

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** Laurelhurst/Windermere / 10

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 315

Range of Sale Dates: 1/2005 - 12/2007

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2007 Value</b>	\$502,200	\$477,400	\$979,600	\$1,080,500	90.7%	15.30%
<b>2008 Value</b>	\$540,300	\$514,300	\$1,054,600	\$1,080,500	97.6%	15.14%
<b>Change</b>	+\$38,100	+\$36,900	+\$75,000		+6.9%	-0.16%
<b>% Change</b>	+7.6%	+7.7%	+7.7%		+8.9%	-1.05%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.16% and -1.05% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2007 Value</b>	\$565,100	\$516,300	\$1,081,400
<b>2008 Value</b>	\$608,100	\$557,700	\$1,165,800
<b>Percent Change</b>	+7.6%	+8.0%	+7.8%

Number of one to three unit residences in the Population: 2312

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, waterfront parcels had higher assessment ratios than other parcels and the formula adjusted them upward less than others. The 55<sup>th</sup> Avenue NE townhome group had higher assessment ratios than others and the formula adjusted them downward.

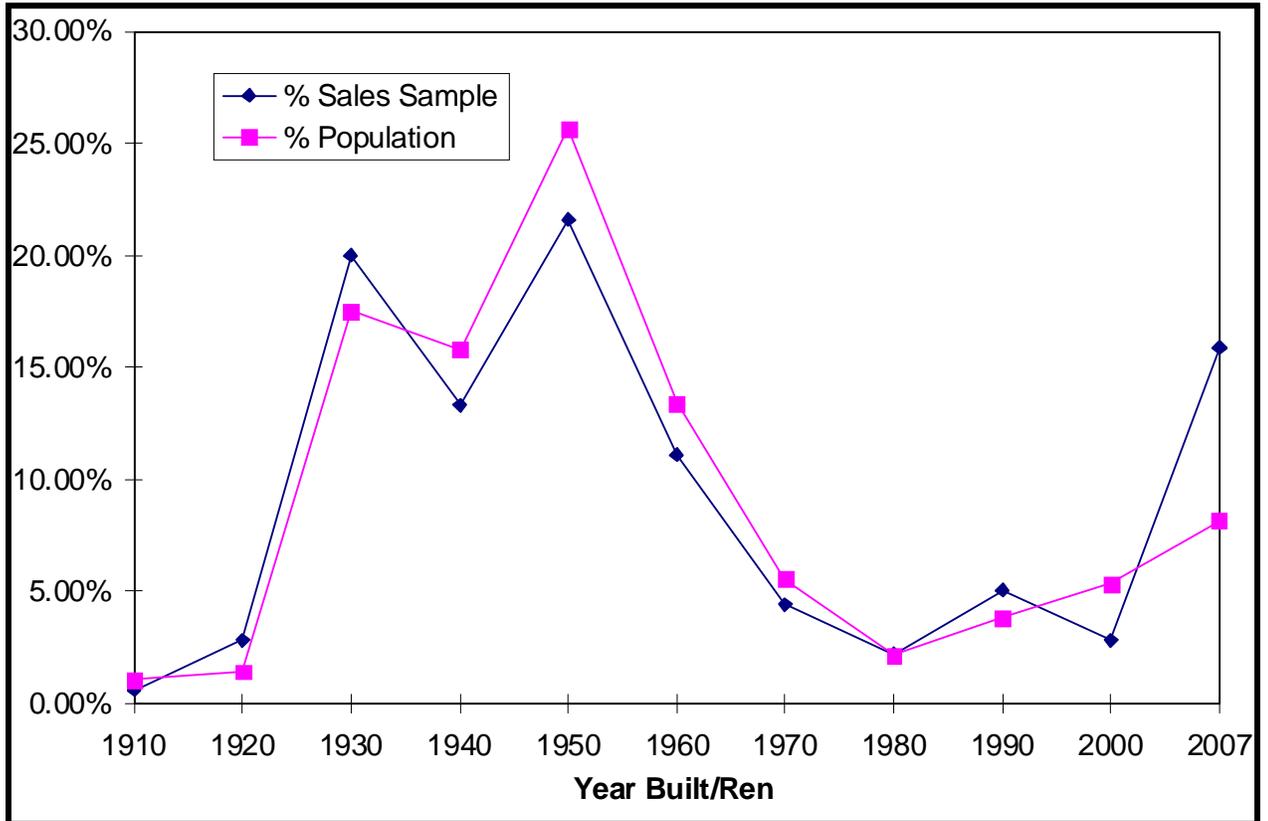
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels and improve equity. We recommend posting these values for the 2008 assessment roll.

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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.63%
1920	9	2.86%
1930	63	20.00%
1940	42	13.33%
1950	68	21.59%
1960	35	11.11%
1970	14	4.44%
1980	7	2.22%
1990	16	5.08%
2000	9	2.86%
2007	50	15.87%
	315	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	25	1.08%
1920	33	1.43%
1930	405	17.52%
1940	365	15.79%
1950	593	25.65%
1960	310	13.41%
1970	129	5.58%
1980	50	2.16%
1990	89	3.85%
2000	124	5.36%
2007	189	8.17%
	2312	

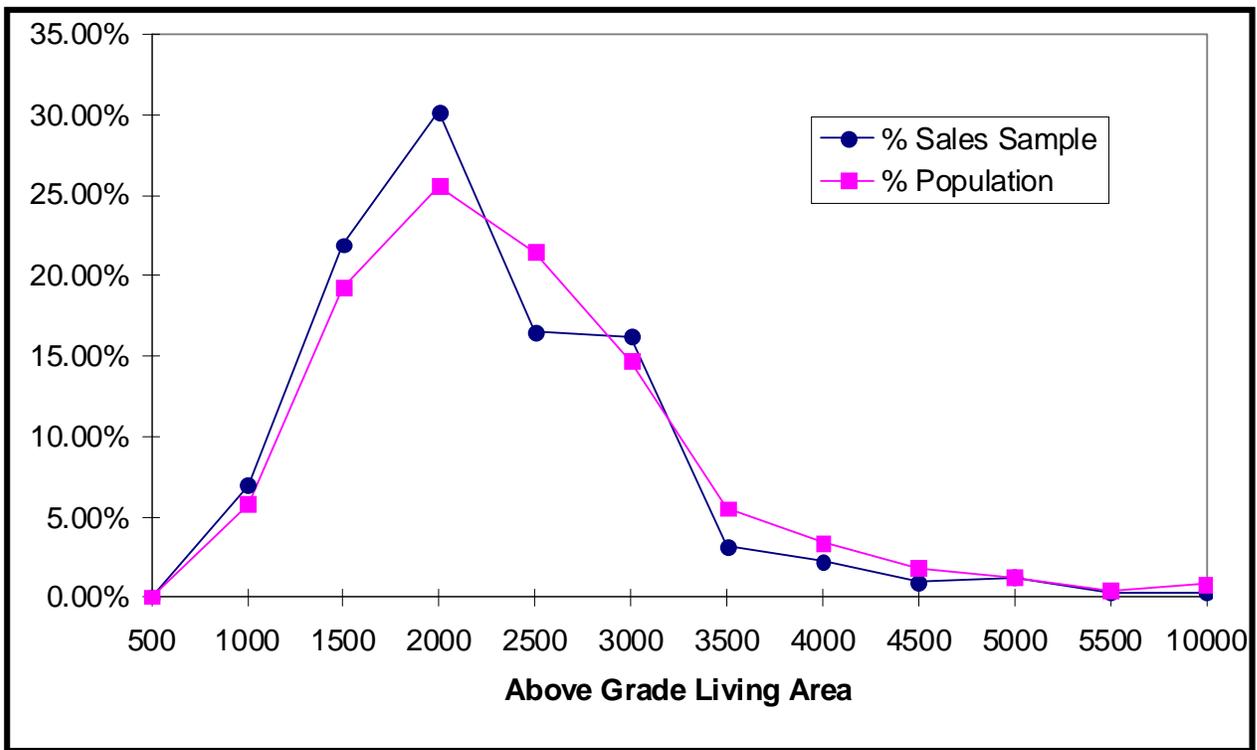


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	22	6.98%
1500	69	21.90%
2000	95	30.16%
2500	52	16.51%
3000	51	16.19%
3500	10	3.17%
4000	7	2.22%
4500	3	0.95%
5000	4	1.27%
5500	1	0.32%
10000	1	0.32%
	315	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	134	5.80%
1500	445	19.25%
2000	591	25.56%
2500	496	21.45%
3000	339	14.66%
3500	128	5.54%
4000	79	3.42%
4500	42	1.82%
5000	29	1.25%
5500	10	0.43%
10000	19	0.82%
	2312	

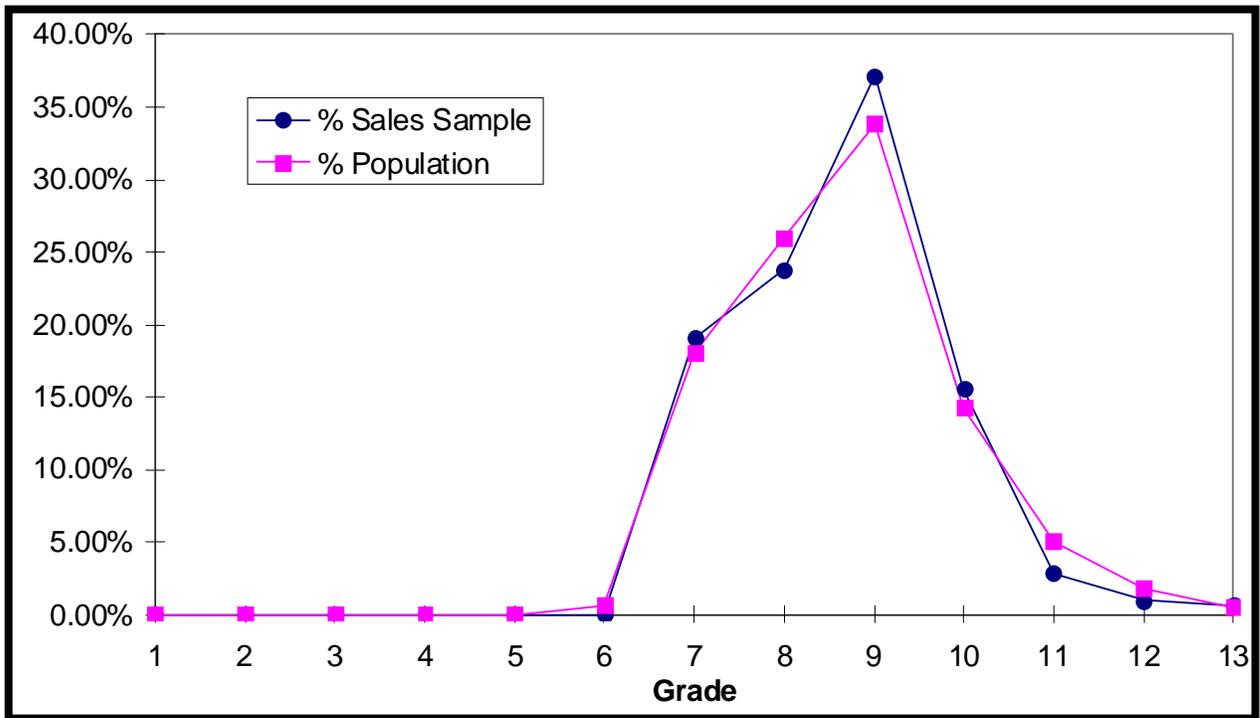


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

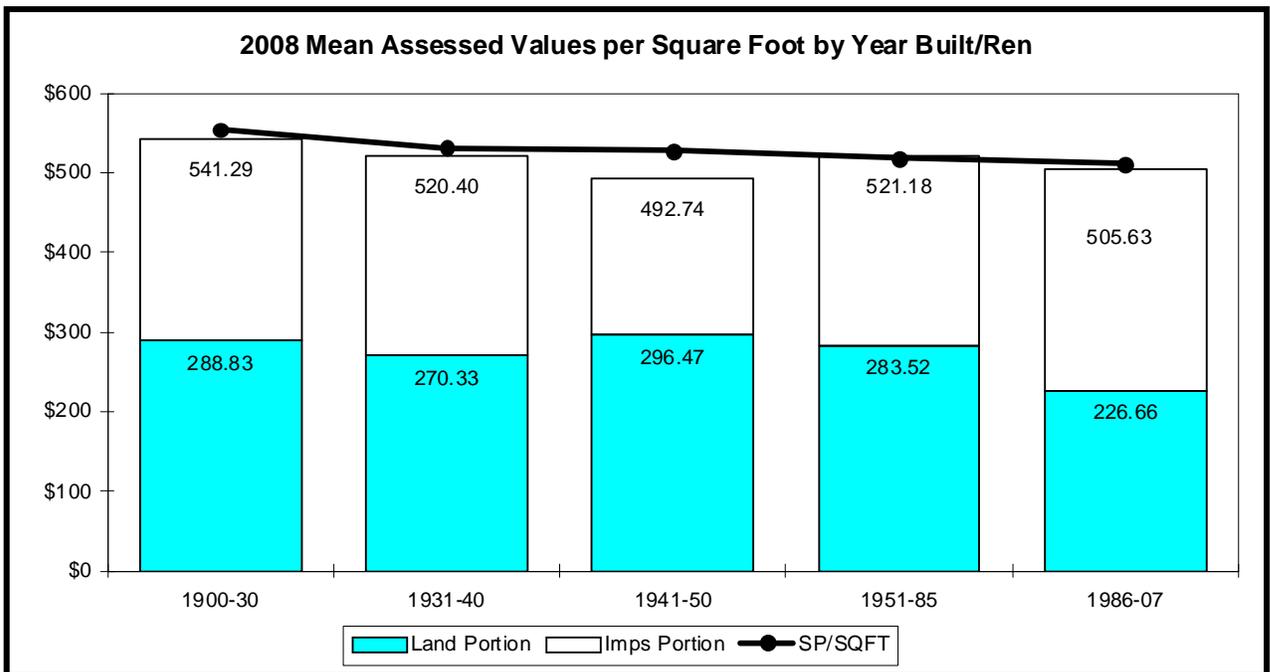
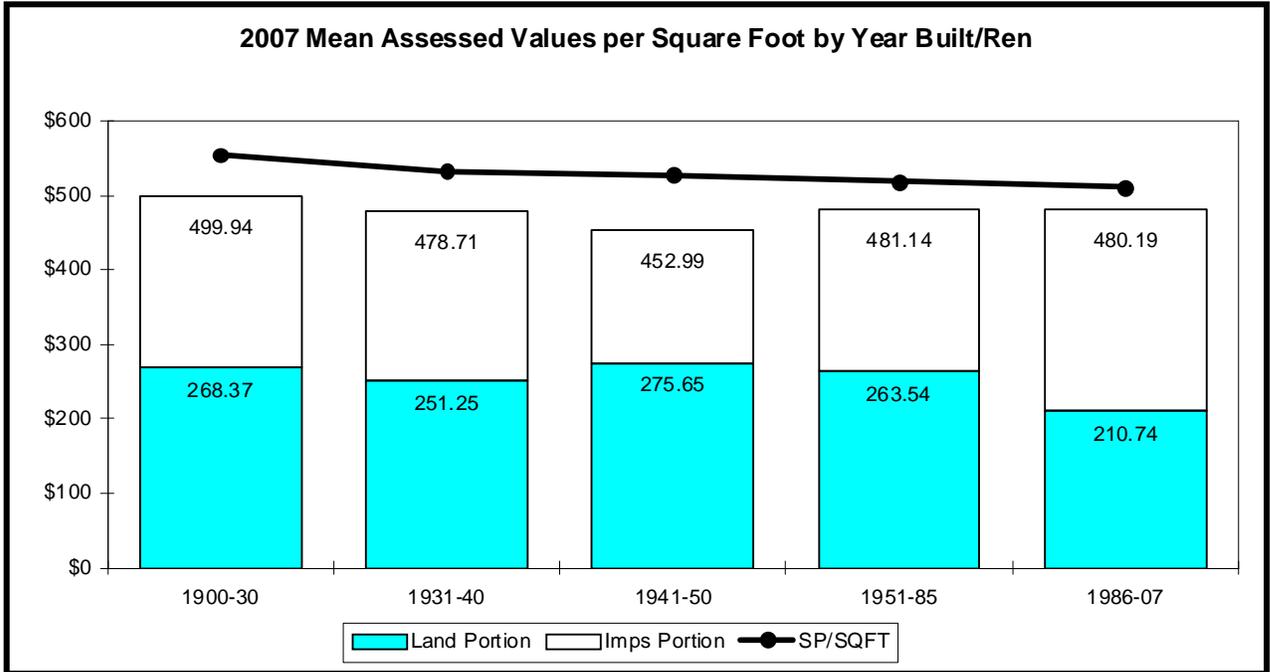
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	60	19.05%
8	75	23.81%
9	117	37.14%
10	49	15.56%
11	9	2.86%
12	3	0.95%
13	2	0.63%
	315	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	15	0.65%
7	417	18.04%
8	601	25.99%
9	782	33.82%
10	329	14.23%
11	116	5.02%
12	41	1.77%
13	11	0.48%
	2312	



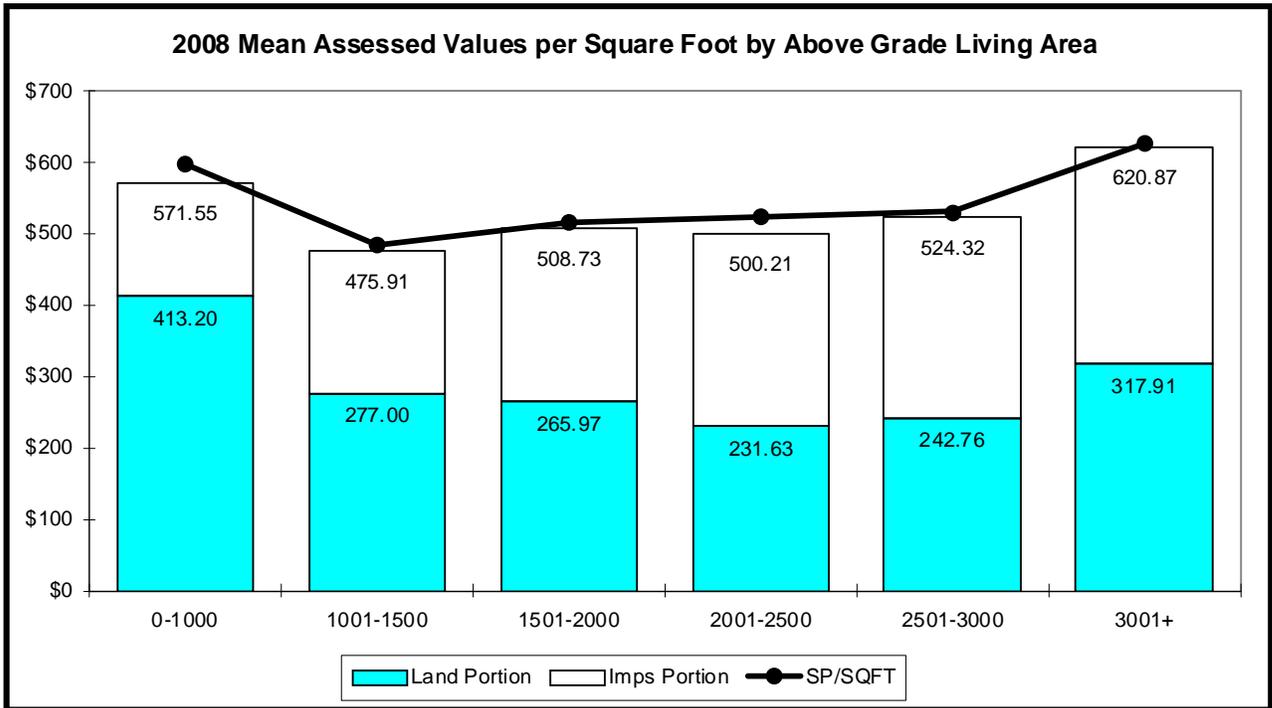
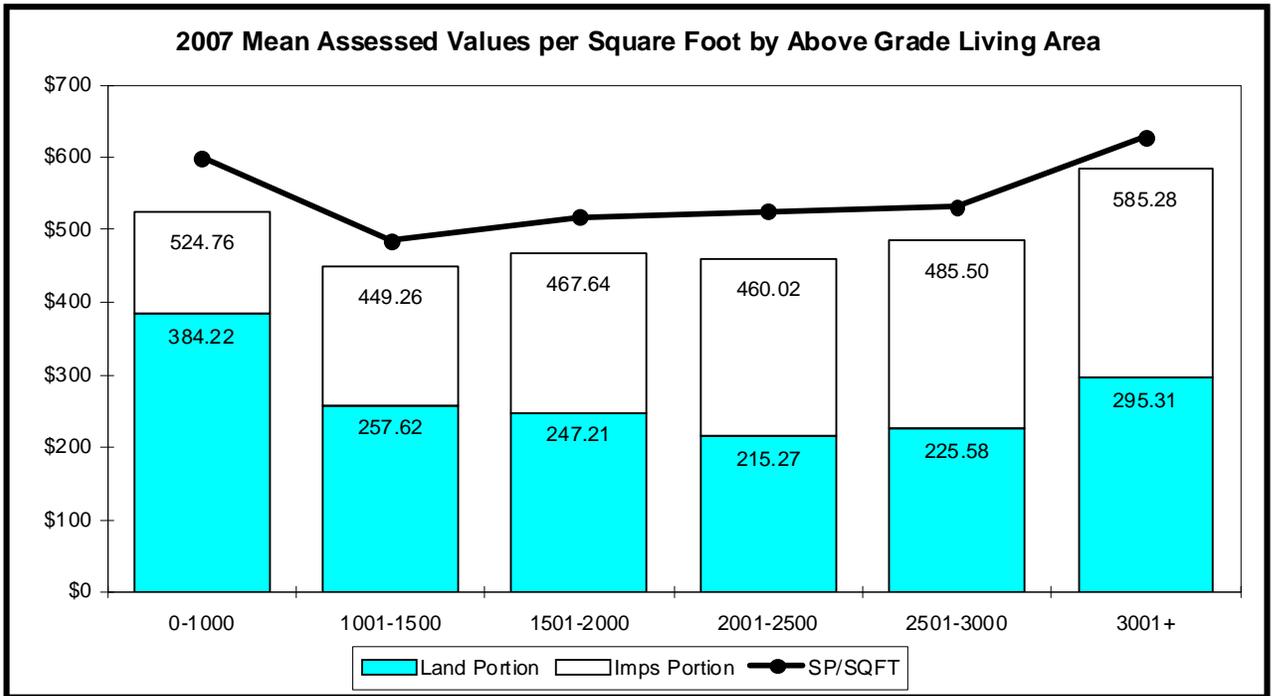
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



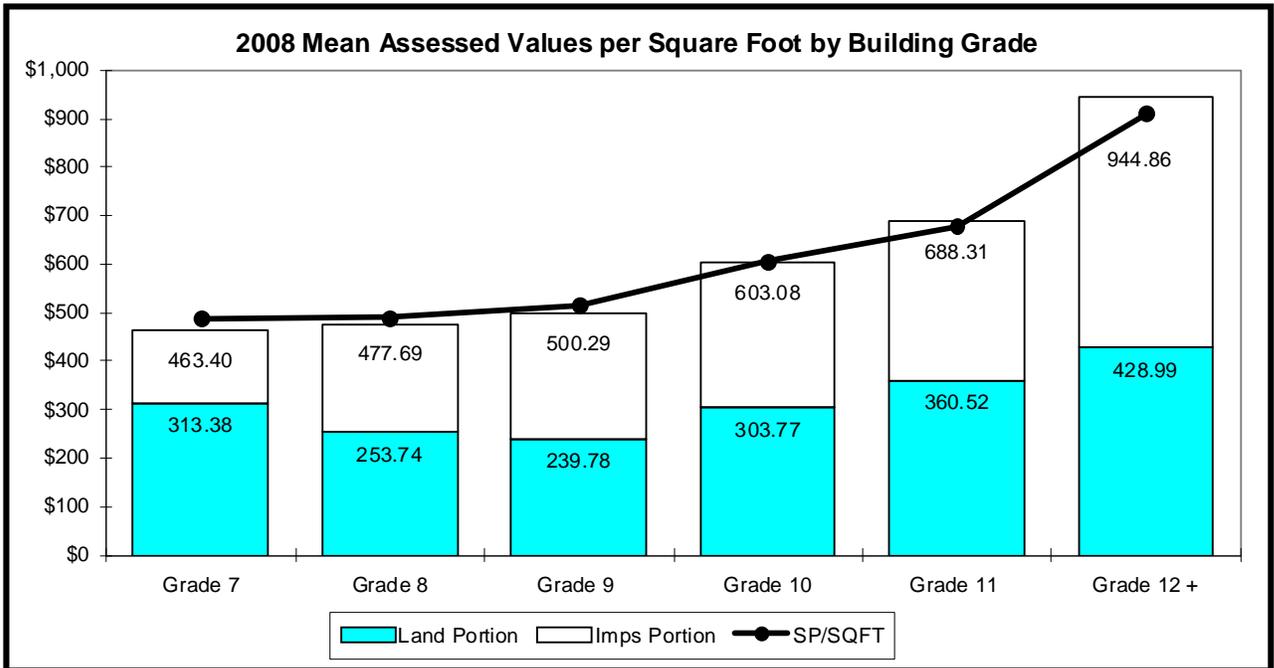
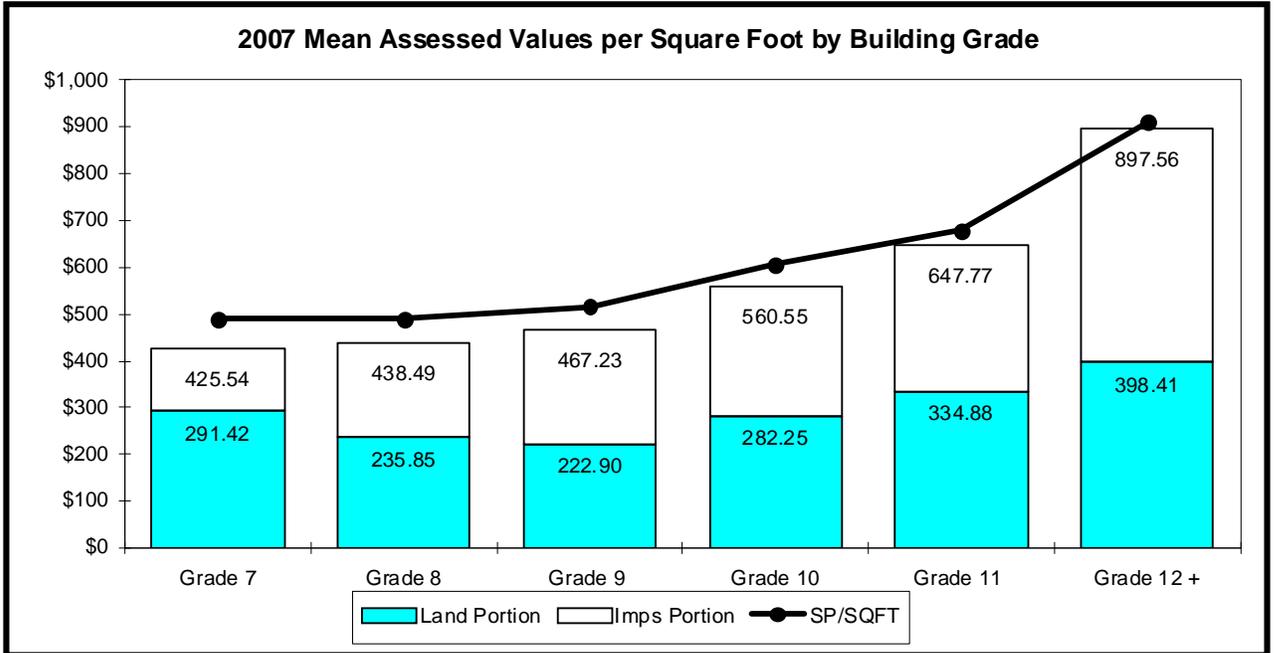
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2007 and 2008 Per Square Foot Values  
By Above Grade Living Area**

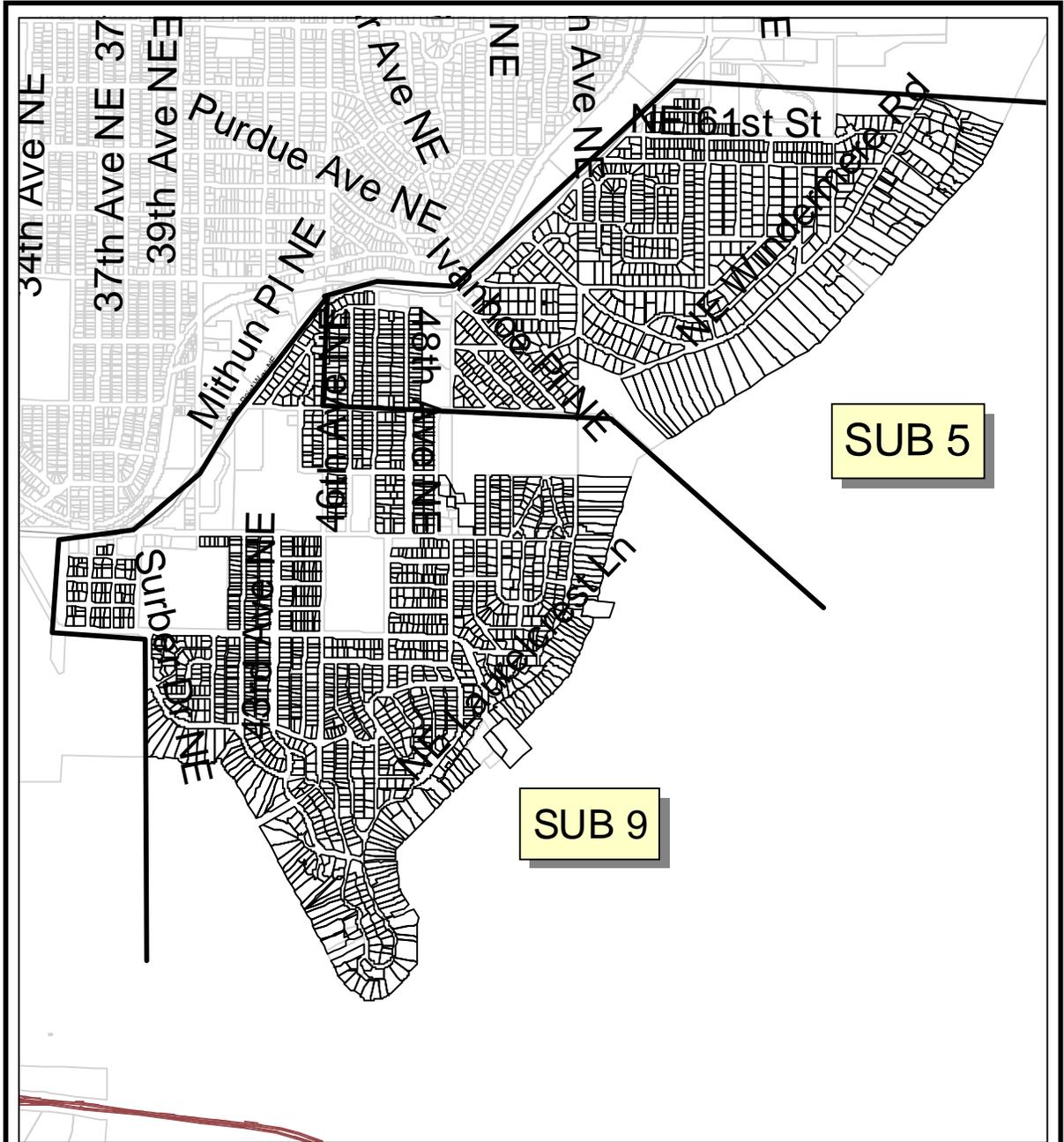


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. There were only 5 sales of grade 12 or higher. The values shown in the improvements portion of the chart represent the value for land and improvements.

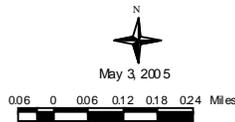


# Area 10

## 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 express, implied, or warranted, 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, 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.

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Department of Assessments

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# Annual Update Process

***Effective Date of Appraisal: January 1, 2008***

***Date of Appraisal Report: July 24, 2008***

## ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

## ***Personnel & Participation***

The Annual Update report and analysis were produced by Pete Walker, District Senior Appraiser. The process and results were reviewed for quality control and administrative purposes by Debra Prins, Residential Division Director.

## ***Data Utilized***

Available sales closed from 1/1/2005 through 11/13/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed August 7, 2008 to test the resultant assessment level using later 2007 sales. There were 9 additional usable sales. The weighted mean ratio dropped from .976 to .972 for one to three unit residences. This change is not considered significant.

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

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land Update***

There were not enough vacant land sales to derive a market adjustment based only on vacant sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. This resulted in an overall 7.6% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

$$\mathbf{2008\ Land\ Value = 2007\ Land\ Value \times 1.077, \text{ with the result rounded down to the next } \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, waterfront parcels had higher assessment ratios than other parcels and the formula adjusted them upward less than others. The 55<sup>th</sup> Avenue NE townhome group had higher assessment ratios than others and the formula adjusted them downward.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 315 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels and maintain uniformity.

The derived adjustment formula is:

$$\mathbf{2008\ Total\ Value = 2007\ Total\ Value / 0.9174311 + (0.044106\ \text{if}\ Waterfront) + (0.11885\ \text{if}\ 55^{th}\ Avenue\ NE\ Townhome)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2008\ Improvements\ Value = 2008\ Total\ Value\ \text{minus}\ 2008\ Land\ Value$$

An explanatory adjustment table is included in this report.

### ***Improved Parcel Update (continued)***

- Other: \*If multiple houses exist on a parcel, the total % change indicated by the sales sample is used to arrive at new total value (Previous total value\*1.077) – (2008 land value) = 2008 improvements value.
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous total value\*1.077) – (2008 land value) = 2008 improvements value.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 or Previous Improvement value \* 1.00)
- \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- \* Any properties excluded from the annual up-date process are noted in RealProperty..

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and After” comparison graphs appear earlier in this report.

## Area 10 Annual Update Model Adjustments

**2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

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

### Overall (if no other adjustments apply)

9.00%

<b>Waterfront</b>	<b>Yes</b>
% Adjustment	-5.00%
<b>55th Avenue NE Townhomes</b>	<b>Yes</b>
% Adjustment	-12.50%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance a waterfront parcel would *approximately* receive a 4% upward adjustment (9.0% - 5.0%). There are 148 such parcels with 17 sales from 2005, 2006 and 2007.

55th Avenue NE Townhome parcels would *approximately* receive a 3.5% downward adjustment (9.0% - 12.5%). There are 18 such parcels with 17 sales from 2006.

93% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.976

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
7	60	0.869	0.951	9.3%	0.912	0.989
8	75	0.899	0.977	8.7%	0.943	1.011
9	117	0.894	0.962	7.7%	0.936	0.988
10	49	0.926	0.995	7.5%	0.950	1.040
11	9	0.925	0.978	5.7%	0.814	1.142
12	3	0.831	0.885	6.4%	0.279	1.490
13	2	1.144	1.189	4.0%	0.834	1.545
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1930	74	0.902	0.972	7.8%	0.935	1.010
1931-1940	42	0.889	0.965	8.6%	0.918	1.012
1941-1950	68	0.868	0.943	8.7%	0.907	0.979
1951-1985	63	0.940	1.014	7.9%	0.978	1.051
1986-2007	68	0.922	0.980	6.3%	0.947	1.013
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	2	0.908	0.989	8.9%	0.479	1.499
Average	159	0.923	0.987	7.0%	0.965	1.009
Good	112	0.899	0.975	8.5%	0.946	1.005
Very Good	42	0.871	0.942	8.2%	0.890	0.995
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	112	0.925	1.004	8.6%	0.974	1.034
1.5	63	0.934	1.009	8.0%	0.973	1.045
2	135	0.888	0.950	7.1%	0.926	0.975
2.5	3	0.856	0.897	4.8%	0.694	1.100
3	2	1.038	1.131	9.0%	-0.567	2.828

## Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.976

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

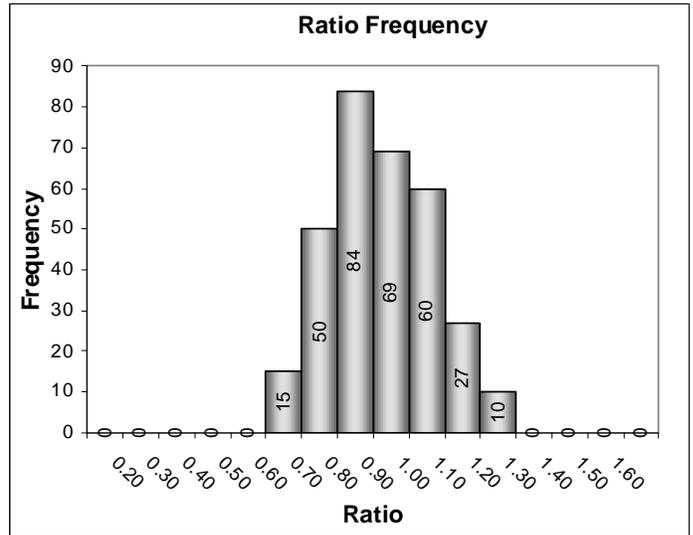
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0-1000	22	0.872	0.949	8.9%	0.884	1.014
1001-1500	69	0.926	0.983	6.2%	0.950	1.017
1501-2000	95	0.903	0.982	8.8%	0.955	1.009
2001-2500	52	0.874	0.951	8.7%	0.902	1.000
2501-3000	51	0.913	0.984	7.8%	0.938	1.030
>=3001	26	0.928	0.982	5.8%	0.914	1.050
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	200	0.893	0.966	8.1%	0.947	0.985
Y	115	0.919	0.986	7.2%	0.954	1.018
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	298	0.898	0.974	8.5%	0.957	0.992
Y	17	0.946	0.984	4.0%	0.905	1.062
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	96	0.894	0.966	8.1%	0.934	0.997
9	219	0.912	0.980	7.5%	0.960	1.000
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	18	1.018	0.989	-2.8%	0.969	1.009
3000-5000	103	0.913	0.993	8.8%	0.963	1.023
5001-8000	119	0.886	0.967	9.1%	0.940	0.994
12001-20000	22	0.878	0.937	6.7%	0.846	1.027
20001-43559	6	1.003	1.049	4.5%	0.912	1.186
55th Avenue NE Townhomes	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	298	0.903	0.976	8.0%	0.958	0.993
Y	17	1.026	0.989	-3.6%	0.968	1.011

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

<b>District/Team:</b> NW/TEAM 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 8/21/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 10	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	315		
<b>Mean Assessed Value</b>	979,600		
<b>Mean Sales Price</b>	1,080,500		
<b>Standard Deviation AV</b>	703,276		
<b>Standard Deviation SP</b>	749,530		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.918		
<b>Median Ratio</b>	0.911		
<b>Weighted Mean Ratio</b>	0.907		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.627		
<b>Highest ratio:</b>	1.296		
<b>Coefficient of Dispersion</b>	12.60%		
<b>Standard Deviation</b>	0.141		
<b>Coefficient of Variation</b>	15.30%		
<b>Price Related Differential (PRD)</b>	1.013		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.878		
Upper limit	0.933		
<b>95% Confidence: Mean</b>			
Lower limit	0.903		
Upper limit	0.934		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2312		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.141		
<b>Recommended minimum:</b>	32		
<b>Actual sample size:</b>	315		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	170		
# ratios above mean:	145		
z:	1.409		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



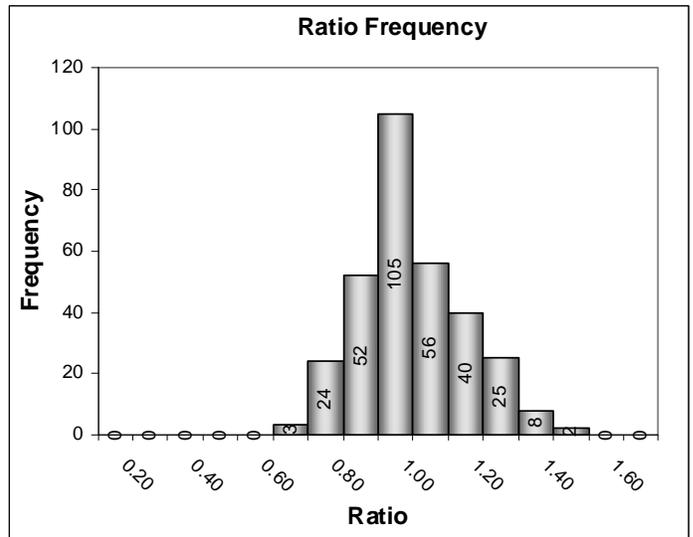
**COMMENTS:**

1 to 3 Unit Residences throughout area 10.

# Annual Update Ratio Study Report (After)

## 2008 Assessments

<b>District/Team:</b> NW/TEAM 3	<b>Lien Date:</b> 01/01/2008	<b>Date of Report:</b> 8/21/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> 10	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	315		
<b>Mean Assessed Value</b>	1,054,600		
<b>Mean Sales Price</b>	1,080,500		
<b>Standard Deviation AV</b>	734,053		
<b>Standard Deviation SP</b>	749,530		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.991		
<b>Median Ratio</b>	0.982		
<b>Weighted Mean Ratio</b>	0.976		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.682		
<b>Highest ratio:</b>	1.412		
<b>Coefficient of Dispersion</b>	12.16%		
<b>Standard Deviation</b>	0.150		
<b>Coefficient of Variation</b>	15.14%		
<b>Price Related Differential (PRD)</b>	1.015		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.949		
Upper limit	0.996		
<b>95% Confidence: Mean</b>			
Lower limit	0.975		
Upper limit	1.008		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2312		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.150		
<b>Recommended minimum:</b>	36		
<b>Actual sample size:</b>	315		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	164		
# ratios above mean:	151		
z:	0.732		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 10.  
Assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### ***Condition: Relative to Age and Grade***

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	321320	0245	11/16/06	\$454,900	770	250	7	1937	4	4512	N	N	6008 57TH AVE NE
005	298580	0160	4/9/07	\$453,450	790	0	7	1943	4	3680	N	N	5833 57TH AVE NE
005	298580	0175	11/4/05	\$409,950	810	0	7	1943	3	6150	N	N	5817 57TH AVE NE
005	321320	0015	4/6/07	\$450,000	840	0	7	1949	4	4253	N	N	5744 NE 62ND ST
005	321320	0125	5/16/06	\$498,960	860	820	7	1942	4	5029	N	N	5706 NE 61ST ST
005	071400	0170	2/20/07	\$598,000	920	540	7	1946	4	6195	N	N	5735 59TH AVE NE
005	321320	0215	7/13/06	\$532,500	920	0	7	1938	4	5029	N	N	5721 NE 61ST ST
005	112504	9099	3/23/05	\$435,000	920	820	7	1949	4	9660	N	N	5705 NE 60TH ST
005	568450	0040	4/6/07	\$580,100	940	0	7	1951	4	4515	N	N	6015 NE 61ST ST
005	298580	0125	2/20/07	\$440,000	940	0	7	1943	4	6150	N	N	5822 56TH AVE NE
005	071400	0290	10/11/07	\$650,000	950	950	7	1946	5	5600	N	N	5615 NE 58TH ST
005	071400	0130	12/27/06	\$655,000	960	960	7	1946	5	6750	N	N	5802 NE 57TH ST
005	071400	0315	1/30/06	\$480,000	1010	390	7	1947	4	9448	N	N	5601 57TH AVE NE
005	321320	0140	11/21/06	\$505,000	1070	960	7	1937	4	5029	Y	N	5722 NE 61ST ST
005	298580	0070	10/20/05	\$480,500	1120	0	7	1943	4	6600	N	N	5830 57TH AVE NE
005	298580	0105	8/24/06	\$448,000	1250	0	7	1943	4	6273	N	N	5802 56TH AVE NE
005	298580	0065	10/3/07	\$519,000	1300	0	7	1943	4	6600	N	N	5836 57TH AVE NE
005	298580	0085	5/17/06	\$434,000	1300	0	7	1983	3	6600	N	N	5816 57TH AVE NE
005	397790	0135	10/20/06	\$769,000	1350	520	7	1949	4	8100	Y	N	5110 NE 54TH ST
005	071400	0155	6/22/05	\$479,000	1410	300	7	1946	3	6195	N	N	5717 59TH AVE NE
005	321320	0145	11/10/06	\$530,000	1410	500	7	1939	5	5029	N	N	5726 NE 61ST ST
005	560600	0040	3/21/06	\$633,000	1420	0	7	1945	5	5000	N	N	5035 NICKLAS PL NE
005	240950	0260	7/18/05	\$520,000	1480	0	7	1947	4	5350	N	N	6353 NE 61ST ST
005	560600	0233	7/10/07	\$789,950	1510	0	7	1946	5	5700	Y	N	5027 IVANHOE PL NE
005	560600	0234	6/7/06	\$760,000	1560	220	7	1946	4	5700	Y	N	5031 IVANHOE PL NE
005	071400	0330	3/6/06	\$580,000	1630	300	7	1947	5	7130	N	N	5711 NE 56TH ST
005	071400	0320	10/8/07	\$868,000	1740	450	7	1947	5	15460	N	N	5701 NE 56TH ST
005	321320	0210	12/8/05	\$598,850	1750	170	7	1938	5	5029	N	N	5725 NE 61ST ST
005	298580	0050	3/23/07	\$700,000	1860	0	7	1983	3	8730	N	N	5850 57TH AVE NE
005	298580	0050	3/10/05	\$475,000	1860	0	7	1983	3	8730	N	N	5850 57TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	298580	0080	2/11/05	\$495,000	2050	0	7	1983	4	6600	N	N	5820 57TH AVE NE
005	568450	0030	5/15/07	\$533,000	940	120	8	1951	3	4620	N	N	6001 NE 61ST ST
005	321320	0160	9/6/05	\$585,000	950	300	8	1946	4	5885	N	N	5740 NE 61ST ST
005	560600	0209	7/6/06	\$740,000	1060	480	8	1951	5	4200	Y	N	5054 NICKLAS PL NE
005	397790	0025	5/4/05	\$655,000	1280	650	8	1956	4	9480	N	N	5409 NE 55TH ST
005	240950	0505	3/15/07	\$719,500	1300	880	8	1963	5	5350	N	N	6043 NE 61ST ST
005	240950	0455	6/21/06	\$637,000	1360	340	8	1963	3	5457	Y	N	6059 NE 61ST ST
005	240950	0460	7/19/05	\$554,900	1400	400	8	1962	3	5243	Y	N	6053 NE 61ST ST
005	560600	0241	9/25/06	\$820,000	1420	450	8	1952	4	5000	Y	N	5012 HAROLD PL NE
005	397790	0105	7/21/06	\$793,000	1460	340	8	1950	4	8100	Y	N	5115 NE 55TH ST
005	226300	0040	8/10/06	\$635,000	1840	0	8	1957	4	11644	Y	N	6556 NE 61ST ST
005	321320	0065	10/10/05	\$664,000	2960	1230	8	1994	4	4666	N	N	5741 NE 62ND ST
005	240950	0310	1/11/05	\$549,950	1050	900	9	1953	5	5564	N	N	6343 NE 61ST ST
005	102504	9252	10/17/06	\$511,990	1150	240	9	2006	3	1665	N	N	5817 B 55TH AVE NE
005	102504	9259	11/24/06	\$509,990	1150	240	9	2006	3	1842	N	N	5809 B 55TH AVE NE
005	102504	9261	7/31/06	\$509,990	1150	240	9	2006	3	2221	N	N	5811 B 55TH AVE NE
005	102504	9258	6/26/06	\$489,990	1150	240	9	2006	3	1700	N	N	5807 B 55TH AVE NE
005	102504	9255	7/31/06	\$504,990	1150	350	9	2006	3	1753	N	N	5805 A 55TH AVE NE
005	102504	9259	11/16/06	\$479,990	1150	240	9	2006	3	1842	N	N	5809 B 55TH AVE NE
005	102504	9246	5/3/06	\$527,959	1230	300	9	2006	3	1703	N	N	5801 A 55TH AVE NE
005	102504	9249	5/12/06	\$479,376	1230	300	9	2006	3	1582	N	N	5803 B 55TH AVE NE
005	102504	9192	2/22/07	\$559,999	1330	290	9	2006	3	2347	N	N	5809 A 55TH AVE NE
005	102504	9251	11/13/06	\$574,990	1330	290	9	2006	3	1981	N	N	5817 A 55TH AVE NE
005	102504	9151	9/15/06	\$569,990	1330	290	9	2006	3	2236	N	N	5813 B 55TH AVE NE
005	102504	9260	9/12/06	\$569,990	1330	290	9	2006	3	2008	N	N	5811 A 55TH AVE NE
005	102504	9253	10/31/06	\$544,990	1330	290	9	2006	3	1665	N	N	5819 A 55TH AVE NE
005	102504	9256	8/21/06	\$551,690	1330	290	9	2006	3	1766	N	N	5805 B 55TH AVE NE
005	102504	9257	6/19/06	\$541,187	1330	290	9	2006	3	1763	N	N	5807 A 55TH AVE NE
005	102504	9247	5/3/06	\$567,593	1410	330	9	2006	3	1855	N	N	5801 B 55TH AVE NE
005	102504	9248	5/4/06	\$559,990	1410	330	9	2006	3	1792	N	N	5803 A 55TH AVE NE
005	947120	1165	9/12/05	\$900,000	1800	1630	9	1950	4	9600	Y	N	5525 60TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	947120	1040	10/6/06	\$850,000	1830	0	9	1951	4	11700	N	N	5430 NE WINDERMERE RD
005	947120	1140	8/4/05	\$880,000	1900	1430	9	1988	4	9600	Y	N	5709 60TH AVE NE
005	112504	9188	5/16/05	\$895,000	2000	350	9	1976	4	11000	N	N	6633 NE WINDERMERE RD
005	568450	0010	3/13/07	\$905,000	2060	700	9	2001	3	4611	Y	N	6010 NE 61ST ST
005	947120	0670	6/20/07	\$1,325,000	2150	450	9	1950	5	11100	N	N	5522 NE PENRITH RD
005	112504	9131	11/1/05	\$625,000	2200	0	9	1955	4	9450	N	N	5612 56TH AVE NE
005	947120	1070	10/5/07	\$1,465,000	2260	0	9	1950	4	11050	N	N	5608 NE 55TH ST
005	947120	0300	7/2/07	\$1,380,000	2330	0	9	1952	4	14000	Y	N	5745 65TH AVE NE
005	321320	0300	2/15/06	\$850,000	2340	630	9	1976	4	5076	Y	N	5916 NE 60TH ST
005	321320	0305	10/28/05	\$850,000	2460	200	9	1975	4	4360	Y	N	6001 60TH AVE NE
005	102504	9190	3/2/07	\$721,500	2650	0	9	2006	3	3804	N	N	5821 55TH AVE NE
005	560600	0347	9/27/05	\$985,000	2740	560	9	2005	3	5005	Y	N	5058 HAROLD PL NE
005	947120	0320	5/2/05	\$1,100,000	2770	0	9	1939	4	14000	N	N	6017 NE 57TH ST
005	947120	0145	4/24/07	\$1,600,000	2810	1000	9	1946	5	12000	Y	N	5737 63RD AVE NE
005	560600	0344	11/18/05	\$1,112,000	3050	1000	9	2005	3	5005	Y	N	5062 HAROLD PL NE
005	947120	0065	9/8/06	\$1,725,000	3860	400	9	1952	5	9600	N	N	5727 61ST AVE NE
005	112504	9180	7/20/06	\$1,584,375	1810	770	10	1978	5	13139	Y	N	6657 NE WINDERMERE RD
005	947120	0245	5/25/06	\$1,350,000	1820	1380	10	1950	4	13487	Y	N	5750 64TH AVE NE
005	947120	0110	2/27/06	\$1,600,000	2250	1240	10	2003	3	10800	Y	N	5740 61ST AVE NE
005	947120	0115	11/20/06	\$1,188,000	2260	980	10	1946	4	10800	N	N	5726 61ST AVE NE
005	947120	0895	6/1/07	\$850,000	2270	1800	10	1950	4	9095	N	N	5535 CONISTON RD NE
005	947120	0250	10/13/06	\$1,452,000	2680	600	10	1937	4	15050	Y	N	5736 64TH AVE NE
005	112504	9140	12/20/06	\$1,040,000	2710	0	10	1959	3	13120	N	N	6563 NE WINDERMERE RD
005	947120	0105	10/18/06	\$1,095,000	2750	1280	10	1948	4	10800	Y	N	5748 61ST AVE NE
005	947120	0170	11/15/05	\$1,800,000	3230	540	10	1950	4	14000	Y	N	5754 63RD AVE NE
005	112504	9167	4/26/06	\$1,155,000	3320	1280	10	1966	3	11700	N	N	6667 NE WINDERMERE RD
005	112504	9201	10/19/06	\$3,075,000	3580	0	10	2000	3	17995	Y	Y	6673 C NE WINDERMERE RD
005	947120	0130	9/11/05	\$1,245,000	2180	860	11	1951	4	13452	Y	N	6120 NE 57TH ST
005	947120	0555	3/3/06	\$1,465,000	3120	580	11	1950	5	18430	Y	N	5660 NE WINDERMERE RD
005	947120	0555	9/2/05	\$1,350,000	3120	580	11	1950	5	18430	Y	N	5660 NE WINDERMERE RD
005	947220	0075	11/30/06	\$2,495,000	4650	0	11	2003	4	12600	N	N	5402 NE PENRITH RD

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	947120	0785	8/21/06	\$3,900,000	4730	0	11	1928	4	39310	Y	Y	5747 NE AMBLESIDE RD
005	947120	0425	5/8/07	\$2,250,000	3440	1490	12	2001	3	25114	Y	N	6340 NE WINDERMERE RD
005	112504	9184	4/25/07	\$2,995,000	4360	180	12	2006	3	13254	N	N	6639 NE WINDERMERE RD
005	112504	9196	10/25/05	\$4,300,000	4790	0	13	1995	3	21865	Y	Y	6411 NE WINDERMERE RD
009	536420	0699	4/5/07	\$650,000	720	670	7	1943	4	5400	N	N	4511 49TH AVE NE
009	536420	0699	1/11/05	\$449,500	720	670	7	1943	4	5400	N	N	4511 49TH AVE NE
009	536420	0691	11/15/05	\$585,000	730	600	7	1920	4	5000	N	N	4521 49TH AVE NE
009	422190	0310	8/4/05	\$426,750	830	110	7	1943	4	6300	N	N	5106 48TH AVE NE
009	536420	0681	3/22/06	\$585,000	900	260	7	1951	4	5000	N	N	4531 49TH AVE NE
009	421740	0550	6/12/07	\$484,000	940	100	7	1952	3	4800	N	N	4162 42ND AVE NE
009	536420	0210	4/28/05	\$430,445	960	0	7	1951	3	5100	N	N	4701 46TH AVE NE
009	536420	0670	8/3/07	\$710,000	1010	410	7	1941	3	5000	Y	N	4541 49TH AVE NE
009	536420	0670	5/2/05	\$440,000	1010	410	7	1941	3	5000	Y	N	4541 49TH AVE NE
009	982270	0190	4/26/07	\$475,000	1040	0	7	1915	3	5000	N	N	4316 36TH AVE NE
009	536420	0270	8/6/07	\$550,000	1040	600	7	1985	3	3100	N	N	4754 46TH AVE NE
009	536420	0270	8/30/06	\$507,000	1040	600	7	1985	3	3100	N	N	4754 46TH AVE NE
009	421740	0629	8/7/07	\$775,000	1070	600	7	1947	5	5280	N	N	4169 42ND AVE NE
009	536420	0634	11/20/06	\$690,000	1110	900	7	1951	3	5300	N	N	4516 48TH AVE NE
009	536420	0634	8/3/05	\$606,250	1110	900	7	1951	3	5300	N	N	4516 48TH AVE NE
009	601250	0005	4/26/05	\$433,300	1130	390	7	1947	3	9500	N	N	4508 NE 54TH ST
009	536420	0580	6/8/05	\$509,000	1140	790	7	1915	4	5000	N	N	4745 49TH AVE NE
009	536420	0565	8/27/07	\$680,000	1150	250	7	1930	4	4900	N	N	4751 49TH AVE NE
009	422190	0115	11/7/06	\$650,000	1210	0	7	1943	4	5000	N	N	5122 46TH AVE NE
009	536420	0361	7/2/07	\$715,000	1260	1100	7	1942	4	7037	N	N	4522 47TH AVE NE
009	422190	0300	7/25/05	\$527,500	1410	200	7	1943	4	6300	N	N	5116 48TH AVE NE
009	422190	0250	3/28/05	\$486,000	1480	0	7	1943	5	6800	N	N	5123 48TH AVE NE
009	422190	0315	7/7/05	\$628,500	1670	0	7	1943	4	6300	N	N	5102 48TH AVE NE
009	982270	0235	6/27/05	\$676,000	1880	0	7	1990	3	5000	N	N	3612 NE 43RD ST
009	601250	0110	9/6/06	\$720,000	1890	0	7	1947	4	8040	N	N	4705 NE 54TH ST
009	422190	0065	1/8/07	\$670,000	1900	500	7	1943	4	5000	N	N	5117 46TH AVE NE
009	536420	0255	7/24/06	\$799,950	1910	280	7	1955	4	7250	N	N	4750 46TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	982270	0275	5/16/05	\$675,000	1950	0	7	1907	5	5000	N	N	3508 NE 43RD ST
009	536420	0445	5/17/07	\$675,000	2150	0	7	1926	3	7350	N	N	4720 47TH AVE NE
009	421740	0085	9/20/05	\$570,000	950	410	8	1942	3	4000	N	N	4334 NE 44TH ST
009	536420	0391	1/17/07	\$623,500	1040	500	8	1946	3	4959	N	N	4717 NE 47TH ST
009	421740	0560	5/18/06	\$662,500	1060	680	8	1953	3	4800	N	N	4170 42ND AVE NE
009	536420	0514	7/23/07	\$805,100	1080	190	8	1947	4	7350	N	N	4717 48TH AVE NE
009	761370	1080	3/20/07	\$780,000	1090	720	8	1927	4	4000	N	N	4837 NE 41ST ST
009	761370	1080	2/21/06	\$610,000	1090	720	8	1927	4	4000	N	N	4837 NE 41ST ST
009	863110	0050	8/18/05	\$579,000	1120	1120	8	1940	5	5000	N	N	5035 47TH AVE NE
009	421840	0620	5/18/05	\$575,000	1180	1180	8	1939	3	6100	Y	N	4545 51ST AVE NE
009	761370	0570	5/6/05	\$615,000	1200	660	8	1936	4	4500	N	N	4826 NE 42ND ST
009	072300	0300	3/29/05	\$600,000	1280	360	8	1940	3	4946	N	N	4020 41ST AVE NE
009	536420	0630	5/17/06	\$600,000	1370	680	8	1941	3	5179	N	N	4812 NE 45TH ST
009	758270	0120	8/13/07	\$695,000	1390	200	8	1927	3	6120	Y	N	4729 45TH AVE NE
009	102504	9182	9/17/07	\$840,000	1460	880	8	1948	5	7425	N	N	5041 46TH AVE NE
009	536420	0705	8/31/05	\$600,000	1470	450	8	1941	3	4590	N	N	4818 NE 45TH ST
009	761370	0246	11/14/06	\$866,500	1500	1280	8	1939	3	6120	N	N	4317 50TH AVE NE
009	102504	9178	6/6/06	\$723,000	1520	1020	8	1950	4	7535	N	N	5036 47TH AVE NE
009	661300	1355	3/21/06	\$715,000	1570	380	8	1926	2	4400	N	N	4002 50TH AVE NE
009	421740	0235	7/30/07	\$800,000	1600	400	8	1946	3	6000	N	N	4202 43RD AVE NE
009	421740	1045	6/13/05	\$749,000	1600	440	8	1930	4	4000	N	N	3887 44TH AVE NE
009	758270	0110	8/22/07	\$782,900	1620	0	8	1957	3	6120	N	N	4737 45TH AVE NE
009	758270	0110	8/16/06	\$665,500	1620	0	8	1957	3	6120	N	N	4737 45TH AVE NE
009	421840	0635	1/22/07	\$1,225,000	1620	1160	8	2005	3	6000	N	N	4537 51ST AVE NE
009	421740	1100	8/28/06	\$799,950	1630	720	8	1940	3	4000	N	N	3845 44TH AVE NE
009	421740	1695	7/20/06	\$1,070,000	1660	290	8	1939	3	6000	Y	N	3421 W LAURELHURST DR NE
009	661300	0090	9/12/05	\$803,000	1670	1700	8	1966	3	5000	N	N	4241 51ST AVE NE
009	421740	0775	10/30/07	\$865,000	1690	350	8	1926	3	4800	N	N	3841 42ND AVE NE
009	039450	0130	6/13/06	\$753,000	1690	1000	8	1959	3	8880	N	N	5220 SAND POINT WAY NE
009	421840	0090	10/16/07	\$1,025,000	1690	880	8	1948	4	5980	Y	N	4540 E LAUREL DR NE
009	421740	0775	6/21/06	\$731,000	1690	350	8	1926	3	4800	N	N	3841 42ND AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	661300	0205	4/25/07	\$999,100	1720	380	8	1929	4	5000	Y	N	4425 51ST AVE NE
009	421740	0750	8/29/07	\$945,000	1740	1070	8	1926	4	4800	N	N	3863 42ND AVE NE
009	421940	0375	5/9/07	\$940,000	1740	0	8	1938	3	4851	Y	N	4603 NE 40TH ST
009	421740	0750	8/18/05	\$859,000	1740	1070	8	1926	4	4800	N	N	3863 42ND AVE NE
009	421740	1060	3/3/06	\$880,000	1750	710	8	1927	3	6000	N	N	3875 44TH AVE NE
009	102504	9154	3/14/07	\$895,000	1760	280	8	1947	4	6000	N	N	5019 46TH AVE NE
009	421740	1085	8/23/05	\$975,000	1760	790	8	1927	4	4000	N	N	3855 44TH AVE NE
009	421740	0330	7/23/07	\$1,012,000	1770	810	8	1930	4	4000	N	N	4314 NE 41ST ST
009	421740	0330	6/3/05	\$835,000	1770	810	8	1930	4	4000	N	N	4314 NE 41ST ST
009	421840	0680	6/6/06	\$1,100,000	1770	500	8	1940	5	5500	N	N	4507 51ST AVE NE
009	761370	1175	11/13/07	\$1,150,000	1780	990	8	1927	3	6000	Y	N	4824 NE 40TH ST
009	761370	0275	10/2/07	\$710,000	1780	330	8	1930	3	4000	N	N	4844 NE 43RD ST
009	536420	0080	10/6/06	\$775,000	1790	810	8	1931	5	5000	N	N	4535 46TH AVE NE
009	536420	0695	3/7/05	\$885,000	1840	800	8	2004	3	5000	N	N	4517 49TH AVE NE
009	421940	0650	5/17/07	\$936,880	1860	440	8	1925	4	4851	Y	N	4805 NE 40TH ST
009	536420	0500	11/28/05	\$600,000	1860	0	8	1943	3	7350	N	N	4733 48TH AVE NE
009	421740	1240	5/24/07	\$835,000	1880	280	8	1939	4	6000	N	N	4407 NE 41ST ST
009	421740	1240	8/23/06	\$829,000	1880	280	8	1939	4	6000	N	N	4407 NE 41ST ST
009	758270	0045	9/26/07	\$960,000	1890	420	8	1950	3	7650	Y	N	4736 44TH AVE NE
009	421840	0175	7/6/06	\$1,040,000	1910	330	8	1941	4	5657	Y	N	4533 E LAUREL DR NE
009	421740	0795	8/3/05	\$729,000	1930	400	8	1924	4	4800	N	N	3825 42ND AVE NE
009	421740	0460	3/28/05	\$777,000	1930	800	8	1928	5	6000	Y	N	4111 43RD AVE NE
009	421740	0150	6/22/05	\$825,000	1960	850	8	1926	3	4000	N	N	4316 NE 43RD ST
009	536420	0435	11/18/05	\$760,000	1970	0	8	1987	4	9702	N	N	4716 47TH AVE NE
009	421740	0725	10/2/07	\$929,000	2000	0	8	1909	5	5400	N	N	4117 NE 41ST ST
009	661300	0050	6/20/07	\$1,135,000	2050	440	8	1930	5	4305	N	N	4118 50TH AVE NE
009	421740	0675	7/1/05	\$675,000	2200	400	8	1928	5	4800	N	N	4139 42ND AVE NE
009	039450	0105	1/26/06	\$790,000	2220	1500	8	1959	3	8424	N	N	5015 44TH AVE NE
009	536420	0040	4/17/07	\$783,000	2310	240	8	1941	4	5000	N	N	4546 45TH AVE NE
009	536420	0340	1/19/05	\$788,000	2350	400	8	1914	4	10490	N	N	4708 NE 45TH ST
009	039450	0115	7/7/05	\$708,000	2410	2000	8	1962	3	7275	N	N	5201 SAND POINT PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 10**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	039450	0005	8/16/07	\$825,000	2480	1720	8	1961	3	7245	N	N	5063 44TH AVE NE
009	039450	0070	5/6/05	\$735,000	2660	1200	8	1960	3	7410	N	N	5030 SAND POINT PL NE
009	536420	0680	8/6/05	\$1,075,000	2690	1100	8	2005	3	5000	Y	N	4537 49TH AVE NE
009	421740	1015	7/20/06	\$930,000	2720	0	8	1926	3	4800	N	N	3862 42ND AVE NE
009	982270	0330	4/27/07	\$750,000	1330	600	9	1956	3	5000	N	N	3609 NE 43RD ST
009	761370	0261	5/24/06	\$720,000	1370	800	9	1962	3	3760	N	N	4303 50TH AVE NE
009	072300	0087	8/29/05	\$715,000	1450	740	9	1955	3	5238	N	N	3921 NE 41ST ST
009	072300	0086	8/29/05	\$625,000	1450	600	9	1955	3	5340	N	N	3929 NE 41ST ST
009	761370	0850	7/26/05	\$579,000	1510	180	9	1936	3	5000	Y	N	4515 NE 41ST ST
009	072300	0220	7/19/06	\$835,000	1540	400	9	1952	3	4945	Y	N	3900 NE 38TH ST
009	422190	0175	10/18/07	\$750,000	1590	600	9	2004	3	4600	N	N	5137 47TH AVE NE
009	761370	0930	8/5/05	\$865,000	1590	400	9	1929	3	4400	Y	N	4712 NE 40TH ST
009	761370	0790	6/14/05	\$607,650	1600	200	9	1927	3	5000	Y	N	4822 NE 41ST ST
009	421840	0070	6/7/06	\$910,000	1610	770	9	1939	4	3889	Y	N	4520 E LAUREL DR NE
009	982270	0380	11/1/05	\$735,000	1620	910	9	1973	3	5000	N	N	3717 NE 43RD ST
009	421840	0285	3/15/06	\$1,067,000	1660	1310	9	1947	3	6995	Y	N	4546 W LAUREL DR NE
009	982270	0255	8/20/07	\$644,000	1680	0	9	1998	3	2000	N	N	3511 NE 44TH ST
009	421740	0120	7/19/07	\$822,900	1690	0	9	1936	3	4000	N	N	4319 NE 44TH ST
009	421940	0900	1/30/07	\$1,085,000	1690	340	9	1920	3	10000	N	N	3506 47TH AVE NE
009	421940	0900	5/29/06	\$960,000	1690	340	9	1920	3	10000	N	N	3506 47TH AVE NE
009	661300	0180	7/10/07	\$916,000	1710	1550	9	1953	3	9132	N	N	5005 NE 45TH ST
009	421940	0840	8/26/05	\$729,800	1710	330	9	1924	3	4800	N	N	3608 47TH AVE NE
009	421740	0100	4/1/05	\$805,000	1750	600	9	1930	4	4000	N	N	4335 NE 44TH ST
009	072300	0580	6/20/06	\$1,330,000	1760	1270	9	1941	3	6216	Y	N	4125 SURBER DR NE
009	661300	0585	1/2/07	\$1,235,000	1770	1070	9	1960	4	9362	Y	N	4415 54TH AVE NE
009	421840	0060	7/18/07	\$1,065,000	1800	0	9	1931	3	4094	Y	N	4511 55TH AVE NE
009	421740	0425	8/5/05	\$1,025,000	1800	100	9	1928	3	6000	Y	N	4221 43RD AVE NE
009	421840	0060	8/2/06	\$845,000	1800	0	9	1931	3	4094	Y	N	4511 55TH AVE NE
009	421740	1440	12/18/06	\$995,000	1810	660	9	1930	4	5000	Y	N	3508 43RD AVE NE
009	421940	1236	12/13/05	\$1,125,000	1820	930	9	1957	3	8965	Y	N	3879 51ST AVE NE
009	661300	0155	10/3/07	\$950,000	1840	1000	9	1950	3	7000	N	N	5004 NE 44TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	421740	0060	2/17/06	\$980,000	1920	480	9	1931	4	4000	N	N	4316 NE 44TH ST
009	761370	0920	4/28/06	\$975,675	1920	0	9	1929	3	4000	Y	N	4553 NE 41ST ST
009	421940	0835	10/11/07	\$1,150,000	1930	0	9	1926	4	5000	N	N	3612 47TH AVE NE
009	421740	1845	5/29/07	\$1,525,000	1960	580	9	1926	3	8384	Y	N	3323 46TH AVE NE
009	661300	1286	10/12/05	\$1,325,000	1960	650	9	1926	4	7350	N	N	5111 NE 42ND ST
009	421740	1215	4/10/06	\$955,000	1970	0	9	1929	4	6000	N	N	3866 43RD AVE NE
009	421840	0640	5/16/07	\$1,407,000	1990	880	9	1931	5	5000	N	N	4529 51ST AVE NE
009	421840	0570	7/28/05	\$1,150,000	2000	370	9	1940	4	8000	Y	N	4540 51ST AVE NE
009	421740	0870	4/10/06	\$1,060,000	2030	240	9	1931	3	6000	Y	N	3865 43RD AVE NE
009	421740	1130	2/21/07	\$1,125,000	2040	1040	9	2002	3	4000	N	N	3819 44TH AVE NE
009	421740	1515	9/27/05	\$1,279,000	2050	900	9	1926	5	6360	N	N	3634 42ND AVE NE
009	421490	0040	7/12/05	\$1,310,000	2060	1480	9	1949	4	8560	N	N	5101 NE 41ST ST
009	421840	0155	6/1/06	\$1,417,000	2070	1180	9	1936	4	7114	Y	N	4550 W LAUREL DR NE
009	661300	0015	10/12/07	\$1,225,000	2070	1110	9	1925	4	4649	N	N	5024 NE 41ST ST
009	421940	0530	6/20/06	\$1,270,000	2070	800	9	1925	4	5000	Y	N	3911 47TH AVE NE
009	661300	0015	2/21/05	\$933,000	2070	1110	9	1925	4	4649	N	N	5024 NE 41ST ST
009	421740	0010	10/10/07	\$960,000	2080	0	9	1931	3	3960	N	N	4335 NE 45TH ST
009	661300	0355	5/8/06	\$1,111,000	2100	500	9	1930	4	5047	N	N	4216 51ST AVE NE
009	421740	0165	7/26/05	\$889,000	2140	350	9	1929	3	4000	N	N	4328 NE 43RD ST
009	421740	1235	10/21/05	\$875,000	2160	150	9	1926	3	6000	N	N	3888 43RD AVE NE
009	421940	0735	5/3/06	\$1,250,000	2170	400	9	1928	3	7200	N	N	3802 47TH PL NE
009	982270	0440	3/11/05	\$639,950	2180	0	9	1939	4	5300	N	N	4102 37TH AVE NE
009	661300	0265	6/11/07	\$1,175,000	2190	620	9	1940	3	6920	N	N	5105 NE 45TH ST
009	661300	0870	9/21/07	\$1,241,600	2200	580	9	1941	3	6000	Y	N	4410 54TH AVE NE
009	761370	0500	4/3/07	\$1,324,200	2210	840	9	2006	3	4000	N	N	4839 NE 43RD ST
009	421940	1075	5/25/05	\$1,075,000	2250	700	9	1926	4	5400	Y	N	3824 49TH AVE NE
009	661300	1170	8/25/06	\$3,050,000	2290	670	9	1928	3	15050	Y	Y	4218 55TH AVE NE
009	421740	1765	4/11/07	\$1,250,000	2300	670	9	1930	3	7140	N	N	3326 43RD AVE NE
009	421940	1200	11/14/06	\$975,000	2300	0	9	1926	3	5500	Y	N	3909 50TH AVE NE
009	421940	0260	4/26/07	\$1,675,000	2330	710	9	1926	4	6000	Y	N	3527 46TH AVE NE
009	761370	0965	7/14/05	\$1,060,000	2350	550	9	1931	4	6000	N	N	4622 NE 40TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 10**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	421940	1000	6/15/06	\$1,560,000	2400	530	9	1970	4	4448	Y	N	3817 49TH AVE NE
009	982270	0540	2/21/06	\$850,000	2400	220	9	1938	5	7000	N	N	3500 NE 41ST ST
009	421740	1760	8/23/07	\$1,712,000	2450	430	9	1931	4	7140	N	N	3322 43RD AVE NE
009	421840	0050	7/5/07	\$1,732,000	2470	810	9	2001	3	3942	Y	N	4525 55TH AVE NE
009	072300	0205	10/18/07	\$1,462,500	2470	700	9	1940	5	5000	Y	N	3920 NE 38TH ST
009	661300	0750	6/2/06	\$1,405,000	2480	600	9	1936	3	5000	Y	N	4317 55TH AVE NE
009	422190	0050	10/11/06	\$1,050,000	2520	0	9	2006	3	5000	N	N	5103 46TH AVE NE
009	421940	0740	8/30/06	\$1,570,000	2520	550	9	1930	5	7200	Y	N	3736 47TH PL NE
009	761370	0575	3/28/07	\$1,357,000	2540	1330	9	1952	4	7500	N	N	4820 NE 42ND ST
009	661300	0775	7/14/05	\$1,200,000	2540	1350	9	1960	5	5978	Y	N	5321 NE 43RD ST
009	421940	0120	11/8/07	\$940,900	2550	180	9	1990	3	4505	Y	N	3812 45TH AVE NE
009	758270	0100	3/15/06	\$1,287,000	2560	880	9	2005	3	4080	Y	N	4743 45TH AVE NE
009	421740	1175	12/7/06	\$1,425,000	2570	0	9	1929	5	6000	N	N	3826 43RD AVE NE
009	661300	0135	5/21/07	\$1,350,000	2610	600	9	1937	4	5657	N	N	4129 51ST AVE NE
009	421940	1010	10/30/06	\$1,650,000	2630	1100	9	1925	4	7066	Y	N	3831 49TH AVE NE
009	421940	1090	4/10/07	\$1,895,000	2640	1000	9	1926	4	5000	Y	N	3810 49TH AVE NE
009	421740	2200	6/6/06	\$900,000	2720	0	9	1926	2	8171	Y	N	3109 E LAURELHURST DR NE
009	102504	9162	5/31/07	\$1,250,000	2920	0	9	2007	3	5461	N	N	5012 48TH AVE NE
009	421840	0650	7/23/07	\$1,550,000	2930	710	9	2006	3	5500	Y	N	4525 51ST AVE NE
009	536420	0550	4/10/07	\$1,330,000	2960	0	9	2007	3	5000	N	N	4746 48TH AVE NE
009	421490	0160	7/9/07	\$3,350,000	2970	240	9	1939	3	10140	Y	Y	5135 NE LAURELCREST LN
009	072300	0450	7/22/06	\$1,578,000	2980	920	9	1998	3	10010	N	N	3946 SURBER DR NE
009	102504	9174	8/10/06	\$1,100,000	3200	0	9	2006	3	7535	N	N	5039 48TH AVE NE
009	039450	0146	5/4/05	\$795,950	4280	0	9	1969	4	7440	Y	N	5054 44TH AVE NE
009	661300	0370	10/9/07	\$1,045,000	1680	920	10	1962	3	5000	N	N	4234 51ST AVE NE
009	661300	0781	5/17/05	\$1,050,000	1700	1320	10	1988	3	6153	Y	N	5313 NE 43RD ST
009	661300	1160	5/24/06	\$2,500,000	1760	1470	10	1957	3	9326	Y	Y	4208 55TH AVE NE
009	761370	0621	5/11/06	\$1,045,000	1920	750	10	1970	3	5040	Y	N	4116 48TH AVE NE
009	421740	1930	9/29/06	\$1,275,000	2000	0	10	1976	3	7504	Y	N	3413 E LAURELHURST DR NE
009	761370	0925	7/3/07	\$1,010,000	2140	590	10	1988	3	4000	Y	N	4559 NE 41ST ST
009	072300	0510	7/19/05	\$2,650,000	2190	1750	10	1995	3	17152	Y	N	3915 SURBER DR NE

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	661300	0815	6/18/07	\$1,195,000	2290	300	10	1936	3	5000	Y	N	4411 55TH AVE NE
009	421740	2035	6/20/06	\$2,545,000	2520	450	10	1919	4	12899	Y	Y	3310 E LAURELHURST DR NE
009	421740	1860	2/7/06	\$1,275,000	2520	500	10	1928	3	6000	Y	N	3419 47TH AVE NE
009	536420	0365	10/10/06	\$1,218,000	2540	840	10	2006	3	5510	N	N	4536 47TH AVE NE
009	536420	0364	4/16/07	\$1,160,000	2540	840	10	2006	3	5510	N	N	4538 47TH AVE NE
009	112504	9042	12/3/05	\$2,726,000	2550	1160	10	1988	3	20408	Y	Y	4516 55TH AVE NE
009	661300	0645	4/20/05	\$1,402,000	2580	1200	10	1993	4	4800	Y	N	4330 53RD AVE NE
009	421740	0865	5/26/05	\$1,560,000	2600	1070	10	1930	5	6000	Y	N	3871 43RD AVE NE
009	421740	1625	4/26/05	\$1,240,000	2600	1100	10	1963	3	9632	Y	N	3223 NE 33RD ST
009	421740	2030	10/1/07	\$2,685,000	2620	450	10	1924	3	14087	Y	Y	3316 E LAURELHURST DR NE
009	982270	0437	1/3/05	\$1,128,750	2660	880	10	2004	3	5000	N	N	3710 NE 41ST ST
009	102504	9164	8/25/06	\$1,160,000	2680	0	10	2005	3	5588	N	N	5014 48TH AVE NE
009	102504	9164	2/27/06	\$1,049,000	2680	0	10	2005	3	5588	N	N	5014 48TH AVE NE
009	421740	2405	10/30/06	\$2,100,000	2690	570	10	1920	3	12204	Y	Y	3155 W LAURELHURST DR NE
009	421740	1915	7/12/05	\$2,400,000	2740	1030	10	1924	5	9591	Y	N	3431 E LAURELHURST DR NE
009	536420	0530	6/6/05	\$945,000	2740	0	10	2005	3	5250	N	N	4712 48TH AVE NE
009	661300	0740	8/28/07	\$1,486,875	2750	520	10	1938	5	5000	Y	N	4311 55TH AVE NE
009	536420	0481	11/15/06	\$1,210,000	2800	0	10	2006	3	4958	N	N	4717 NE 50TH ST
009	421940	0135	6/28/05	\$1,284,000	2800	1120	10	2004	3	3880	N	N	4516 NE 38TH ST
009	102504	9167	4/30/07	\$1,299,960	2810	0	10	2007	3	5461	N	N	5028 48TH AVE NE
009	421490	0110	10/13/06	\$1,965,600	2820	0	10	1936	4	10281	Y	N	5147 NE LATIMER PL
009	421740	0960	12/27/05	\$1,400,000	2840	750	10	2002	3	4800	Y	N	3818 42ND AVE NE
009	661300	0315	9/7/05	\$1,775,000	2840	1120	10	1929	5	10682	Y	N	5126 NE 42ND ST
009	421940	0310	3/21/05	\$1,500,000	2920	1200	10	1921	4	12600	Y	N	3516 46TH AVE NE
009	761370	0455	7/25/05	\$1,150,000	3030	970	10	1967	4	5625	N	N	4811 NE 43RD ST
009	421840	0425	3/22/07	\$1,820,000	3200	0	10	1995	3	5500	Y	N	4553 52ND AVE NE
009	661300	1310	7/18/05	\$1,200,000	3390	1310	10	1919	4	7971	Y	N	5231 NE 42ND ST
009	422190	0305	7/21/06	\$1,289,000	3630	400	10	2006	3	6300	N	N	5112 48TH AVE NE
009	421740	1365	4/21/06	\$1,600,000	3680	0	10	1927	5	10300	N	N	3530 W LAURELHURST DR NE
009	661300	0920	7/6/06	\$3,800,000	3920	1840	10	1996	3	21600	Y	Y	4418 55TH AVE NE
009	112504	9146	12/27/05	\$2,545,000	3980	780	10	1927	3	13323	Y	Y	4506 55TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
009	421840	0320	2/24/05	\$1,570,000	2760	460	11	2001	3	6160	Y	N	4533 W LAUREL DR NE
009	421740	2010	6/13/06	\$2,800,000	3700	910	11	1986	4	14555	Y	Y	3360 E LAURELHURST DR NE
009	421740	2135	5/4/06	\$4,250,000	4530	1680	11	1990	3	10340	Y	Y	3120 E LAURELHURST DR NE
009	072300	0475	6/8/05	\$5,750,000	5720	1870	11	1942	5	35660	Y	Y	3949 SURBER DR NE
009	920700	0070	8/21/07	\$5,495,000	5050	1660	12	1975	5	11782	Y	Y	3004 WEBSTER POINT RD NE
009	421740	2460	8/9/05	\$5,100,000	4160	3920	13	1982	3	10395	Y	Y	3101 W LAURELHURST DR NE

**Improved Sales Removed from this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	071400	0290	09/21/06	447000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	071400	0440	05/12/05	397000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	102504	9250	05/01/06	489990	%COMPLETE
5	112504	9117	06/02/06	670000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	112504	9143	06/30/06	2965000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	226300	0030	09/06/05	825000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	240950	0455	11/17/05	575000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	277410	0100	05/19/05	500000	DIAGNOSTIC OUTLIER
5	298580	0010	04/04/07	409000	PREVIMP<=25K
5	298580	0035	10/13/05	401000	PREVIMP<=25K
5	298580	0055	10/11/06	430000	PREVIMP<=25K
5	321320	0135	10/26/05	180000	DOR RATIO;QUIT CLAIM DEED
5	397790	0257	09/10/07	443500	PREVIMP<=25K
5	397790	0257	07/19/05	388000	PREVIMP<=25K
5	568450	0017	07/22/05	400000	NON-REPRESENTATIVE SALE
5	568450	0045	11/29/05	486250	DIAGNOSTIC OUTLIER
5	947120	0060	01/21/05	850000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	947120	0256	09/26/05	1150000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	947120	0410	11/16/06	1195000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	947120	0970	05/18/07	1800000	NON-REPRESENTATIVE SALE
5	947120	0970	05/15/07	1800000	RELOCATION - SALE TO SERVICE;
5	947120	1055	06/28/05	840000	DOR RATIO
5	947120	1065	05/24/07	1575000	RELOCATION - SALE BY SERVICE
5	947120	1065	05/24/07	1575000	RELOCATION - SALE TO SERVICE
5	947120	1165	05/04/05	925000	NO MARKET EXPOSURE
9	072300	0040	10/02/06	1235000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	072300	0160	03/06/06	875000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	072300	0210	08/29/05	967400	RELATED PARTY, FRIEND, OR NEIGHBOR
9	102504	9162	04/26/06	455000	DOR RATIO
9	102504	9167	11/02/05	430000	DOR RATIO
9	102504	9174	07/28/05	440000	DOR RATIO
9	421490	0125	05/06/05	750000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.);
9	421490	0165	07/23/07	4100000	UNFINISHED AREA
9	421490	0179	08/18/05	3250000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	421740	0025	06/12/07	858375	DIAGNOSTIC OUTLIER
9	421740	0085	12/15/05	456000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	421740	0640	06/19/07	580000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421740	0675	01/12/05	485300	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	421740	0900	08/18/05	880000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421740	1025	12/22/05	522000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	421740	1190	06/14/05	713500	DOR RATIO;OBSOL
9	421740	1285	12/22/05	693692	%COMPLETE
9	421740	1695	06/01/06	835000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421740	1728	05/13/05	1285000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421740	1740	05/02/07	1530000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421740	1835	05/29/07	172000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	421740	2135	06/08/06	4400000	NO MARKET EXPOSURE
9	421740	2430	05/11/05	3375000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	421840	0415	08/02/05	871000	DIAGNOSTIC OUTLIER
9	421840	0539	09/12/06	1175000	RELOCATION - SALE BY SERVICE

**Improved Sales Removed from this Annual Update Analysis  
Area 10  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	421840	0539	06/06/06	1175000	RELOCATION - SALE TO SERVICE
9	421840	0640	07/28/06	766300	DIAGNOSTIC OUTLIER
9	421840	0650	09/11/05	850000	DIAGNOSTIC OUTLIER
9	421940	0145	02/16/06	545000	DOR RATIO;%COMPL
9	421940	0220	05/27/05	1020000	DOR RATIO
9	421940	0400	04/05/06	760000	DIAGNOSTIC OUTLIER
9	421940	0405	02/09/07	496667	RELATED PARTY, FRIEND, OR NEIGHBOR
9	421940	1236	10/13/05	329018	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.);
9	421940	1270	01/07/05	835000	NO MARKET EXPOSURE
9	422190	0050	09/13/05	400000	DOR RATIO
9	422190	0150	02/11/05	411000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	422190	0255	02/23/05	152500	DOR RATIO;NON-REPRESENTATIVE SALE
9	422190	0305	06/14/05	389950	DOR RATIO
9	536420	0019	05/21/07	601000	1031 TRADE
9	536420	0080	10/31/05	599950	IMP CHARACTERISTICS CHANGED SINCE SALE
9	536420	0191	03/31/06	667000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	536420	0205	07/17/07	89138	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	536420	0240	04/13/07	995000	UNFINISHED AREA
9	536420	0335	01/02/07	645000	OBSOLESCENCE
9	536420	0365	06/27/05	636842	DIAGNOSTIC OUTLIER
9	536420	0428	11/27/05	950000	%COMPL;NON-REPRESENTATIVE SALE
9	536420	0428	09/06/07	1265000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	536420	0429	11/12/07	1289000	%COMPLETE
9	536420	0481	08/08/05	430000	DOR RATIO
9	536420	0505	02/26/06	580000	RELOCATION - SALE BY SERVICE
9	536420	0505	01/03/06	580000	RELOCATION - SALE TO SERVICE
9	536420	0539	07/21/06	622000	DIAGNOSTIC OUTLIER
9	536420	0550	05/25/06	510000	DOR RATIO
9	536420	0650	06/28/07	630500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	536420	0713	11/29/05	825000	CORPORATE AFFILIATES
9	536420	0713	01/06/06	350625	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	536420	0713	12/08/05	350625	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	614460	0005	11/01/06	650000	NO MARKET EXPOSURE
9	614460	0010	10/31/06	643122	NO MARKET EXPOSURE
9	614460	0015	12/30/06	675000	NO MARKET EXPOSURE
9	614460	0025	11/27/06	1100000	NO MARKET EXPOSURE
9	661300	0235	12/09/05	550000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	661300	1250	09/20/07	995000	ACTIVE PERMIT BEFORE SALE>25K
9	661300	1360	04/01/05	650000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	661300	1400	07/05/05	865000	DOR RATIO;OBSOL
9	758270	0020	08/02/06	577000	OBSOLESCENCE
9	761370	0220	06/22/06	705000	OBSOLESCENCE
9	761370	0225	10/12/06	660000	OBSOLESCENCE
9	761370	0500	03/09/06	576000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	920700	0030	11/13/07	2295000	DIAGNOSTIC OUTLIER
9	920700	0040	11/22/05	1600000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.);
9	982270	0075	06/23/06	765000	NO MARKET EXPOSURE
9	982270	0160	06/23/05	709000	NO MARKET EXPOSURE
9	982270	0170	08/29/05	97500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

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

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

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

**Definition and date of value estimate:**

**Market Value**

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

**Highest and Best Use**

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

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

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

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

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

### **Date of Value Estimate**

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

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

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

### **Property rights appraised:**

#### **Fee Simple**

**Wash Constitution Article 7 § 1 Taxation:** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

**Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)** *"the entire [fee] estate is to be assessed and taxed as a unit"*

**Folsom v. Spokane County, 111 Wn. 2d 256 (1988)** *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

## **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

**Scope of Work Performed:**

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

## **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.*
- *No areas were physically inspected for purposes of this revaluation.*



## King County

Department of Assessments  
King County Administration Bldg.  
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(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)  
<http://www.kingcounty.gov/assessor/>

**Scott Noble**  
*Assessor*

### MEMORANDUM

DATE: January 7, 2008  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor   
SUBJECT: 2008 Revaluation for 2009 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. 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.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr