17,812	Y	Y	432 OVERLAKE DR E
001	399990	0055	2/7/2011	\$1,725,000	\$2,093,000	2,700	10	1963	Vgood	17,286	Y	N	1634 RAMBLING LN

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 33**  
**(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	194230	0010	6/22/2012	\$1,495,000	\$1,658,000	2,760	10	1990	Good	25,000	N	N	1249 EVERGREEN PT RD
001	247270	0075	6/20/2012	\$2,112,000	\$2,533,000	2,850	10	1965	Vgood	17,261	Y	Y	3072 80TH AVE NE
001	353690	0070	3/17/2011	\$1,600,000	\$1,943,000	2,940	10	1979	Good	22,170	N	N	8581 HUNTS POINT LN
001	220740	0020	1/13/2010	\$1,550,000	\$1,684,000	3,090	10	1966	Vgood	15,001	N	N	9060 NE 41ST ST
001	980810	0190	3/23/2011	\$950,000	\$1,155,000	3,160	10	1984	Avg	25,017	N	N	3926 95TH AVE NE
001	383550	0930	10/17/2012	\$3,660,000	\$3,971,000	3,190	10	2004	Avg	12,776	Y	Y	5 92ND AVE NE
001	980870	0760	7/29/2011	\$1,375,000	\$1,666,000	3,540	10	1999	Avg	12,089	N	N	4440 95TH AVE NE
001	192505	9201	5/23/2012	\$2,075,000	\$2,326,000	3,670	10	2010	Avg	15,652	N	N	3610 92ND AVE NE
001	242504	9256	3/2/2012	\$1,485,000	\$1,717,000	3,800	10	1978	Avg	28,314	Y	N	3245 EVERGREEN PT RD
001	339500	0100	10/27/2011	\$1,480,000	\$1,769,000	3,920	10	1999	Avg	15,139	N	N	9061 NE 37TH PL
001	980850	0040	1/10/2012	\$1,300,000	\$1,528,000	4,130	10	1997	Good	15,025	N	N	3709 96TH AVE NE
001	192505	9163	8/9/2012	\$1,745,000	\$1,893,000	4,560	10	2012	Avg	11,250	N	N	3436 92ND AVE NE
001	249810	0065	6/22/2010	\$4,283,000	\$4,571,000	4,580	10	1985	Vgood	18,339	Y	Y	9455 NE LAKE WA BLVD
001	980870	0771	5/30/2012	\$1,870,000	\$2,094,000	4,670	10	2011	Avg	12,038	Y	N	4434 95TH AVE NE
001	980870	0035	9/25/2012	\$1,675,000	\$1,774,000	4,890	10	1996	Avg	21,163	N	N	3835 95TH AVE NE
001	206800	0250	11/16/2012	\$1,719,000	\$1,768,000	2,530	11	2001	Avg	15,001	N	N	9105 NE 36TH ST
001	980870	0200	6/13/2012	\$2,050,000	\$2,282,000	2,790	11	2004	Avg	16,019	Y	N	9229 NE 40TH ST
001	242504	9184	4/27/2012	\$1,660,000	\$1,884,000	2,970	11	2008	Avg	6,098	Y	N	3461 EVERGREEN PT RD
001	920890	0050	3/8/2012	\$1,677,000	\$1,937,000	3,010	11	1985	Good	20,060	N	N	2021 EVERGREEN PT RD
001	980810	0150	2/26/2010	\$3,050,000	\$3,389,000	3,040	11	2008	Avg	15,360	Y	N	4225 92ND AVE NE
001	242504	9222	7/9/2010	\$1,400,000	\$1,629,000	3,070	11	1965	Good	23,086	N	N	3427 EVERGREEN PT RD
001	201870	0100	12/1/2011	\$1,825,000	\$2,166,000	3,180	11	2008	Avg	12,348	N	N	8105 OVERLAKE DR W
001	353490	0300	10/26/2012	\$6,900,000	\$7,420,000	3,190	11	1949	Vgood	39,470	Y	Y	4308 HUNTS POINT RD
001	182505	9007	5/31/2011	\$1,420,000	\$1,727,000	3,380	11	2000	Avg	15,002	N	N	9111 NE 42ND ST
001	920890	0011	4/25/2012	\$1,720,000	\$1,840,000	3,430	11	1983	Good	20,043	N	N	2301 EVERGREEN PT RD
001	920890	0011	12/27/2010	\$1,525,000	\$1,840,000	3,430	11	1983	Good	20,043	N	N	2301 EVERGREEN PT RD
001	192505	9243	8/1/2011	\$1,220,000	\$1,463,000	3,520	11	1999	Avg	18,526	N	N	9243 POINTS DR NE
001	201870	0105	5/25/2012	\$1,925,000	\$2,160,000	3,590	11	2012	Avg	9,265	N	N	8117 OVERLAKE DR E

**Improved Sales Used in this Physical Inspection Analysis  
Area 33  
(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	920890	0080	5/31/2012	\$2,850,000	\$3,189,000	3,940	11	1987	Avg	25,848	Y	N	1851 EVERGREEN PT RD
001	980870	0686	12/7/2011	\$1,675,000	\$1,985,000	3,980	11	2009	Avg	8,883	N	N	4408 94TH AVE NE
001	675620	0010	11/9/2011	\$2,200,000	\$2,618,000	4,300	11	2001	Avg	18,760	Y	N	4631 92ND AVE NE
001	637720	0010	8/31/2010	\$1,765,000	\$2,088,000	4,500	11	1976	Good	21,701	N	N	9092 NE 39TH PL
001	980810	0080	11/12/2012	\$17,500,000	\$18,494,000	4,590	11	1900	Vgood	146,789	Y	Y	4664 95TH AVE NE
001	242504	9202	5/31/2011	\$3,575,000	\$4,715,000	5,050	11	2001	Avg	32,686	Y	Y	7944 NE 32ND ST
001	192505	9275	9/27/2011	\$2,025,000	\$2,434,000	5,390	11	2009	Avg	19,966	N	N	9298 NE POINTS DR
001	192505	9044	9/13/2011	\$2,300,000	\$2,769,000	6,190	11	2009	Avg	19,583	N	N	9288 NE POINTS DR
001	201870	0211	3/31/2011	\$5,397,615	\$6,998,000	7,700	11	1983	Good	80,150	Y	Y	321 82ND AVE NE
001	206800	0180	12/21/2012	\$6,725,000	\$6,810,000	3,280	12	2006	Avg	16,087	Y	Y	8907 NE 36TH ST
001	206800	0180	9/16/2010	\$5,689,000	\$6,572,000	3,280	12	2006	Avg	16,087	Y	Y	8907 NE 36TH ST
001	242504	9081	8/23/2011	\$1,872,000	\$2,260,000	3,620	12	1989	Avg	23,028	Y	N	2609 EVERGREEN PT RD
001	980870	1076	4/11/2012	\$1,483,000	\$1,693,000	3,820	12	1992	Avg	15,002	N	N	4235 91ST AVE NE
001	353490	0015	6/13/2012	\$3,900,000	\$4,701,000	4,020	12	2001	Avg	26,792	Y	Y	3236 HUNTS POINT RD
001	565350	0010	4/30/2012	\$2,185,000	\$2,472,000	4,280	12	1999	Avg	15,366	N	N	4200 95TH AVE NE
001	249810	0075	6/16/2010	\$4,900,000	\$5,197,000	4,340	12	1984	Avg	19,672	Y	Y	9441 NE LAKE WA BLVD
001	980870	0746	7/11/2012	\$4,100,000	\$4,844,000	4,670	12	1996	Avg	15,100	Y	Y	4620 95TH AVE NE
001	192505	9254	8/1/2011	\$1,825,000	\$2,210,000	4,960	12	2007	Avg	16,481	N	N	8910 NE 33RD ST
001	192505	9058	3/14/2012	\$2,210,000	\$2,547,000	5,170	12	2007	Avg	21,465	Y	N	9432 NE POINTS DR
001	242504	9225	3/14/2011	\$4,500,000	\$5,797,000	5,210	12	1987	Avg	27,364	Y	Y	3645 EVERGREEN PT RD
001	192505	9213	9/3/2010	\$2,160,000	\$2,557,000	5,280	12	2008	Avg	20,793	N	N	9416 NE POINTS DR
001	192505	9272	2/16/2012	\$1,800,000	\$2,093,000	5,370	12	2007	Avg	16,017	N	N	8928 NE 33RD ST
001	192505	9253	5/4/2010	\$2,400,000	\$2,739,000	5,440	12	2008	Avg	22,389	Y	N	9436 NE POINTS DR
001	980870	0390	6/10/2010	\$3,250,000	\$3,756,000	5,480	12	2008	Avg	12,600	N	N	4432 92ND AVE NE
001	192505	9274	4/4/2012	\$1,705,000	\$1,951,000	5,490	12	2007	Avg	19,744	N	N	8911 NE 33RD ST
001	353490	0140	12/14/2012	\$5,500,000	\$5,614,000	5,510	12	1988	Avg	47,173	Y	Y	3622 HUNTS POINT RD
001	926960	0020	6/9/2011	\$3,175,000	\$3,858,000	5,510	12	2005	Avg	20,482	Y	N	2795 EVERGREEN PT RD
001	353490	0215	6/19/2012	\$6,495,000	\$7,797,000	5,910	12	1987	Avg	68,643	Y	Y	4024 HUNTS POINT RD

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 33**  
**(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	220740	0010	5/10/2012	\$2,775,000	\$3,131,000	3,500	13	2005	Avg	15,013	Y	N	9072 NE 41ST ST
001	249810	0070	6/13/2012	\$5,404,000	\$6,515,000	3,600	13	1999	Avg	29,814	Y	Y	9449 NE LAKE WA BLVD
001	242504	9200	10/1/2010	\$3,625,000	\$4,316,000	4,670	13	2003	Avg	32,425	Y	N	3443 EVERGREEN PT RD
001	226030	0040	3/31/2011	\$6,433,000	\$8,340,000	4,860	13	2006	Avg	31,700	Y	Y	1465 EVERGREEN PT RD
001	242504	9251	12/6/2010	\$9,100,000	\$11,148,000	5,460	13	1998	Avg	50,051	Y	Y	3435 EVERGREEN PT RD
001	353490	0305	8/30/2010	\$5,400,000	\$6,150,000	5,900	13	2011	Avg	36,793	Y	Y	4324 HUNTS POINT RD
001	192505	9226	6/5/2012	\$7,640,500	\$9,261,000	6,250	13	1998	Avg	26,365	Y	Y	9011 NE 38TH PL
001	438920	0945	4/12/2011	\$7,030,000	\$9,151,000	6,480	13	2003	Avg	39,213	Y	Y	9627 LAKE WA BLVD NE
001	353490	0330	3/10/2010	\$11,280,000	\$10,684,000	7,460	13	2002	Avg	48,039	Y	Y	4344 HUNTS POINT RD
001	920890	0051	10/25/2012	\$11,300,000	\$12,164,000	9,080	13	2007	Avg	63,048	Y	Y	2033 EVERGREEN PT RD
005	542570	0160	4/18/2012	\$690,000	\$786,000	1,320	7	1967	Vgood	9,382	N	N	8049 NE 28TH ST
005	896480	0997	9/12/2011	\$688,000	\$829,000	1,850	7	1950	Good	11,068	N	N	9645 EVERGREEN DR
005	247270	0115	5/25/2011	\$484,714	\$590,000	1,040	8	1981	Avg	12,084	N	N	8014 NE 28TH ST
005	542570	0050	7/19/2012	\$895,000	\$981,000	1,250	8	1963	Good	15,625	N	N	2618 82ND AVE NE
005	252504	9231	3/30/2011	\$1,042,500	\$1,268,000	1,430	8	1966	Good	13,815	N	N	820 80TH AVE NE
005	326230	0123	4/20/2010	\$1,025,000	\$1,164,000	1,440	8	1973	Good	16,020	N	N	2420 76TH AVE NE
005	542570	0240	11/18/2012	\$850,000	\$873,000	1,530	8	1953	Good	13,370	N	N	8021 NE 27TH ST
005	542570	0215	9/19/2012	\$925,000	\$983,000	1,580	8	1963	Avg	16,505	N	N	2635 82ND AVE NE
005	438920	0835	9/17/2012	\$780,000	\$830,000	1,600	8	1950	Avg	12,740	N	N	9526 NE LAKE WA BLVD
005	362504	9059	5/12/2011	\$1,250,398	\$1,522,000	1,750	8	2007	Avg	16,212	N	N	631 84TH AVE NE
005	302505	9098	4/11/2012	\$1,100,000	\$1,256,000	1,780	8	1965	Vgood	26,400	N	N	9221 NE 24TH ST
005	054010	0170	4/12/2011	\$630,000	\$767,000	1,840	8	1977	Avg	24,297	N	N	8806 NE POINTS DR
005	896480	0500	10/5/2010	\$985,000	\$1,169,000	1,850	8	1950	Good	11,137	Y	N	9840 BELFAIR RD
005	644730	0242	5/18/2012	\$1,450,000	\$1,629,000	1,910	8	1999	Avg	11,289	Y	N	8605 NE 5TH ST
005	896480	0940	1/25/2012	\$780,000	\$913,000	1,918	8	1949	Good	10,711	N	N	9327 SUNSET WAY
005	896480	0855	3/8/2010	\$1,030,000	\$1,149,000	1,980	8	1999	Avg	11,900	Y	N	9322 VINEYARD CREST
005	201870	0170	12/29/2012	\$1,165,000	\$1,167,000	1,990	8	1947	Good	15,606	N	N	8300 OVERLAKE DR W
005	438920	0505	8/8/2011	\$770,000	\$930,000	2,000	8	1947	Vgood	9,775	Y	N	9830 NE LAKE WA BLVD

**Improved Sales Used in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	542570	0125	11/10/2011	\$765,000	\$912,000	2,050	8	1981	Good	8,339	N	N	2646 80TH AVE NE
005	252504	9195	4/20/2011	\$725,000	\$882,000	2,100	8	1992	Good	9,338	N	N	1049 84TH AVE NE
005	644730	0315	9/10/2012	\$1,275,000	\$1,361,000	2,210	8	1959	Avg	13,620	Y	N	8730 OVERLAKE DR W
005	165150	0010	5/18/2011	\$649,995	\$789,000	2,230	8	1992	Avg	10,200	N	N	3023 92ND AVE NE
005	221050	0200	8/22/2011	\$1,127,500	\$1,357,000	2,230	8	2000	Avg	19,272	N	N	1020 LAKE WA BLVD NE
005	932020	0010	9/14/2010	\$725,000	\$858,000	2,240	8	1967	Avg	18,010	N	N	8408 NE 17TH PL
005	256630	0055	5/1/2010	\$870,000	\$992,000	2,290	8	1954	Good	13,584	N	N	1720 95TH AVE NE
005	896480	0055	9/2/2011	\$1,325,000	\$1,596,000	2,370	8	1989	Avg	14,347	Y	N	9622 HILLTOP RD
005	192505	9098	8/16/2010	\$956,000	\$1,124,000	2,470	8	1959	Good	22,173	N	N	9220 NE 31ST ST
005	931560	0090	5/24/2012	\$975,000	\$1,095,000	2,490	8	1968	Vgood	20,484	N	N	8411 NE 21ST PL
005	438920	0721	3/30/2010	\$1,041,500	\$1,173,000	2,650	8	2005	Avg	8,570	N	N	709 99TH AVE NE
005	326230	0705	5/26/2011	\$857,500	\$1,043,000	2,680	8	1982	Good	12,181	N	N	7701 NE 28TH ST
005	201870	0115	3/2/2011	\$980,000	\$1,190,000	3,250	8	1995	Avg	19,695	N	N	8222 OVERLAKE DR W
005	165180	0380	10/29/2012	\$1,000,000	\$1,038,000	1,670	9	1967	Good	20,828	N	N	1409 88TH AVE NE
005	808490	0095	6/20/2011	\$1,016,000	\$1,231,000	1,670	9	1966	Good	16,200	Y	N	9246 NE 25TH ST
005	890750	0060	7/19/2010	\$1,110,000	\$1,298,000	1,740	9	1964	Avg	19,875	Y	N	9040 NE 14TH PL
005	890750	0060	3/3/2010	\$1,400,000	\$1,298,000	1,740	9	1964	Avg	19,875	Y	N	9040 NE 14TH PL
005	201870	0185	9/22/2010	\$999,894	\$1,189,000	1,770	9	2003	Avg	10,812	Y	N	411 84TH AVE NE
005	929090	0220	1/16/2012	\$859,000	\$1,005,000	1,830	9	1974	Avg	20,230	N	N	8610 NE 20TH ST
005	247010	0140	10/3/2011	\$979,000	\$1,172,000	1,880	9	1966	Good	21,150	N	N	2060 79TH AVE NE
005	439560	0030	5/14/2012	\$780,000	\$879,000	1,880	9	1974	Good	1,903	N	N	119 98TH AVE NE
005	438920	0564	5/7/2010	\$700,000	\$800,000	1,990	9	2005	Avg	2,572	N	N	9807 NE 4TH ST
005	302505	9173	8/29/2012	\$1,445,000	\$1,551,000	2,000	9	1967	Good	19,165	Y	N	9403 NE 21ST PL
005	302530	0200	5/7/2012	\$890,000	\$1,006,000	2,010	9	1968	Good	19,864	N	N	7829 NE 14TH ST
005	808490	0165	7/12/2012	\$1,200,000	\$1,319,000	2,070	9	1964	Good	16,200	Y	N	9235 NE 25TH ST
005	025150	0260	1/3/2012	\$1,365,000	\$1,607,000	2,090	9	2005	Avg	20,185	N	N	2845 93RD AVE NE
005	094280	0020	10/14/2010	\$1,250,000	\$1,489,000	2,110	9	1963	Vgood	20,043	N	N	9427 NE 20TH ST
005	302530	0280	8/23/2011	\$950,000	\$1,148,000	2,140	9	1991	Good	10,206	N	N	7622 NE 14TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	931560	0060	8/18/2010	\$1,195,000	\$1,409,000	2,170	9	1965	Vgood	20,140	N	N	8435 NE 21ST PL
005	546130	0010	6/9/2010	\$1,500,000	\$1,726,000	2,210	9	1958	Good	19,912	Y	N	9135 NE 19TH ST
005	326230	1520	6/13/2012	\$1,075,000	\$1,197,000	2,250	9	1959	Good	16,240	N	N	2608 79TH AVE NE
005	025162	0060	11/3/2010	\$966,000	\$1,158,000	2,270	9	1977	Avg	19,485	N	N	2611 93RD PL NE
005	896480	0045	6/12/2012	\$1,170,000	\$1,302,000	2,300	9	1951	Vgood	12,115	Y	N	9642 HILLTOP RD
005	165250	0030	11/2/2012	\$1,210,000	\$1,255,000	2,320	9	1964	Good	20,500	N	N	2634 90TH AVE NE
005	062690	0050	8/30/2010	\$768,000	\$907,000	2,340	9	1961	Good	11,250	N	N	920 86TH AVE NE
005	373800	0080	4/28/2010	\$1,125,000	\$1,279,000	2,380	9	1962	Good	14,300	N	N	914 88TH AVE NE
005	931560	0040	3/30/2012	\$1,175,000	\$1,343,000	2,380	9	1963	Vgood	20,772	N	N	2001 86TH AVE NE
005	932380	0060	3/22/2011	\$1,100,000	\$1,338,000	2,400	9	1960	Good	10,801	Y	N	1713 91ST AVE NE
005	896480	0150	3/27/2012	\$1,550,000	\$1,779,000	2,430	9	2005	Avg	11,689	Y	N	9424 VINEYARD CREST
005	254070	0242	11/15/2011	\$1,049,950	\$1,250,000	2,450	9	2007	Avg	9,600	N	N	1028 84TH AVE NE
005	955740	0010	2/9/2011	\$786,000	\$954,000	2,450	9	1997	Avg	20,261	N	N	2722 86TH AVE NE
005	896480	0982	6/1/2010	\$1,400,000	\$1,613,000	2,490	9	2001	Avg	12,642	Y	N	9617 EVERGREEN DR
005	054010	0205	3/18/2010	\$799,900	\$896,000	2,510	9	2008	Avg	25,378	N	N	9011 NE 32ND PL
005	207900	0020	8/15/2011	\$650,000	\$786,000	2,520	9	1978	Avg	21,074	N	N	3234 95TH PL NE
005	326230	0970	11/1/2011	\$1,080,000	\$1,290,000	2,520	9	1979	Vgood	8,120	N	N	2407 79TH AVE NE
005	932030	0040	11/9/2011	\$1,215,000	\$1,445,000	2,540	9	1967	Vgood	19,056	Y	N	8644 NE 17TH PL
005	542710	0170	9/26/2011	\$700,000	\$841,000	2,600	9	1985	Avg	17,014	N	N	2522 MEDINA CIR
005	932380	0095	6/28/2011	\$975,000	\$1,180,000	2,610	9	1957	Good	15,497	N	N	9121 NE 16TH ST
005	373800	0050	6/23/2010	\$955,000	\$1,105,000	2,630	9	1961	Avg	22,050	N	N	915 88TH AVE NE
005	542470	0240	8/10/2010	\$1,538,000	\$1,810,000	2,710	9	1987	Good	25,912	Y	N	600 84TH AVE NE
005	256630	0120	12/26/2012	\$1,240,000	\$1,245,000	2,780	9	1954	Vgood	15,054	N	N	9420 NE 17TH ST
005	542710	0010	3/28/2011	\$840,088	\$1,022,000	2,840	9	1979	Avg	14,939	N	N	2544 MEDINA CIR
005	192505	9262	7/6/2011	\$750,000	\$910,000	2,880	9	2007	Avg	24,402	N	N	9015 NE 32ND PL
005	221050	0052	6/28/2012	\$1,325,000	\$1,466,000	2,920	9	2007	Avg	11,130	N	N	958 87TH AVE NE
005	165150	0050	6/3/2010	\$1,150,000	\$1,326,000	3,000	9	2008	Avg	6,526	N	N	2837 92ND PL NE
005	896480	0550	4/15/2010	\$1,207,000	\$1,368,000	3,040	9	1989	Avg	12,005	N	N	9633 VINEYARD CREST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	410710	0182	12/29/2011	\$1,275,000	\$1,503,000	3,080	9	1988	Good	18,480	Y	N	9244 NE 13TH ST
005	644730	0243	8/18/2010	\$1,200,000	\$1,412,000	3,080	9	1997	Avg	9,527	Y	N	8460 RIDGE RD
005	326230	0295	2/3/2011	\$1,350,000	\$1,638,000	3,230	9	2001	Avg	8,160	N	N	7623 NE 24TH ST
005	165190	0180	9/29/2010	\$800,000	\$953,000	3,240	9	1978	Avg	20,360	N	N	2505 85TH AVE NE
005	410710	0065	3/18/2010	\$1,149,000	\$1,286,000	3,270	9	1955	Avg	20,625	Y	N	9422 NE 14TH ST
005	252504	9192	4/19/2011	\$1,050,000	\$1,278,000	3,280	9	2001	Avg	11,345	N	N	1033 84TH AVE NE
005	302530	0145	2/8/2011	\$1,183,000	\$1,434,000	3,390	9	1959	Good	20,412	N	N	7623 NE 14TH ST
005	929090	0070	12/2/2010	\$1,400,000	\$1,682,000	1,880	10	1973	Vgood	22,284	Y	N	2116 88TH AVE NE
005	644860	0150	6/15/2012	\$1,600,000	\$1,780,000	1,980	10	1964	Vgood	20,075	Y	N	8649 NE 20TH ST
005	410710	0144	7/31/2012	\$1,310,000	\$1,427,000	2,120	10	1997	Good	10,852	N	N	1344 92ND AVE NE
005	896480	0070	5/27/2010	\$1,850,000	\$2,128,000	2,300	10	1999	Good	18,324	Y	N	9600 HILLTOP RD
005	932030	0100	6/16/2011	\$1,790,000	\$2,169,000	2,320	10	2001	Avg	17,969	Y	N	8651 NE 17TH ST
005	932380	0105	7/18/2011	\$1,275,000	\$1,546,000	2,330	10	2008	Avg	10,232	N	N	9101 NE 16TH ST
005	025150	0110	2/14/2011	\$1,225,000	\$1,487,000	2,400	10	1985	Avg	18,633	Y	N	2945 96TH AVE NE
005	326230	0205	8/31/2012	\$1,595,000	\$1,711,000	2,420	10	1979	Vgood	16,104	N	N	2254 EVERGREEN PT RD
005	336850	0080	6/15/2011	\$1,640,000	\$1,986,000	2,430	10	1977	Good	20,150	Y	N	1301 91ST AVE NE
005	980600	0050	6/24/2012	\$1,350,000	\$1,493,000	2,580	10	1984	Vgood	19,885	N	N	2790 91ST PL NE
005	362504	9106	9/25/2012	\$1,370,000	\$1,451,000	2,600	10	1969	Vgood	12,913	N	N	7748 OVERLAKE DR W
005	896480	0275	6/12/2012	\$1,696,800	\$1,890,000	2,600	10	2008	Avg	9,959	Y	N	9841 VINEYARD CREST
005	932380	0040	10/25/2011	\$1,815,000	\$2,171,000	2,620	10	2003	Avg	13,799	Y	N	1701 90TH AVE NE
005	410710	0204	2/22/2012	\$1,620,000	\$1,877,000	2,630	10	1975	Good	17,820	Y	N	9409 NE 14TH ST
005	221050	0008	4/20/2012	\$1,195,000	\$1,360,000	2,750	10	1987	Avg	15,210	N	N	802 84TH AVE NE
005	749000	0020	5/7/2010	\$1,485,000	\$1,696,000	2,780	10	1967	Avg	15,480	Y	N	1515 90TH PL NE
005	054010	0469	11/3/2010	\$1,300,000	\$1,559,000	2,880	10	1986	Good	24,506	N	N	9036 NE 28TH ST
005	025162	0210	5/18/2010	\$1,050,000	\$1,204,000	2,900	10	1976	Avg	18,336	N	N	2712 93RD AVE NE
005	252504	9146	1/2/2012	\$1,230,000	\$1,448,000	2,900	10	2003	Avg	8,424	N	N	7615 NE 12TH ST
005	542711	0030	6/23/2012	\$935,750	\$1,037,000	2,910	10	1984	Good	16,008	N	N	2560 MEDINA CIR
005	247020	0040	5/24/2011	\$1,275,000	\$1,551,000	3,000	10	1965	Avg	19,863	N	N	1536 79TH PL NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	410710	0281	8/20/2012	\$1,060,000	\$1,144,000	3,020	10	1996	Avg	9,450	N	N	9819 NE 14TH ST
005	165180	0270	3/15/2012	\$1,195,000	\$1,375,000	3,070	10	1972	Vgood	23,000	N	N	1340 85TH AVE NE
005	896480	0010	12/27/2010	\$1,650,000	\$1,994,000	3,180	10	1995	Avg	13,627	Y	N	9621 HILLTOP RD
005	252504	9261	7/11/2010	\$1,435,000	\$1,675,000	3,210	10	1987	Good	16,900	N	N	826 76TH AVE NE
005	165180	0110	9/28/2012	\$1,635,000	\$1,728,000	3,220	10	1998	Avg	24,360	N	N	1376 85TH AVE NE
005	054010	0546	4/20/2011	\$1,665,000	\$2,027,000	3,250	10	2010	Avg	23,369	N	N	9010 NE 28TH ST
005	929090	0050	7/13/2011	\$1,425,000	\$1,729,000	3,260	10	1969	Good	18,074	N	N	8725 NE 21ST ST
005	955740	0050	6/11/2012	\$1,200,000	\$1,334,000	3,260	10	1970	Good	20,550	N	N	8620 NE 26TH PL
005	252504	9168	8/10/2011	\$1,450,000	\$1,754,000	3,270	10	2001	Avg	14,700	N	N	811 82ND AVE NE
005	302530	0367	6/15/2010	\$1,760,000	\$2,037,000	3,280	10	1998	Good	19,849	Y	N	1556 77TH PL NE
005	254070	0015	7/5/2011	\$1,185,000	\$1,438,000	3,330	10	1996	Avg	16,586	N	N	1036 84TH AVE NE
005	252504	9226	10/12/2011	\$1,673,000	\$2,005,000	3,345	10	2000	Avg	17,058	N	N	7831 NE 10TH ST
005	896480	0485	8/10/2010	\$1,805,000	\$2,124,000	3,370	10	2006	Avg	14,364	Y	N	927 BELFAIR RD
005	438920	0710	8/29/2012	\$1,330,998	\$1,429,000	3,380	10	2000	Avg	8,570	N	N	720 98TH AVE NE
005	896480	0525	4/23/2012	\$1,850,000	\$2,101,000	3,390	10	2001	Avg	14,346	Y	N	9805 VINEYARD CREST
005	221050	0226	11/21/2012	\$1,475,000	\$1,512,000	3,450	10	1988	Good	24,331	N	N	8650 NE 10TH ST
005	383550	2250	7/25/2012	\$2,770,000	\$3,025,000	3,450	10	2004	Avg	22,935	Y	N	508 UPLAND RD
005	252504	9211	11/18/2010	\$1,200,000	\$1,442,000	3,510	10	2003	Avg	9,520	N	N	816 82ND AVE NE
005	438920	0705	7/25/2012	\$1,390,000	\$1,519,000	3,640	10	2001	Avg	8,570	N	N	721 99TH AVE NE
005	201870	0050	6/12/2011	\$1,440,000	\$1,749,000	3,660	10	1996	Avg	18,498	N	N	8206 OVERLAKE DR W
005	542470	0045	10/26/2011	\$1,550,000	\$1,853,000	3,680	10	2008	Avg	11,386	N	N	8460 NE 7TH ST
005	302505	9139	1/21/2011	\$1,610,000	\$1,951,000	3,760	10	2009	Avg	11,000	N	N	9008 NE 20TH ST
005	896480	0745	5/23/2011	\$1,690,000	\$2,056,000	3,790	10	2007	Avg	12,150	N	N	9322 SUNSET WAY
005	247000	0090	6/25/2010	\$1,675,000	\$1,941,000	3,810	10	2005	Avg	25,493	N	N	1849 77TH AVE NE
005	252504	9152	4/13/2010	\$1,900,000	\$2,151,000	3,850	10	2008	Avg	15,248	N	N	8058 NE 8TH ST
005	164800	0040	3/16/2012	\$1,240,000	\$1,428,000	3,880	10	1977	Good	21,477	N	N	2320 85TH PL NE
005	410710	0064	6/14/2010	\$2,398,000	\$2,765,000	3,960	10	1988	Vgood	33,000	Y	N	9420 NE 14TH ST
005	410710	0061	2/21/2012	\$2,180,000	\$2,524,000	4,030	10	1988	Good	19,375	Y	N	9418 NE 14TH ST

**Improved Sales Used in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	410710	0241	2/21/2012	\$1,500,000	\$1,741,000	4,130	10	1999	Avg	21,000	Y	N	9615 NE 14TH ST
005	165200	0040	7/7/2012	\$1,575,000	\$1,735,000	4,150	10	1960	Avg	22,390	Y	N	1745 89TH PL NE
005	808490	0065	5/22/2012	\$1,895,000	\$2,129,000	4,290	10	1998	Avg	16,312	Y	N	9219 NE 26TH ST
005	165150	0040	2/22/2011	\$1,450,000	\$1,762,000	4,360	10	2007	Avg	12,081	N	N	3028 92ND PL NE
005	383550	0015	3/29/2010	\$1,675,000	\$1,885,000	4,360	10	2003	Avg	10,500	N	N	1050 91ST AVE NE
005	165150	0035	6/21/2010	\$1,450,000	\$1,682,000	4,770	10	2009	Avg	10,885	N	N	3022 92ND PL NE
005	209900	0070	4/24/2012	\$2,700,000	\$3,063,000	4,960	10	2006	Good	22,412	Y	N	9514 NE 13TH ST
005	383550	2190	6/9/2011	\$2,775,000	\$3,367,000	2,000	11	2007	Avg	11,570	Y	N	544 UPLAND RD
005	796090	0020	6/11/2010	\$1,725,000	\$1,990,000	2,160	11	1982	Good	20,167	Y	N	2312 88TH PL NE
005	896480	0480	5/17/2012	\$2,000,000	\$2,252,000	2,190	11	2006	Avg	13,315	Y	N	9851 BELFAIR LN
005	064320	0070	3/7/2012	\$1,800,000	\$2,080,000	2,240	11	1986	Avg	18,634	Y	N	9140 NE 25TH PL
005	890760	0100	6/13/2012	\$1,480,000	\$1,644,000	2,370	11	1968	Avg	22,785	Y	N	8820 NE 14TH ST
005	896480	0630	6/16/2010	\$2,725,000	\$3,156,000	2,580	11	2003	Avg	12,178	Y	N	9413 VINEYARD CREST
005	890762	0090	1/23/2012	\$2,210,000	\$2,583,000	2,670	11	2004	Avg	20,340	Y	N	8935 NE 13TH ST
005	302505	9162	3/2/2011	\$1,779,500	\$2,163,000	2,920	11	2001	Avg	26,400	N	N	2331 94TH AVE NE
005	063200	0120	6/28/2012	\$2,463,000	\$2,724,000	3,010	11	2001	Avg	19,000	Y	N	9214 NE 19TH ST
005	542470	0005	7/13/2010	\$2,201,000	\$2,570,000	3,010	11	2005	Avg	14,250	Y	N	712 84TH AVE NE
005	932380	0075	4/11/2011	\$2,100,000	\$2,556,000	3,060	11	2001	Avg	12,077	Y	N	1624 90TH AVE NE
005	932380	0025	4/17/2012	\$1,825,000	\$2,077,000	3,100	11	1995	Avg	14,270	Y	N	9006 NE 17TH ST
005	644800	0050	11/5/2012	\$1,435,000	\$1,485,000	3,330	11	1987	Good	20,001	N	N	8545 NE 13TH ST
005	302530	0370	5/29/2012	\$2,275,000	\$2,549,000	3,350	11	2006	Avg	19,844	Y	N	1564 77TH PL NE
005	410710	0305	9/24/2010	\$959,000	\$1,141,000	3,370	11	2001	Avg	6,565	N	N	1219 100TH AVE NE
005	383550	2870	6/20/2011	\$2,750,000	\$3,339,000	3,840	11	2009	Avg	13,200	N	N	8846 OVERLAKE DR W
005	438920	1160	2/24/2011	\$1,715,000	\$2,084,000	3,840	11	2003	Avg	8,568	N	N	713 95TH AVE NE
005	085320	0020	6/23/2010	\$1,600,000	\$1,857,000	3,910	11	1977	Vgood	20,001	N	N	1366 91ST AVE NE
005	438920	1066	11/1/2012	\$1,701,000	\$1,765,000	3,930	11	2001	Avg	10,302	N	N	501 96TH AVE NE
005	383550	0405	5/6/2011	\$2,600,000	\$3,164,000	4,080	11	2009	Avg	11,472	N	N	1080 89TH AVE NE
005	438920	0745	3/5/2011	\$1,525,000	\$1,854,000	4,100	11	2007	Avg	8,570	N	N	526 97TH AVE NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	410710	0280	10/13/2011	\$1,400,000	\$1,678,000	4,220	11	2005	Avg	8,641	Y	N	1340 99TH AVE NE
005	302530	0341	7/25/2011	\$1,850,000	\$2,238,000	4,400	11	2007	Avg	13,360	N	N	1444 76TH AVE NE
005	252504	9118	4/25/2011	\$1,503,000	\$1,829,000	4,540	11	1998	Avg	11,489	N	N	7828 NE 8TH ST
005	383550	2655	1/4/2012	\$1,718,000	\$2,022,000	4,540	11	1988	Avg	14,406	Y	N	8812 NE 2ND PL
005	542470	0225	7/13/2012	\$3,400,000	\$3,731,000	4,590	11	1986	Good	26,794	Y	N	8443 NE 6TH ST
005	383550	0070	7/24/2010	\$2,150,000	\$2,518,000	4,610	11	2005	Avg	11,025	N	N	1020 91ST AVE NE
005	252504	9056	4/27/2010	\$2,310,001	\$2,629,000	4,650	11	1990	Good	24,000	N	N	7621 NE 10TH ST
005	808490	0160	6/16/2011	\$1,730,000	\$2,103,000	4,660	11	2005	Avg	16,200	Y	N	9237 NE 25TH ST
005	796090	0060	7/28/2010	\$2,500,000	\$2,932,000	4,750	11	2008	Avg	20,100	Y	N	2317 88TH PL NE
005	254070	0111	8/14/2012	\$1,920,000	\$2,078,000	4,750	11	2001	Avg	16,000	N	N	8629 LAKE WA BLVD
005	758370	0060	5/26/2011	\$1,920,000	\$2,336,000	4,790	11	2007	Avg	12,930	N	N	811 92ND AVE NE
005	410710	0105	11/20/2012	\$3,450,000	\$3,540,000	4,880	11	2011	Avg	15,673	Y	N	1488 92ND AVE NE
005	438920	0959	12/20/2010	\$2,250,000	\$2,717,000	5,100	11	2008	Avg	11,275	N	N	432 96TH AVE NE
005	252504	9242	7/11/2010	\$2,475,000	\$2,888,000	5,300	11	2008	Avg	17,825	N	N	7801 NE 12TH ST
005	302505	9120	12/20/2012	\$2,525,000	\$2,544,000	5,580	11	2003	Avg	26,143	N	N	2226 92ND AVE NE
005	896480	0415	9/20/2012	\$2,400,000	\$2,548,000	2,950	12	2011	Avg	9,546	Y	N	916 BELFAIR RD
005	302505	9011	1/26/2011	\$1,700,000	\$2,061,000	3,100	12	1998	Avg	20,846	Y	N	1604 92ND AVE NE
005	438920	0402	8/7/2012	\$1,632,500	\$1,773,000	3,130	12	1997	Avg	7,500	N	N	9741 NE 1ST ST
005	438920	0420	4/26/2010	\$1,720,000	\$1,957,000	3,160	12	1990	Avg	12,750	Y	N	9747 NE 1ST ST
005	438920	0400	4/20/2011	\$1,800,000	\$2,191,000	3,170	12	1997	Avg	17,753	N	N	9735 NE 1ST ST
005	438920	1076	7/1/2010	\$3,200,000	\$3,723,000	3,220	12	2009	Avg	10,400	Y	N	9530 NE 1ST ST
005	896480	0505	9/22/2010	\$2,809,000	\$3,340,000	3,260	12	2008	Avg	12,541	Y	N	9830 BELFAIR RD
005	890750	0055	5/30/2012	\$3,600,000	\$4,031,000	3,290	12	2006	Avg	23,621	Y	N	9026 NE 14TH ST
005	890760	0110	9/20/2012	\$3,898,000	\$4,137,000	3,380	12	2006	Avg	23,200	Y	N	8830 NE 14TH ST
005	644730	0320	8/7/2012	\$2,900,000	\$3,149,000	3,470	12	2008	Avg	17,094	Y	N	8715 MIDLAND RD
005	896480	0490	12/1/2010	\$2,455,000	\$2,951,000	3,560	12	2008	Avg	10,671	Y	N	915 BELFAIR RD
005	438920	1121	5/9/2012	\$2,525,000	\$2,852,000	3,850	12	2004	Avg	7,800	Y	N	9433 NE 5TH ST
005	025160	0020	9/30/2011	\$2,765,000	\$3,322,000	3,880	12	2000	Avg	20,168	Y	N	2715 96TH AVE NE

**Improved Sales Used in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	796090	0010	6/2/2011	\$2,300,000	\$2,797,000	4,150	12	2005	Avg	26,652	Y	N	8829 NE 24TH ST
005	383550	0425	2/12/2011	\$2,700,000	\$3,272,000	4,200	12	2009	Avg	17,225	Y	N	1044 89TH AVE NE
005	542470	0115	9/6/2011	\$2,475,000	\$2,969,000	4,770	12	1993	Good	18,569	N	N	8457 NE 7TH ST
005	383550	0415	3/22/2010	\$2,700,000	\$3,030,000	4,780	12	2007	Avg	13,153	Y	N	1050 89TH AVE NE
005	187290	0025	10/29/2012	\$2,500,000	\$2,598,000	4,870	12	2010	Avg	18,750	N	N	9021 NE 1ST ST
005	063200	0210	11/16/2010	\$2,515,000	\$3,022,000	5,010	12	2008	Avg	12,792	N	N	9320 NE 19TH ST
005	383550	0525	10/4/2010	\$2,550,000	\$3,035,000	5,160	12	2009	Avg	10,478	Y	N	1060 89TH AVE NE
005	087800	0070	8/2/2012	\$2,300,000	\$2,503,000	5,350	12	2005	Avg	19,999	N	N	9420 NE 31ST ST
005	644860	0122	3/15/2011	\$2,448,000	\$2,977,000	5,360	12	2007	Avg	21,029	N	N	8617 NE 20TH ST
005	326230	0170	2/13/2012	\$2,600,000	\$3,019,000	5,370	12	2009	Avg	16,694	N	N	2436 EVERGREEN PT RD
005	025150	0170	9/19/2012	\$2,361,000	\$2,508,000	6,300	12	2005	Avg	18,423	N	N	9350 NE 30TH ST
005	087800	0050	8/18/2010	\$2,900,000	\$3,420,000	7,030	12	2007	Avg	20,002	N	N	9516 NE 31ST ST
005	252504	9100	11/8/2011	\$3,000,000	\$3,578,000	7,940	12	2007	Avg	27,357	N	N	7842 NE 8TH ST
005	302505	9027	1/25/2010	\$4,110,000	\$4,501,000	4,240	13	2008	Avg	19,073	Y	N	1442 88TH AVE NE
005	302505	9076	10/21/2011	\$3,750,000	\$4,481,000	6,340	13	2006	Avg	27,457	Y	N	9042 NE 20TH ST

**Improved Sales Removed in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192505	9058	2/24/2012	\$2,210,000	EXEMPT FROM EXCISE TAX
001	192505	9109	5/23/2010	\$679,950	VALUE IN LAND
001	192505	9273	11/4/2011	\$1,390,000	FINANCIAL INSTITUTION RESALE
001	201870	0100	1/27/2011	\$1,950,000	MULTI-PARCEL SALE
001	201870	0105	1/27/2011	\$1,950,000	MULTI-PARCEL SALE
001	201870	0141	6/7/2010	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	201870	0150	5/5/2011	\$819,500	MULTI-PARCEL SALE
001	201870	0150	1/27/2011	\$1,950,000	MULTI-PARCEL SALE
001	201870	0255	7/22/2010	\$1,500,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	206800	0270	8/26/2011	\$25,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	220740	0040	5/31/2011	\$930,000	BASELAND>SALEPRICE
001	242504	9067	4/20/2012	\$1,100,000	PREVIOUS AV <25000
001	242504	9070	6/4/2010	\$1,110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	242504	9099	12/13/2012	\$2,438,000	GOVERNMENT AGENCY
001	242504	9176	5/7/2010	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	242504	9184	1/26/2010	\$1,351,000	FINANCIAL INSTITUTION RESALE
001	242504	9208	11/16/2011	\$848,500	QUIT CLAIM DEED
001	242504	9238	2/21/2012	\$3,000,000	PREVIOUS AV <25000
001	242504	9241	7/30/2010	\$2,100,000	PREVIOUS AV <25000
001	242504	9256	3/2/2012	\$1,485,000	RELOCATION - SALE TO SERVICE
001	242504	9270	4/20/2012	\$625,000	PLOTTAGE
001	252504	9015	1/12/2010	\$5,750,000	PLOTTAGE
001	252504	9222	8/6/2012	\$2,396,880	QUIT CLAIM DEED
001	353490	0210	2/24/2010	\$7,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	353490	0263	9/17/2012	\$8,850,000	SEGREGATION AND/OR MERGER
001	353490	0270	6/21/2010	\$5,500,000	PREVIOUS AV <25000
001	353490	0460	1/22/2012	\$10,975,000	IMP COUNT >1
001	353490	0505	1/26/2012	\$4,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	353490	0535	6/17/2010	\$3,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	353790	0110	1/20/2011	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	362504	9040	8/18/2011	\$1,125,000	PREVIOUS AV <25000
001	383550	2357	6/20/2011	\$535,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	383550	2910	3/10/2012	\$1,880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	399990	0085	6/9/2011	\$3,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	565350	0010	12/14/2010	\$225,000	QUIT CLAIM DEED
001	565350	0020	12/14/2010	\$225,000	QUIT CLAIM DEED
001	565350	0040	12/14/2010	\$225,000	QUIT CLAIM DEED
001	644730	0050	1/13/2012	\$12,224,000	QUIT CLAIM DEED
001	739730	0090	5/8/2012	\$3,665,000	QUESTIONABLE PER APPRAISAL
001	739730	0120	4/11/2011	\$7,250,000	IMP COUNT >1
001	739730	0243	6/29/2011	\$967,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	739730	0251	12/20/2010	\$679,000	BASELAND>SALEPRICE
001	920890	0004	4/12/2010	\$1,735,000	NO MARKET EXPOSURE
001	920890	0021	3/29/2010	\$875,000	PREVIOUS AV <25000
001	920890	0072	9/29/2011	\$712,000	QUIT CLAIM DEED
001	920890	0076	4/25/2012	\$1,990,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	920890	0076	4/20/2012	\$1,990,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	980810	0040	12/9/2012	\$2,850,000	PREVIOUS AV <25000
001	980810	0179	11/18/2010	\$1,330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	980870	0395	6/22/2012	\$915,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	980870	0604	10/18/2012	\$810,000	PREVIOUS AV <25000
001	980870	0805	3/30/2011	\$2,625,985	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	980870	0830	12/14/2010	\$225,000	QUIT CLAIM DEED
001	980870	0847	11/20/2012	\$360,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	980870	0978	11/29/2010	\$718,000	BASELAND>SALE PRICE
001	980870	0979	5/25/2010	\$4,600,000	PREVIOUS AV <25000
005	025150	0070	10/28/2010	\$1,070,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	025150	0160	9/27/2011	\$1,050,000	CORPORATE AFFILIATES
005	025150	0160	9/28/2010	\$1,525,000	RELOCATION - SALE TO SERVICE
005	025150	0270	5/24/2010	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	025162	0180	6/25/2012	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	054010	0125	11/17/2011	\$489,000	QUESTIONABLE PER APPRAISAL
005	054010	0541	3/1/2012	\$968,000	BUILDER OR DEVELOPER SALES
005	054010	0545	11/26/2012	\$865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	054010	0546	3/23/2010	\$515,000	GOVERNMENT AGENCY
005	063200	0045	9/22/2010	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	155210	0015	5/30/2012	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	155210	0030	7/18/2012	\$839,000	PREVIOUS AV <25000
005	155210	0040	11/5/2012	\$742,007	SHORT SALE
005	155210	0080	9/6/2012	\$860,000	PREVIOUS AV <25000
005	155210	0090	7/12/2012	\$1,200,000	PREVIOUS AV <25000
005	155210	0120	11/1/2011	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	165150	0070	2/1/2011	\$535,000	BASELAND>SALE PRICE
005	165160	0060	6/27/2011	\$1,175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	165180	0040	3/15/2010	\$774,000	NON-REPRESENTATIVE SALE
005	165180	0290	9/9/2010	\$986,564	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	165180	0310	3/9/2010	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	165180	0320	1/24/2011	\$720,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	165180	0450	8/11/2011	\$1,050,000	PERCENT COMPLETE
005	165190	0020	9/18/2012	\$1,570,000	IMP COUNT >1
005	165200	0060	10/4/2012	\$1,900,000	PREVIOUS AV <25000
005	165350	0055	4/19/2011	\$695,000	PREVIOUS AV <25000
005	187290	0040	1/10/2011	\$685,000	SHORT SALE

**Improved Sales Removed in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	187290	0050	1/14/2011	\$580,000	NON-REPRESENTATIVE SALE
005	187290	0091	9/26/2011	\$1,180,354	SHORT SALE
005	192505	9056	7/26/2011	\$32,000	GOVERNMENT AGENCY
005	192505	9087	7/21/2011	\$401,000	BASELAND>SALE PRICE
005	192505	9124	6/16/2011	\$660,000	SHORT SALE
005	192505	9150	10/19/2012	\$495,000	RELOCATION - SALE TO SERVICE
005	192505	9154	1/27/2012	\$1,681,077	BANKRUPTCY - RECEIVER OR TRUSTEE
005	221050	0052	6/28/2012	\$1,325,000	RELOCATION - SALE TO SERVICE
005	247000	0040	4/9/2012	\$1,560,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	247000	0155	7/6/2012	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	247000	0180	11/29/2012	\$1,600,000	PREVIOUS AV <25000
005	247000	0200	3/16/2011	\$1,100,000	BASELAND>SALEPRICE
005	247010	0170	1/27/2012	\$1,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	249810	0005	9/5/2012	\$1,200,000	PREVIOUS AV <25000
005	249810	0020	3/28/2012	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	252504	9085	3/16/2012	\$1,763,000	QUESTIONABLE PER APPRAISAL
005	252504	9098	12/28/2010	\$260,550	RELATED PARTY, FRIEND, OR NEIGHBOR
005	252504	9183	7/11/2011	\$2,650,000	MULTI-PARCEL SALE
005	252504	9186	7/11/2011	\$2,650,000	MULTI-PARCEL SALE
005	252504	9236	7/28/2011	\$881,111	SHORT SALE
005	254070	0306	9/3/2012	\$600,000	SHORT SALE
005	255900	0010	10/24/2011	\$938,000	SHORT SALE
005	256630	0036	12/19/2012	\$1,068,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	256630	0045	5/23/2010	\$674,000	SHORT SALE
005	302505	9036	5/18/2011	\$815,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	302505	9068	8/1/2012	\$4,750,000	MULTI-PARCEL SALE
005	302505	9073	1/17/2012	\$3,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	302505	9101	5/29/2010	\$645,000	PREVIOUS AV <25000
005	302505	9102	4/4/2012	\$799,000	PREVIOUS AV <25000
005	302505	9155	5/11/2012	\$1,726,000	BASELAND>SALEPRICE
005	302505	9162	3/2/2011	\$2,100,000	RELOCATION - SALE TO SERVICE
005	302505	9165	8/1/2012	\$4,750,000	MULTI-PARCEL SALE
005	302505	9167	8/6/2010	\$1,925,000	QUIT CLAIM DEED
005	302505	9186	11/29/2011	\$1,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	302505	9194	1/17/2012	\$3,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	302530	0070	12/3/2012	\$860,000	PREVIOUS AV <25000
005	302530	0206	11/21/2011	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	302530	0212	11/21/2011	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	302530	0271	5/24/2011	\$1,300,000	QUIT CLAIM DEED
005	302530	0351	11/26/2012	\$1,290,000	PREVIOUS AV <25000
005	326230	0030	3/25/2011	\$555,000	PREVIOUS AV <25000
005	326230	0057	7/20/2011	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	326230	0500	3/5/2010	\$508,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	326230	0580	5/29/2012	\$1,800,000	PREVIOUS AV <25000
005	326230	0740	6/17/2010	\$820,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	326230	0745	7/18/2011	\$700,000	UNFIN AREA
005	326230	0777	3/6/2012	\$760,000	BASELAND>SALE PRICE
005	326230	0945	1/31/2011	\$100,000	QUIT CLAIM DEED
005	326230	1115	5/27/2011	\$2,255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	326230	1500	7/26/2011	\$727,000	PREVIOUS AV <25000
005	332350	0005	3/4/2010	\$1,490,000	SHORT SALE
005	362504	9041	7/26/2012	\$1,020,411	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	362504	9085	3/29/2012	\$1,725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	362504	9101	7/2/2012	\$1,096,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	383550	0025	1/4/2011	\$645,000	BASELAND>SALEPRICE
005	383550	0106	5/3/2010	\$800,000	SHORT SALE
005	383550	0660	6/4/2010	\$720,000	FINANCIAL INSTITUTION RESALE
005	383550	2285	1/27/2011	\$650,000	BASELAND>SALEPRICE
005	383550	2300	9/26/2011	\$1,406,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	383550	2325	8/13/2010	\$665,000	SHORT SALE
005	383550	2535	10/23/2012	\$1,047,500	PREVIOUS AV <25000
005	383550	2725	7/7/2012	\$1,866,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0062	1/24/2011	\$1,750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0082	4/25/2011	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0105	6/10/2010	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0141	11/12/2010	\$1,350,000	PREVIOUS AV <25000
005	410710	0144	1/28/2010	\$995,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0190	10/5/2010	\$1,230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0282	9/14/2010	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0288	11/12/2010	\$180,000	NO MARKET EXPOSURE
005	410710	0288	9/14/2010	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0304	4/23/2012	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0306	6/27/2011	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	438920	0014	3/9/2012	\$168,000	MULTI-PARCEL SALE
005	438920	0015	3/9/2012	\$168,000	MULTI-PARCEL SALE
005	438920	0432	10/11/2012	\$764,500	QUIT CLAIM DEED
005	438920	0490	8/2/2011	\$670,000	BASELAND>SALEPRICE
005	438920	0600	8/2/2010	\$1,025,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	438920	0610	6/9/2011	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	438920	0625	1/12/2010	\$925,000	SHORT SALE
005	438920	0645	7/6/2011	\$400,000	SHORT SALE
005	438920	0695	6/17/2011	\$700,000	SHORT SALE
005	438920	0705	7/24/2012	\$1,390,000	RELOCATION - SALE TO SERVICE
005	438920	0745	3/3/2011	\$1,525,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	438920	0795	12/14/2010	\$65,402	RELATED PARTY, FRIEND, OR NEIGHBOR
005	438920	0796	12/14/2010	\$407,398	RELATED PARTY, FRIEND, OR NEIGHBOR
005	438920	0961	1/11/2012	\$2,282,500	QUIT CLAIM DEED
005	438920	1035	10/6/2011	\$615,000	QUESTIONABLE PER APPRAISAL
005	438920	1040	6/14/2010	\$750,500	BASELAND>SALE PRICE
005	438920	1051	5/23/2012	\$858,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	438920	1160	2/24/2011	\$1,925,000	RELOCATION - SALE TO SERVICE
005	438920	1192	1/12/2012	\$1,150,000	SHORT SALE
005	438920	1195	10/24/2012	\$773,000	PREVIOUS AV <25000
005	438920	1201	5/29/2012	\$673,500	PREVIOUS AV <25000
005	438920	1247	6/6/2012	\$815,000	PREVIOUS AV <25000
005	438920	1282	7/26/2011	\$550,000	NO MARKET EXPOSURE
005	439560	0050	4/25/2011	\$524,000	NON-REPRESENTATIVE SALE
005	439560	0080	5/14/2012	\$785,000	MULTI-PARCEL SALE
005	439560	0120	9/7/2012	\$650,000	MULTI-PARCEL SALE
005	439560	0150	5/14/2012	\$785,000	MULTI-PARCEL SALE
005	439560	0180	9/7/2012	\$650,000	MULTI-PARCEL SALE
005	542470	0145	7/13/2012	\$1,375,000	OBSOLESCENCE
005	542470	0232	4/8/2011	\$799,500	BASELAND>SALEPRICE
005	542570	0180	3/25/2010	\$785,000	PREVIOUS AV <25000
005	542570	0255	1/11/2010	\$505,108	RELOCATION - SALE TO SERVICE
005	542570	0255	2/9/2010	\$660,240	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	542630	0040	9/15/2011	\$580,000	PREVIOUS AV <25000
005	542710	0120	9/17/2012	\$875,000	SHORT SALE
005	546130	0060	4/16/2010	\$2,575,000	RELOCATION - SALE TO SERVICE
005	546130	0060	3/16/2011	\$1,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	549400	0050	8/23/2010	\$905,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	644730	0105	11/22/2011	\$1,402,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	644730	0140	10/25/2010	\$1,311,000	PREVIOUS AV <25000
005	644730	0175	4/5/2011	\$1,600,000	PREVIOUS AV <25000
005	644730	0200	7/23/2012	\$4,063,000	BUILDER OR DEVELOPER SALES
005	644730	0240	7/20/2010	\$3,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	644730	0366	7/17/2012	\$985,000	BASELAND>SALE PRICE
005	644760	0020	12/5/2012	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	644800	0020	8/8/2012	\$1,099,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	644800	0020	8/18/2010	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	644800	0030	12/7/2012	\$1,006,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	644860	0110	12/13/2010	\$945,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	644860	0240	4/20/2010	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	758370	0050	11/14/2011	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	758370	0090	5/10/2011	\$1,080,000	FINANCIAL INSTITUTION RESALE
005	796090	0012	6/19/2012	\$2,445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed in this Physical Inspection Analysis  
Area 33  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	796090	0030	11/10/2011	\$154,167	QUIT CLAIM DEED
005	796090	0030	11/17/2011	\$462,500	QUIT CLAIM DEED
005	796090	0030	2/8/2010	\$245,628	QUIT CLAIM DEED
005	808490	0005	8/4/2011	\$1,222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	808490	0020	6/16/2011	\$2,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	808490	0140	3/15/2010	\$450,000	BASELAND>SALE PRICE
005	808490	0160	6/7/2011	\$1,775,000	RELOCATION - SALE TO SERVICE
005	890762	0030	11/23/2010	\$1,100,000	FINANCIAL INSTITUTION RESALE
005	896480	0005	1/21/2010	\$1,500,000	FINANCIAL INSTITUTION RESALE
005	896480	0120	3/7/2012	\$1,850,000	UNFIN AREA
005	896480	0130	1/12/2012	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	896480	0295	5/6/2010	\$950,000	BASELAND>SALEPRICE
005	896480	0325	3/22/2010	\$1,430,000	SHORT SALE
005	896480	0330	5/19/2010	\$799,000	SHORT SALE
005	896480	0335	7/11/2012	\$1,000,000	PREVIOUS AV <25000
005	896480	0345	2/23/2010	\$1,933	EASEMENT OR RIGHT-OF-WAY
005	896480	0355	5/17/2012	\$1,080,000	VALUE IN LAND
005	896480	0380	3/8/2012	\$1,265,000	PREVIOUS AV <25000
005	896480	0395	5/26/2010	\$890,000	SHORT SALE
005	896480	0410	10/22/2012	\$2,525,000	% COMPL
005	896480	0470	5/20/2011	\$1,562,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	896480	0620	7/15/2010	\$1,000,000	SHORT SALE
005	896480	0700	11/1/2012	\$880,000	PREVIOUS AV <25000
005	896480	0720	5/5/2010	\$865,500	NON-REPRESENTATIVE SALE
005	896480	0725	7/26/2010	\$790,000	SHORT SALE
005	896480	0745	8/10/2010	\$1,325,000	SHORT SALE
005	896480	0770	9/29/2012	\$1,065,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	896480	0800	12/15/2010	\$915,000	BASELAND>SALE PRICE
005	896480	0820	9/20/2012	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	896480	0865	9/11/2012	\$1,310,000	RELOCATION - SALE TO SERVICE
005	896480	0865	12/13/2012	\$1,267,000	PREVIOUS AV <25000
005	896480	0910	11/7/2011	\$780,000	SHORT SALE
005	896480	1001	1/25/2011	\$779,000	FINANCIAL INSTITUTION RESALE
005	896480	1015	2/23/2010	\$650,000	SHORT SALE
005	931560	0030	2/23/2011	\$843,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	932020	0050	3/23/2011	\$900,000	BASELAND>SALEPRICE
005	932380	0030	4/24/2012	\$1,335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	932380	0060	9/7/2010	\$700,000	BUILDER OR DEVELOPER SALES
005	944910	0040	9/27/2010	\$1,567,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	944910	0080	6/29/2010	\$1,260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	955740	0050	1/23/2012	\$635,000	QUIT CLAIM DEED

## **Results**

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +24.6%. This increase is due partly to market changes over time and the previous assessment levels.

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



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**

**Assessor**

As we start preparations for the 2013 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, 2013 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