

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Leschi / Madison Park / 14

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 548

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$530,900	\$566,400	\$1,097,300	\$1,229,300	89.3%	19.27%
2008 Value	\$580,900	\$620,200	\$1,201,100	\$1,229,300	97.7%	19.28%
Change	+\$50,000	+\$53,800	+\$103,800		+8.4%	+.01%
% Change	+9.4%	+9.5%	+9.5%		+9.4%	+.06%

*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

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.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$631,400	\$568,500	\$1,199,900
2008 Value	\$690,900	\$622,500	\$1,313,400
Percent Change	+9.4%	+9.5%	+9.5%

Number of one to three unit residences in the Population: 3357

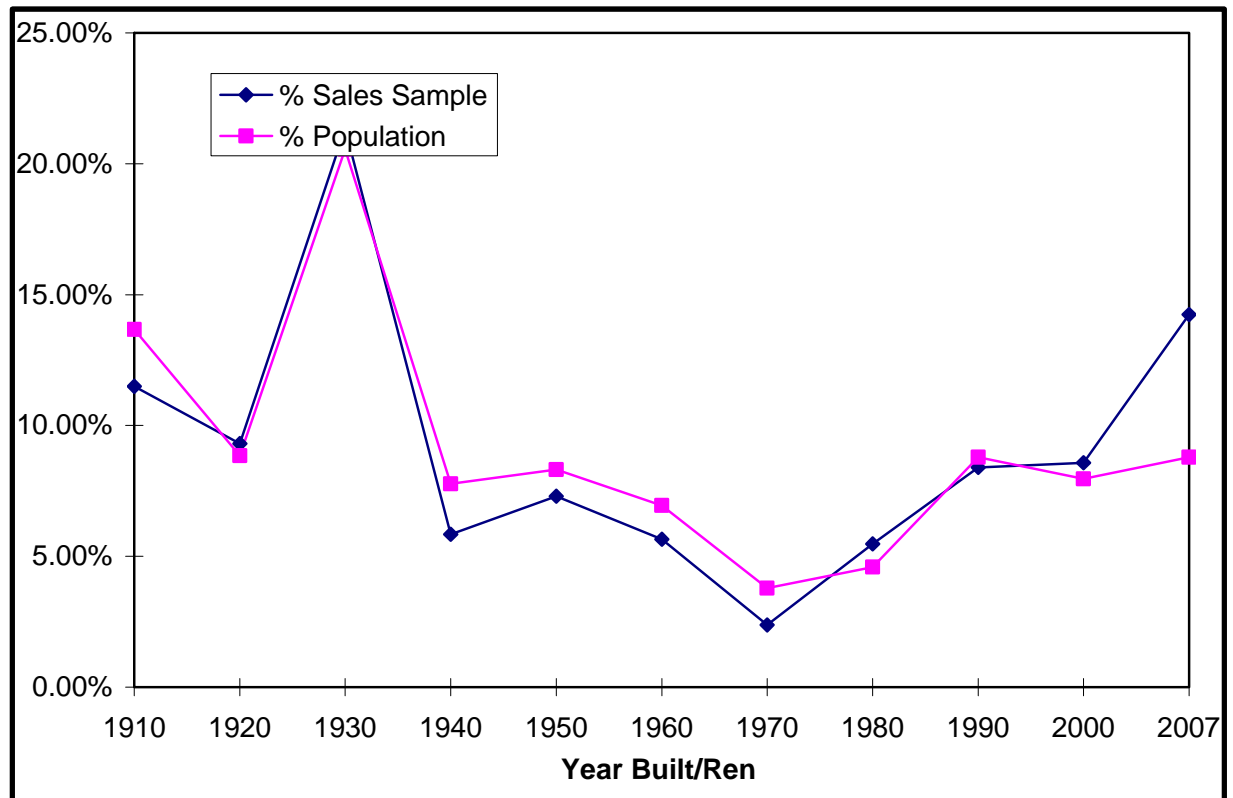
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels.

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	63	11.50%
1920	51	9.31%
1930	117	21.35%
1940	32	5.84%
1950	40	7.30%
1960	31	5.66%
1970	13	2.37%
1980	30	5.47%
1990	46	8.39%
2000	47	8.58%
2007	78	14.23%
	548	

Population		
Year Built/Ren	Frequency	% Population
1910	459	13.67%
1920	297	8.85%
1930	690	20.55%
1940	261	7.77%
1950	279	8.31%
1960	233	6.94%
1970	127	3.78%
1980	154	4.59%
1990	295	8.79%
2000	267	7.95%
2007	295	8.79%
	3357	

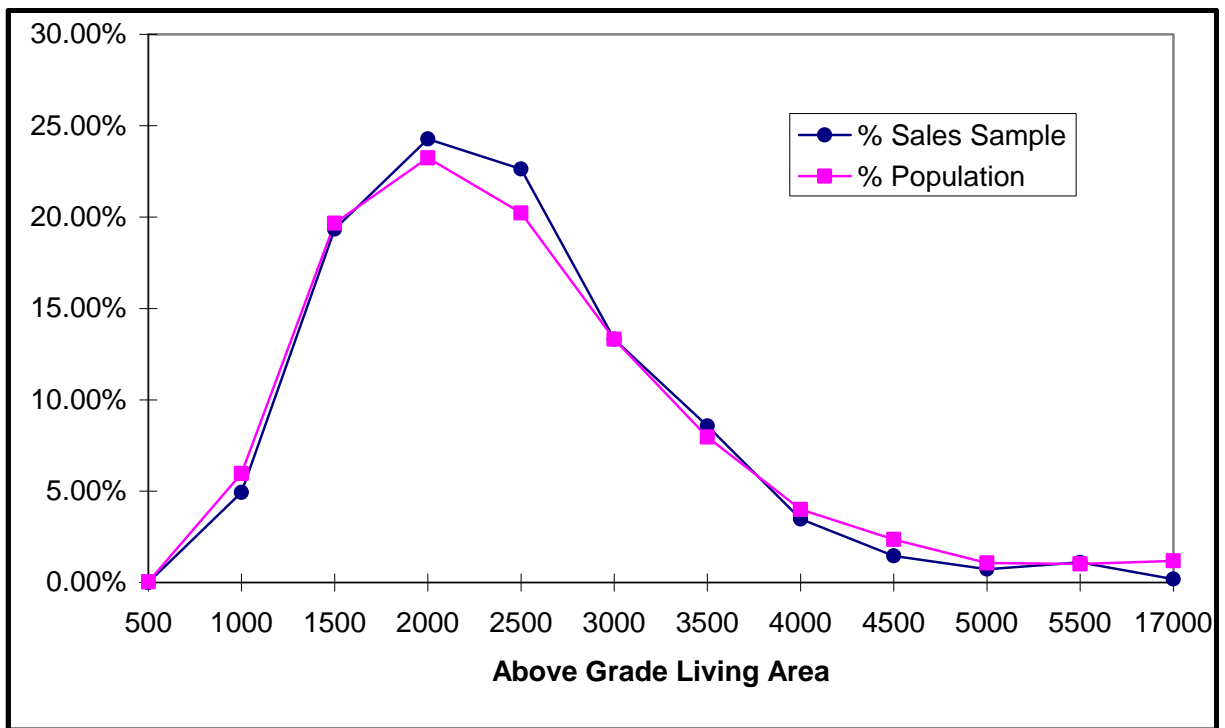


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	27	4.93%
1500	106	19.34%
2000	133	24.27%
2500	124	22.63%
3000	73	13.32%
3500	47	8.58%
4000	19	3.47%
4500	8	1.46%
5000	4	0.73%
5500	6	1.09%
17000	1	0.18%
	548	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	200	5.96%
1500	660	19.66%
2000	780	23.24%
2500	679	20.23%
3000	447	13.32%
3500	267	7.95%
4000	134	3.99%
4500	79	2.35%
5000	36	1.07%
5500	34	1.01%
17000	40	1.19%
	3357	

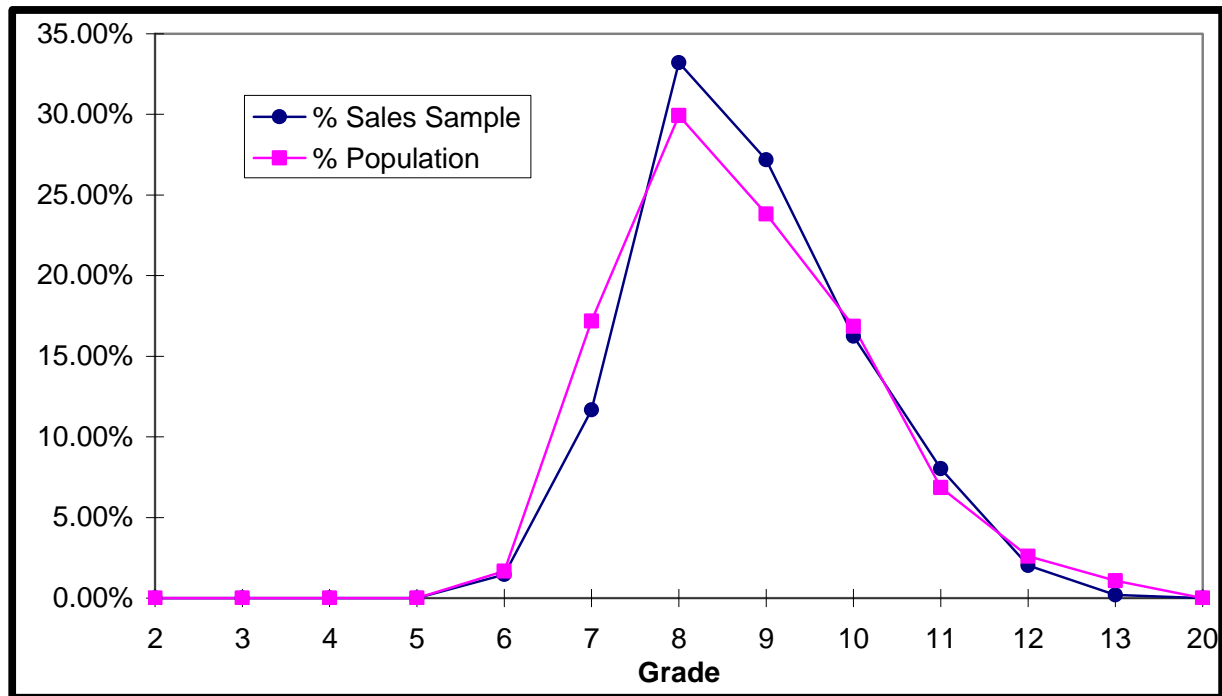


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

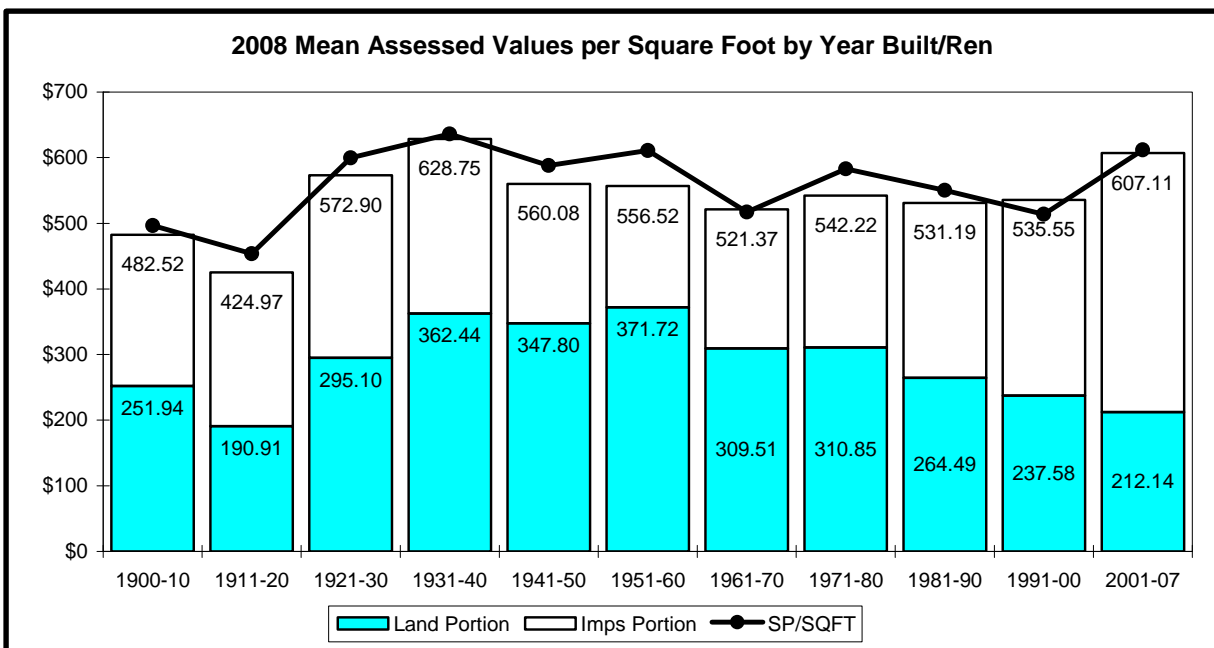
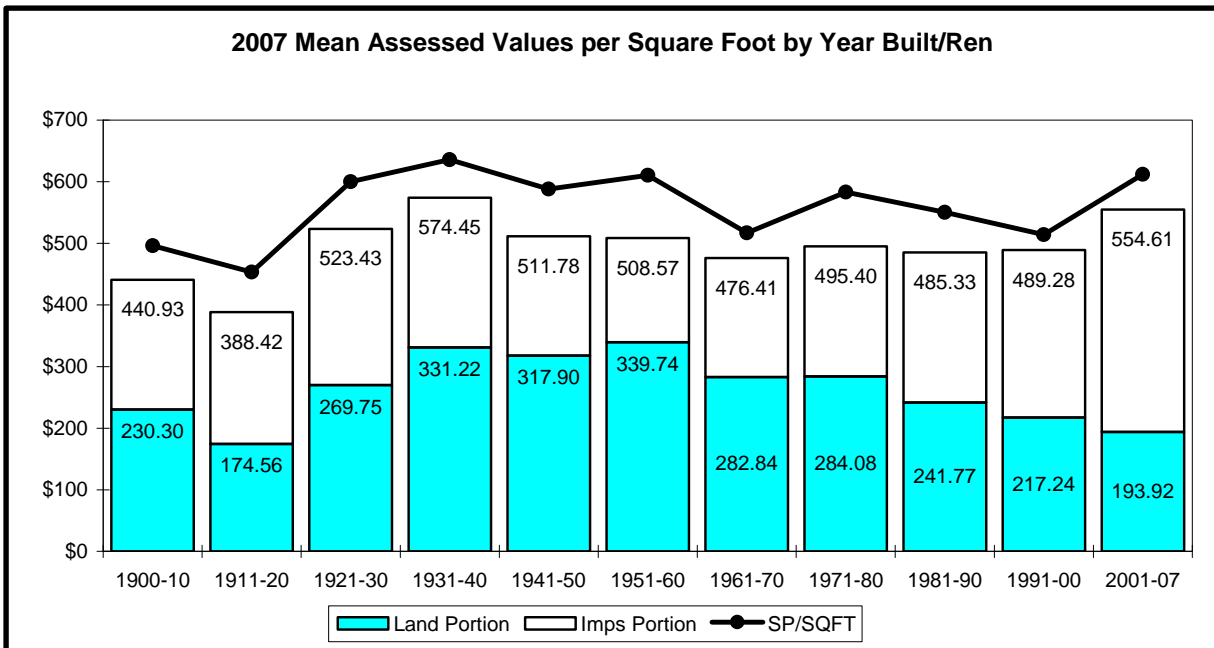
Grade	Frequency	% Sales Sample
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	1.46%
7	64	11.68%
8	182	33.21%
9	149	27.19%
10	89	16.24%
11	44	8.03%
12	11	2.01%
13	1	0.18%
20	0	0.00%
548		

Grade	Frequency	% Population
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	56	1.67%
7	577	17.19%
8	1005	29.94%
9	800	23.83%
10	566	16.86%
11	230	6.85%
12	87	2.59%
13	36	1.07%
20	0	0.00%
3357		



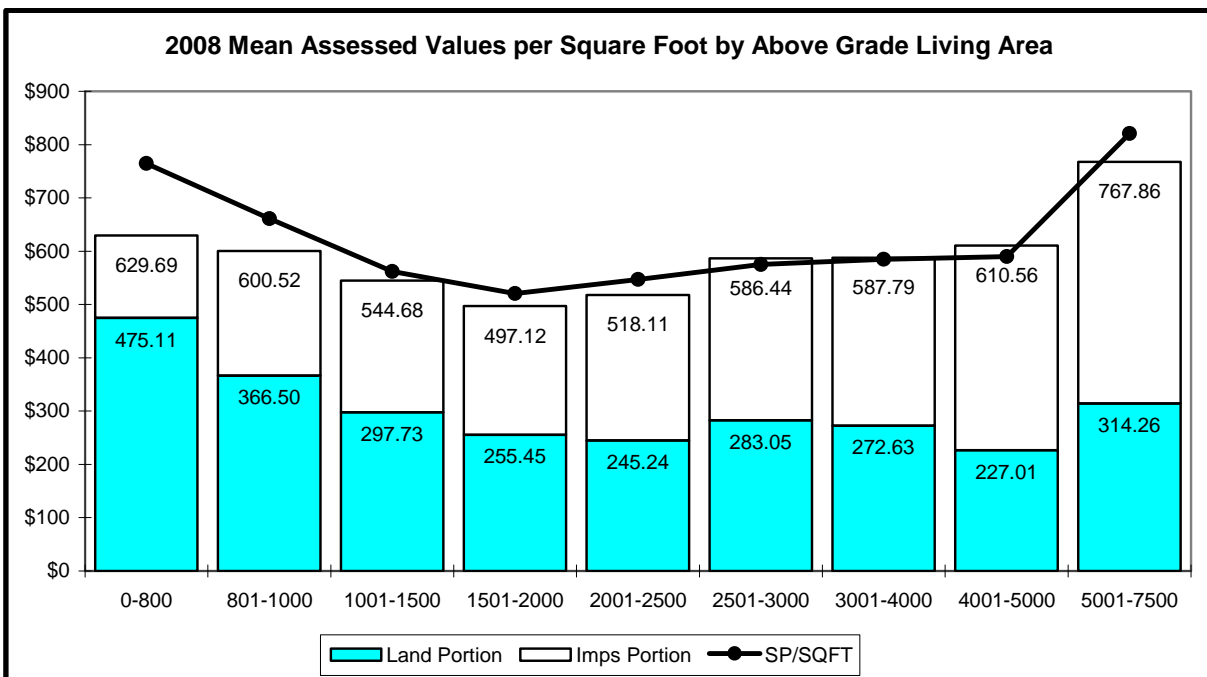
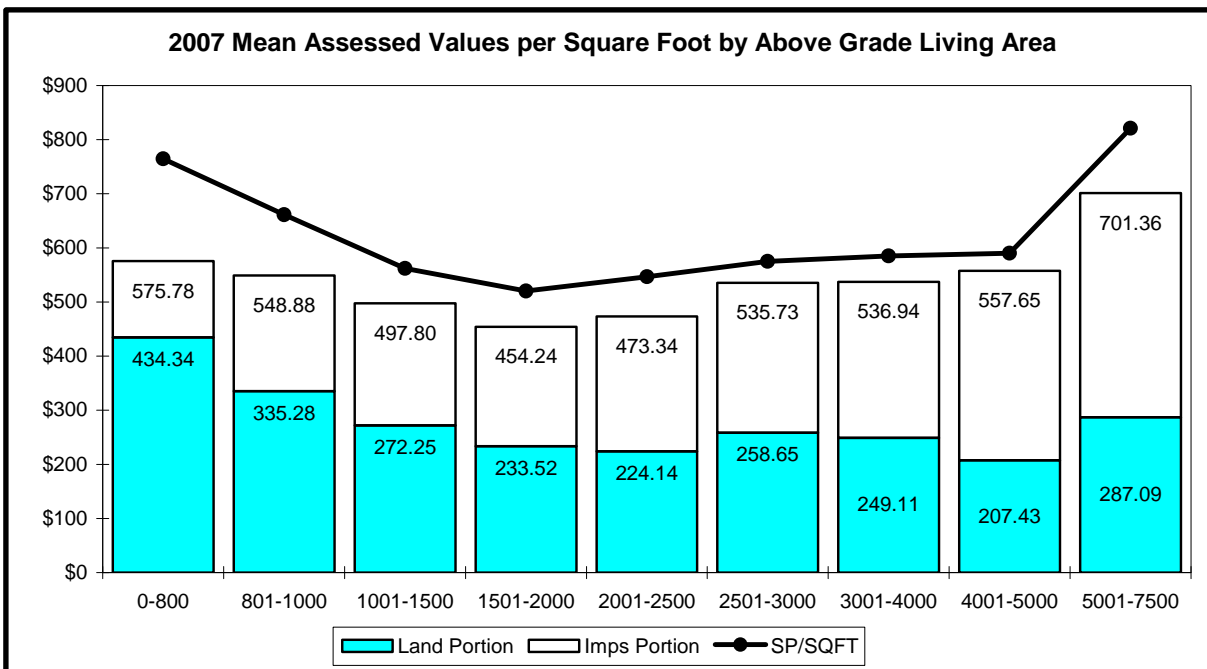
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



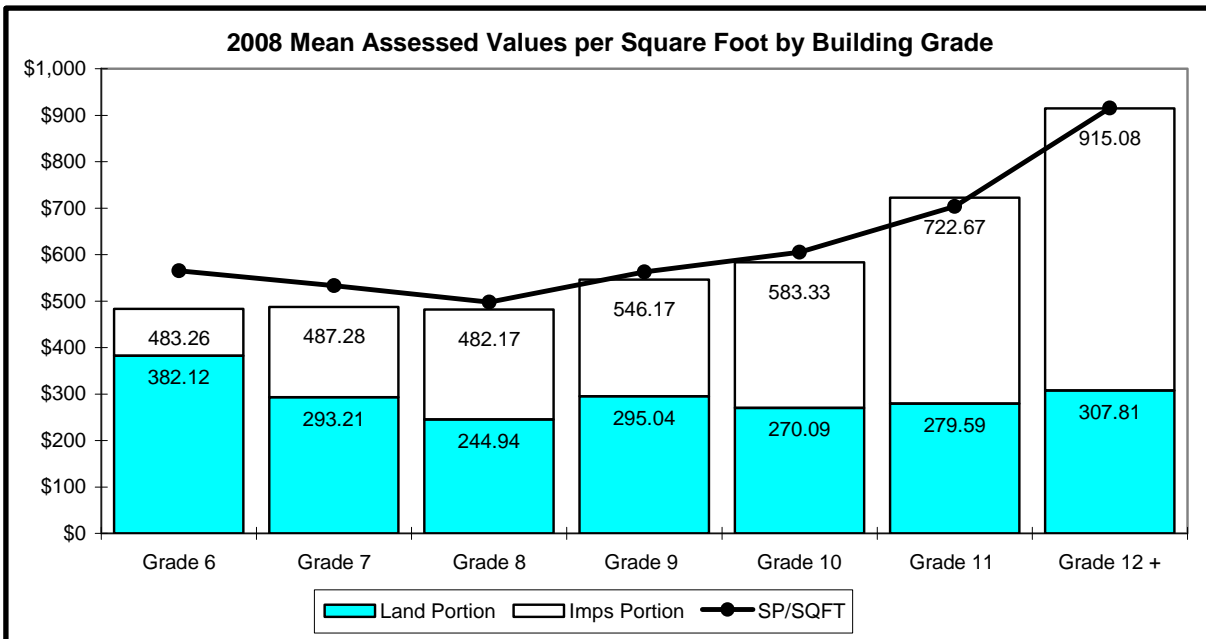
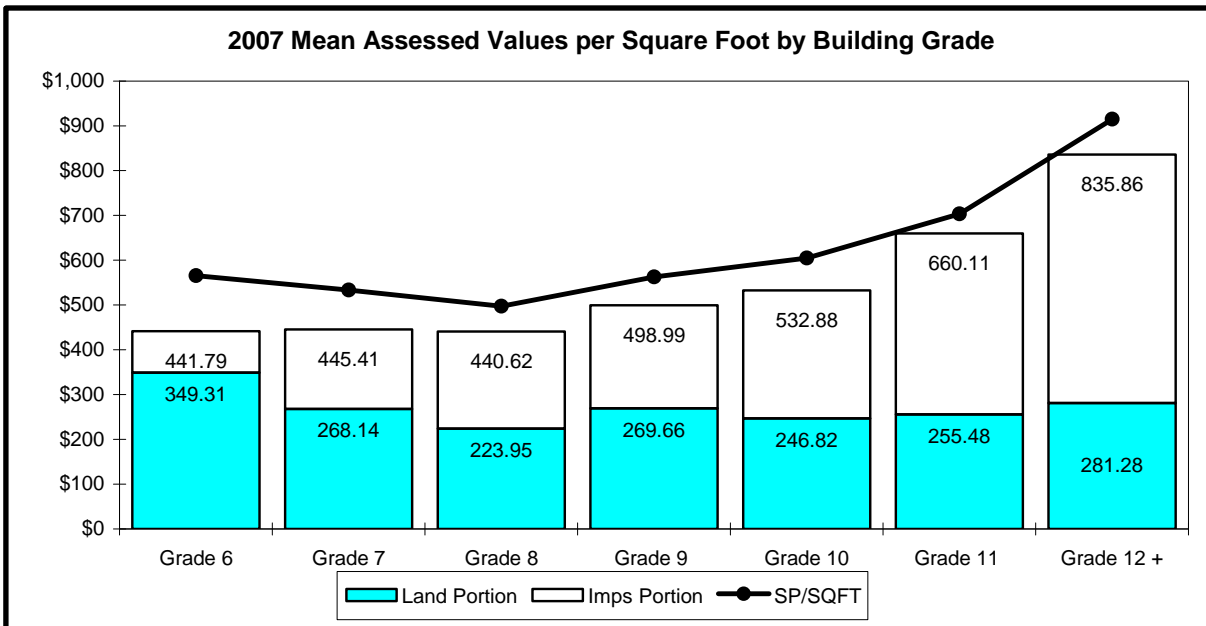
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

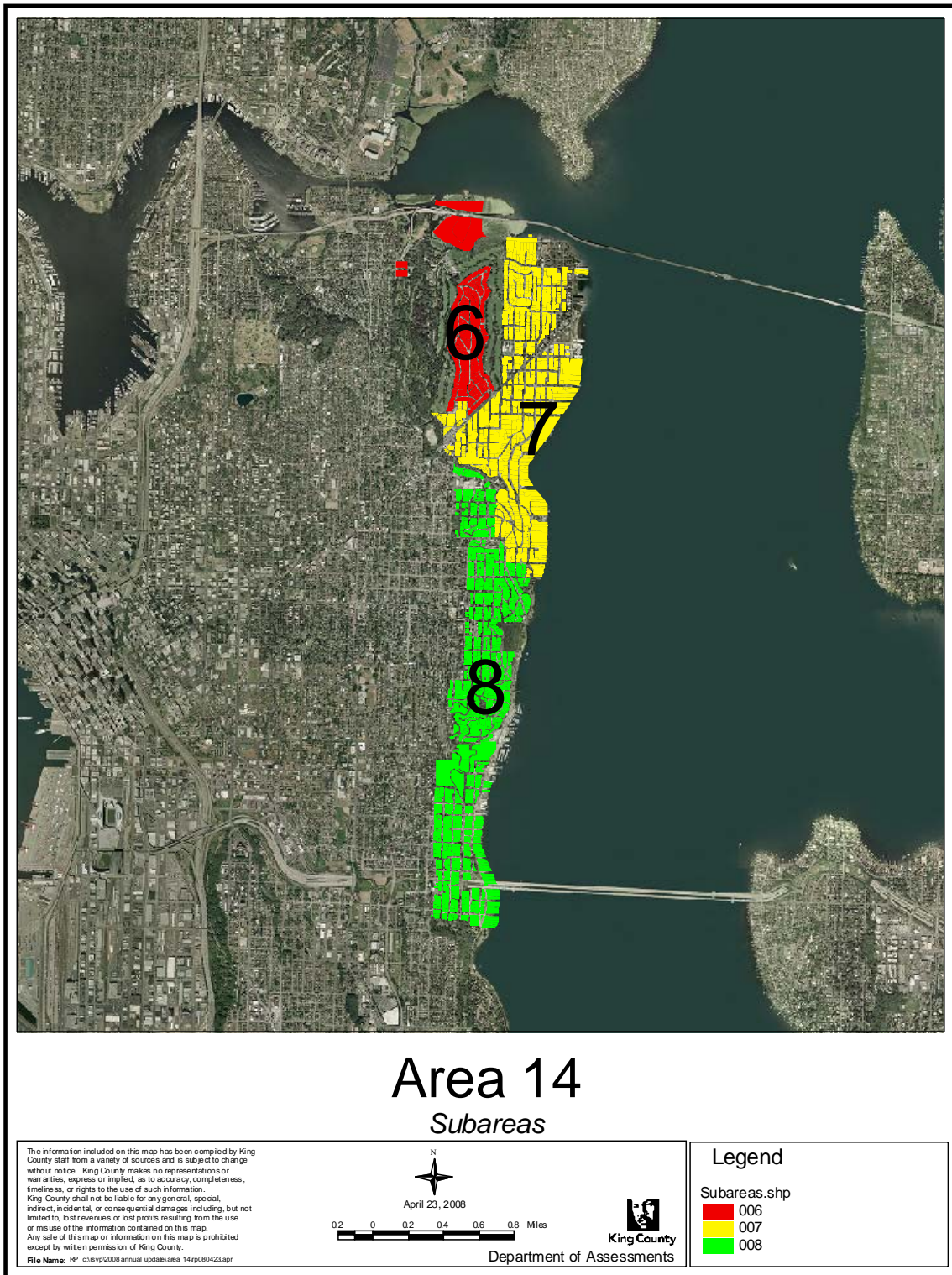


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 04 Day 21, Year 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.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 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

Based on the 4 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.5% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.095, 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 areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

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 548 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.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.095

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

2008 Improvements Value = 2008 Total Value 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 Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.095)
 - *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 Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.095).
 - *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 were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.095, with results rounded down to the next \$1,000

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 14 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)

9.50%

Comments

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall.

Area 14 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 0.977

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.
6	8	0.796	0.871	9.4%	0.678	1.063
7	64	0.842	0.921	9.4%	0.868	0.975
8	182	0.884	0.967	9.4%	0.939	0.996
9	149	0.889	0.973	9.5%	0.942	1.004
10	89	0.887	0.971	9.5%	0.934	1.008
11	44	0.941	1.030	9.5%	0.979	1.081
12	11	0.904	0.990	9.5%	0.870	1.110
13	1	0.911	0.997	9.5%	N/A	N/A
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1910	63	0.883	0.966	9.5%	0.913	1.020
1911-1920	51	0.865	0.947	9.4%	0.890	1.004
1921-1930	117	0.876	0.959	9.5%	0.925	0.992
1931-1940	32	0.930	1.018	9.5%	0.949	1.087
1941-1950	40	0.888	0.972	9.4%	0.900	1.044
1951-1960	31	0.833	0.911	9.4%	0.851	0.972
1961-1970	13	0.908	0.994	9.4%	0.837	1.150
1971-1980	30	0.863	0.945	9.5%	0.864	1.025
1981-1990	46	0.878	0.961	9.5%	0.908	1.015
1991-2000	47	0.964	1.055	9.5%	1.010	1.100
>2000	78	0.915	1.002	9.5%	0.961	1.043
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	1	0.920	1.007	9.5%	N/A	N/A
Average	314	0.895	0.980	9.5%	0.958	1.002
Good	144	0.887	0.971	9.4%	0.939	1.003
Very Good	89	0.892	0.976	9.4%	0.942	1.010

Area 14 Annual Update Ratio Confidence Intervals

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Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	127	0.860	0.941	9.4%	0.904	0.979
1.5	73	0.866	0.948	9.5%	0.915	0.982
2	300	0.907	0.993	9.5%	0.971	1.015
2.5	31	0.866	0.947	9.5%	0.873	1.022
3	15	1.003	1.098	9.5%	1.009	1.187
4	1	1.096	1.199	9.5%	N/A	N/A
3.5	1	0.708	0.775	9.5%	N/A	N/A
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	9	0.757	0.828	9.4%	0.709	0.948
0801-1000	18	0.834	0.912	9.4%	0.830	0.994
1001-1500	106	0.889	0.972	9.4%	0.936	1.008
1501-2000	133	0.873	0.955	9.4%	0.918	0.992
2001-2500	124	0.865	0.947	9.5%	0.913	0.981
2501-3000	73	0.932	1.020	9.5%	0.985	1.055
3001-4000	66	0.917	1.004	9.5%	0.957	1.051
4001-5000	12	0.946	1.036	9.5%	0.899	1.173
>5000	7	0.852	0.933	9.5%	0.721	1.145
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	217	0.900	0.985	9.5%	0.958	1.012
N	331	0.887	0.971	9.4%	0.951	0.991
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	543	0.893	0.977	9.5%	0.961	0.994
Y	5	0.884	0.968	9.5%	0.870	1.065
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
6	51	0.915	1.002	9.5%	0.950	1.053
7	180	0.903	0.988	9.5%	0.962	1.015
8	317	0.877	0.960	9.4%	0.937	0.982

Area 14 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 0.977

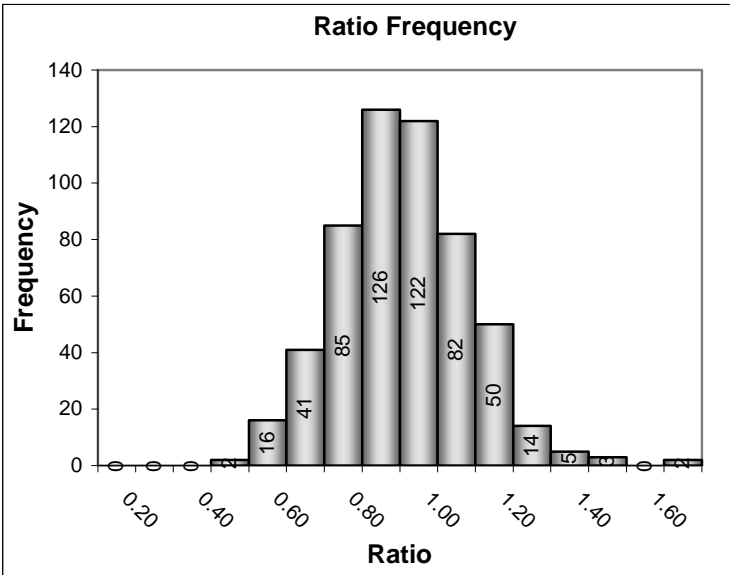
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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

Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	37	0.851	0.931	9.4%	0.869	0.993
03000-05000	206	0.883	0.966	9.4%	0.939	0.993
05001-08000	206	0.904	0.989	9.5%	0.965	1.014
08001-12000	70	0.918	1.005	9.5%	0.954	1.056
12001-16000	19	0.897	0.982	9.5%	0.878	1.087
16001-20000	5	0.826	0.904	9.5%	0.683	1.126
20001-30000	4	0.823	0.901	9.5%	0.706	1.097
1AC-3AC	1	0.663	0.726	9.5%	N/A	N/A

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team 1	Lien Date: 01/01/2007	Date of Report: 4/21/2008	Sales Dates: 1/2005 - 12/2007																																												
Area 14 / Leschi / Madison Park	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																																												
SAMPLE STATISTICS		 <p>Ratio Frequency</p> <p>The histogram shows the frequency distribution of ratios for 1 to 3 Unit Residences in Area 14. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 140). The distribution is roughly bell-shaped, centered around 0.85 to 0.95. The highest frequency is 126 for the ratio bin 0.80-0.85, followed by 122 for 0.85-0.90. Other notable frequencies include 85 for 0.75-0.80, 82 for 0.90-0.95, and 50 for 0.95-1.00.</p> <table><caption>Histogram Data</caption><tr><th>Ratio Bin</th><th>Frequency</th></tr><tr><td>0.55-0.60</td><td>16</td></tr><tr><td>0.60-0.65</td><td>41</td></tr><tr><td>0.65-0.70</td><td>85</td></tr><tr><td>0.70-0.75</td><td>126</td></tr><tr><td>0.75-0.80</td><td>122</td></tr><tr><td>0.80-0.85</td><td>82</td></tr><tr><td>0.85-0.90</td><td>50</td></tr><tr><td>0.90-0.95</td><td>14</td></tr><tr><td>0.95-1.00</td><td>5</td></tr><tr><td>1.00-1.05</td><td>3</td></tr><tr><td>1.05-1.10</td><td>2</td></tr><tr><td>1.10-1.15</td><td>1</td></tr><tr><td>1.15-1.20</td><td>1</td></tr><tr><td>1.20-1.25</td><td>1</td></tr><tr><td>1.25-1.30</td><td>1</td></tr><tr><td>1.30-1.35</td><td>1</td></tr><tr><td>1.35-1.40</td><td>1</td></tr><tr><td>1.40-1.45</td><td>1</td></tr><tr><td>1.45-1.50</td><td>1</td></tr><tr><td>1.50-1.55</td><td>1</td></tr><tr><td>1.55-1.60</td><td>1</td></tr></table>		Ratio Bin	Frequency	0.55-0.60	16	0.60-0.65	41	0.65-0.70	85	0.70-0.75	126	0.75-0.80	122	0.80-0.85	82	0.85-0.90	50	0.90-0.95	14	0.95-1.00	5	1.00-1.05	3	1.05-1.10	2	1.10-1.15	1	1.15-1.20	1	1.20-1.25	1	1.25-1.30	1	1.30-1.35	1	1.35-1.40	1	1.40-1.45	1	1.45-1.50	1	1.50-1.55	1	1.55-1.60	1
Ratio Bin	Frequency																																														
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1.55-1.60	1																																														
Sample size (n)	548																																														
Mean Assessed Value	1,097,300																																														
Mean Sales Price	1,229,300																																														
Standard Deviation AV	665,010																																														
Standard Deviation SP	756,949																																														
ASSESSMENT LEVEL																																															
Arithmetic Mean Ratio	0.912																																														
Median Ratio	0.903																																														
Weighted Mean Ratio	0.893																																														
UNIFORMITY																																															
Lowest ratio	0.445																																														
Highest ratio:	1.667																																														
Coefficient of Dispersion	15.11%																																														
Standard Deviation	0.176																																														
Coefficient of Variation	19.27%																																														
Price Related Differential (PRD)	1.022																																														
RELIABILITY																																															
95% Confidence: Median																																															
Lower limit	0.880																																														
Upper limit	0.921																																														
95% Confidence: Mean																																															
Lower limit	0.897																																														
Upper limit	0.927																																														
SAMPLE SIZE EVALUATION																																															
N (population size)	3357																																														
B (acceptable error - in decimal)	0.05																																														
S (estimated from this sample)	0.176																																														
Recommended minimum:	49																																														
Actual sample size:	548																																														
Conclusion:	OK																																														
NORMALITY																																															
Binomial Test																																															
# ratios below mean:	284																																														
# ratios above mean:	264																																														
z:	0.854																																														
Conclusion:	Normal*																																														
*i.e. no evidence of non-normality																																															

COMMENTS:
1 to 3 Unit Residences throughout Area 14

COMMENTS:

1 to 3 Unit Residences throughout Area 14

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team 1	Lien Date: 01/01/2008	Date of Report: 4/21/2008	Sales Dates: 1/2005 - 12/2007
Area 14 / Leschi / Madison Park	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	548		
Mean Assessed Value	1,201,100		
Mean Sales Price	1,229,300		
Standard Deviation AV	728,191		
Standard Deviation SP	756,949		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.988		
Weighted Mean Ratio	0.977		
UNIFORMITY			
Lowest ratio	0.487		
Highest ratio:	1.825		
Coefficient of Dispersion	15.12%		
Standard Deviation	0.192		
Coefficient of Variation	19.28%		
Price Related Differential (PRD)	1.022		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.964		
Upper limit	1.008		
95% Confidence: Mean			
Lower limit	0.982		
Upper limit	1.014		
SAMPLE SIZE EVALUATION			
N (population size)	3357		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.192		
Recommended minimum:	59		
Actual sample size:	548		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	284		
# ratios above mean:	264		
z:	0.854		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.50-0.60	8
0.60-0.70	22
0.70-0.80	44
0.80-0.90	83
0.90-1.00	130
1.00-1.10	108
1.10-1.20	75
1.20-1.30	46
1.30-1.40	20
1.40-1.50	5
1.50-1.60	4

COMMENTS:

1 to 3 Unit Residences throughout Area 14

Assessment level has been improved by application of the recommended values.

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1 to 3 Unit Residences throughout Area 14

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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 14
(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
006	111800	1725	11/21/07	\$995,000	2190	0	8	1937	3	5853	N	N	1225 SHENANDOAH DR E
006	111800	2165	8/30/07	\$1,100,000	1620	570	9	1950	3	9739	N	N	1234 SHENANDOAH DR E
006	111800	1755	10/20/06	\$1,150,000	1890	920	9	1959	3	6825	N	N	3212 E MORLEY WAY
006	111800	1360	7/11/07	\$660,147	1970	460	9	1949	3	7080	N	N	1437 BROADMOOR DR E
006	111800	0060	5/19/05	\$1,020,000	2100	580	9	1957	4	7200	N	N	3425 E SAINT ANDREWS WAY
006	111800	0664	3/20/07	\$1,379,250	2230	720	9	1954	3	12250	N	N	2001 BROADMOOR DR E
006	111800	1485	5/29/07	\$2,000,000	2350	880	9	1957	3	7928	N	N	1506 SHENANDOAH DR E
006	111800	1485	5/17/05	\$1,800,000	2350	880	9	1957	3	7928	N	N	1506 SHENANDOAH DR E
006	111800	0620	6/25/07	\$1,360,000	2540	630	9	1949	3	8870	N	N	2135 BROADMOOR DR E
006	111800	1795	6/16/05	\$1,200,000	2640	1090	9	1952	3	8137	N	N	1244 PARKSIDE DR E
006	111800	0050	9/7/05	\$1,090,000	3000	190	9	1993	3	7200	N	N	3415 E SAINT ANDREWS WAY
006	111800	0025	10/17/05	\$1,450,000	2070	1000	10	1950	4	7200	N	N	3325 E SAINT ANDREWS WAY
006	111800	1595	8/2/07	\$1,350,000	2430	340	10	1926	3	7031	N	N	1651 WINDERMERE DR E
006	111800	1355	6/8/06	\$1,693,000	2680	1000	10	1928	4	7080	N	N	1443 BROADMOOR DR E
006	111800	1355	6/8/05	\$1,540,000	2680	1000	10	1928	4	7080	N	N	1443 BROADMOOR DR E
006	111800	1480	8/28/07	\$1,685,000	2710	400	10	1929	4	9964	N	N	1414 SHENANDOAH DR E
006	111800	0225	7/9/07	\$1,995,000	2870	420	10	1940	4	7916	N	N	1800 BROADMOOR DR E
006	111800	0556	9/12/07	\$2,100,000	2900	0	10	2006	3	12729	N	N	2100 BROADMOOR DR E
006	111800	0685	12/8/06	\$1,600,000	2980	600	10	1946	4	7500	N	N	1845 BROADMOOR DR E
006	111800	0640	8/29/05	\$1,495,000	3050	610	10	1936	4	7878	N	N	2103 BROADMOOR DR E
006	111800	0100	6/28/06	\$1,700,000	3170	0	10	1940	4	9414	N	N	1330 BROADMOOR DR E
006	111800	1300	3/23/05	\$1,550,000	3290	0	10	1947	4	7347	N	N	1623 BROADMOOR DR E
006	111800	0355	4/4/05	\$1,757,500	3480	1040	10	1934	4	10486	N	N	2214 WAVERLY WAY E
006	111800	0500	5/16/05	\$1,960,000	3510	0	10	1950	5	8600	N	N	3319 E SHORE DR
006	111800	0771	9/12/05	\$2,050,000	3720	770	10	1941	4	14653	N	N	1960 SHENANDOAH DR E
006	111800	1525	9/20/06	\$1,900,000	3730	430	10	1936	4	14436	N	N	1550 SHENANDOAH DR E
006	111800	1700	4/24/06	\$1,750,000	3760	0	10	1940	4	13969	N	N	1403 SHENANDOAH DR E
006	111800	0906	11/9/06	\$1,900,000	3770	780	10	1953	3	16391	N	N	2020 PARKSIDE DR E
006	111800	0990	5/2/05	\$2,750,000	3990	0	10	1941	4	19637	N	N	2017 PARKSIDE DR E
006	111800	1925	10/16/06	\$2,093,000	4560	1850	10	1973	3	8776	N	N	1563 PARKSIDE DR E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
006	111800	1555	8/8/07	\$1,948,000	2340	410	11	1928	3	6876	N	N	1618 SHENANDOAH DR E
006	111800	1555	6/12/06	\$1,682,500	2340	410	11	1928	3	6876	N	N	1618 SHENANDOAH DR E
006	111800	1985	4/23/07	\$2,025,000	2590	900	11	1927	4	7642	N	N	1261 PARKSIDE DR E
006	111800	1156	6/15/05	\$1,850,000	2710	480	11	1928	3	11458	N	N	1640 WINDERMERE DR E
006	111800	1195	9/26/07	\$1,900,000	2740	1200	11	1928	4	7807	N	N	1637 SHENANDOAH DR E
006	111800	0646	4/25/06	\$2,000,000	2960	0	11	1927	3	15361	N	N	2021 BROADMOOR DR E
006	111800	0759	5/31/07	\$2,585,000	2980	1200	11	1928	5	10903	N	N	1952 SHENANDOAH DR E
006	111800	1295	3/28/05	\$1,820,000	3000	540	11	1940	4	11098	N	N	1633 BROADMOOR DR E
006	111800	0955	9/24/07	\$1,900,000	3250	720	11	1928	3	7437	N	N	2057 PARKSIDE DR E
006	111800	0295	11/20/06	\$1,949,500	3260	1200	11	1928	3	7173	N	N	2002 BROADMOOR DR E
006	111800	1105	1/7/05	\$2,600,000	3360	400	11	1928	4	8277	N	N	1703 PARKSIDE DR E
006	111800	1275	3/8/07	\$2,300,000	3430	0	11	2005	3	8075	N	N	1659 BROADMOOR DR E
006	111800	1405	8/8/07	\$3,225,000	3600	390	11	1927	4	9506	N	N	1331 BROADMOOR DR E
006	111800	1990	7/27/06	\$3,200,000	3850	1000	11	1930	5	10652	N	N	1253 PARKSIDE DR E
006	111800	0930	6/7/05	\$2,550,000	4070	960	11	1928	4	7679	N	N	2044 PARKSIDE DR E
006	111800	0870	4/23/07	\$1,800,000	4090	140	11	1935	3	7428	N	N	1920 BLENHEIM DR E
006	111800	1380	5/24/05	\$1,923,000	4090	480	11	1936	4	11305	N	N	1419 BROADMOOR DR E
006	111800	0470	1/3/05	\$2,125,000	5020	1030	11	1929	3	13099	N	N	3302 E SHORE DR
006	111800	1600	9/25/07	\$3,150,000	3590	460	12	1927	3	8617	N	N	1641 WINDERMERE DR E
006	111800	0855	4/26/07	\$4,525,000	5020	460	12	1927	3	15427	N	N	1905 BLENHEIM DR E
006	111800	0855	4/25/06	\$4,200,000	5020	460	12	1927	3	15427	N	N	1905 BLENHEIM DR E
007	533220	0310	3/14/07	\$465,000	770	0	6	1906	3	4000	N	N	1024 31ST AVE E
007	531810	1370	9/27/06	\$660,000	830	0	6	1920	3	2803	N	N	4210 E GARFIELD ST
007	531910	0196	12/27/07	\$635,000	650	0	7	1984	3	2200	N	N	4210 E NEWTON ST
007	438570	1500	7/26/06	\$636,700	700	0	7	1940	3	2600	N	N	2333 41ST AVE E
007	438570	0545	1/5/05	\$627,000	840	310	7	1940	3	4000	N	N	2001 41ST AVE E
007	228890	0145	8/9/05	\$713,000	910	220	7	1941	3	4000	N	N	2057 MCGILVRA BLVD E
007	438570	0955	9/2/05	\$742,500	910	0	7	1939	3	6000	N	N	2050 42ND AVE E
007	438570	0385	8/1/07	\$754,000	1000	0	7	1926	3	4000	N	N	1825 41ST AVE E
007	533220	0320	2/3/06	\$699,720	1000	1140	7	1991	3	5000	N	N	1031 32ND AVE E
007	501700	0405	2/2/07	\$627,000	1030	0	7	1908	4	4420	N	N	3214 E MERCER ST

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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
007	438570	1255	8/9/07	\$760,000	1040	0	7	1901	3	4000	N	N	2334 41ST AVE E
007	531810	1065	3/14/07	\$804,500	1090	500	7	1938	4	4800	N	N	1625 MCGILVRA BLVD E
007	501700	0555	6/29/05	\$568,000	1110	0	7	2004	3	6190	N	N	3203 E MADISON ST
007	531810	0175	5/10/05	\$650,000	1130	0	7	1928	3	3600	N	N	1535 42ND AVE E
007	531610	0305	12/10/07	\$920,000	1210	0	7	1926	3	4800	Y	N	1406 38TH AVE E
007	531810	1330	8/1/06	\$825,000	1350	0	7	1920	3	5535	N	N	1612 42ND AVE E
007	533220	0120	3/2/05	\$517,500	1738	719	7	1911	5	4000	N	N	621 32ND AVE E
007	228890	0110	8/17/06	\$859,900	1850	340	7	1942	4	4000	N	N	2033 MCGILVRA BLVD E
007	438570	0765	4/26/06	\$691,000	770	600	8	1988	3	3850	N	N	2015 42ND AVE E
007	438570	0850	5/10/07	\$810,000	860	0	8	1927	3	4400	N	N	2045 42ND AVE E
007	438670	0060	5/1/06	\$837,500	870	500	8	1937	5	4000	N	N	1849 MCGILVRA BLVD E
007	438570	0200	10/26/07	\$835,000	1080	360	8	1941	3	4000	N	N	1870 MCGILVRA BLVD E
007	438670	0075	7/20/06	\$800,000	1090	250	8	1947	4	4000	N	N	1857 MCGILVRA BLVD E
007	438670	0095	4/12/05	\$725,000	1130	1090	8	1972	3	4000	N	N	2005 MCGILVRA BLVD E
007	531810	1300	10/13/06	\$750,000	1230	360	8	1994	3	2335	N	N	1626 42ND AVE E
007	438570	0495	10/27/05	\$735,700	1300	320	8	1949	3	4000	N	N	2036 MCGILVRA BLVD E
007	438570	0030	10/2/06	\$898,000	1310	530	8	1926	4	4000	N	N	1844 41ST AVE E
007	531810	0615	5/3/05	\$697,500	1340	0	8	1922	4	4142	N	N	3812 E MADISON ST
007	501700	0465	8/11/05	\$584,950	1430	0	8	2000	3	4567	N	N	626 32ND AVE E
007	108400	0006	10/30/06	\$1,100,000	1440	480	8	1951	4	5500	N	N	1871 40TH AVE E
007	501700	0165	4/12/07	\$900,000	1460	840	8	1906	4	4200	N	N	1024 32ND AVE E
007	533220	0335	3/15/05	\$595,000	1470	1020	8	1984	3	4000	N	N	1023 32ND AVE E
007	438570	0560	9/22/06	\$949,000	1490	1070	8	1926	4	4000	N	N	2015 41ST AVE E
007	531810	1240	10/3/06	\$740,000	1500	0	8	1981	4	2400	N	N	1623 42ND AVE E
007	108400	0007	11/27/06	\$1,030,000	1600	360	8	1951	3	6600	N	N	1865 40TH AVE E
007	501700	0395	1/12/06	\$735,000	1600	0	8	1908	3	4420	N	N	3204 E MERCER ST
007	438570	1380	4/24/07	\$700,000	1630	0	8	1958	3	5000	N	N	2344 MCGILVRA BLVD E
007	438570	1450	12/1/06	\$895,000	1660	0	8	1926	3	4000	N	N	2303 41ST AVE E
007	438570	0660	4/27/07	\$921,000	1660	0	8	1927	3	4000	N	N	2048 41ST AVE E
007	195470	0385	6/2/05	\$800,000	1660	240	8	1929	3	6351	N	N	1810 MADRONA DR
007	531810	0420	7/21/05	\$1,035,000	1670	700	8	1923	4	5887	N	N	3909 E MADISON ST

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Area 14
(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
007	438570	1455	9/10/07	\$1,344,000	1830	0	8	1927	5	4000	N	N	2305 41ST AVE E
007	438570	1455	11/16/05	\$996,049	1830	0	8	1927	5	4000	N	N	2305 41ST AVE E
007	438570	1465	1/18/07	\$925,000	1860	200	8	1926	3	4000	N	N	2315 41ST AVE E
007	438570	0270	10/2/06	\$1,080,000	1930	900	8	1931	4	4000	N	N	1820 MCGILVRA BLVD E
007	438570	1260	6/21/05	\$925,000	1930	420	8	1927	4	4000	N	N	2330 41ST AVE E
007	531810	1815	6/3/05	\$900,500	1930	760	8	1993	4	3570	N	N	3715 E HOWE ST
007	438570	0270	2/23/06	\$935,000	1930	900	8	1931	4	4000	N	N	1820 MCGILVRA BLVD E
007	531810	0500	4/5/07	\$1,250,000	1976	0	8	2001	3	3600	N	N	1521 MCGILVRA BLVD E
007	531610	0320	10/27/05	\$1,100,000	2000	700	8	1910	5	2820	N	N	3814 E LEE ST
007	228890	0080	1/12/06	\$1,035,000	2000	180	8	1931	5	6000	N	N	2337 MCGILVRA BLVD E
007	531810	1683	6/1/07	\$1,350,000	2020	0	8	1981	3	3600	N	N	1824 37TH AVE E
007	531810	0230	11/2/05	\$1,215,000	2020	0	8	1994	3	5200	N	N	1524 MCGILVRA BLVD E
007	531810	1880	6/22/06	\$1,231,900	2040	0	8	1957	4	9000	N	N	1910 37TH PL E
007	195470	0704	10/12/07	\$1,326,000	2100	940	8	1948	3	8700	N	N	3705 E JOHN ST
007	411460	0395	3/10/06	\$2,295,000	2110	0	8	1948	4	23050	Y	Y	3812 E MCGILVRA ST
007	531610	0565	10/24/07	\$1,520,000	2170	0	8	1947	4	7200	N	N	1217 39TH AVE E
007	533220	0435	3/1/06	\$895,000	2190	110	8	1935	4	4800	N	N	1031 31ST AVE E
007	438570	0630	6/23/05	\$740,000	2260	0	8	1927	3	4000	N	N	2069 41ST AVE E
007	438570	1305	8/2/07	\$875,000	2290	0	8	1971	3	4397	N	N	2305 42ND AVE E
007	531810	0620	3/28/05	\$768,500	2310	710	8	1994	4	3949	N	N	3808 E MADISON ST
007	438570	0690	12/13/07	\$1,400,000	2320	1130	8	2000	3	4000	N	N	2024 41ST AVE E
007	228890	0065	11/7/05	\$965,000	2500	1110	8	1997	3	5300	N	N	2315 MCGILVRA BLVD E
007	918570	0460	8/22/06	\$2,100,000	2659	0	8	2005	3	7200	N	N	1032 36TH AVE E
007	501700	0440	8/26/05	\$697,000	1310	620	9	1980	3	6975	N	N	3216 E MERCER ST
007	531610	0735	6/30/05	\$825,000	1350	0	9	1987	3	3200	N	N	1226 41ST AVE E
007	531610	0780	4/28/05	\$1,242,500	1440	500	9	1965	4	3800	N	N	4100 E HIGHLAND DR
007	501700	0200	10/26/07	\$835,000	1450	0	9	2000	3	5320	N	N	1106 32ND AVE E
007	501700	0200	12/12/06	\$820,000	1450	0	9	2000	3	5320	N	N	1106 32ND AVE E
007	501700	0200	3/10/06	\$772,000	1450	0	9	2000	3	5320	N	N	1106 32ND AVE E
007	438670	0055	6/13/06	\$953,500	1460	0	9	1931	4	4000	N	N	1843 MCGILVRA BLVD E
007	531710	0575	5/24/05	\$1,010,000	1460	600	9	1981	3	4202	Y	N	626 HILLSIDE DR E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	533220	0020	6/1/07	\$520,000	1489	0	9	1997	5	2057	N	N	620 LAKE WASHINGTON BLVD E
007	438570	0475	10/11/07	\$1,350,000	1490	0	9	1949	4	6000	N	N	2052 MCGILVRA BLVD E
007	438570	0820	2/18/05	\$600,000	1490	0	9	1986	3	3300	N	N	2033 42ND AVE E
007	531610	0145	1/10/07	\$926,000	1530	0	9	1928	3	5280	N	N	1402 MCGILVRA BLVD E
007	501700	0510	11/17/05	\$789,000	1600	580	9	1984	3	5994	Y	N	642 32ND AVE E
007	438570	1221	12/5/07	\$935,000	1620	260	9	1992	3	2133	N	N	2343 43RD AVE E
007	438570	1223	6/24/06	\$875,000	1620	260	9	1992	3	2291	N	N	2339 43RD AVE E
007	438570	0430	6/7/07	\$1,070,000	1660	920	9	1975	5	4000	N	N	1861 41ST AVE E
007	438570	0430	11/15/05	\$900,000	1660	920	9	1975	5	4000	N	N	1861 41ST AVE E
007	660000	0215	7/26/07	\$1,050,000	1810	1200	9	1953	4	10249	Y	N	570 LAKE WASHINGTON BLVD E
007	502690	0235	4/12/06	\$1,907,000	1830	1080	9	1914	4	1880	Y	N	1622 40TH AVE
007	438570	0010	7/24/06	\$1,240,500	1840	900	9	2006	3	4000	N	N	1860 41ST AVE E
007	133030	0385	6/19/07	\$1,262,625	1890	400	9	1960	3	8721	N	N	3804 E CROCKETT ST
007	531610	0595	7/22/05	\$1,600,000	1910	830	9	1926	3	7800	Y	N	1220 39TH AVE E
007	195470	0515	5/17/07	\$1,725,000	2000	420	9	1953	4	8940	Y	N	3738 E HIGH LN
007	228890	0025	4/11/07	\$1,495,000	2010	1240	9	1958	4	9275	N	N	3838 E MCGILVRA ST
007	228890	0025	8/18/05	\$1,400,000	2010	1240	9	1958	4	9275	N	N	3838 E MCGILVRA ST
007	501700	0070	2/16/06	\$1,030,000	2020	1000	9	2005	3	4500	N	N	1109 33RD AVE E
007	411460	0765	6/16/06	\$5,075,000	2130	830	9	1936	4	5900	Y	Y	482 39TH AVE E
007	501700	0075	2/16/06	\$925,000	2160	680	9	2005	3	4502	N	N	1107 33RD AVE E
007	918570	0030	5/9/05	\$975,000	2200	0	9	1964	3	7200	Y	N	614 33RD AVE E
007	531710	0481	5/17/05	\$1,650,000	2220	1150	9	1979	4	8148	Y	N	819 HILLSIDE DR E
007	531810	0865	5/19/05	\$962,500	2230	0	9	1999	3	6000	N	N	1608 38TH AVE E
007	438570	1520	12/11/06	\$1,150,000	2250	0	9	1997	3	3400	N	N	2343 41ST AVE E
007	133030	0036	6/16/05	\$780,000	2260	0	9	1963	3	7790	N	N	2238 40TH AVE E
007	133030	0420	4/5/07	\$1,232,150	2280	0	9	1960	4	8000	N	N	2144 38TH AVE E
007	133030	0481	2/10/05	\$1,250,000	2340	0	9	1961	5	8075	N	N	2249 39TH AVE E
007	438570	0910	10/12/05	\$990,000	2370	0	9	1994	4	4437	N	N	2068 42ND AVE E
007	918570	0550	1/6/05	\$1,600,000	2400	360	9	1939	3	7200	N	N	1108 36TH AVE E
007	531610	0575	6/8/07	\$1,663,550	2420	250	9	1925	3	7200	N	N	1225 39TH AVE E
007	533220	0417	6/13/06	\$1,037,000	2490	0	9	1996	3	4013	N	N	1044 WASHINGTON PL E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	531610	0240	3/24/06	\$1,325,000	2490	0	9	1985	3	7200	Y	N	1409 MCGILVRA BLVD E
007	133030	0416	4/20/05	\$1,195,000	2530	0	9	1956	4	9000	N	N	2136 38TH AVE E
007	438570	0275	2/15/07	\$1,490,000	2545	1290	9	2007	3	4080	N	N	1814 MCGILVRA BLVD E
007	632100	0095	7/3/06	\$1,495,000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
007	632100	0095	6/20/05	\$1,420,000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
007	918570	0100	11/20/07	\$1,335,000	2560	170	9	1930	4	7200	N	N	602 34TH AVE E
007	133030	0570	11/30/05	\$1,223,500	2560	800	9	1977	4	8039	N	N	2260 39TH AVE E
007	133030	0231	2/3/06	\$1,400,000	2590	0	9	1957	3	9600	N	N	2181 38TH AVE E
007	632100	0060	4/3/06	\$1,900,000	2600	490	9	1926	3	9450	Y	N	1730 EVERGREEN PL
007	531610	0350	10/19/05	\$1,585,000	2610	0	9	1985	4	7200	Y	N	1427 39TH AVE E
007	531610	0925	4/27/07	\$1,895,000	2650	0	9	1907	5	7800	Y	N	1111 MCGILVRA BLVD E
007	133030	0590	8/16/06	\$1,638,000	2670	0	9	1978	4	8640	N	N	2224 39TH AVE E
007	531610	0560	8/27/07	\$1,805,000	2710	0	9	1988	3	7200	Y	N	1209 39TH AVE E
007	531710	0482	4/20/07	\$1,568,000	2730	810	9	1974	3	14305	Y	N	807 HILLSIDE DR E
007	531810	1030	3/1/05	\$1,250,000	2870	1390	9	1907	5	8400	N	N	1611 MCGILVRA BLVD E
007	660000	0427	8/7/06	\$1,845,000	2880	0	9	1927	3	11416	Y	N	344 MCGILVRA BLVD E
007	531610	0430	7/28/06	\$1,800,000	2960	0	9	1918	4	10800	N	N	3711 E MADISON ST
007	195470	0706	4/11/06	\$2,305,000	3030	750	9	2005	3	9009	Y	N	153 MADRONA PL E
007	501700	0450	4/15/06	\$1,450,000	3050	1380	9	2000	3	6453	N	N	3220 E MERCER ST
007	133030	0081	7/31/06	\$1,600,000	3090	0	9	1962	4	10980	N	N	2110 40TH AVE E
007	195470	0590	2/23/05	\$1,250,000	3130	0	9	1925	4	9970	Y	N	125 MAIDEN LN E
007	918570	0090	7/24/06	\$1,800,000	3220	0	9	1940	4	7200	N	N	614 34TH AVE E
007	918570	0110	4/13/05	\$1,490,000	3220	0	9	1910	3	7200	N	N	611 36TH AVE E
007	531710	0618	3/16/06	\$1,969,096	3260	380	9	1947	5	7000	Y	N	453 MCGILVRA BLVD E
007	195470	0345	6/22/07	\$2,750,000	3340	400	9	1904	5	9070	Y	N	127 39TH AVE E
007	531610	1045	11/2/05	\$1,750,000	3430	120	9	1926	3	9600	N	N	1103 38TH AVE E
007	195470	0410	8/7/07	\$2,600,000	3490	0	9	1928	4	8805	Y	N	115 DORFFEL DR E
007	438570	0775	7/22/05	\$725,000	1420	0	10	1987	4	2970	N	N	2017 42ND AVE E
007	918570	0300	11/20/07	\$1,600,000	1930	0	10	1929	3	7601	N	N	821 34TH AVE E
007	531810	0115	7/31/06	\$1,590,000	1970	750	10	2003	3	3600	N	N	1507 42ND AVE E
007	438570	0860	5/10/07	\$1,500,000	1980	990	10	2007	3	4400	N	N	2049 42ND AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	531810	1565	9/22/06	\$1,575,000	2150	830	10	1999	3	3600	N	N	1820 38TH AVE E
007	531610	0645	4/4/05	\$1,450,000	2180	990	10	1926	5	7800	N	N	1233 MCGILVRA BLVD E
007	531610	0104	6/5/07	\$1,660,000	2190	640	10	2003	3	3600	N	N	1433 42ND AVE E
007	531710	0545	9/6/05	\$1,650,000	2250	1050	10	1976	2	6671	Y	N	644 HILLSIDE DR E
007	531810	0635	6/8/07	\$1,460,000	2300	640	10	2007	3	5850	N	N	1519 39TH AVE E
007	531810	0645	4/25/06	\$1,400,000	2400	670	10	1927	4	5850	N	N	1523 39TH AVE E
007	531810	0690	8/7/07	\$1,995,000	2570	970	10	2007	3	3600	N	N	3701 E GARFIELD ST
007	531710	0504	4/15/05	\$1,800,000	2620	340	10	2001	3	8809	Y	N	639 HILLSIDE DR E
007	195470	0465	9/22/06	\$1,950,000	2640	640	10	1923	5	7860	Y	N	240 DORFFEL DR E
007	438570	1060	11/1/06	\$1,501,000	2670	380	10	2006	3	3000	N	N	2348 42ND AVE E
007	918570	0500	6/21/07	\$2,130,000	2720	0	10	1935	4	7200	N	N	1009 37TH AVE E
007	531710	0740	8/24/06	\$1,645,000	2740	400	10	1927	5	6912	Y	N	711 MCGILVRA BLVD E
007	981970	0005	6/14/06	\$1,725,000	2780	250	10	1930	4	6240	Y	N	1734 LAKE WASHINGTON BLVD
007	438570	1350	5/9/05	\$1,177,000	2810	0	10	1995	3	4400	N	N	2333 42ND AVE E
007	133030	0050	3/6/06	\$1,485,000	2834	0	10	1970	3	8455	N	N	2220 40TH AVE E
007	531810	0965	1/10/06	\$1,500,000	2860	700	10	2005	3	3600	N	N	1624 39TH AVE E
007	438570	0785	12/19/05	\$825,000	2890	0	10	1988	3	3847	N	N	2023 42ND AVE E
007	133030	0211	10/4/05	\$1,500,000	3010	0	10	2005	3	5850	N	N	2315 38TH AVE E
007	533220	0260	12/19/06	\$1,225,000	3039	0	10	1993	3	5456	N	N	836 31ST AVE E
007	133030	0330	4/10/06	\$1,600,000	3090	0	10	1992	3	11324	N	N	3851 E BOSTON ST
007	531710	0770	6/21/05	\$2,887,602	3430	200	10	1936	5	9017	Y	N	731 MCGILVRA BLVD E
007	133030	0665	7/28/06	\$1,950,000	3620	0	10	1962	4	8400	N	N	3811 E CROCKETT ST
007	531710	0750	11/28/05	\$3,850,000	3690	670	10	1926	5	24085	Y	N	715 MCGILVRA BLVD E
007	133030	0556	10/14/05	\$1,490,000	4060	0	10	2007	3	9103	N	N	2300 38TH PL E
007	918570	0545	1/25/07	\$2,200,000	4120	360	10	1912	5	7200	N	N	1116 36TH AVE E
007	195470	0360	8/13/07	\$3,765,000	5070	400	10	1906	5	20156	Y	N	107 DORFFEL DR E
007	531710	0745	5/24/06	\$1,900,000	2280	0	11	1929	4	5261	N	N	705 MCGILVRA BLVD E
007	531610	0165	6/14/06	\$1,550,000	2320	1020	11	2006	3	3600	N	N	1417 41ST AVE E
007	918570	0505	8/30/05	\$2,480,000	2580	1030	11	1930	5	7200	N	N	1015 37TH AVE E
007	195470	0350	6/4/07	\$3,360,000	3230	1260	11	2006	3	8166	Y	N	119 39TH AVE E
007	501700	0315	11/17/05	\$1,645,000	3290	0	11	1987	4	5130	Y	N	639 33RD AVE E

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Area 14
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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
007	531710	0525	8/17/05	\$2,262,500	3300	960	11	1991	3	11861	Y	N	600 HILLSIDE DR E
007	981970	0020	6/8/05	\$1,920,000	3350	200	11	1994	3	7200	Y	N	1712 LAKE WASHINGTON BLVD
007	531610	0045	6/8/06	\$1,995,000	3540	600	11	2006	3	4800	N	N	1410 41ST AVE E
007	531710	0730	1/10/05	\$1,750,000	3590	0	11	1998	3	3244	Y	N	605 39TH AVE E
007	195470	0035	2/1/06	\$3,800,000	3650	1840	11	2006	3	12975	N	N	180 LAKE WASHINGTON BLVD E
007	918570	0290	4/4/05	\$3,985,000	4280	1640	11	1990	3	13997	N	N	811 34TH AVE E
007	918570	0050	10/3/06	\$3,320,000	4504	1700	11	2001	3	7200	Y	N	609 34TH AVE E
007	195470	0665	7/26/06	\$1,870,000	4820	0	11	1909	3	8240	N	N	101 MADRONA PL E
007	531610	0600	6/27/05	\$4,800,000	5220	1920	11	1988	3	15460	Y	N	1212 39TH AVE E
007	531710	0611	4/18/07	\$3,141,593	5280	970	11	2002	3	7209	Y	N	508 HILLSIDE DR E
007	531710	0150	9/9/05	\$7,350,000	5540	0	11	1903	5	47916	Y	N	1020 37TH AVE E
007	531610	0260	9/22/06	\$2,410,000	2390	1120	12	2003	3	3600	N	N	1425 MCGILVRA BLVD E
007	531710	0260	8/24/06	\$2,775,000	3310	0	12	1998	3	7800	Y	N	1017 MCGILVRA BLVD E
007	531610	1030	9/6/06	\$2,680,000	3810	1470	12	1992	3	7469	N	N	1114 37TH AVE E
007	195470	0325	4/3/07	\$4,840,000	4870	1800	12	1909	5	15693	Y	N	145 39TH AVE E
008	715170	0390	1/26/07	\$625,000	730	110	6	1907	3	5745	N	N	932 37TH AVE
008	715170	0390	6/1/06	\$492,500	730	110	6	1907	3	5745	N	N	932 37TH AVE
008	531710	0310	7/7/05	\$315,000	1010	0	6	1959	3	6240	N	N	321 33RD AVE E
008	982920	0980	3/30/05	\$450,000	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WAY
008	177850	0540	4/16/07	\$779,000	1370	250	6	1910	3	4000	N	N	181 37TH AVE E
008	125120	0005	7/10/06	\$559,777	1750	310	6	1909	3	7560	Y	N	1102 33RD AVE S
008	690920	0220	10/19/06	\$385,000	720	0	7	1941	3	4000	Y	N	1301 32ND AVE S
008	125020	1625	12/18/06	\$650,000	750	400	7	1921	3	3200	Y	N	510 31ST AVE S
008	757570	0176	6/19/06	\$439,000	780	0	7	1926	4	3606	N	N	1720 34TH AVE
008	042404	9039	6/22/06	\$509,000	820	410	7	1924	3	2808	Y	N	3207 S CHARLES ST
008	400300	0085	5/17/07	\$460,000	880	200	7	1919	3	3540	N	N	3541 E SPRUCE ST
008	535020	0530	3/16/07	\$613,500	910	0	7	1941	4	2368	N	N	3801 E PIKE ST
008	125020	2035	4/18/05	\$500,000	960	440	7	1924	4	4150	Y	N	1307 33RD AVE S
008	660000	0327	2/21/06	\$629,950	960	730	7	2005	3	3422	N	N	3611 E HARRISON ST
008	125020	2115	7/17/06	\$615,000	990	600	7	1954	3	5100	Y	N	1401 33RD AVE S
008	177850	0065	9/21/07	\$485,000	1000	0	7	1933	4	4000	N	N	221 33RD AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
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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
008	660000	0100	6/15/07	\$750,000	1010	280	7	1949	3	6466	Y	N	317 34TH AVE E
008	660000	0100	10/6/05	\$660,000	1010	280	7	1949	3	6466	Y	N	317 34TH AVE E
008	125070	0025	8/22/06	\$530,000	1070	0	7	1919	3	4200	N	N	712 LAKE WASHINGTON BLVD S
008	125070	0025	6/2/06	\$400,000	1070	0	7	1919	3	4200	N	N	712 LAKE WASHINGTON BLVD S
008	910300	0560	9/18/06	\$655,000	1080	1080	7	1914	4	3368	N	N	1814 34TH AVE
008	447340	0205	9/18/06	\$655,000	1110	0	7	1922	4	4000	Y	N	3206 S DEARBORN ST
008	400300	0285	9/21/05	\$584,950	1140	1140	7	1961	4	6010	N	N	3417 E SPRUCE ST
008	125020	3875	5/10/06	\$1,017,000	1180	900	7	1941	3	10800	Y	N	1520 35TH AVE S
008	034500	0485	7/29/05	\$675,000	1180	600	7	1927	3	3790	Y	N	707 37TH AVE
008	063500	0070	3/24/05	\$350,000	1180	430	7	1906	3	3000	N	N	3515 S MAIN ST
008	515770	0040	3/1/05	\$350,000	1200	0	7	1942	3	7400	N	N	1106 34TH AVE E
008	400300	0014	4/19/07	\$592,430	1240	0	7	1985	3	6969	N	N	214 EUCLID AVE
008	125070	0040	8/31/05	\$416,600	1240	0	7	1900	3	3200	Y	N	3412 S DEARBORN ST
008	531710	0313	8/31/07	\$510,000	1250	0	7	1972	3	6240	N	N	323 33RD AVE E
008	910300	0264	5/31/07	\$725,000	1280	0	7	1918	4	1645	N	N	178 35TH AVE E
008	910300	0264	2/24/06	\$445,200	1280	0	7	1918	4	1645	N	N	178 35TH AVE E
008	660000	0197	5/1/07	\$605,000	1310	390	7	1929	4	3641	N	N	3340 E REPUBLICAN ST
008	982920	0410	8/7/07	\$815,000	1350	0	7	1927	3	6546	Y	N	325 ERIE AVE
008	447340	0070	7/21/05	\$645,000	1360	1220	7	1984	3	4000	Y	N	702 31ST AVE S
008	531710	0354	4/2/07	\$350,000	1360	310	7	1949	3	9264	N	N	3304 E REPUBLICAN ST
008	125020	3800	1/28/05	\$680,000	1390	0	7	1925	3	7200	Y	N	3503 S MASSACHUSETTS ST
008	427890	0140	3/16/07	\$689,950	1400	420	7	2006	3	2430	N	N	406 33RD AVE
008	125020	3856	6/29/06	\$690,000	1530	580	7	1928	3	3000	Y	N	3515 S MASSACHUSETTS ST
008	177850	0521	10/27/05	\$599,950	1560	0	7	2000	3	4000	N	N	194 36TH AVE E
008	910300	0586	9/28/05	\$575,000	1610	0	7	1914	4	3357	N	N	3418 E HOWELL ST
008	910300	0610	6/13/05	\$954,442	1670	0	7	1977	3	4954	N	N	1806 36TH AVE
008	035700	0135	12/7/06	\$650,000	1670	0	7	1915	3	5100	N	N	1114 32ND AVE S
008	035700	0135	6/10/05	\$650,000	1670	0	7	1915	3	5100	N	N	1114 32ND AVE S
008	035700	0135	2/14/05	\$400,000	1670	0	7	1915	3	5100	N	N	1114 32ND AVE S
008	016100	0120	4/12/06	\$665,000	1730	0	7	1910	4	4000	Y	N	1711 32ND AVE S
008	660000	0105	5/4/05	\$638,000	1730	930	7	1961	3	7151	N	N	305 34TH AVE E

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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
008	125020	2315	10/15/07	\$854,000	1780	880	7	1976	3	7200	Y	N	1502 33RD AVE S
008	125020	2315	7/10/07	\$752,000	1780	880	7	1976	3	7200	Y	N	1502 33RD AVE S
008	125020	2915	8/14/07	\$580,000	1800	610	7	1913	3	4200	N	N	512 33RD AVE S
008	715220	0040	9/16/05	\$615,000	1810	500	7	1906	3	4000	N	N	1120 34TH AVE
008	125020	2579	7/20/07	\$800,000	1940	0	7	1904	5	6510	Y	N	1355 LAKE WASHINGTON BLVD S
008	034200	0065	1/2/07	\$879,000	2000	400	7	1902	3	6000	N	N	622 34TH AVE
008	125020	3155	3/14/05	\$485,000	2280	280	7	1900	4	4800	Y	N	423 35TH AVE S
008	690920	0575	3/9/07	\$418,500	910	0	8	1931	3	2900	N	N	1421 32ND AVE S
008	690920	0335	4/25/05	\$423,000	980	450	8	1996	3	2003	N	N	1362 31ST AVE S
008	690920	0340	1/20/05	\$402,350	980	450	8	1996	3	2003	N	N	1360 31ST AVE S
008	660000	0210	5/6/05	\$549,000	1020	750	8	1944	5	5543	N	N	3330 E REPUBLICAN ST
008	982920	0960	11/9/05	\$462,000	1020	980	8	1905	3	5580	Y	N	169 POWER AVE
008	982920	0370	7/12/06	\$1,000,000	1030	290	8	1953	3	7344	Y	N	345 RANDOLPH AVE
008	447340	0195	6/22/05	\$550,000	1030	1030	8	1926	4	3650	Y	N	3214 S DEARBORN ST
008	982920	0415	1/26/06	\$675,000	1133	773	8	1928	4	4218	Y	N	333 ERIE AVE
008	715170	0575	8/6/07	\$752,500	1150	0	8	1979	3	4000	Y	N	1133 37TH AVE
008	715170	0575	8/24/06	\$700,000	1150	0	8	1979	3	4000	Y	N	1133 37TH AVE
008	515770	0222	3/15/07	\$570,000	1170	320	8	2002	3	1000	Y	N	3405 E MARION ST
008	910300	0125	2/5/07	\$749,000	1170	790	8	1947	5	5922	N	N	105 33RD AVE E
008	982920	0819	12/7/06	\$660,000	1190	380	8	1960	3	4500	N	N	103 ERIE AVE
008	918470	0340	6/21/06	\$1,005,000	1190	920	8	1959	4	6000	Y	N	921 36TH AVE
008	918470	0340	10/13/06	\$975,000	1190	920	8	1959	4	6000	Y	N	921 36TH AVE
008	982920	0819	3/21/05	\$516,000	1190	380	8	1960	3	4500	N	N	103 ERIE AVE
008	427890	0110	11/7/05	\$777,500	1220	0	8	1984	3	3216	Y	N	3333 E TERRACE ST
008	125020	2715	4/5/05	\$535,000	1240	0	8	1943	4	3927	Y	N	907 34TH AVE S
008	125020	1983	7/12/05	\$599,500	1280	0	8	1928	4	2490	Y	N	3227 S NORMAN ST
008	009700	0025	4/4/05	\$495,000	1310	0	8	1911	3	3300	N	N	1516 34TH AVE
008	125020	4895	3/31/05	\$565,000	1310	260	8	1952	3	6120	Y	N	1431 LAKESIDE AVE S
008	194730	0200	5/5/06	\$605,000	1330	480	8	1978	4	7249	N	N	3503 E ALDER ST
008	400300	0120	9/11/07	\$612,777	1350	0	8	1985	3	4178	N	N	3510 E SPRUCE ST
008	400300	0120	5/4/06	\$594,000	1350	0	8	1985	3	4178	N	N	3510 E SPRUCE ST

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	400300	0130	4/6/07	\$617,000	1360	0	8	1985	3	2824	N	N	3516 E SPRUCE ST
008	910300	0555	3/9/06	\$678,000	1360	910	8	2005	3	3368	N	N	1818 34TH AVE
008	982920	0560	11/27/07	\$1,200,000	1390	990	8	1977	4	6180	Y	N	219 LAKE WASHINGTON BLVD
008	535020	0010	12/13/06	\$926,000	1390	420	8	1922	5	3060	Y	N	1516 37TH AVE
008	535120	0180	9/14/06	\$547,000	1390	0	8	1909	3	3800	Y	N	1507 MADRONA DR
008	910300	0580	6/19/07	\$740,000	1400	0	8	1916	4	2750	N	N	3412 E HOWELL ST
008	910300	0145	10/12/06	\$615,000	1400	700	8	1950	3	3893	N	N	3310 E DENNY WAY
008	125020	2320	4/20/07	\$763,500	1400	1000	8	1949	3	7200	Y	N	1508 33RD AVE S
008	660000	0095	4/26/06	\$690,000	1420	1060	8	1949	4	6720	Y	N	323 34TH AVE E
008	715320	0120	2/16/05	\$699,000	1420	1000	8	1925	4	4558	Y	N	1435 36TH AVE
008	515770	0235	6/28/06	\$695,000	1430	280	8	1947	3	6420	N	N	816 34TH AVE
008	982920	0785	7/11/05	\$510,000	1450	0	8	1913	4	2190	Y	N	166 ERIE AVE
008	910300	0140	8/18/06	\$755,000	1460	600	8	1924	4	3397	N	N	115 34TH AVE E
008	125070	0035	4/26/07	\$899,000	1460	680	8	2006	3	2600	Y	N	716 LAKE WASHINGTON BLVD S
008	009700	0015	1/17/07	\$670,000	1480	700	8	1911	4	3300	N	N	1522 34TH AVE
008	009700	0015	8/18/05	\$549,950	1480	700	8	1911	4	3300	N	N	1522 34TH AVE
008	515770	0223	12/11/06	\$629,000	1500	380	8	2002	3	2063	Y	N	3407 E MARION ST
008	535120	0250	7/30/07	\$912,000	1500	700	8	1923	5	5437	Y	N	1538 GRAND AVE
008	535120	0250	5/23/06	\$750,000	1500	700	8	1923	5	5437	Y	N	1538 GRAND AVE
008	535120	0185	5/27/06	\$580,000	1500	620	8	1909	5	4000	Y	N	1511 MADRONA DR
008	194730	0005	1/21/05	\$650,000	1510	310	8	1907	5	2970	N	N	277 LAKE DELL AVE
008	194730	0005	4/19/07	\$545,000	1510	310	8	1907	5	2970	N	N	277 LAKE DELL AVE
008	502690	0115	6/5/07	\$906,000	1560	510	8	1909	3	4066	Y	N	1606 GRAND AVE
008	125020	2025	5/13/05	\$586,800	1560	0	8	1902	3	4980	Y	N	3220 S JUDKINS ST
008	400300	0240	11/8/05	\$545,000	1570	0	8	1985	3	6074	Y	N	232 LAKE DELL AVE
008	535120	0210	11/30/05	\$770,000	1610	0	8	1904	5	5100	Y	N	1525 MADRONA DR
008	757670	0131	7/12/06	\$859,000	1620	0	8	1919	3	3710	N	N	1715 37TH AVE
008	125020	1875	6/15/05	\$675,000	1640	0	8	1911	4	4860	Y	N	717 33RD AVE S
008	125020	2620	10/12/06	\$700,000	1640	0	8	1927	3	4800	Y	N	1310 33RD AVE S
008	125120	0092	12/7/05	\$760,000	1640	740	8	1930	5	5250	Y	N	3312 S JUDKINS ST
008	535020	0600	1/14/05	\$675,000	1640	500	8	1908	4	3465	Y	N	1132 38TH AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	125020	3165	2/4/05	\$647,500	1650	950	8	1928	4	3600	Y	N	419 35TH AVE S
008	142220	0235	9/10/07	\$700,000	1660	120	8	1920	3	3900	N	N	610 37TH AVE
008	125020	3290	6/29/06	\$1,039,000	1680	810	8	1941	5	4725	Y	N	808 34TH AVE S
008	757620	0100	10/2/06	\$849,000	1690	0	8	1908	5	4360	N	N	1626 34TH AVE
008	757620	0100	6/22/05	\$735,000	1690	0	8	1908	5	4360	N	N	1626 34TH AVE
008	411460	1510	3/29/06	\$1,950,000	1690	1400	8	1947	3	7920	Y	Y	920 LAKESIDE AVE S
008	715320	0030	2/14/07	\$880,000	1700	860	8	1926	3	4000	N	N	1423 35TH AVE
008	632100	0190	11/7/05	\$500,000	1700	780	8	1906	4	4704	N	N	1719 MADRONA DR
008	982920	0065	7/21/06	\$775,000	1710	0	8	1927	5	6187	Y	N	520 WELLINGTON AVE
008	125020	1710	12/14/07	\$735,000	1720	0	8	1900	4	6240	N	N	509 32ND AVE S
008	982920	0150	7/25/05	\$799,000	1720	500	8	1962	5	2492	Y	N	403 LAKE WASHINGTON BLVD
008	910300	0575	11/16/05	\$635,000	1740	0	8	1918	5	3469	N	N	3404 E HOWELL ST
008	414180	0220	5/10/06	\$1,040,000	1750	0	8	1926	3	5000	N	N	1619 36TH AVE
008	042404	9027	12/14/05	\$615,000	1750	900	8	1936	3	4635	Y	N	835 32ND AVE S
008	177850	0500	5/23/07	\$1,050,000	1760	1000	8	2005	3	4200	N	N	186 36TH AVE E
008	502690	0035	3/24/06	\$735,000	1760	500	8	1908	3	4560	Y	N	1618 37TH AVE
008	177850	0500	4/3/06	\$899,000	1760	1000	8	2005	3	4200	N	N	186 36TH AVE E
008	515770	0225	6/12/07	\$835,000	1780	280	8	1926	5	5348	N	N	826 34TH AVE
008	034500	0085	2/28/06	\$810,000	1780	0	8	1900	5	6000	N	N	735 35TH AVE
008	632100	0170	3/10/06	\$1,015,000	1790	0	8	1905	5	5600	N	N	1703 MADRONA DR
008	125120	0125	1/31/07	\$660,000	1790	600	8	1926	3	4200	Y	N	1121 LAKE WASHINGTON BLVD S
008	125120	0245	11/19/07	\$752,000	1800	1800	8	1954	3	7875	Y	N	1318 LAKE WASHINGTON BLVD S
008	118600	0020	5/23/06	\$820,000	1820	240	8	1912	3	5458	N	N	1618 34TH AVE
008	742470	0051	4/4/05	\$650,500	1820	0	8	1985	3	5292	N	N	1703 37TH AVE
008	125020	3940	7/2/07	\$877,100	1830	0	8	1931	3	7200	Y	N	1501 36TH AVE S
008	400300	0045	7/25/05	\$595,000	1850	200	8	1983	3	9323	N	N	3519 E SPRUCE ST
008	125020	1635	4/23/07	\$1,220,000	1900	1270	8	2005	3	7200	Y	N	520 31ST AVE S
008	982920	0330	9/28/05	\$760,000	1900	0	8	1986	3	7000	Y	N	503 RANDOLPH AVE
008	125120	0315	8/25/05	\$731,080	1900	600	8	1910	5	9000	Y	N	1315 35TH AVE S
008	660000	0335	2/24/05	\$701,950	1900	1350	8	1962	4	8320	N	N	320 36TH AVE E
008	690920	0565	1/3/07	\$587,000	1910	0	8	1900	3	4600	N	N	1425 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	808340	0190	6/27/05	\$854,000	1920	200	8	1927	5	5000	N	N	521 34TH AVE
008	035700	0095	11/15/07	\$475,000	1920	770	8	1929	3	4000	Y	N	1133 32ND AVE S
008	757670	0140	10/30/06	\$1,000,000	1932	0	8	1914	5	3654	N	N	1711 37TH AVE
008	757670	0092	10/25/06	\$853,500	1940	0	8	1913	5	3080	N	N	1727 37TH AVE
008	428990	0015	11/23/05	\$797,500	1940	0	8	1990	3	4200	Y	N	1530 38TH AVE
008	535120	0265	4/9/07	\$1,285,000	1960	980	8	1913	5	3604	Y	N	1542 GRAND AVE
008	757620	0105	9/15/05	\$747,700	1960	0	8	1910	4	4360	N	N	1622 34TH AVE
008	414180	0040	11/21/06	\$675,000	1970	0	8	1901	3	4000	N	N	1525 35TH AVE
008	981970	0145	8/26/06	\$995,000	1970	270	8	1922	4	16800	Y	N	1107 38TH AVE
008	981970	0145	9/11/07	\$885,000	1970	270	8	1922	4	16800	Y	N	1107 38TH AVE
008	742470	0145	1/17/07	\$720,000	1980	0	8	1915	3	3300	N	N	1632 35TH AVE
008	742470	0145	1/6/06	\$636,300	1980	0	8	1915	3	3300	N	N	1632 35TH AVE
008	982920	0300	11/9/05	\$800,000	1980	640	8	1966	4	7350	Y	N	3622 E TERRACE ST
008	715170	0530	7/6/07	\$1,100,000	1982	440	8	1981	5	4000	Y	N	1113 37TH AVE
008	125020	2880	7/25/07	\$950,000	2000	1120	8	1914	3	7200	Y	N	708 33RD AVE S
008	195470	0635	7/17/07	\$1,065,000	2010	0	8	1919	4	6069	N	N	1807 MADRONA DR
008	414180	0095	10/26/06	\$800,000	2010	0	8	1994	3	4000	N	N	1518 35TH AVE
008	982920	0695	12/6/05	\$785,000	2010	0	8	1946	4	5454	N	N	219 ERIE AVE
008	125020	3725	5/8/06	\$863,500	2040	870	8	1979	3	7200	Y	N	1533 35TH AVE S
008	125020	1650	11/18/05	\$760,000	2040	0	8	1979	4	6600	Y	N	3100 S LANE ST
008	142220	0365	5/24/06	\$725,000	2050	0	8	1941	5	7164	N	N	719 39TH AVE
008	531710	0353	2/9/05	\$585,000	2050	0	8	1946	5	8614	N	N	3312 E REPUBLICAN ST
008	125020	2625	11/2/06	\$920,000	2090	300	8	1990	3	7200	Y	N	1314 33RD AVE S
008	035700	0125	11/10/06	\$835,000	2100	0	8	1910	5	4200	Y	N	1117 32ND AVE S
008	035700	0125	9/22/05	\$675,000	2100	0	8	1910	5	4200	Y	N	1117 32ND AVE S
008	118600	0015	12/9/05	\$780,000	2120	0	8	1918	5	5437	N	N	1612 34TH AVE
008	177850	0600	11/26/07	\$999,000	2150	0	8	1924	5	4400	N	N	183 36TH AVE E
008	742470	0175	3/2/06	\$1,025,000	2150	0	8	1904	5	5000	Y	N	1625 36TH AVE
008	177850	0600	2/23/05	\$877,000	2150	0	8	1924	5	4400	N	N	183 36TH AVE E
008	910300	0360	9/6/05	\$760,000	2180	540	8	2005	3	4000	N	N	3424 E DENNY WAY
008	125020	2030	5/25/06	\$1,045,000	2200	0	8	1910	4	3818	Y	N	1303 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	535020	0230	6/13/06	\$1,165,000	2200	130	8	1907	4	5880	Y	N	1421 38TH AVE
008	414180	0260	6/25/06	\$985,000	2220	0	8	1909	4	4240	Y	N	1609 37TH AVE
008	982920	0640	4/6/05	\$770,000	2230	0	8	1914	4	7500	Y	N	3434 E SUPERIOR ST
008	414180	0010	7/16/07	\$770,000	2240	0	8	1983	3	4000	N	N	1615 35TH AVE
008	034500	0075	6/21/06	\$896,300	2270	220	8	1926	4	5000	N	N	727 35TH AVE
008	918470	0610	10/26/05	\$925,000	2280	705	8	1906	3	6000	N	N	823 37TH AVE
008	982920	0680	2/25/05	\$952,000	2380	600	8	1925	5	6175	Y	N	201 ERIE AVE
008	535020	0915	2/21/07	\$1,875,000	2400	0	8	2005	3	3200	Y	N	1416 NEWPORT WAY
008	125020	3715	7/19/06	\$930,000	2430	330	8	1923	3	6300	Y	N	1526 LAKE WASHINGTON BLVD S
008	125020	3360	8/22/06	\$975,480	2440	700	8	1956	3	6300	Y	N	801 LAKESIDE AVE S
008	414180	0105	4/14/05	\$952,500	2470	0	8	1922	4	4136	N	N	1508 35TH AVE
008	414180	0175	7/25/06	\$1,549,000	2500	0	8	1907	4	5000	N	N	1618 35TH AVE
008	910300	0285	12/13/05	\$575,000	2530	0	8	1911	3	3155	N	N	3420 E FLORENCE CT
008	125020	3640	9/21/07	\$1,016,000	2640	650	8	1923	3	5700	Y	N	1414 LAKE WASHINGTON BLVD S
008	757670	0151	11/1/07	\$1,250,000	3100	0	8	1916	5	4620	N	N	3507 E SCHUBERT PL
008	808340	0220	6/12/07	\$758,500	3460	0	8	1917	3	5750	N	N	507 34TH AVE
008	808340	0220	2/28/07	\$700,000	3460	0	8	1917	3	5750	N	N	507 34TH AVE
008	414180	0075	8/17/05	\$1,301,000	3610	0	8	1905	5	5984	N	N	1526 35TH AVE
008	194730	0130	2/6/06	\$748,000	1110	550	9	1987	3	2719	N	N	308 35TH AVE
008	400300	0310	2/15/06	\$612,500	1120	460	9	1988	3	3452	N	N	209 EUCLID AVE
008	571200	0085	8/10/05	\$795,000	1150	260	9	1927	3	4140	Y	N	411 LAKESIDE AVE S
008	125020	3092	4/2/07	\$845,000	1210	720	9	1913	4	3420	N	N	301 35TH AVE S
008	535120	0170	12/28/05	\$778,000	1240	0	9	1908	5	5200	Y	N	1435 NEWPORT WAY
008	535020	0005	2/17/06	\$824,500	1410	720	9	1923	5	2988	Y	N	1519 38TH AVE
008	125020	4130	2/22/06	\$725,000	1590	580	9	1983	3	2680	Y	N	3500 S KING ST
008	034500	0345	9/19/06	\$1,190,000	1620	390	9	1925	5	6360	Y	N	712 36TH AVE
008	125020	3105	4/21/05	\$1,870,000	1670	940	9	1978	4	7200	N	N	414 34TH AVE S
008	982920	0645	5/7/07	\$1,402,500	1680	1090	9	1965	4	10000	Y	N	3438 E SUPERIOR ST
008	034500	0375	7/11/05	\$1,279,000	1690	360	9	1925	4	5300	Y	N	728 36TH AVE
008	502690	0045	3/2/06	\$1,150,000	1740	1060	9	2000	3	4560	Y	N	1612 37TH AVE
008	427890	0200	5/19/05	\$885,000	1740	0	9	1923	4	5800	N	N	423 34TH AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	177850	0285	9/13/05	\$765,000	1740	0	9	1939	4	4000	N	N	3410 E JOHN ST
008	142220	0341	4/10/06	\$925,000	1810	0	9	1919	4	5861	Y	N	654 FULLERTON AVE
008	531710	0420	11/22/05	\$990,000	1860	720	9	1930	4	5587	N	N	335 36TH AVE E
008	715320	0125	5/4/06	\$815,000	1900	0	9	1929	5	4241	N	N	1429 36TH AVE
008	042404	9028	3/21/06	\$890,000	1920	950	9	1947	5	4635	Y	N	831 32ND AVE S
008	125020	2145	1/30/06	\$725,000	1950	1950	9	1947	3	14864	Y	N	1534 32ND AVE S
008	910300	0290	6/7/07	\$1,008,000	1980	1180	9	1916	5	4082	Y	N	154 35TH AVE E
008	910300	0290	2/25/05	\$787,500	1980	1180	9	1916	5	4082	Y	N	154 35TH AVE E
008	515770	0061	8/29/05	\$660,000	2020	70	9	2005	3	1680	N	N	0
008	515770	0059	9/7/05	\$635,000	2020	70	9	2005	3	1782	N	N	3407 E SPRING ST
008	515770	0058	9/7/05	\$625,000	2020	70	9	2005	3	1718	N	N	0
008	515770	0060	7/28/05	\$619,000	2020	70	9	2005	3	1729	N	N	3405 E SPRING ST
008	918470	0570	4/20/07	\$1,350,000	2040	240	9	1925	3	4500	Y	N	828 36TH AVE
008	910300	0550	10/6/06	\$585,000	2040	0	9	1933	4	3368	N	N	3409 E DENNY WAY
008	742470	0010	9/18/06	\$1,600,000	2050	0	9	1924	5	3500	N	N	1701 35TH AVE
008	125020	2515	8/15/06	\$850,000	2060	930	9	2004	3	3600	Y	N	3308 S DAY ST
008	427890	0175	2/6/06	\$879,000	2060	600	9	1925	4	10055	Y	N	3328 E TERRACE ST
008	918470	0680	2/1/06	\$1,105,000	2090	1000	9	2005	3	4500	Y	N	824 35TH AVE
008	600650	0085	5/1/06	\$1,150,000	2100	0	9	1920	4	4200	Y	N	803 LAKE WASHINGTON BLVD S
008	742470	0055	8/29/05	\$1,350,000	2100	950	9	1924	5	7950	Y	N	1636 36TH AVE
008	320090	0245	10/16/07	\$1,031,500	2100	920	9	1911	4	4000	Y	N	620 36TH AVE
008	177850	0680	3/22/07	\$1,385,000	2140	300	9	1931	4	4000	N	N	197 34TH AVE E
008	320090	0045	7/16/07	\$995,000	2140	0	9	2000	3	3000	N	N	627 35TH AVE
008	531710	0325	8/16/06	\$798,000	2170	0	9	1990	3	6028	N	N	303 33RD AVE E
008	982920	1068	11/30/05	\$925,000	2170	0	9	1980	4	7700	Y	N	174 LAKE DELL AVE
008	569900	0125	8/29/05	\$900,000	2170	440	9	2002	3	7200	Y	N	3200 S NORMAN ST
008	918470	0600	9/13/05	\$1,112,500	2180	550	9	1909	4	6000	N	N	829 37TH AVE
008	982920	0475	10/18/05	\$1,100,000	2230	1000	9	1978	5	5400	Y	N	309 LAKE WASHINGTON BLVD
008	177850	0390	6/9/05	\$1,070,000	2260	340	9	1991	3	4000	N	N	202 36TH AVE E
008	125120	0210	7/3/06	\$1,095,000	2280	1100	9	1926	5	6038	Y	N	1310 LAKE WASHINGTON BLVD S
008	125020	1785	10/3/06	\$1,235,000	2320	1650	9	1910	5	7200	Y	N	534 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	125020	4835	6/5/07	\$1,285,000	2330	400	9	1928	3	6990	Y	N	1500 36TH AVE S
008	632100	0235	1/5/06	\$934,000	2330	0	9	1911	4	3769	N	N	3853 E OLIVE ST
008	982920	0155	7/26/05	\$975,000	2360	0	9	1990	3	7161	Y	N	411 LAKE WASHINGTON BLVD
008	535020	0945	4/20/07	\$1,865,000	2410	700	9	1925	5	8000	Y	N	1130 GRAND AVE
008	428990	0070	3/27/05	\$975,000	2410	0	9	1924	5	5460	N	N	1565 MADRONA DR
008	177850	0570	3/24/06	\$1,650,000	2440	1320	9	2004	3	7900	N	N	3505 E JOHN ST
008	414180	0155	6/16/06	\$1,450,000	2450	1000	9	2006	3	4000	N	N	1521 36TH AVE
008	125120	0094	11/12/07	\$999,000	2490	880	9	2006	3	3249	Y	N	1125 LAKE WASHINGTON BLVD S
008	125020	1665	1/12/06	\$1,300,000	2500	1350	9	1998	3	5600	Y	N	539 32ND AVE S
008	125020	1765	5/22/06	\$975,000	2520	860	9	1913	4	6000	Y	N	522 32ND AVE S
008	177850	0665	7/9/07	\$1,335,000	2530	140	9	1930	5	8000	Y	N	3305 E JOHN ST
008	715170	0025	12/12/05	\$1,099,500	2580	0	9	1905	3	5500	N	N	1139 35TH AVE
008	910300	0430	5/11/05	\$825,000	2580	700	9	1913	5	4000	N	N	3441 E FLORENCE CT
008	174470	0030	8/10/05	\$1,700,000	2780	0	9	1960	4	25374	Y	N	3519 E CONOVER CT
008	194730	0195	12/12/05	\$903,300	2780	0	9	1993	3	6022	N	N	3500 E SPRUCE ST
008	918470	0350	7/14/05	\$1,200,000	2870	850	9	1997	3	6000	Y	N	915 36TH AVE
008	982920	0545	8/22/05	\$995,000	2880	0	9	1978	3	5320	Y	N	201 LAKE WASHINGTON BLVD
008	174470	0025	7/26/07	\$1,675,000	2920	1270	9	1923	5	6847	Y	N	3520 E CONOVER CT
008	174470	0025	7/14/05	\$1,450,000	2920	1270	9	1923	5	6847	Y	N	3520 E CONOVER CT
008	502690	0230	7/29/05	\$1,395,000	2920	0	9	1921	5	6500	Y	N	3916 E PINE ST
008	715320	0180	6/14/06	\$1,475,000	2970	1400	9	2004	3	5000	Y	N	1412 36TH AVE
008	414180	0305	1/12/07	\$1,100,000	3020	1400	9	1998	3	5000	N	N	1508 36TH AVE
008	535020	0780	9/20/07	\$1,825,000	3100	1000	9	2007	3	4460	Y	N	0
008	910300	0710	6/8/05	\$1,175,000	3100	1160	9	2005	3	5536	N	N	110 37TH AVE E
008	174470	0160	7/6/07	\$1,785,000	3240	1000	9	2006	3	11585	Y	N	3419 E TERRACE ST
008	918470	0715	10/9/07	\$2,175,000	3360	1490	9	1910	3	12990	Y	N	816 35TH AVE
008	918470	0715	6/2/05	\$1,621,000	3360	1490	9	1910	3	12990	Y	N	816 35TH AVE
008	125020	1795	1/4/05	\$863,000	3380	0	9	1910	3	6000	Y	N	536 32ND AVE S
008	125020	3190	3/21/05	\$1,190,000	3430	400	9	2001	3	14400	N	N	3401 S KING ST
008	757670	0061	6/9/05	\$1,695,000	1240	1790	10	2001	3	10154	Y	N	3612 E SCHUBERT PL
008	142220	0355	5/12/06	\$920,000	1350	900	10	1956	4	6218	Y	N	711 39TH AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	918470	0390	4/3/07	\$1,385,000	1670	950	10	1929	4	4500	Y	N	906 36TH AVE
008	125020	3095	8/27/07	\$1,580,000	1790	360	10	1980	3	14400	N	N	406 34TH AVE S
008	125020	4120	7/9/07	\$1,650,000	1900	1380	10	1985	3	8040	Y	N	428 35TH AVE S
008	715170	0445	7/28/05	\$1,700,000	1970	900	10	2003	3	5000	Y	N	1126 36TH AVE
008	910300	0690	6/1/05	\$879,000	1970	0	10	1914	4	5840	N	N	3704 E DENNY WAY
008	982920	1058	3/25/05	\$780,000	1990	860	10	1980	3	6565	N	N	151 EUCLID AVE
008	632100	0285	2/10/05	\$1,375,000	2000	0	10	1905	3	8800	N	N	1623 39TH AVE
008	125020	2095	11/28/06	\$1,230,000	2030	940	10	2006	3	3360	Y	N	1365 33RD AVE S
008	142220	0118	9/16/05	\$1,350,000	2090	640	10	1987	4	3060	Y	N	622 38TH AVE
008	414180	0085	6/3/05	\$1,150,000	2120	1050	10	2000	3	5017	N	N	1524 35TH AVE
008	125120	0055	10/5/05	\$1,355,000	2160	1030	10	2003	3	5040	Y	N	1120 33RD AVE S
008	125020	4074	8/17/07	\$1,375,000	2190	1040	10	2007	3	4585	Y	N	1316 35TH AVE S
008	918470	0400	4/4/07	\$1,391,500	2200	140	10	1930	4	5000	Y	N	910 36TH AVE
008	125020	2955	2/24/05	\$910,000	2310	780	10	1988	3	4137	Y	N	528 33RD AVE S
008	174470	0200	6/22/07	\$1,695,000	2400	120	10	1926	3	6360	N	N	429 35TH AVE
008	142220	0385	4/19/06	\$980,000	2410	600	10	1980	3	5880	Y	N	754 38TH AVE
008	982920	0295	6/13/07	\$1,990,000	2500	0	10	1989	5	8250	Y	N	402 RANDOLPH AVE
008	125020	3320	7/1/05	\$1,244,650	2510	1110	10	2005	3	4200	Y	N	834 LAKE WASHINGTON BLVD S
008	177850	0256	5/19/05	\$1,470,000	2630	650	10	2003	3	6000	N	N	221 35TH AVE E
008	910300	0415	8/10/07	\$1,595,000	2670	870	10	2007	3	4000	N	N	3431 E FLORENCE CT
008	981970	0210	6/25/07	\$1,800,000	2690	980	10	1989	5	7200	Y	N	820 37TH AVE
008	034500	0015	4/20/06	\$1,435,000	2740	1420	10	1927	5	6500	N	N	701 35TH AVE
008	125020	1970	3/29/07	\$1,485,000	2760	1000	10	2005	3	4920	Y	N	921 33RD AVE S
008	125020	1970	3/16/06	\$1,385,000	2760	1000	10	2005	3	4920	Y	N	921 33RD AVE S
008	016100	0145	8/23/07	\$1,200,000	2770	1430	10	1980	3	8000	Y	N	1710 31ST AVE S
008	660000	0346	6/5/06	\$1,695,000	2810	0	10	1985	3	8256	N	N	300 36TH AVE E
008	910300	0688	5/4/06	\$1,233,750	2860	1000	10	2005	3	5096	N	N	3708 E DENNY WAY
008	715170	0465	1/31/07	\$1,249,000	2880	920	10	1929	5	5000	Y	N	1118 36TH AVE
008	982920	0258	5/30/07	\$2,579,000	3030	1000	10	2006	3	6270	Y	N	417 ERIE AVE
008	660000	0190	4/25/07	\$1,278,000	3170	1260	10	1983	3	7250	N	N	453 LAKE WASHINGTON BLVD E
008	535020	1190	6/13/07	\$1,560,000	3180	0	10	1994	3	7666	Y	N	1444 MADRONA DR

Improved Sales Used in this Annual Update Analysis
Area 14
(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
008	125120	0057	3/27/06	\$1,560,000	3190	1150	10	2004	3	6360	Y	N	1126 33RD AVE S
008	535020	1180	5/3/06	\$1,516,500	3450	0	10	1993	3	8395	Y	N	1440 MADRONA DR
008	918470	0690	4/26/06	\$1,395,000	3570	1240	10	2004	3	9000	N	N	830 35TH AVE
008	918470	0545	4/9/07	\$1,860,000	3660	880	10	1998	3	10000	Y	N	822 36TH AVE
008	715170	0210	7/2/07	\$2,145,850	3860	600	10	1921	4	10000	Y	N	1104 35TH AVE
008	715320	0215	5/30/07	\$2,300,000	4310	900	10	2007	3	5000	Y	N	1423 37TH AVE
008	174470	0050	11/26/07	\$2,695,000	4500	510	10	1915	5	17357	Y	N	434 35TH AVE
008	982920	0470	11/30/06	\$2,605,000	1880	1600	11	1977	5	5672	Y	N	303 LAKE WASHINGTON BLVD
008	125020	3670	4/13/07	\$1,038,000	2060	580	11	1990	3	7200	Y	N	1427 35TH AVE S
008	428990	0025	2/1/05	\$1,500,000	2210	1000	11	2000	3	6364	Y	N	3805 E PINE ST
008	177850	0690	2/27/07	\$2,000,000	2370	670	11	2006	3	6075	N	N	185 34TH AVE E
008	082300	0065	11/28/06	\$1,475,000	2440	1110	11	2005	3	3770	Y	N	807 32ND AVE S
008	571200	0055	12/1/06	\$1,200,000	2460	570	11	2005	3	2400	Y	N	424 35TH AVE S
008	125020	3520	5/25/07	\$1,350,000	2860	600	11	1987	3	5600	Y	N	1107 LAKESIDE AVE S
008	125020	4840	9/7/06	\$1,685,000	2890	990	11	2006	3	6570	Y	N	1508 36TH AVE S
008	035700	0137	6/2/06	\$1,650,000	3220	1050	11	2003	3	10000	Y	N	1120 32ND AVE S
008	035700	0137	7/19/05	\$1,445,000	3220	1050	11	2003	3	10000	Y	N	1120 32ND AVE S
008	125120	0065	7/5/05	\$1,437,000	2120	580	12	1998	3	5185	Y	N	1128 33RD AVE S
008	125020	4765	10/28/05	\$3,350,000	2630	1060	12	2003	3	10082	Y	Y	1708 LAKESIDE AVE S
008	982920	0195	3/27/07	\$2,300,000	2900	600	12	1990	4	4913	Y	N	427 LAKE WASHINGTON BLVD
008	414180	0190	3/29/06	\$2,380,000	3231	730	12	1997	3	8000	N	N	1600 35TH AVE
008	411460	1525	11/28/06	\$4,350,000	3240	1310	13	2005	3	6912	Y	Y	1104 LAKESIDE AVE S

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	111800	0055	5/20/05	\$842,000	DOR RATIO
006	111800	0110	5/9/05	\$1,630,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	0125	1/5/06	\$1,475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	0256	10/4/07	\$3,999,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	0295	3/9/06	\$1,600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	0530	3/26/07	\$1,330,000	SEGREGATION AND/OR MERGER
006	111800	1009	5/11/07	\$5,200,000	NO MARKET EXPOSURE
006	111800	1189	5/23/06	\$1,135,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1231	8/13/07	\$1,755,000	OBSOL
006	111800	1390	1/26/07	\$1,428,565	RELATED PARTY, FRIEND, OR NEIGHBOR
006	111800	1411	3/9/06	\$1,440,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1755	3/27/06	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	2040	8/24/05	\$1,530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	2055	2/28/06	\$1,400,000	%COMPL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	2130	4/28/05	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	108400	0069	3/23/06	\$1,100,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE TO SERVICE
007	108400	0069	4/6/06	\$1,100,000	OBSOL;RELOCATION - SALE BY SERVICE
007	133030	0265	5/3/05	\$925,250	DOR RATIO;TEAR DOWN
007	133030	0300	6/15/06	\$860,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	133030	0520	9/20/06	\$1,575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0035	1/26/05	\$1,835,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0255	8/1/06	\$4,095,000	IMP COUNT
007	195470	0325	10/10/05	\$1,650,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0350	1/5/06	\$1,890,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0420	7/15/05	\$3,200,000	UNFIN AREA
007	195470	0530	8/12/05	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0575	2/17/06	\$3,175,000	IMP COUNT
007	195470	0595	7/13/07	\$1,400,000	OBSOL
007	195470	0595	11/7/06	\$1,200,000	OBSOL
007	195470	0706	1/5/05	\$1,055,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
007	411460	0650	8/10/07	\$3,600,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	411460	0780	5/23/05	\$5,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	411460	0915	5/16/07	\$5,000,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	411460	0915	11/17/05	\$4,200,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	438570	0010	1/3/06	\$610,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	0035	9/5/07	\$1,761,920	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	438570	0035	6/14/05	\$519,000	DOR RATIO;%COMPL;TEAR DOWN
007	438570	0260	11/3/06	\$1,330,000	ACTIVE PERMIT BEFORE SALE>25K
007	438570	0260	6/5/06	\$740,000	DOR RATIO
007	438570	0275	2/11/05	\$745,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	0275	8/15/06	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	0475	4/11/07	\$1,250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	438570	0665	11/3/06	\$792,500	UNFIN AREA
007	438570	0850	11/15/07	\$1,500,000	ACTIVE PERMIT BEFORE SALE>25K
007	438570	0860	12/19/06	\$820,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	1060	7/22/05	\$565,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	1085	9/6/07	\$857,500	IMP COUNT
007	438570	1235	8/25/06	\$48,000	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	438570	1235	8/25/06	\$120,000	DOR RATIO;STATEMENT TO DOR
007	438570	1235	7/21/06	\$50,000	DOR RATIO;STATEMENT TO DOR
007	438570	1280	5/21/07	\$216,119	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	438570	1460	5/22/07	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	438670	0035	3/26/07	\$840,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438670	0035	9/6/07	\$1,500,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	438670	0110	4/6/06	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	501700	0050	1/18/07	\$605,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	501700	0075	1/12/05	\$705,000	SEGREGATION AND/OR MERGER
007	501700	0285	10/22/07	\$859,900	PREVIMP<=25K
007	501700	0350	4/27/07	\$1,860,000	%COMPL
007	501700	0470	11/22/05	\$480,000	DOR RATIO
007	501700	0510	11/17/05	\$789,000	RELOCATION - SALE TO SERVICE
007	502690	0240	6/14/07	\$600,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
007	502690	0270	5/18/05	\$6,485,000	IMP COUNT;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531610	0075	9/6/05	\$800,000	PREVIMP<=25K
007	531610	0235	7/18/06	\$4,399,000	NO MARKET EXPOSURE
007	531610	0245	2/5/07	\$1,450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531610	0445	1/3/06	\$1,922,774	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531610	0495	1/17/06	\$1,420,000	DOR RATIO;UNFIN AREA;TEAR DOWN
007	531610	0495	7/3/07	\$3,700,000	UNFIN AREA
007	531610	0730	12/19/05	\$1,085,000	OBSOL
007	531610	0760	10/4/05	\$913,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531610	0795	5/4/06	\$1,575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531610	0815	7/11/06	\$730,000	DOR RATIO;%COMPL;TEAR DOWN

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	531610	0835	2/1/05	\$899,000	%COMPL;OBSOL;TEAR DOWN
007	531710	0250	9/1/07	\$1,080,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	531710	0481	5/10/05	\$1,650,000	RELOCATION - SALE TO SERVICE
007	531710	0612	9/22/05	\$2,736,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531810	0010	9/26/05	\$635,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531810	0110	7/26/05	\$852,008	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531810	0485	6/20/06	\$1,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531810	0504	7/21/05	\$322,000	PREVIMP<=25K
007	531810	0635	10/13/06	\$745,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531810	0690	6/7/06	\$650,000	DOR RATIO;TEAR DOWN
007	531810	0875	12/13/05	\$970,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	532010	0039	5/18/05	\$7,563,921	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
007	533220	0120	3/2/05	\$517,500	RELOCATION - SALE TO SERVICE
007	533220	0360	9/5/06	\$675,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	632100	0086	11/1/06	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	660000	0215	4/18/05	\$1,009,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
007	660000	0290	10/23/07	\$304,000	DOR RATIO;QUIT CLAIM DEED
007	918570	0060	1/17/07	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	918570	0156	3/13/06	\$5,750,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	918570	0470	4/8/05	\$3,425,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	918570	0535	6/24/05	\$1,395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	918620	0005	4/25/05	\$3,755,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	063500	0003	8/24/07	\$1,495,000	%COMPL
008	063500	0005	2/17/05	\$1,010,000	TEAR DOWN
008	063500	0007	8/9/07	\$1,150,000	%COMPL
008	063500	0009	10/17/07	\$1,139,000	%COMPL
008	063500	0080	1/14/05	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	118600	0020	8/20/07	\$729,767	EXEMPT FROM EXCISE TAX
008	125020	1635	3/25/05	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	1690	11/24/06	\$656,925	QUIT CLAIM DEED
008	125020	1785	9/6/06	\$1,235,000	RELOCATION - SALE TO SERVICE
008	125020	1960	9/15/05	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	1970	8/25/05	\$660,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	2055	5/24/05	\$550,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	2060	5/2/07	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	125020	2380	6/1/06	\$331,567	DOR RATIO;QUIT CLAIM DEED
008	125020	2579	7/19/07	\$1,097,500	RELOCATION - SALE TO SERVICE
008	125020	2645	2/6/06	\$725,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	2740	9/18/06	\$1,220,000	UNFIN AREA
008	125020	2875	3/21/06	\$397,679	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	125020	3180	3/23/07	\$759,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	125020	3335	3/7/05	\$707,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	4575	2/8/05	\$1,749,000	TEAR DOWN
008	125070	0035	8/19/05	\$385,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125120	0057	3/17/06	\$1,560,000	RELOCATION - SALE TO SERVICE
008	142220	0341	1/26/07	\$1,757,500	ACTIVE PERMIT BEFORE SALE>25K
008	142220	0365	9/23/05	\$176,553	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
008	174470	0025	7/27/07	\$1,675,000	RELOCATION - SALE TO SERVICE
008	177850	0395	2/28/07	\$1,315,275	IMP COUNT
008	177850	0500	7/6/05	\$547,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	177850	0690	9/23/05	\$340,228	DOR RATIO;TEAR DOWN; PARTIAL INTEREST (1/3, 1/2, Etc.)
008	211020	0250	4/24/06	\$216,000	DOR RATIO
008	320090	0032	11/17/05	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	320090	0160	4/16/07	\$630,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	320090	0320	6/11/07	\$2,295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	341660	0180	10/25/06	\$849,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	400300	0130	4/6/07	\$617,000	RELOCATION - SALE TO SERVICE
008	400300	0245	1/13/05	\$840,000	DOR RATIO;%COMPL;TEAR DOWN
008	411460	1515	10/29/07	\$2,300,000	OBSOL
008	414180	0155	2/26/05	\$475,000	DOR RATIO
008	414180	0250	10/4/05	\$233,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
008	428990	0010	6/1/07	\$775,000	ACTIVE PERMIT BEFORE SALE>25K
008	428990	0025	2/1/05	\$1,500,000	RELOCATION - SALE TO SERVICE
008	447340	0120	8/22/05	\$610,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	447340	0120	9/18/07	\$600,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	515770	0060	10/26/05	\$319,000	NO MARKET EXPOSURE
008	531710	0325	8/5/06	\$798,000	RELOCATION - SALE TO SERVICE
008	535020	0765	8/24/05	\$472,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
008	535020	0780	8/24/05	\$540,000	DOR RATIO
008	535020	0920	2/5/07	\$289,781	DOR RATIO
008	535020	0920	3/6/07	\$150,000	DOR RATIO
008	535020	0920	8/10/07	\$150,000	DOR RATIO;CORRECTION DEED; EXEMPT FROM EXCISE TAX
008	535020	1220	9/24/07	\$125,470	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
008	535020	1220	4/24/07	\$120,050	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
008	535120	0280	8/29/06	\$252,100	DOR RATIO;EXEMPT FROM EXCISE TAX
008	571200	0065	3/6/06	\$1,025,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	660000	0080	4/20/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	660000	0081	5/17/07	\$790,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	660000	0095	4/25/05	\$443,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	660000	0327	2/11/05	\$300,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	690920	0321	2/16/05	\$301,088	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS
008	690920	0365	3/27/07	\$540,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
008	690920	0365	8/19/05	\$529,950	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	690920	0365	1/3/07	\$577,000	OBSOL;EXEMPT FROM EXCISE TAX
008	690920	0575	6/22/07	\$187,984	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
008	690920	0620	6/11/07	\$450,000	ACTIVE PERMIT BEFORE SALE>25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	690920	0625	2/24/05	\$608,000	1031 TRADE
008	690970	0110	9/6/05	\$720,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	742470	0225	1/12/05	\$145,612	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
008	757670	0040	8/9/05	\$1,527,500	UNFIN AREA
008	757670	0055	9/12/06	\$1,315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	808340	0105	4/27/05	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910300	0115	3/26/07	\$680,000	OPEN SPACE/BANKRUPTCY - RECEIVER OR TRUSTEE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
008	910300	0115	1/12/06	\$750,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
008	910300	0115	6/3/05	\$650,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
008	910300	0375	12/9/05	\$510,000	%COMPL
008	910300	0410	6/4/07	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	910300	0415	3/2/06	\$427,000	DOR RATIO;TEAR DOWN
008	910300	0555	3/7/05	\$335,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910300	0560	9/8/05	\$403,100	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	910300	0725	9/14/05	\$572,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	918470	0790	12/27/05	\$575,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	982920	0055	3/14/07	\$1,197,500	ACTIVE PERMIT BEFORE SALE>25K
008	982920	0145	4/29/05	\$659,000	%COMPL;TEAR DOWN
008	982920	0258	4/25/05	\$480,000	DOR RATIO
008	982920	0315	5/12/05	\$611,300	OBSOL
008	982920	0530	10/11/07	\$990,000	PREVIMP<=25K
008	982920	0680	2/25/05	\$952,000	RELOCATION - SALE TO SERVICE
008	982920	0980	10/24/07	\$1,500,000	ACTIVE PERMIT BEFORE SALE>25K

***Vacant Sales Used in this Annual Update Analysis
Area 14***

Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
501700	0270	10/27/2005	\$755,000	7200	N	N
177850	0270	9/17/2007	\$350,000	4000	N	N
982920	1040	5/10/2005	\$255,000	6632	N	N
982920	1040	9/8/2006	\$320,000	6632	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 14***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	111800	0531	3/26/2007	\$470,000	NO MARKET EXPOSURE
7	411460	0917	12/20/2005	\$1,200,000	DOR RATIO;PREVIMP<=25K
7	531810	0700	12/19/2007	\$1,038,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
7	531810	0735	10/24/2006	\$750,000	PREVIMP<=25K;TEAR DOWN
8	515770	0060	9/20/2005	\$38,000	DOR RATIO;QUIT CLAIM DEED
8	531710	0294	5/12/2006	\$200,000	NO MARKET EXPOSURE
8	690970	0050	1/27/2006	\$200,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
8	715170	0475	1/31/2007	\$601,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
8	982920	1060	3/25/2005	\$80,000	NO MARKET EXPOSURE

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.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



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

<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

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