

# North Sammamish Plateau

Area: 035

---

## *Residential Revalue for 2016 Assessment Roll*



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

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

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



## King County

### Department of Assessments

500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

OFFICE: (206) 296-7300 FAX (206) 296-0595

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

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

**John Wilson**  
**Assessor**

Dear Property Owners:

Property assessments are being completed by our team throughout the year and valuation notices are being mailed out as neighborhoods are completed. We value your property at fee simple, reflecting property at its highest and best use and following the requirements of state law (RCW 84.40.030) to appraise property at true and fair value.

We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along with a map located inside the report. It is meant to provide you with information about the process used and basis for property assessments in your area.

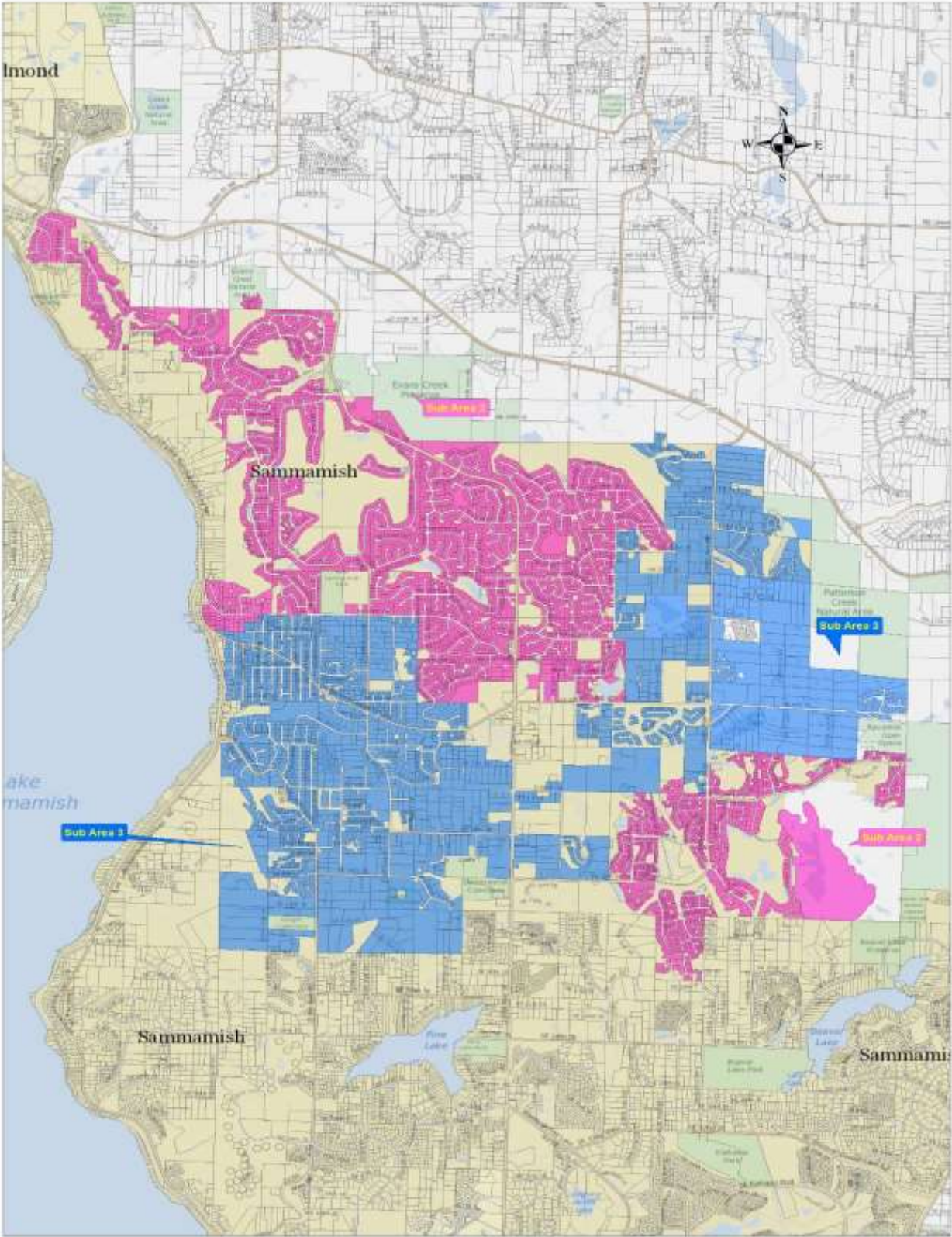
Fairness, accuracy and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you should have questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson  
King County Assessor

# Area 035 Map



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

## Area 035 Housing Profile



Grade 5 / 1943 / 990 square feet



Grade 6 / 1974 / 990 square feet



Grade 7 / 1987 / 1,510 square feet



Grade 8 / 1983 / 1,900 square feet



Grade 9 / 2003 / 3,750 square feet



Grade 10 / 2012 / 4,130 square feet



Grade 11 / 2008 / 5,370 square feet



Grade 12 / 1999 / 6,570 square feet

Area 035 Housing Profile



Grade 13 / 2005 / 7,150 square feet

# 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.

# Executive Summary

## North Sammamish Plateau - Area 035

### Physical Inspection

**Appraisal Date:** 1/1/2016  
**Previous Physical Inspection:** 2010  
**Number of Improved Sales:** 1546  
**Range of Sale Dates:** 1/1/2013 – 12/31/2015 Sales were time adjusted to 1/1/2016

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2015 Value</b>	\$257,300	\$419,300	\$676,600			7.10%
<b>2016 Value</b>	\$278,200	\$422,000	\$700,200	\$760,800	92.3%	5.34%
<b>\$ Change</b>	+\$20,900	+\$2,700	+\$23,600			
<b>% Change</b>	+8.1%	+0.6%	+3.5%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2016 COD of 5.34% is an improvement from the previous COD of 7.10%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2013 to 12/31/2015 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2016

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2015 Value</b>	\$263,300	\$374,800	\$638,100
<b>2016 Value</b>	\$283,900	\$379,700	\$663,600
<b>\$ Change</b>	+\$20,600	+\$4,900	+\$25,500
<b>% Change</b>	+7.8%	+1.3%	+4.0%

Number of one to three unit residences in the population: 8,409

#### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 035 – North Sammamish Plateau, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 035 indicated a slight change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is the residual remaining when land is subtracted from the total value.

Land valuation during the previous physical inspection was established at a time when developers were buying larger tracts of land at a premium price and subdividing the tracts into multiple building sites thus affecting all properties. Since that time the downturn in development has been recovering and is currently robust.

# Sales Sample Representation of Population

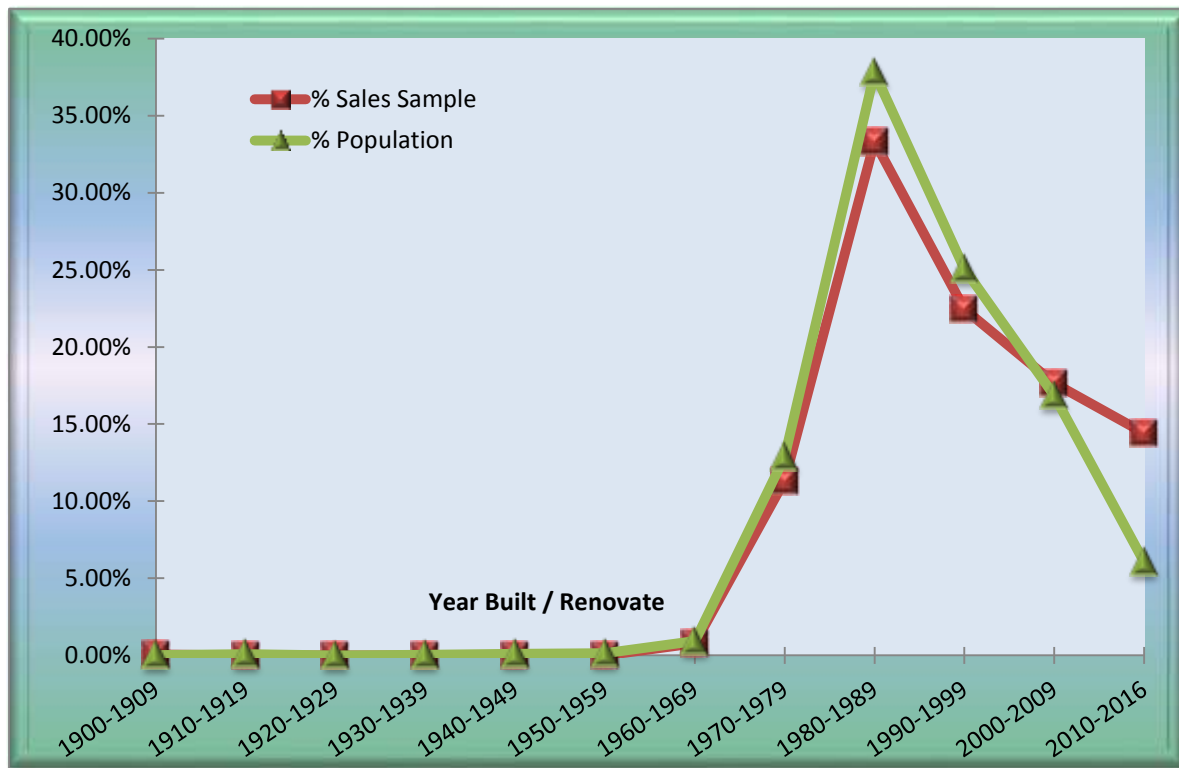
## Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	1	0.06%
1910-1919	0	0.00%
1920-1929	0	0.00%
1930-1939	0	0.00%
1940-1949	0	0.00%
1950-1959	0	0.00%
1960-1969	12	0.78%
1970-1979	175	11.32%
1980-1989	515	33.31%
1990-1999	347	22.45%
2000-2009	273	17.66%
2010-2016	223	14.42%
	1,546	

### Population

Year Built/Ren	Frequency	% Population
1900-1909	2	0.02%
1910-1919	7	0.08%
1920-1929	0	0.00%
1930-1939	4	0.05%
1940-1949	9	0.11%
1950-1959	12	0.14%
1960-1969	78	0.93%
1970-1979	1,082	12.87%
1980-1989	3,178	37.79%
1990-1999	2,108	25.07%
2000-2009	1,418	16.86%
2010-2016	511	6.08%
	8,409	



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

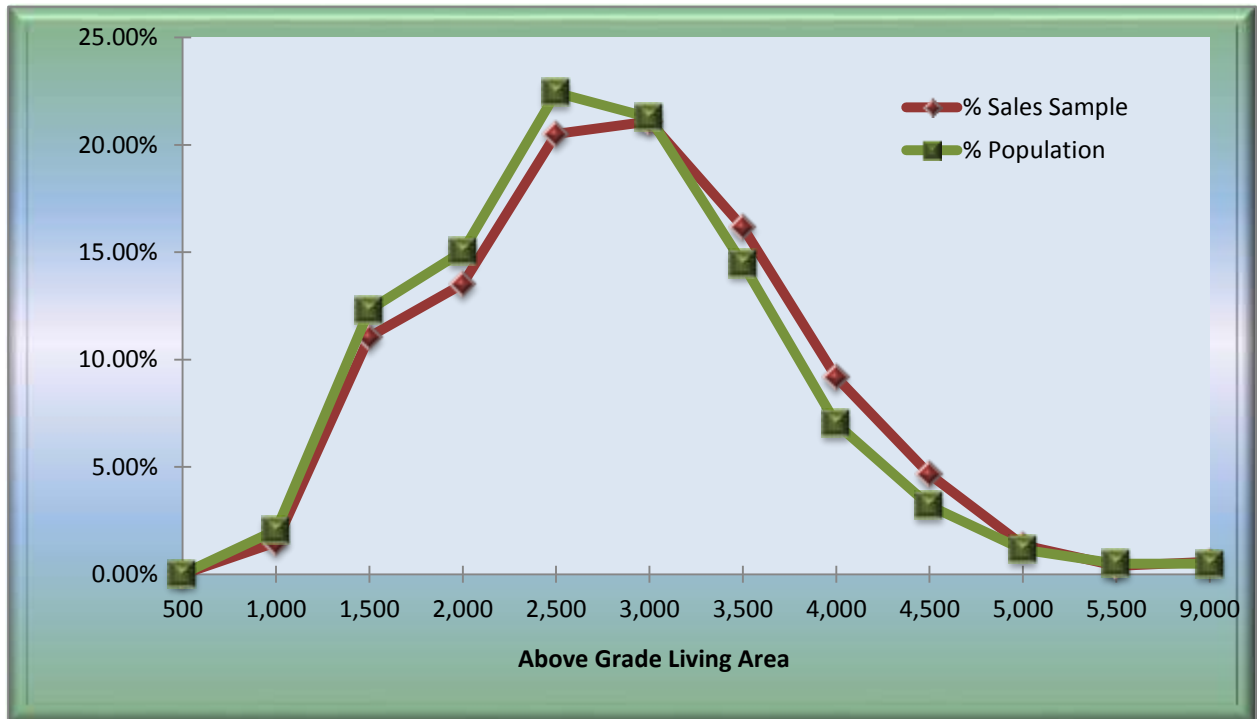
## Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	23	1.49%
1,500	171	11.06%
2,000	209	13.52%
2,500	317	20.50%
3,000	326	21.09%
3,500	250	16.17%
4,000	142	9.18%
4,500	72	4.66%
5,000	21	1.36%
5,500	6	0.39%
9,000	9	0.58%
1,546		

### Population

AGLA	Frequency	% Population
500	2	0.02%
1,000	173	2.06%
1,500	1,036	12.32%
2,000	1,265	15.04%
2,500	1,887	22.44%
3,000	1,789	21.27%
3,500	1,217	14.47%
4,000	591	7.03%
4,500	269	3.20%
5,000	97	1.15%
5,500	42	0.50%
9,000	41	0.49%
8,409		



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

# Sales Sample Representation of Population

## Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.06%
7	123	7.96%
8	448	28.98%
9	530	34.28%
10	336	21.73%
11	90	5.82%
12	16	1.03%
13	2	0.13%
1,546		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.01%
3	0	0.00%
4	1	0.01%
5	11	0.13%
6	31	0.37%
7	925	11.00%
8	2,543	30.24%
9	2,817	33.50%
10	1,589	18.90%
11	389	4.63%
12	90	1.07%
13	12	0.14%
8,409		



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

# Physical Inspection Process

**Effective Date of Appraisal: January 1, 2016**

**Date of Appraisal Report: 08/04/2016**

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Theresa Fawcett – Appraiser II: Team lead, coordination, valuation model development and testing, land and total valuation appraisals, sales verification, physical inspection and report writing.
- Daniel Bradley – Appraiser I: Sales verification, appraisal analysis, land appraisal and physical inspection.
- Randal Hoffmeyer – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Lauri Lemon – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Patrick Ragar – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## 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 2015
5. Existing residences where the data for 2015 is significantly different than the data for 2016 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$10,000 or less posted for the 2015 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market

*(Available sales and additional Area information can be viewed from [sales lists](#), [eSales](#) and [Localscape](#))*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

## Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

# Physical Inspection Process

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

## Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2013 to 12/31/2015 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2016.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

# Area Information

## Name or Designation

Area 035 - North Sammamish Plateau

## Boundaries

Area 035 is defined by the boundaries of East Lake Sammamish Pkwy SE on the west and runs east to NE Redmond Fall City Road. The southern boundary is defined by the intersection of 244<sup>th</sup> Ave SE and SE 17<sup>th</sup> Place and runs north to the City of Redmond boundaries.

## 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 035 is located on the North Sammamish Plateau. It is a suburban neighborhood with the majority of the single family residences being in platted subdivisions. The area includes the City of Sammamish and parts of unincorporated King County. Area 035 has a healthy and growing market for single family residences due in part to its proximity to employment centers of Bellevue and Redmond. A few properties enjoy the amenity of Lake Sammamish waterfront access rights. Many properties in the area have fair to excellent Lake Sammamish, Cascade Mountain and territorial views. In April 2016 the Sammamish Commons Plaza opened the Sammamish Community and Aquatic Center/YMCA and more infrastructure is currently being developed. Amenities include Lake Sammamish, the Cascade foothills and Marymoor Park.

The area has a population of 9,263 residential parcels, of which 93% are improved.

The area is divided into two Sub Areas:

Sub Area 2 included the neighborhoods of Sahalee Golf and Country Club and the Plateau Golf and Country Club. Sub Area 2 has 66% of the total area population and 98% of the parcels are improved with a single family residence with a grade range of 7 to 13. The majority of the homes are grades 8 and 9 built in the 1990's.

Sub Area 3 includes the neighborhoods of Inglewood and Tamarac. The majority of Area 35 tax lots are located in Sub Area 3. Sub Area 3 has 34% of the total area population and 82% of the parcels are improved with a single family residence with a grade range of 2 to 13. The majority of the homes are grades 7, 8 and 9 built in the late 1970's and early 1980's.

## Land Valuation

Vacant sales from 1/1/2013 to 12/31/2015 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2016. Area 035 contains 9,263 parcels of which 8,417 are improved with single family residences. There are a total of 175 plats that encompass approximately 93% of the parcels in the area with the remaining 7% being unplatted tax lots.

Vacant sales from 1/1/2013 to 12/31/2015 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2016. There were 24 vacant land sales that were utilized in the development of the valuation model.

All sales were verified and each plat was analyzed for size which resulted in a plat value that may or may not include a range of values. Tax lots were analyzed for zoning and size which resulted in a tax lot schedule of values. All parcels in the area were examined for positive amenities and negative land impacts such as views, topography, traffic noise and other environmental impacts and adjusted when necessary.

Depending on size, location, and positive or negative adjustment for land amenities and impacts a typical platted lot in the area has an average value range between \$275,000 and \$364,000. A typical non-platted lot in the area has a value average of \$360,000 with consideration given for size and zoning.

The predominant zoning in the area is single-family residential (R). The single-family designations are R-1, R-1P (Residential base density 1 dwelling unit per acre) which are considered to be medium density parcels within the Sammamish city limits; R-4, R-6, R-8 and R-12 (Residential Base density 4, 6, 8 or 12 dwelling units per acre respectively) which are considered to be high density parcels within the Sammamish city limits and also include newer zoning codes of TC A1, TC A2, TC A3, TC A4, TC B, TC C and TC E for parcels within the Town Center area of Sammamish. The unincorporated areas have zoning codes of RA-2.5, RA-5 and RA-5P (Rural area 2.5 Acre minimum lot size and Rural area 5 Acre minimum lot size respectively).

## Land Model

### Model Development, Description and Conclusions

Benchmark vacant sales from 1/2013 to 1/2016 were given primary consideration for valuing land. From the 24 vacant land sales we were able to establish a land model. Adjustments to the benchmarks were developed using matched paired analysis. Data on lot size, zoning, location, topography, access, utilities, views and other environmental impacts were considered while developing the land model. The sales comparison approach, paired sales analysis and appraisal judgement were also used to determine land value.

For a list of vacant sales used and those considered not reflective of the market please visit the [sales used lists](#), [eSales](#) or [Localscape](#)

## Land Value Model Calibration

Area 35 Base Land Schedule					Zoning Designation			
Acres	R4, R6, R8, R12 Square Feet	VALUE	R1, R1P Square Feet	VALUE	RA2.5, RA5, RA5P Square Feet	VALUE	TC A1, TC A2, TC A3, TC A4, TC B, TC C, TC E	VALUE
0	1	\$185,000	1	\$185,000	1	\$185,000	1	\$185,000
	3000	\$190,000	3000	\$190,000	3000	\$190,000	3000	\$190,000
	4000	\$195,000	4000	\$195,000	4000	\$195,000	4000	\$195,000
	5000	\$200,000	5000	\$200,000	5000	\$200,000	5000	\$200,000
	6000	\$210,000	6000	\$210,000	6000	\$210,000	6000	\$210,000
	7000	\$220,000	7000	\$220,000	7000	\$220,000	7000	\$220,000
	8000	\$230,000	8000	\$230,000	8000	\$230,000	8000	\$230,000
	9000	\$240,000	9000	\$240,000	9000	\$240,000	9000	\$240,000
0.25	10890	\$250,000	10890	\$250,000	10890	\$250,000	10890	\$250,000
	11979	\$255,000	11979	\$252,000	11979	\$252,000	11979	\$255,000
	13068	\$260,000	13068	\$254,000	13068	\$254,000	13068	\$260,000
	14157	\$265,000	14157	\$256,000	14157	\$256,000	14157	\$265,000
	15246	\$270,000	15246	\$258,000	15246	\$258,000	15246	\$270,000
	16335	\$275,000	16335	\$260,000	16335	\$260,000	16335	\$275,000
	17424	\$280,000	17424	\$262,000	17424	\$262,000	17424	\$280,000
	18513	\$285,000	18513	\$264,000	18513	\$264,000	18513	\$285,000
	19602	\$290,000	19602	\$266,000	19602	\$266,000	19602	\$290,000
	20691	\$295,000	20691	\$268,000	20691	\$268,000	20691	\$295,000
0.5	21780	\$300,000	21780	\$270,000	21780	\$270,000	21780	\$300,000
	22869	\$305,000	22869	\$273,000	22869	\$271,000	22869	\$305,000
	23958	\$310,000	23958	\$276,000	23958	\$272,000	23958	\$310,000
	25047	\$315,000	25047	\$279,000	25047	\$273,000	25047	\$315,000
	26136	\$320,000	26136	\$282,000	26136	\$274,000	26136	\$320,000
	27225	\$325,000	27225	\$285,000	27225	\$275,000	27225	\$325,000
	28314	\$330,000	28314	\$288,000	28314	\$276,000	28314	\$330,000
	29403	\$335,000	29403	\$291,000	29403	\$277,000	29403	\$335,000
	30492	\$340,000	30492	\$294,000	30492	\$278,000	30492	\$340,000
	31581	\$345,000	31581	\$297,000	31581	\$279,000	31581	\$345,000
0.75	32670	\$350,000	32670	\$300,000	32670	\$280,000	32670	\$350,000
	33759	\$355,000	33759	\$303,000	33759	\$282,000	33759	\$355,000
	34848	\$360,000	34848	\$306,000	34848	\$284,000	34848	\$360,000
	35937	\$365,000	35937	\$309,000	35937	\$286,000	35937	\$365,000

## Land Value Model Calibration

Acres	R4, R6, R8, R12 Square Feet	VALUE	R1, R1P Square Feet	VALUE	RA2.5, RA5, RA5P Square Feet	VALUE	TC A1, TC A2, TC A3, TC A4, TC B, TC C, TC E	VALUE
	37026	\$370,000	37026	\$312,000	37026	\$288,000	37026	\$370,000
	38115	\$375,000	38115	\$315,000	38115	\$290,000	38115	\$375,000
	39204	\$380,000	39204	\$318,000	39204	\$292,000	39204	\$380,000
	40293	\$385,000	40293	\$321,000	40293	\$294,000	40293	\$385,000
	41382	\$390,000	41382	\$324,000	41382	\$296,000	41382	\$390,000
	42471	\$395,000	42471	\$327,000	42471	\$298,000	42471	\$395,000
1	43560	\$400,000	43560	\$330,000	43560	\$300,000	43560	\$400,000
	44649	\$402,000	44649	\$333,000	44649	\$305,000	44649	\$402,000
	45738	\$404,000	45738	\$336,000	45738	\$310,000	45738	\$404,000
	46827	\$406,000	46827	\$339,000	46827	\$315,000	46827	\$406,000
	47916	\$408,000	47916	\$342,000	47916	\$320,000	47916	\$408,000
	49005	\$410,000	49005	\$345,000	49005	\$325,000	49005	\$410,000
	50094	\$412,000	50094	\$348,000	50094	\$330,000	50094	\$412,000
	51183	\$414,000	51183	\$351,000	51183	\$335,000	51183	\$414,000
	52272	\$416,000	52272	\$354,000	52272	\$340,000	52272	\$416,000
	53361	\$418,000	53361	\$357,000	53361	\$345,000	53361	\$418,000
1.25	54450	\$420,000	54450	\$360,000	54450	\$350,000	54450	\$420,000
	55539	\$422,000	55539	\$362,000	55539	\$352,000	55539	\$422,000
	56628	\$424,000	56628	\$364,000	56628	\$354,000	56628	\$424,000
	57717	\$426,000	57717	\$366,000	57717	\$356,000	57717	\$426,000
	58806	\$428,000	58806	\$368,000	58806	\$358,000	58806	\$428,000
	59895	\$430,000	59895	\$370,000	59895	\$360,000	59895	\$430,000
	60984	\$432,000	60984	\$372,000	60984	\$362,000	60984	\$432,000
	62073	\$434,000	62073	\$374,000	62073	\$364,000	62073	\$434,000
	63162	\$436,000	63162	\$376,000	63162	\$366,000	63162	\$436,000
	64251	\$438,000	64251	\$378,000	64251	\$368,000	64251	\$438,000
1.5	65340	\$440,000	65340	\$380,000	65340	\$370,000	65340	\$440,000
	67518	\$445,000	67518	\$385,000	67518	\$375,000	67518	\$445,000
	69696	\$450,000	69696	\$390,000	69696	\$380,000	69696	\$450,000
	71874	\$455,000	71874	\$395,000	71874	\$385,000	71874	\$455,000
	74052	\$460,000	74052	\$400,000	74052	\$390,000	74052	\$460,000
1.75	76230	\$465,000	76230	\$405,000	76230	\$395,000	76230	\$465,000
	78408	\$470,000	78408	\$410,000	78408	\$400,000	78408	\$470,000
	80586	\$475,000	80586	\$415,000	80586	\$405,000	80586	\$475,000
	82764	\$480,000	82764	\$420,000	82764	\$410,000	82764	\$480,000
	84942	\$485,000	84942	\$425,000	84942	\$415,000	84942	\$485,000
2	87120	\$490,000	87120	\$430,000	87120	\$420,000	87120	\$490,000



## Land Value Model Calibration

Acres	R4, R6, R8, R12 Square Feet	VALUE	R1, R1P Square Feet	VALUE	RA2.5, RA5, RA5P Square Feet	VALUE	TC A1, TC A2, TC A3, TC A4, TC B, TC C, TC E	VALUE
	89298	\$495,000	89298	\$435,000	89298	\$425,000	89298	\$495,000
	91476	\$500,000	91476	\$440,000	91476	\$430,000	91476	\$500,000
	93654	\$505,000	93654	\$445,000	93654	\$435,000	93654	\$505,000
	95832	\$510,000	95832	\$450,000	95832	\$440,000	95832	\$510,000
2.25	98010	\$515,000	98010	\$455,000	98010	\$445,000	98010	\$515,000
	100188	\$520,000	100188	\$460,000	100188	\$450,000	100188	\$520,000
	102366	\$525,000	102366	\$465,000	102366	\$455,000	102366	\$525,000
	104544	\$530,000	104544	\$470,000	104544	\$460,000	104544	\$530,000
	106722	\$535,000	106722	\$475,000	106722	\$465,000	106722	\$535,000
2.5	108900	\$540,000	108900	\$480,000	108900	\$470,000	108900	\$540,000
	111078	\$545,000	111078	\$485,000	111078	\$475,000	111078	\$545,000
	113256	\$550,000	113256	\$490,000	113256	\$480,000	113256	\$550,000
	115434	\$555,000	115434	\$495,000	115434	\$485,000	115434	\$555,000
	117612	\$560,000	117612	\$500,000	117612	\$490,000	117612	\$560,000
2.75	119790	\$565,000	119790	\$505,000	119790	\$495,000	119790	\$565,000
	121968	\$570,000	121968	\$509,000	121968	\$498,000	121968	\$570,000
	124146	\$575,000	124146	\$513,000	124146	\$501,000	124146	\$575,000
	126324	\$580,000	126324	\$517,000	126324	\$504,000	126324	\$580,000
	128502	\$585,000	128502	\$521,000	128502	\$507,000	128502	\$585,000
3	130680	\$590,000	130680	\$525,000	130680	\$510,000	130680	\$590,000
	132858	\$595,000	132858	\$529,000	132858	\$513,000	132858	\$595,000
	135036	\$600,000	135036	\$533,000	135036	\$516,000	135036	\$600,000
	137214	\$605,000	137214	\$537,000	137214	\$519,000	137214	\$605,000
	139392	\$610,000	139392	\$541,000	139392	\$522,000	139392	\$610,000
3.25	141570	\$615,000	141570	\$545,000	141570	\$525,000	141570	\$615,000
	143748	\$620,000	143748	\$549,000	143748	\$528,000	143748	\$620,000
	145926	\$625,000	145926	\$553,000	145926	\$531,000	145926	\$625,000
	148104	\$630,000	148104	\$557,000	148104	\$534,000	148104	\$630,000
	150282	\$635,000	150282	\$561,000	150282	\$537,000	150282	\$635,000
3.5	152460	\$640,000	152460	\$565,000	152460	\$540,000	152460	\$640,000
	154638	\$645,000	154638	\$569,000	154638	\$543,000	154638	\$645,000
	156816	\$650,000	156816	\$573,000	156816	\$546,000	156816	\$650,000
	158994	\$655,000	158994	\$577,000	158994	\$549,000	158994	\$655,000
	161172	\$660,000	161172	\$581,000	161172	\$552,000	161172	\$660,000
3.75	163350	\$665,000	163350	\$585,000	163350	\$555,000	163350	\$665,000

## Land Value Model Calibration

Acres	R4, R6, R8, R12 Square Feet	VALUE	R1, R1P Square Feet	VALUE	RA2.5, RA5, RA5P Square Feet	VALUE	TC A1, TC A2, TC A3, TC A4, TC B, TC C, TC E	4
	165528	\$670,000	165528	\$589,000	165528	\$558,000	165528	\$670,000
	167706	\$675,000	167706	\$593,000	167706	\$561,000	167706	\$675,000
	169884	\$680,000	169884	\$597,000	169884	\$564,000	169884	\$680,000
	172062	\$685,000	172062	\$601,000	172062	\$567,000	172062	\$685,000
4	174240	\$690,000	174240	\$605,000	174240	\$570,000	174240	\$690,000
	176418	\$695,000	176418	\$609,000	176418	\$573,000	176418	\$695,000
	178596	\$700,000	178596	\$613,000	178596	\$576,000	178596	\$700,000
	180774	\$705,000	180774	\$617,000	180774	\$579,000	180774	\$705,000
	182952	\$710,000	182952	\$621,000	182952	\$582,000	182952	\$710,000
4.25	185130	\$715,000	185130	\$625,000	185130	\$585,000	185130	\$715,000
	187308	\$720,000	187308	\$629,000	187308	\$588,000	187308	\$720,000
	189486	\$725,000	189486	\$633,000	189486	\$591,000	189486	\$725,000
	191664	\$730,000	191664	\$637,000	191664	\$594,000	191664	\$730,000
	193842	\$735,000	193842	\$641,000	193842	\$597,000	193842	\$735,000
4.5	196020	\$740,000	196020	\$645,000	196020	\$600,000	196020	\$740,000
	198198	\$745,000	198198	\$649,000	198198	\$603,000	198198	\$745,000
	200376	\$750,000	200376	\$653,000	200376	\$606,000	200376	\$750,000
	202554	\$755,000	202554	\$657,000	202554	\$609,000	202554	\$755,000
	204732	\$760,000	204732	\$661,000	204732	\$612,000	204732	\$760,000
4.75	206910	\$765,000	206910	\$665,000	206910	\$615,000	206910	\$765,000
	209088	\$770,000	209088	\$669,000	209088	\$618,000	209088	\$770,000
	211266	\$775,000	211266	\$673,000	211266	\$621,000	211266	\$775,000
	213444	\$780,000	213444	\$677,000	213444	\$624,000	213444	\$780,000
	215622	\$785,000	215622	\$681,000	215622	\$627,000	215622	\$785,000
5	217800	\$790,000	217800	\$685,000	217800	\$630,000	217800	\$790,000
	222156	\$795,000	222156	\$689,000	222156	\$633,000	222156	\$795,000
	226512	\$800,000	226512	\$693,000	226512	\$636,000	226512	\$800,000
	230868	\$805,000	230868	\$697,000	230868	\$639,000	230868	\$805,000
	235224	\$810,000	235224	\$701,000	235224	\$642,000	235224	\$810,000
5.5	239580	\$815,000	239580	\$705,000	239580	\$645,000	239580	\$815,000
	243936	\$820,000	243936	\$709,000	243936	\$648,000	243936	\$820,000
	248292	\$825,000	248292	\$713,000	248292	\$651,000	248292	\$825,000
	252648	\$830,000	252648	\$717,000	252648	\$654,000	252648	\$830,000
	257004	\$835,000	257004	\$721,000	257004	\$657,000	257004	\$835,000
6	261360	\$840,000	261360	\$725,000	261360	\$660,000	261360	\$840,000
	265716	\$845,000	265716	\$729,000	265716	\$663,000	265716	\$845,000
	270072	\$850,000	270072	\$733,000	270072	\$666,000	270072	\$850,000

## Land Value Model Calibration

Acres	R4, R6, R8, R12 Square Feet	VALUE	R1, R1P Square Feet	VALUE	RA2.5, RA5, RA5P Square Feet	VALUE	TC A1, TC A2, TC A3, TC A4, TC B, TC C, TC E	VALUE
	274428	\$855,000	274428	\$737,000	274428	\$669,000	274428	\$855,000
	278784	\$860,000	278784	\$741,000	278784	\$672,000	278784	\$860,000
6.5	283140	\$865,000	283140	\$745,000	283140	\$675,000	283140	\$865,000
	287496	\$870,000	287496	\$749,000	287496	\$678,000	287496	\$870,000
	291852	\$875,000	291852	\$753,000	291852	\$681,000	291852	\$875,000
	296208	\$880,000	296208	\$757,000	296208	\$684,000	296208	\$880,000
	300564	\$885,000	300564	\$761,000	300564	\$687,000	300564	\$885,000
7	304920	\$890,000	304920	\$765,000	304920	\$690,000	304920	\$890,000
	309276	\$895,000	309276	\$769,000	309276	\$693,000	309276	\$895,000
	313632	\$900,000	313632	\$773,000	313632	\$696,000	313632	\$900,000
	317988	\$905,000	317988	\$777,000	317988	\$699,000	317988	\$905,000
	322344	\$910,000	322344	\$781,000	322344	\$702,000	322344	\$910,000
7.5	326700	\$915,000	326700	\$785,000	326700	\$705,000	326700	\$915,000
	331056	\$920,000	331056	\$789,000	331056	\$708,000	331056	\$920,000
	335412	\$925,000	335412	\$793,000	335412	\$711,000	335412	\$925,000
	339768	\$930,000	339768	\$797,000	339768	\$714,000	339768	\$930,000
	344124	\$935,000	344124	\$801,000	344124	\$717,000	344124	\$935,000
8	348480	\$940,000	348480	\$805,000	348480	\$720,000	348480	\$940,000
	352836	\$945,000	352836	\$809,000	352836	\$723,000	352836	\$945,000
	357192	\$950,000	357192	\$813,000	357192	\$726,000	357192	\$950,000
	361548	\$955,000	361548	\$817,000	361548	\$729,000	361548	\$955,000
	365904	\$960,000	365904	\$821,000	365904	\$732,000	365904	\$960,000
8.5	370260	\$965,000	370260	\$825,000	370260	\$735,000	370260	\$965,000
	374616	\$970,000	374616	\$829,000	374616	\$738,000	374616	\$970,000
	378972	\$975,000	378972	\$833,000	378972	\$741,000	378972	\$975,000
	383328	\$980,000	383328	\$837,000	383328	\$744,000	383328	\$980,000
	387684	\$985,000	387684	\$841,000	387684	\$747,000	387684	\$985,000
9	392040	\$990,000	392040	\$845,000	392040	\$750,000	392040	\$990,000
	396396	\$995,000	396396	\$849,000	396396	\$753,000	396396	\$995,000
	400752	\$1,000,000	400752	\$853,000	400752	\$756,000	400752	\$1,000,000
	405108	\$1,005,000	405108	\$857,000	405108	\$759,000	405108	\$1,005,000
	409464	\$1,010,000	409464	\$861,000	409464	\$762,000	409464	\$1,010,000
9.5	413820	\$1,015,000	413820	\$865,000	413820	\$765,000	413820	\$1,015,000
	418176	\$1,020,000	418176	\$869,000	418176	\$768,000	418176	\$1,020,000
	422532	\$1,025,000	422532	\$873,000	422532	\$771,000	422532	\$1,025,000
	426888	\$1,030,000	426888	\$877,000	426888	\$774,000	426888	\$1,030,000
	431244	\$1,035,000	431244	\$881,000	431244	\$777,000	431244	\$1,035,000
10	435600	\$1,040,000	435600	\$885,000	435600	\$780,000	435600	\$1,040,000

## Land Value Model Calibration

Acres	R4, R6, R8, R12 Square Feet	VALUE	R1, R1P Square Feet	VALUE	RA2.5, RA5, RA5P Square Feet	VALUE	TC A1, TC A2, TC A3, TC A4, TC B, TC C, TC E	VALUE
11	479160	\$1,045,000	479160	\$889,000	479160	\$783,000	479160	\$1,045,000
12	522720	\$1,050,000	522720	\$893,000	522720	\$786,000	522720	\$1,050,000
13	566280	\$1,055,000	566280	\$897,000	566280	\$789,000	566280	\$1,055,000
14	609840	\$1,060,000	609840	\$901,000	609840	\$792,000	609840	\$1,060,000
15	653400	\$1,065,000	653400	\$905,000	653400	\$795,000	653400	\$1,065,000
16	696960	\$1,070,000	696960	\$909,000	696960	\$798,000	696960	\$1,070,000
17	740520	\$1,075,000	740520	\$913,000	740520	\$801,000	740520	\$1,075,000
18	784080	\$1,080,000	784080	\$917,000	784080	\$804,000	784080	\$1,080,000
19	827640	\$1,085,000	827640	\$921,000	827640	\$807,000	827640	\$1,085,000
20	871200	\$1,090,000	871200	\$925,000	871200	\$810,000	871200	\$1,090,000
21	914760	\$1,095,000	914760	\$929,000	914760	\$813,000	914760	\$1,095,000
22	958320	\$1,100,000	958320	\$933,000	958320	\$816,000	958320	\$1,100,000
23	1001880	\$1,105,000	1001880	\$937,000	1001880	\$819,000	1001880	\$1,105,000
24	1045440	\$1,110,000	1045440	\$941,000	1045440	\$822,000	1045440	\$1,110,000
25	1089000	\$1,115,000	1089000	\$945,000	1089000	\$825,000	1089000	\$1,115,000
26	1132560	\$1,120,000	1132560	\$949,000	1132560	\$828,000	1132560	\$1,120,000
27	1176120	\$1,125,000	1176120	\$953,000	1176120	\$831,000	1176120	\$1,125,000
28	1219680	\$1,130,000	1219680	\$957,000	1219680	\$834,000	1219680	\$1,130,000
29	1263240	\$1,135,000	1263240	\$961,000	1263240	\$837,000	1263240	\$1,135,000
30	1306800	\$1,140,000	1306800	\$965,000	1306800	\$840,000	1306800	\$1,140,000
31	1350360	\$1,145,000	1350360	\$969,000	1350360	\$843,000	1350360	\$1,145,000
32	1393920	\$1,150,000	1393920	\$973,000	1393920	\$846,000	1393920	\$1,150,000
33	1437480	\$1,155,000	1437480	\$977,000	1437480	\$849,000	1437480	\$1,155,000
34	1481040	\$1,160,000	1481040	\$981,000	1481040	\$852,000	1481040	\$1,160,000
35	1524600	\$1,165,000	1524600	\$985,000	1524600	\$855,000	1524600	\$1,165,000
36	1568160	\$1,170,000	1568160	\$989,000	1568160	\$858,000	1568160	\$1,170,000
37	1611720	\$1,175,000	1611720	\$993,000	1611720	\$861,000	1611720	\$1,175,000
38	1655280	\$1,180,000	1655280	\$997,000	1655280	\$864,000	1655280	\$1,180,000
39	1698840	\$1,185,000	1698840	\$1,001,000	1698840	\$867,000	1698840	\$1,185,000
40	1742400	\$1,190,000	1742400	\$1,005,000	1742400	\$870,000	1742400	\$1,190,000
41	1785960	\$1,195,000	1785960	\$1,009,000	1785960	\$873,000	1785960	\$1,195,000
42	1829520	\$1,200,000	1829520	\$1,013,000	1829520	\$876,000	1829520	\$1,200,000
43	1873080	\$1,205,000	1873080	\$1,017,000	1873080	\$879,000	1873080	\$1,205,000
44	1916640	\$1,210,000	1916640	\$1,021,000	1916640	\$882,000	1916640	\$1,210,000
45	1960200	\$1,215,000	1960200	\$1,025,000	1960200	\$885,000	1960200	\$1,215,000

The values in the above tables were interpolated between square foot sizes up to 10 Acres then the values were truncated.

## Land Value Model Calibration

Plat Name	Major	Value
ARBORS AT PINE LAKE	025540	\$258,000
ASBERY PLACE	029020	\$230,000
ASHFORD CHASE	029307	\$240,000
AUTUMN WIND	031950	\$253,000
BALMORAL DIV NO. 01	050900	\$410,000
BARRINGTON	154530	\$290,000
BEAUDETTE	062720	\$220,000
BEAVERDAM DIV NO. 01	062980	\$525,000
BEAVERDAM DIV NO. 02	062981	\$325,000
BEAVERDAM DIV NO. 02 Cont.	062981	\$250,000 North of East Main Dr.
BRANDTS ADD NO. 01	104150	\$364,000
BRAUERWOOD ESTATES	104270	\$250,000
BROADMOOR ACRES	111730	Per Land Schedule R4
BROADMOORE ESTATES	111850	\$352,000
BURKE-FARRARS KIRKLAND DIV NO. 17	124010	Per Land Schedule R4 & R6
BURKE-FARRARS KIRKLAND DIV NO. 18	124070	Per Land Schedule R1, R4 & R6
BURKE-FARRARS KIRKLAND DIV NO. 19	124110	Per Land Schedule TC A3, TC B & TC E
CAMDEN PARK	131103	\$450,000
CAMDEN PARK Cont.	131103	Gated Lots 34,33,32,31,30 =\$600,000
CAMDEN PARK Cont.	131103	Lots 29,20,21,19,22=\$650,000
CAMDEN PARK DIV 2	131104	\$750,000
CAMERON WOODS	131380	\$264,000
CANTERBURY PARK	133063	\$220,000
CASCADE SUNRISE	142530	\$275,000
CASTLE PINES	143758	\$260,000
CEDARWOOD LANE	147315	\$313,000
CHESTNUT ESTATES	156175	\$297,000
CHESTNUT ESTATES Cont.	156175	\$341,000
CHRYSALIS ESTATES	158700	Per Land Schedule R4
CIMARRON DIV NO. 01	159200	\$264,000
COLUMBIA AT SAMMAMISH HIGHLANDS	170305	\$231,000
CORNERSTONE ESTATES	176067	\$241,000
COUNTRY THE	178540	\$315,000
CREST ON THE PLATEAU THE	182930	\$308,000
CROSSE CREEK	185290	\$340,000
CROSSE CREEK Cont.	185290	>48787sf=\$500,000
CROSSE CREEK Cont.	185290	>130000sf=\$800,000
CROSSWATER	185490	\$240,000
DEER RIDGE	193905	\$250,000
DEERFIELD DIV NO. 01	193910	\$253,000

## Land Value Model Calibration

Plat Name	Major	Value
DEERFIELD DIV NO. 02	193911	\$253,000
DEERFIELD DIV NO. 03	193912	\$253,000
DEERFIELD DIV NO. 04	193913	\$253,000
DEMERY HILL DIV NO. 01	195440	\$250,000
DEMERY HILL DIV NO. 02	195441	\$250,000
DEMERY HILL DIV NO. 03	195442	\$250,000
DEMERY HILL DIV NO. 04	195443	\$250,000
DEMERY HILL DIV NO. 05	195444	\$250,000
DOBB'S MILL	205010	\$319,000
EDEN CREEK ESTATES	224970	Per Land Schedule R4
EDEN GLEN	224985	<=30000sf=\$305,000
EDEN GLEN Cont.	224985	>30000sf=\$380,000
EDEN'S GLEN	225390	\$209,000
EDEN VIEW	225150	<=15000sf=\$300,000
EDEN VIEW Cont.	225150	<=18000sf=\$310,000
EDEN VIEW Cont.	225150	>18000sf=\$315,000
ELTOVAR	232700	\$310,000
EVANSCREEK POND	240550	\$275,000
EVERGREEN GARDEN	241370	\$240,000
FIRSTMARK ADD NO. 03	256132	\$250,000
FIRSTMARK ADD NO. 04	256133	\$250,000
FIRSTMARK ADD NO. 05	256134	\$250,000
FIRSTMARK ADD NO. 06	256135	\$250,000
GRAMERCY PARK	286250	\$240,000
GREEN ACRES	287290	\$255,000
GREEN ACRES Cont.	287290	>10100sf=\$280,000
GREENBRIAR	289573	\$255,000
GREENBRIAR Cont.	289573	\$275,000
GREENS AT BEAVER CREST THE	290930	\$240,000
GREENS AT BEAVER CREST THE Cont.	290930	>30000sf=\$400,000
HAMPTON WOODS	306640	\$287,000
HAMPTON WOODS DIV NO. 02	306641	\$287,000
HECATE HILL	321600	\$360,000
HECATE HILL Cont.	321600	>26000sf=\$450,000
HEIGHTS AT BEAVER CREST THE	322460	\$230,000
HERITAGE HEIGHTS	325990	\$250,000
HIDDEN RIDGE AT HIGH POINT	327589	\$264,000
HIDDEN RIDGE AT HIGH POINT Cont.	327589	\$285,000
ILLAHEE TRACT M	356040	\$220,000
INGLEMOOR	357470	\$280,000
INGLEWOOD ACRES	357520	\$400,000
INGLEWOOD ADD via NE 16th Street	357530	Nbhd 71=\$385,000
INGLEWOOD ADD	357530	<=5000sf=\$180,000

## Land Value Model Calibration

Plat Name	Major	Value
INGLEWOOD ADD Cont.	357530	5000-8000sf=\$210,000
INGLEWOOD ADD Cont.	357530	8001-10000sf=\$230,000
INGLEWOOD ADD Cont.	357530	10001-15000sf=\$260,000
INGLEWOOD ADD Cont.	357530	15001-20000sf=\$290,000
INGLEWOOD ADD Cont.	357530	20001sf=\$320,000
INGLEWOOD GLEN	357840	\$260,000
INGLEWOOD RIDGE	358250	<15000sf=\$270,000
INGLEWOOD RIDGE Cont.	358250	15001-20000sf=\$300,000
INGLEWOOD RIDGE Cont.	358250	20001-30000sf=\$330,000
INGLEWOOD RIDGE Cont.	358250	30001-40000sf=\$360,000
INGLEWOOD RIDGE Cont.	358250	40001-50000sf=\$390,000
INGLEWOOD RIDGE Cont.	358250	>50000sf=\$420,000
LANCASTER RIDGE	417870	<60000sf=\$440,000
LANCASTER RIDGE Cont.	417870	60001-80000sf=\$480,000
LANCASTER RIDGE Cont.	417870	>80000sf=\$520,000
LINCOLNSHIRE NO. 01	432360	\$240,000
LINCOLNSHIRE NO. 02	432370	\$240,000
LLAMA LANDING	437940	\$220,000
MONTAGE	558140	<18000sf=\$285,000
MONTAGE Cont.	558140	18001-43560sf=\$330,000
MONTAGE Cont.	558140	>43560sf=\$380,000
MEADOW CREEK	541160	\$220,000
MING SQUARE	554770	\$230,000
MOUNTAIN SUN ESTATES	570630	\$286,000
MUIRFIELD	571190	\$250,000
MYSTIC MEADOWS	576000	\$270,000
NEW COUNTRY ESTATES	605465	\$260,000
NORTH CAMDEN	613450	\$230,000
OLD MILL POINT	635260	\$278,000
OVERLOOK RIDGE	645355	\$260,000
PACIFIC ESTATES	660022	\$285,000
PARK GLEN	664400	\$230,000
PARK HILL EAST	664620	<10000sf=\$250,000
PARK HILL EAST Cont.	664620	10001-15000sf=\$270,000
PARK HILL EAST Cont.	664620	>15000sf=\$300,000
PINE MEADOWS	679190	\$220,000
PLATEAU ESTATES	681780	\$275,000
PLATEAU ESTATES NO. 02	681781	\$275,000
PLATEAU POINT	681785	Per Land Schedule R4
PRESERVE THE	689130	\$240,000
QUAIL RIDGE	697995	\$290,000
RAVENHILL	716760	\$250,000
REESE'S RUN	720870	\$240,000

## Land Value Model Calibration

Plat Name	Major	Value
RENAISSANCE DIV 1	721572	<=6500sf=\$220,000
RENAISSANCE DIV 1 Cont.	721572	6501-10000sf=\$230,000
RENAISSANCE DIV 1 Cont.	721572	10001-17,000sf=\$250,000
RENAISSANCE DIV 1 Cont.	721572	17001sf=\$260,000
RENAISSANCE DIV 2	721573	\$230,000
RENAISSANCE DIV 2 Cont.	721573	>7000-9000sf=\$240,000
RENAISSANCE DIV 2 Cont.	721573	>9000sf=\$250,000
RESERVE AT INGLEWOOD THE	723740	\$230,000
ROSAIA ESTATES	741200	\$260,000
ROSEMONT AT TIMBERLINE	743020	\$312,000
SAHALEE NO. 01	750400	\$297,000
SAHALEE NO. 02	750401	\$286,000
SAHALEE NO. 03	750402	\$286,000
SAHALEE NO. 04	750403	\$286,000
SAHALEE NO. 05	750404	\$297,000
SAHALEE GREENS	750405	\$297,000
SAHALEE GREENS 02 REPLAT TR C SAHALEE	750406	\$297,000
SAHALEE HILLS DIV NO. 01	750410	\$286,000
SAHALEE HILLS DIV NO. 02	750411	\$286,000
SAHALEE PARK	750415	\$286,000
SAHALEE SOUTH	750418	\$300,000
SAHALEE VILLAGE	750420	\$214,000
SAHALEE WOODS	750440	\$250,000
SAHARA HILLS	750446	\$250,000
SAHARA HILLS	750446	\$250,000
SALAL RIDGE	751070	\$319,000
SAMMAMISH COURT	752499	<=22000sf=\$414,000
SAMMAMISH COURT Cont.	752499	>22000sf=\$517,000
SAMMAMISH CREST	752500	Per Land Schedule R4
SAMMAMISH FIRS	752505	\$270,000
SAMMAMISH HEIGHTS ESTATES	752535	\$250,000
SAMMAMISH SUNSET	752595	<18000sf=\$379,000
SAMMAMISH SUNSET Cont.	752595	18001<26000sf=\$420,000
SAMMAMISH SUNSET Cont.	752595	26001<39000sf=\$483,000
SAMMAMISH SUNSET Cont.	752595	39001sf=\$576,000
SAMMAMISH VIEW EAST	752675	\$350,000
SAMMAMISH VIEW PARK ADD	752700	\$363,000
SHANNONWOOD	771580	\$264,000
SOUTHHAMPTON ESTATES	788090	\$290,000
STANTON WOOD	796440	\$300,000
STANTON WOOD DIV NO. 02	796441	\$300,000
STERLINGWOOD	800147	\$275,000
STERLINGWOOD Cont.	800147	Nbhd 13=\$398,000



## Land Value Model Calibration

Plat Name	Major	Value
STIRLING MANOR	802200	\$253,000
SUFFIELD DIV NO. 01	807720	\$255,000
SUFFIELD DIV NO. 02	807721	\$255,000
SUMMER RIDGE DIV NO. 01	807840	\$253,000
SUMMER RIDGE DIV NO. 02	807841	\$253,000
SUMMER RIDGE DIV NO. 03	807842	\$253,000
SUMMER RIDGE DIV NO. 04	807843	\$253,000
SUMMER RIDGE DIV NO. 05	807844	\$253,000
SUMMER RIDGE DIV NO. 06	807845	\$253,000
SUMMER RIDGE DIV NO. 07	807846	\$253,000
SUMMER RIDGE PARK	807848	\$253,000
SWAN RIDGE	815585	\$325,000
SWAN RIDGE Cont.	815585	Lot 21=\$900,000
SWEDEN GLEN	815800	\$253,000
TAMARACK ASSESSORS PLAT	856290	\$220,000-\$500,000
TAMEE GLEN	856296	\$260,000
THREE WILLOWS	863575	\$220,000
THREE WILLOWS Cont.	863575	>5000sf=\$230,000
THREE WILLOWS DIV NO. 02	863576	\$200,000
TIBURON ESTATES	864440	\$385,000-\$486,000
TIMBERLINE NO. 01	865150	\$275,000
TIMBERLINE NO. 01 Cont.	865150	>18001sf=Per Land Schedule R4
TIMBERLINE NO. 02	865151	\$275,000
TIMBERLINE NO. 02 Cont.	865151	>18000sf=Per Land Schedule R4
TIMBERLINE NO. 03	865152	\$275,000
TIMBERLINE NO. 03 Cont.	865152	>18001sf=Per Land Schedule R4
TIMBERLINE NO. 04	865153	\$275,000
TIMBERLINE NO. 04 Cont.	865153	>18000sf=Per Land Schedule R4
TIMBERLINE NO. 05	865154	\$275,000
TIMBERLINE NO. 05 Cont.	865154	>18000sf=Per Land Schedule R4
TIMBERLINE HIGHLANDS	865148	\$286,000
TIMBERLINE HIGHLANDS DIV 2	865149	\$275,000
TIMBERLINE HIGHLANDS DIV 2 Cont.	865149	>15000sf=Per Land Schedule R4
TIMBERLINE RIDGE DIV 1	865159	\$1,000
TIMBERLINE RIDGE DIV 2	865161	\$275,000
TIMBERLINE RIDGE DIV 2 Cont.	865161	Nbhd 13=\$398,000
TIMBERLINE NO. 06	865155	\$275,000
TIMBERLINE PARK	865158	\$264,000
TLINGIT ADD	865360	\$325,000-\$375,000
TREE FARM	867730	\$290,000
VISTAS AT BEAVER CREST DIV 1	896197	\$230,000
VISTAS AT BEAVER CREST DIV 02	896198	\$230,000
VISTAS AT BEAVER CREST DIV 3	896199	\$220,000

# Land Value Model Calibration

Plat Name	Major	Value
WASHINGTON PARK EAST	918630	\$360,000-\$390,000
WASHINGTON PK ESTATES DIV NO. 02	918651	\$400,000
WEBER'S RIDGE	920650	<=30000-43000sf=\$305,000
WEBER'S RIDGE Cont.	920650	>43000sf=\$415,000 Exception -0080
WILLAMETTE AT SAMMAMISH HIGHLANDS	941640	\$220,000
WOODBRIIDGE CREEK	951092	\$334,000
WOODHAVEN	951405	\$220,000
WYNDHAM COURT	957803	\$220,000

## Additional Adjustments

\*Adjustments are cumulative and reflected in the base land value percentage. Exceptions were handled on an individual basis. In all cases appraiser judgement prevailed.

<b>Adjacent Greenbelt</b>		+5%
<b>Adjacent to Golf Fairway - Plateau Golf &amp; Country Club</b>		+15%
<b>Adjacent to Golf Fairway - Sahalee Golf &amp; Country Club</b>		+10%
<b>Easements</b>		0% to -10%
<b>Native Growth Protection Easement</b>		0% to -10%
<b>Other Nuisance</b>		-5% to -10%
<b>Power Lines</b>		0% to -5%
<b>Restricted Access</b>		0% to -40%
<b>Stream</b>		0% to -80%
<b>Topography</b>		0% to -75%
<b>Unbuildable</b>		-80%
<b>Water Problems</b>		0% to -45%
<b>Wetland</b>		-5% to -50%
<b>Traffic</b>	Moderate	-5%
	High	-10%

Views				
	Fair	Average	Good	Excellent
<b>Lake Sammamish</b>	+10%	+20%	+30%	+40%
<b>Cascades</b>	N/A	+5%	+10%	+15%
<b>Territorial</b>	N/A	N/A	+5%	+10%

\*Adjustments applied to highest view coding only

Waterfront	
Other Waterfront Adjustments	
<b>Waterfront Access Rights</b>	+5%

# 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. Available sales and additional Area information can be viewed on the Assessor's website with the [sales used lists](#), [eSales](#) and [Localscape](#). Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2016.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. Characteristics that indicated possible significance in the marketplace were determined to be: land characteristics, building grade, condition, living area, accessory buildings, and neighborhoods. Characteristics that indicated possible adjustments were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports and statistical diagnostics were examined to determine which specific variables would be included in the final valuation model.

A single multiplicative model was developed for this area. It was calibrated using market sales that were time adjusted to 1/1/2016. The results showed that including variables for base land values, total replacement cost new (TotalRcn), Sub Area 003, age, good and very good condition and above grade living area of 5,000 square feet and greater improved the level of assessment and uniformity throughout the area.

In addition, the analysis showed that properties within the plats of Asbery Place, Ashford Chase, Brauerwood Estates, Cornerstone Estates, Gramercy Park, Greenbriar, Reeses Run, Sahalee Hills Divisions 1 and 2, Sahalee Village, Sahalee Woods, Stirling Manor, The Country, The Crest on the Plateau, The Reserve at Inglewood and Three Willows as well as properties that enjoy views of Lake Sammamish were also influential in the market.

# Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2016 Adjusted Base Land Value
AgeC	Age of improvement
GoodYN	Condition of improvement = Good
VGoodYN	Condition of improvement = Very Good
Sub3YN	Sub Area = 3
Large AGLA>5000 square feet	Above Grade Living Area > 5000 square feet
TotalRcnC	Total Replacement Cost New
AsberyPlaceYN	Plat adjustment for major # 029020
AshfordChaseYN	Plat adjustment for major # 029307
BrauerwoodEstatesYN	Plat adjustment for major # 104270
BroadmoreEstatesYN	Plat adjustment for major # 111850
CornerStoneYN	Plat adjustment for major # 176067
TheCountryYN	Plat adjustment for major # 178540
TheCrestOnThePlateauYN	Plat adjustment for major # 182930
GramercyParkYN	Plat adjustment for major # 286250
GreenbriarYN	Plat adjustment for major # 289573
TheReserveAtInglewoodYN	Plat adjustment for major # 723740
ReesesRunYN	Plat adjustment for major # 720870
SahaleeHillsDiv1-2YN	Plat adjustment for major # 750410+750411
SahaleeVillageYN	Plat adjustment for major # 750420
SahaleeWoodsYN	Plat adjustment for major # 750440
StirlingManorYN	Plat adjustment for major # 802200
ThreeWillowsYN	Plat adjustment for major # 863576

## Multiplicative Model

$(1-0.075) * 2.57872011807625 + 0.000163530987990705 * \text{SaleDay} - 0.17620950758533 * \text{AgeC} +$   
 $0.031807022655161 * \text{AsberyPlaceYN} - 0.03104426192395 * \text{AshfordChaseYN} + 0.259510011397298 * \text{BaseLandC}$   
 $- 0.0328058915527246 * \text{BrauerwoodEstatesYN} - 0.0291834760335373 * \text{BroadmoreEstatesYN}$   
 $- 0.0283530501541188 * \text{CornerStoneYN} + 0.0227586589320512 * \text{GoodYN} - 0.0161388795579883$   
 $* \text{GramercyParkYN} - 0.048454933239048 * \text{GreenbriarYN} + 0.0524521395640683 * \text{LargeAglA} - 0.0277433077787898$   
 $* \text{ReesesRunYN} - 0.0301399434208832 * \text{SahaleeHillsDiv1and2YN} - 0.0248224609618033 * \text{SahaleeVillageYN}$   
 $- 0.0174590684229043 * \text{SahaleeWoodsYN} - 0.0404328749155984 * \text{StirlingManorYN} - 0.0226657233307072$   
 $* \text{Sub3YN} - 0.0204103365525106 * \text{TheCountryYN} - 0.0313615452528664 * \text{TheCrestOnThePlateauYN}$   
 $- 0.034680540931127 * \text{TheReserveAtInglewoodYN} - 0.0705222354950392 * \text{ThreeWillowsDiv2THYN} +$   
 $0.520479759922244 * \text{TotalRcnC} + 0.0547371533031061 * \text{VGoodYN}$

## Improved Parcel Total Value Model Calibration

### EMV values were not generated for:

- Buildings with grade less than 5
- Building two or greater. (EMV is generated for building one only)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Multiple Improvements where EMV generated for building 1 only
- Condition less than Average
- RollImp less than or equal to \$10,000
- Mobile Homes

Of the improved parcels in the population, 7,527 parcels increased in value. They were comprised of 1 single family residence on commercially zoned land and 7,526 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 207 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

Plats	Major	Adjustment
Woodhaven I	951405	Total EMV x .85

## Area 035 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, 2016**.

For example, a sale of \$475,000 which occurred on October 1, 2014 would be adjusted by the time trend factor of 1.078, resulting in an adjusted value of \$512,000 ( $\$475,000 * 1.078 = \$512,050$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2013	1.196	19.6%
2/1/2013	1.190	19.0%
3/1/2013	1.185	18.5%
4/1/2013	1.179	17.9%
5/1/2013	1.173	17.3%
6/1/2013	1.167	16.7%
7/1/2013	1.161	16.1%
8/1/2013	1.155	15.5%
9/1/2013	1.150	15.0%
10/1/2013	1.144	14.4%
11/1/2013	1.138	13.8%
12/1/2013	1.133	13.3%
1/1/2014	1.127	12.7%
2/1/2014	1.121	12.1%
3/1/2014	1.116	11.6%
4/1/2014	1.110	11.0%
5/1/2014	1.105	10.5%
6/1/2014	1.099	9.9%
7/1/2014	1.094	9.4%
8/1/2014	1.088	8.8%
9/1/2014	1.083	8.3%
10/1/2014	1.078	7.8%
11/1/2014	1.072	7.2%
12/1/2014	1.067	6.7%
1/1/2015	1.062	6.2%
2/1/2015	1.056	5.6%
3/1/2015	1.051	5.1%
4/1/2015	1.046	4.6%
5/1/2015	1.041	4.1%
6/1/2015	1.036	3.6%
7/1/2015	1.031	3.1%
8/1/2015	1.025	2.5%
9/1/2015	1.020	2.0%
10/1/2015	1.015	1.5%
11/1/2015	1.010	1.0%
12/1/2015	1.005	0.5%
1/1/2016	1.000	0.0%

## Area 035 Market Value Changes Over Time

The time adjustment formula for Area 035 is:  $1/\text{EXP}(0.000163530987990705 * \text{SaleDay})$

$\text{SaleDay} = \text{SaleDate} - 42370$



## 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 assessment level target for all areas in King County, including this area, is 92.5%. The actual assessment level for this area is 92.3%. 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 2016 assessment year (taxes payable in 2017) results in an average total change from the 2015 assessments of +4.0%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2016 recommended values. This study benchmarks the prior assessment level using 2015 posted values (1/1/2015) compared to current adjusted sale prices (1/1/2016). The study was also repeated after the application of the 2016 recommended values. The results show an improvement in the COD from 7.10% to 5.34%.

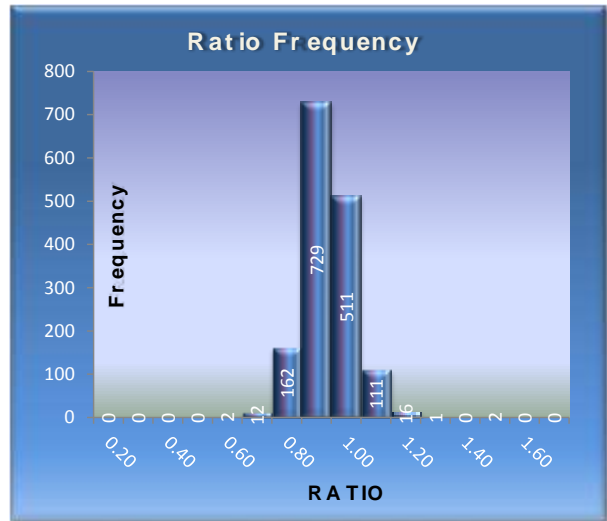
*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**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.

## Physical Inspection Ratio Study Report (Before) - 2015 Assessments

<b>District: NE / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: North Sammamish Plateau</b>	<b>1/1/2015</b>	<b>8/3/2016</b>	<b>1/2013 - 12/2015</b>
<b>Area Number: 35</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>TFAW</b>	<b>1 to 3 Unit Residences</b>	<b>Yes</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	1546
<b>Mean Assessed Value</b>	676,600
<b>Mean Adj. Sales Price</b>	760,800
<b>Standard Deviation AV</b>	234,884
<b>Standard Deviation SP</b>	256,705
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.889
<b>Median Ratio</b>	0.885
<b>Weighted Mean Ratio</b>	0.889
UNIFORMITY	
<b>Lowest ratio</b>	0.545
<b>Highest ratio:</b>	1.484
<b>Coefficient of Dispersion</b>	7.10%
<b>Standard Deviation</b>	0.083
<b>Coefficient of Variation</b>	9.36%
<b>Price Related Differential (PRD)</b>	1.000
RELIABILITY	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.879
<i>Upper limit</i>	0.889
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.885
<i>Upper limit</i>	0.893
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	8409
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.083
<b>Recommended minimum:</b>	11
<b>Actual sample size:</b>	1546
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	811
<i># ratios above mean:</i>	735
<i>z:</i>	1.933
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

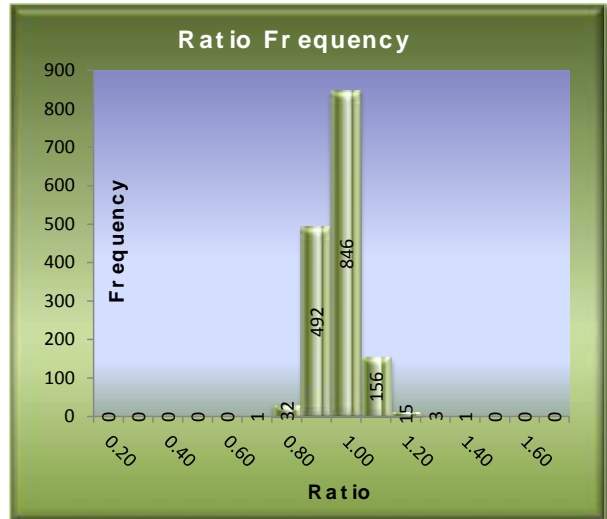
1 to 3 Unit Residences throughout Area 035

Sales Prices are adjusted for time to the Assessment Date of 1/1/2016

## Physical Inspection Ratio Study Report (After) - 2016 Assessments

<b>District: NE / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: North Sammamish</b>	1/1/2016	8/3/2016	1/2013 - 12/2015
<b>Plateau</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 35</b>	TFAW	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
<b>Sample size (n)</b>	1546
<b>Mean Assessed Value</b>	700,200
<b>Mean Sales Price</b>	760,800
<b>Standard Deviation AV</b>	224,339
<b>Standard Deviation SP</b>	256,705
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.926
<b>Median Ratio</b>	0.923
<b>Weighted Mean Ratio</b>	0.920
UNIFORMITY	
<b>Lowest ratio</b>	0.699
<b>Highest ratio:</b>	1.303
<b>Coefficient of Dispersion</b>	5.34%
<b>Standard Deviation</b>	0.066
<b>Coefficient of Variation</b>	7.13%
<b>Price Related Differential (PRD)</b>	1.006
RELIABILITY	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.920
<i>Upper limit</i>	0.926
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.923
<i>Upper limit</i>	0.929
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	8409
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.066
<b>Recommended minimum:</b>	7
<b>Actual sample size:</b>	1546
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	818
<i># ratios above mean:</i>	728
<i>z:</i>	2.289
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

1 to 3 Unit Residences throughout Area 035

Sales Prices are adjusted for time to the Assessment Date of 1/1/2016.

## Mobile Home Valuation

### Mobile Home 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. Of the 27 mobile homes in area 035, there was a total of two good mobile home sales which is too small of a sample to produce meaningful analysis. Seven of the mobile homes have been valued utilizing Reconstruction Cost New Less Depreciation (RCNLD) with the remainder having a minimal value of \$5,000 or less. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

### **Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

*...the entire [fee] estate is to be assessed and taxed as a unit...*

### **Folsom v. Spokane County, 111 Wn. 2d 256 (1988)**

*...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...*

### **The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

### **Assumptions and Limiting Conditions:**

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

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

### **Certification:**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.



- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

Daniel Bradley

- Appeals Response Preparation / Review

Laurie Lemon

- Appeals Response Preparation / Review

Randal Hoffmeyer

- Appeals Response Preparation / Review
- Data Collection
- Sales Verification
- Land and Total Valuation
- New Construction Evaluation

Patrick Ragar

- Appeals Response / Review
- Data Collection
- Sales Verification
- Land and Total Valuation
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Theresa Fawcett

- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation
- New Construction Evaluation

*Theresa Fawcett*

8/4/2016

Appraiser II

Date



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-7300 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**John Wilson**  
**Assessor**

As we start preparations for the 2016 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, 2016 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.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson  
King County Assessor