

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: NE Lake Washington / 84

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 402

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$334,100	\$316,600	\$650,700	\$731,400	89.0%	14.02%
2008 Value	\$387,100	\$333,300	\$720,400	\$731,400	98.5%	14.03%
Change	+\$53,000	+\$16,700	+\$69,700		+9.5%	-0.01%
% Change	+15.9%	+5.3%	+10.7%		+10.7%	-0.07%

*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	\$368,600	\$296,100	\$664,700
2008 Value	\$427,100	\$308,900	\$736,000
Percent Change	+15.9%	+4.3%	+10.7%

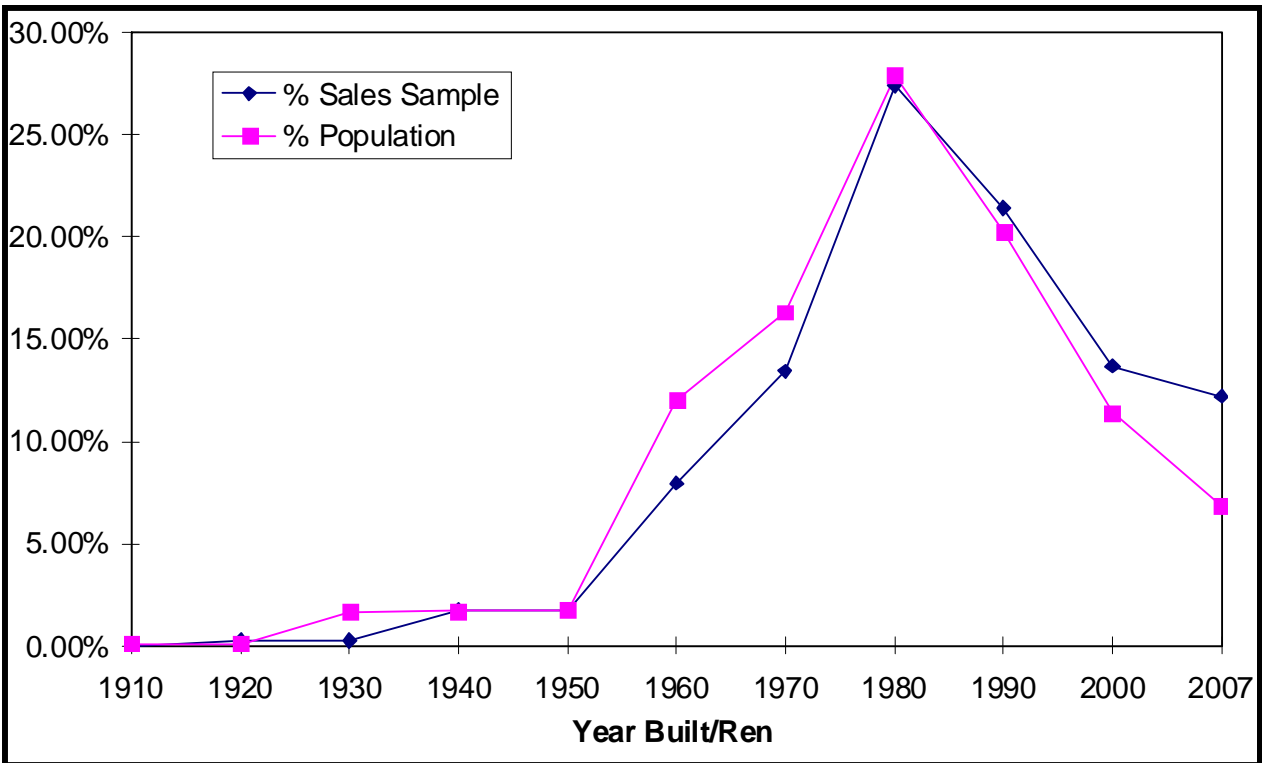
Number of one to three unit residences in the Population: 2728

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 and maintaining equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.25%
1930	1	0.25%
1940	7	1.74%
1950	7	1.74%
1960	32	7.96%
1970	54	13.43%
1980	110	27.36%
1990	86	21.39%
2000	55	13.68%
2007	49	12.19%
	402	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.07%
1920	3	0.11%
1930	45	1.65%
1940	46	1.69%
1950	48	1.76%
1960	327	11.99%
1970	445	16.31%
1980	761	27.90%
1990	553	20.27%
2000	311	11.40%
2007	187	6.85%
	2728	

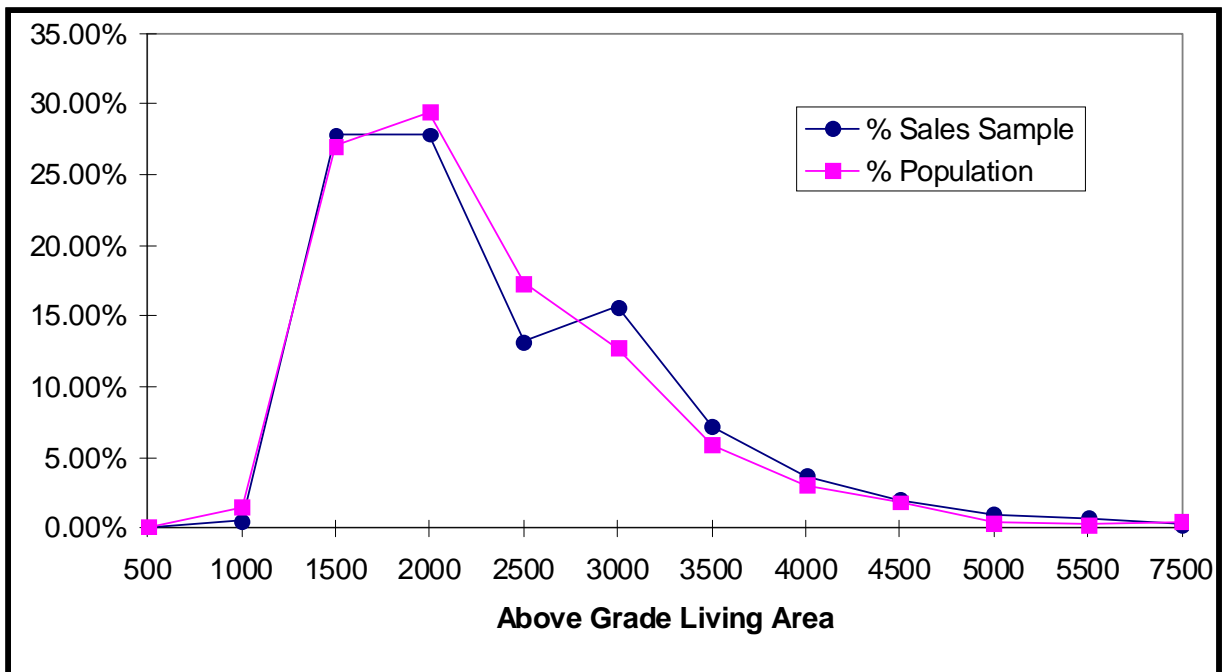


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.50%
1500	112	27.86%
2000	112	27.86%
2500	53	13.18%
3000	63	15.67%
3500	29	7.21%
4000	15	3.73%
4500	8	1.99%
5000	4	1.00%
5500	3	0.75%
7500	1	0.25%
	402	

Population		
AGLA	Frequency	% Population
500	1	0.04%
1000	40	1.47%
1500	737	27.02%
2000	804	29.47%
2500	473	17.34%
3000	348	12.76%
3500	161	5.90%
4000	83	3.04%
4500	50	1.83%
5000	11	0.40%
5500	8	0.29%
7500	12	0.44%
	2728	

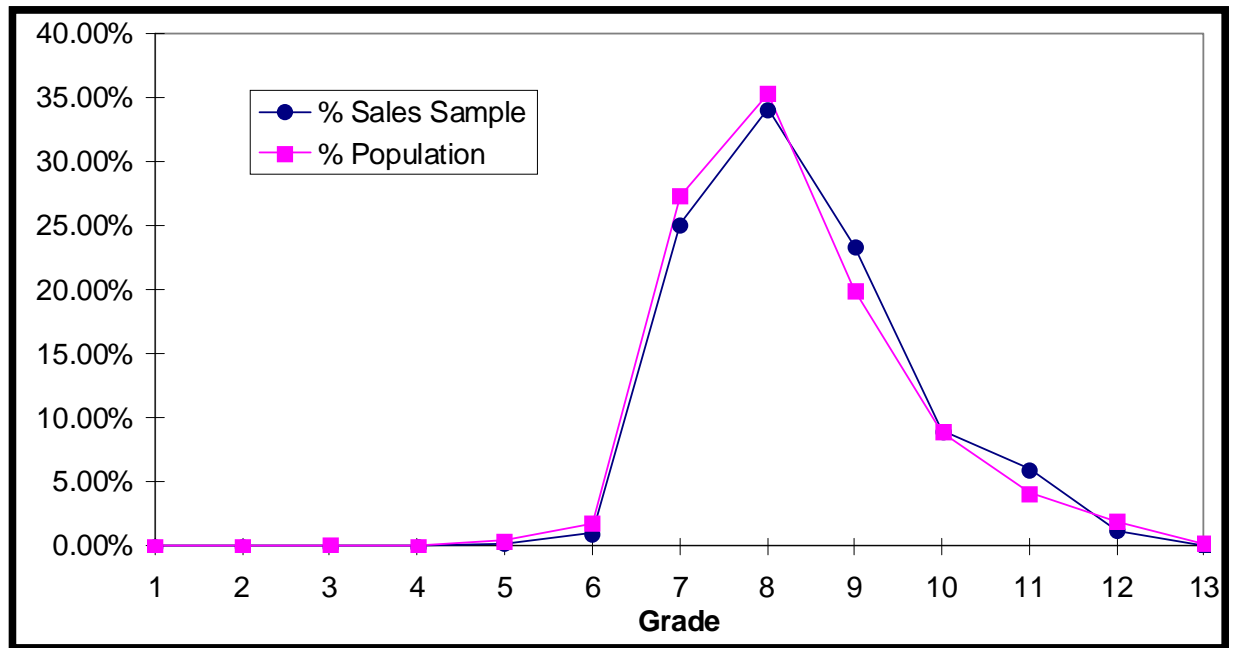


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

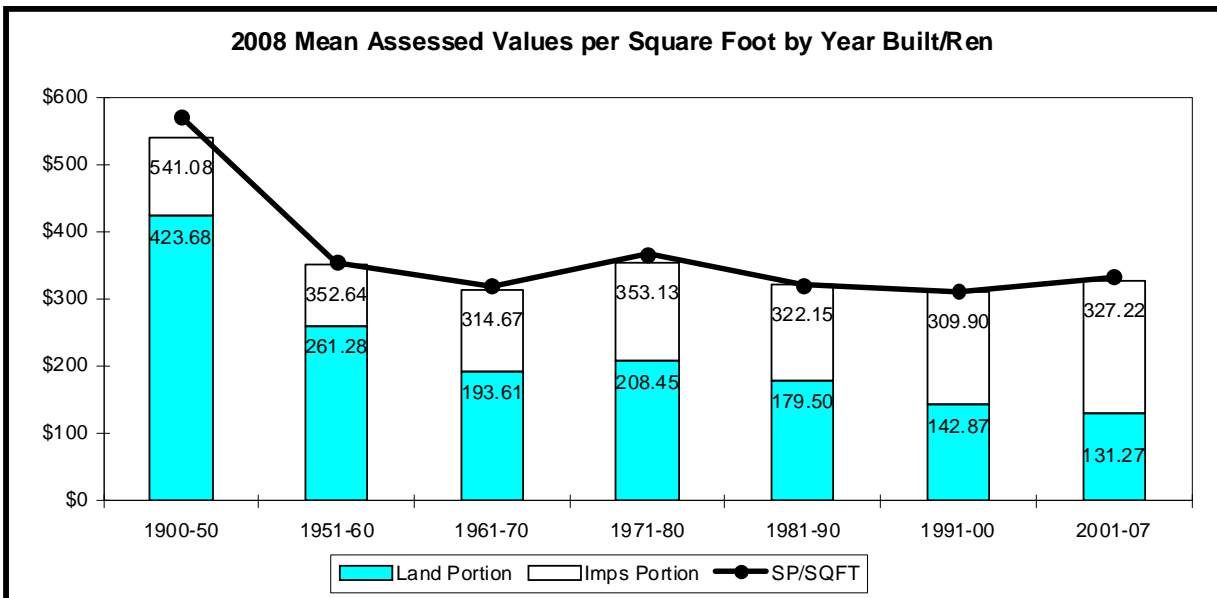
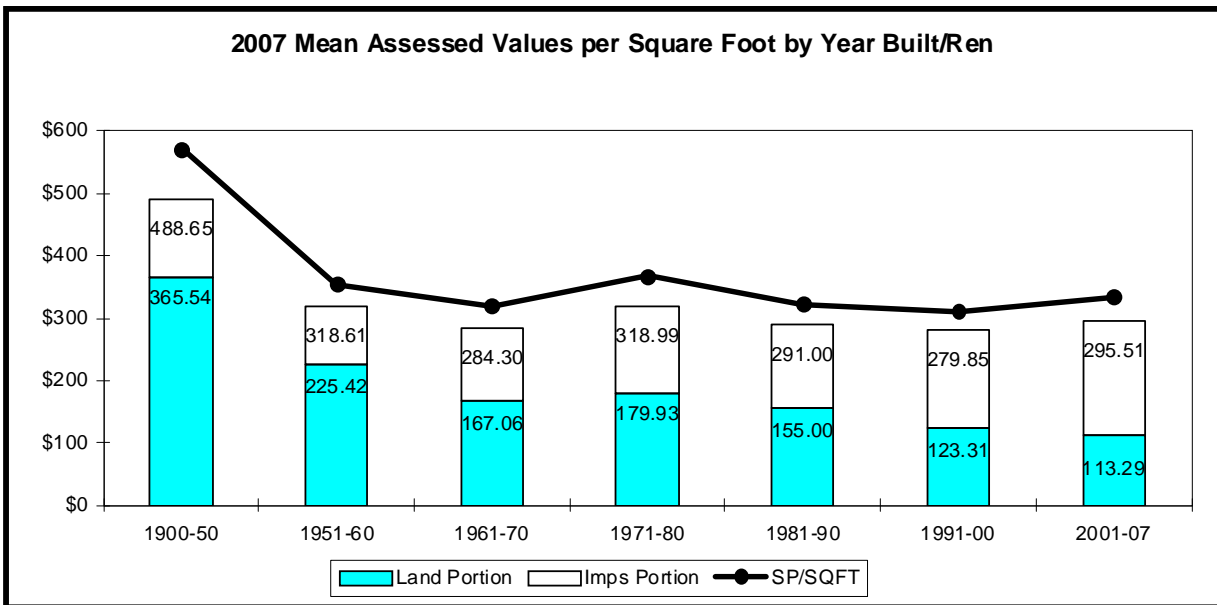
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.25%
6	4	1.00%
7	101	25.12%
8	137	34.08%
9	94	23.38%
10	36	8.96%
11	24	5.97%
12	5	1.24%
13	0	0.00%
402		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.04%
4	0	0.00%
5	11	0.40%
6	49	1.80%
7	745	27.31%
8	964	35.34%
9	544	19.94%
10	243	8.91%
11	113	4.14%
12	53	1.94%
13	5	0.18%
2728		



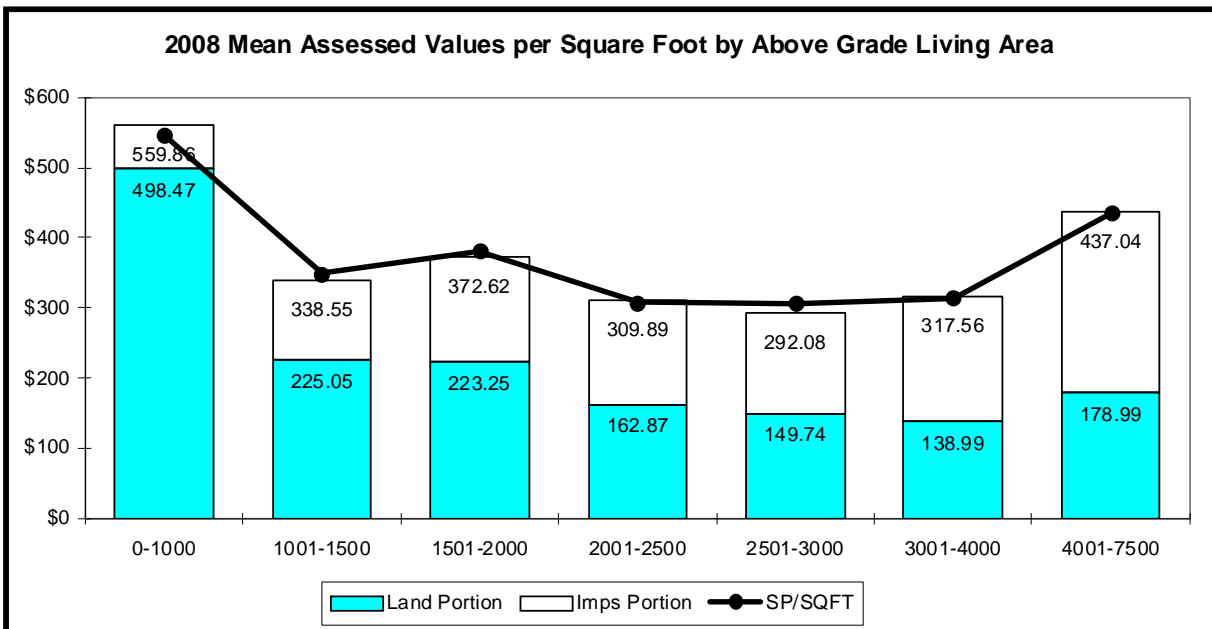
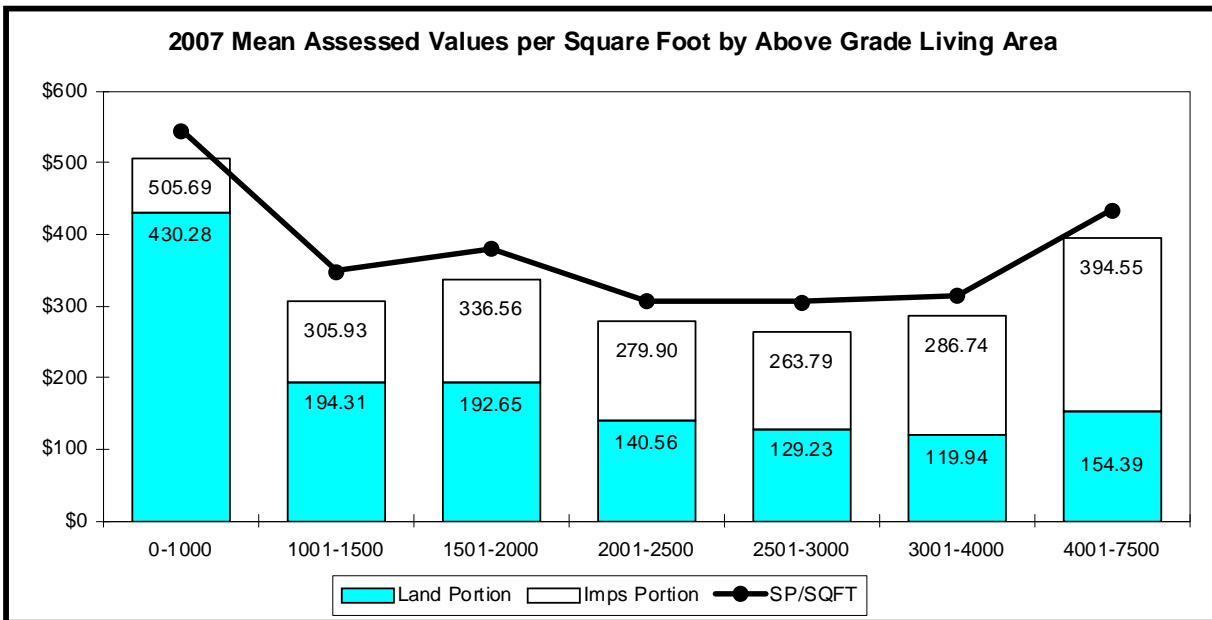
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



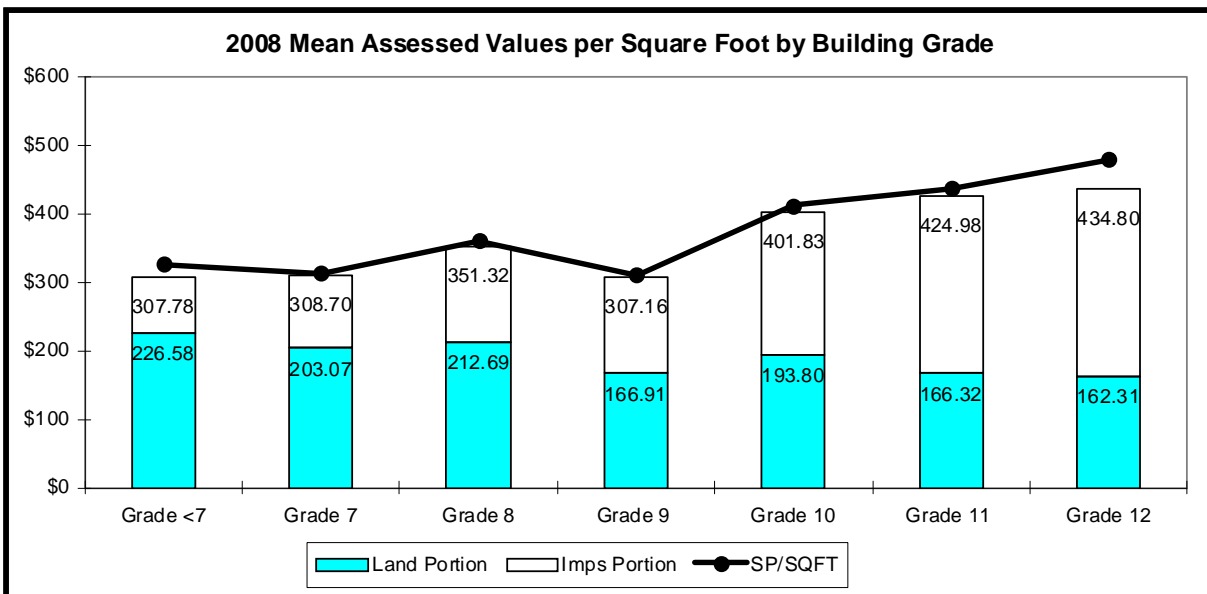
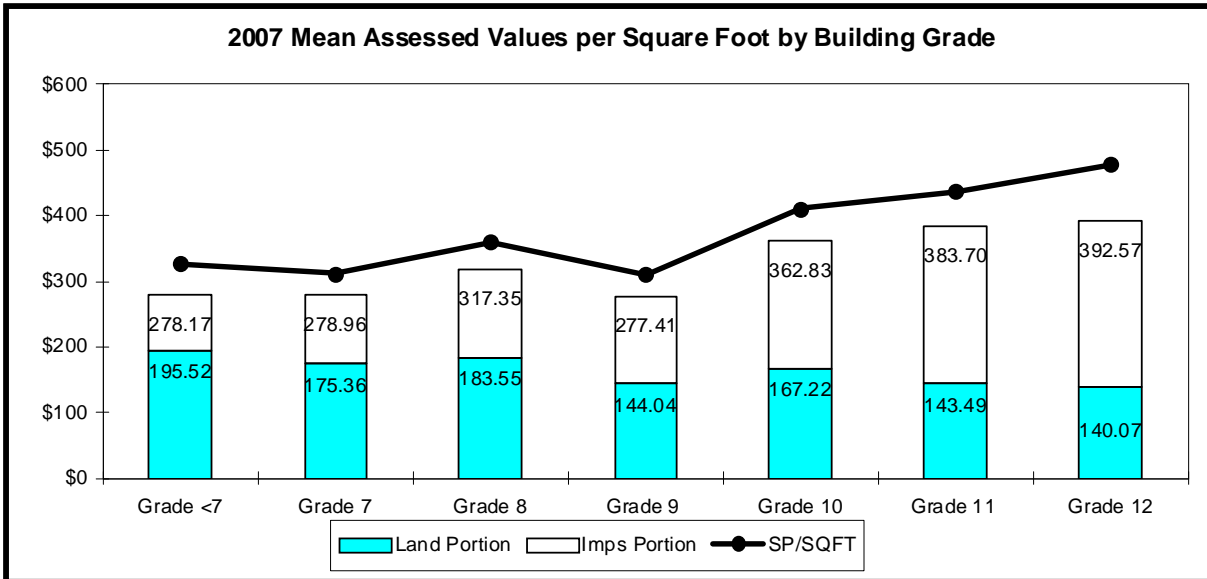
These charts clearly show an improvement in assessment level by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

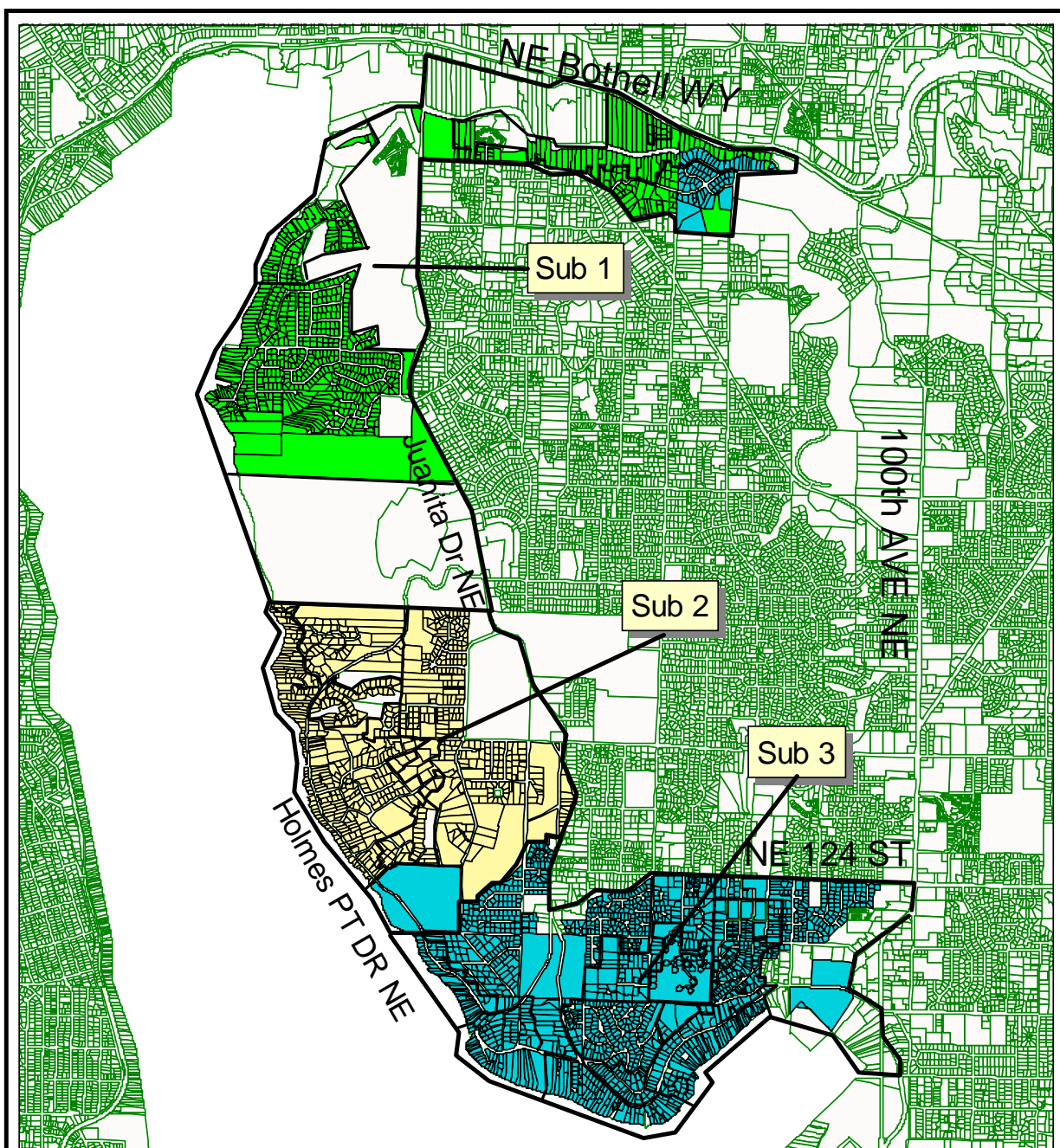


These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 2 sales of homes with less than 1000 square feet.

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



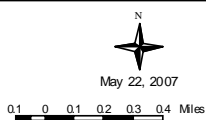
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 5 sales of homes with less than grade 7 and only 5 sales of grade 12 homes.



Area 84 Subarea Map

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

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Department of Assessments

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Area 84 map data 20.shp

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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 12, 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

An analysis of land sales in the area was done. 42 usable land sales indicated a necessary adjustment of the 2007 land values of 16%. This resulted in an overall 15.9% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.16, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living 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 402 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 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 and maintaining equalization.

The derived adjustment formula is:

$$\text{2008 Total Value} = \text{2007 Total Value} \times 1.107$$

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

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

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Other: *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous total value * 1.107) – (2008 land value) = 2008 imp value.

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous total value * 1.107) – (2008 land value) = 2008 imp value.

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

* Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2008 Total Value} = (\text{2007 Land Value} + \text{Previous Improvement Value}) * 1.107$$

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 84 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)

10.80%

Comments

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

All improved parcels of 1 to 3 Unit Residences in the area will receive the overall adjustment only.

Area 84 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 0.985.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
< 7	5	0.846	0.936	10.7%	0.807	1.064
7	101	0.900	0.996	10.6%	0.970	1.022
8	137	0.883	0.978	10.7%	0.955	1.001
9	94	0.901	0.998	10.7%	0.966	1.029
10	36	0.886	0.982	10.8%	0.928	1.036
11	24	0.886	0.981	10.8%	0.925	1.037
12	5	0.856	0.948	10.8%	0.766	1.130
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1950	16	0.886	0.982	10.7%	0.893	1.070
1951-1960	32	0.899	0.995	10.7%	0.951	1.040
1961-1970	54	0.894	0.990	10.7%	0.951	1.028
1971-1980	110	0.863	0.955	10.7%	0.927	0.983
1981-1990	86	0.911	1.009	10.7%	0.980	1.038
1991-2000	55	0.901	0.998	10.7%	0.959	1.036
>2000	49	0.890	0.985	10.7%	0.944	1.027
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	248	0.891	0.987	10.7%	0.969	1.005
Good	118	0.905	1.001	10.7%	0.977	1.026
Very Good	36	0.847	0.938	10.7%	0.883	0.993
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	183	0.880	0.975	10.7%	0.955	0.994
1.5	12	0.965	1.069	10.7%	0.949	1.188
2	203	0.889	0.984	10.7%	0.965	1.004
> 2	4	0.979	1.084	10.8%	0.817	1.351

Area 84 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 0.985.

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1001	2	0.927	1.026	10.7%	0.950	1.102
1001-1500	112	0.877	0.971	10.7%	0.946	0.996
1501-2000	112	0.884	0.979	10.7%	0.951	1.006
2001-2500	53	0.912	1.009	10.7%	0.980	1.039
2501-3000	63	0.860	0.953	10.7%	0.913	0.992
3001-4000	44	0.910	1.008	10.8%	0.955	1.062
4001-7500	16	0.913	1.011	10.8%	0.962	1.060
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	242	0.893	0.988	10.7%	0.970	1.006
Y	160	0.887	0.983	10.7%	0.960	1.005
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	369	0.892	0.987	10.7%	0.973	1.001
Y	33	0.880	0.975	10.8%	0.920	1.030
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	100	0.903	1.000	10.7%	0.973	1.028
2	83	0.929	1.029	10.7%	0.995	1.062
3	219	0.870	0.963	10.7%	0.945	0.982
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	26	0.929	1.027	10.6%	0.967	1.087
3000-5000	16	0.858	0.950	10.7%	0.880	1.021
5001-8000	67	0.900	0.996	10.7%	0.963	1.029
8001-12000	132	0.884	0.979	10.7%	0.955	1.004
12001-16000	78	0.884	0.979	10.7%	0.948	1.011
16001-20000	33	0.908	1.005	10.7%	0.949	1.062
20001-30000	31	0.878	0.972	10.7%	0.930	1.015
30001-43559	6	0.885	0.979	10.7%	0.828	1.130
1AC-5AC	13	0.906	1.003	10.8%	0.890	1.117

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2007	Date of Report: 4/8/2008	Sales Dates: 1/2005 - 12/2007
Area 84	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	402
Mean Assessed Value	650,700
Mean Sales Price	731,400
Standard Deviation AV	458,916
Standard Deviation SP	529,789

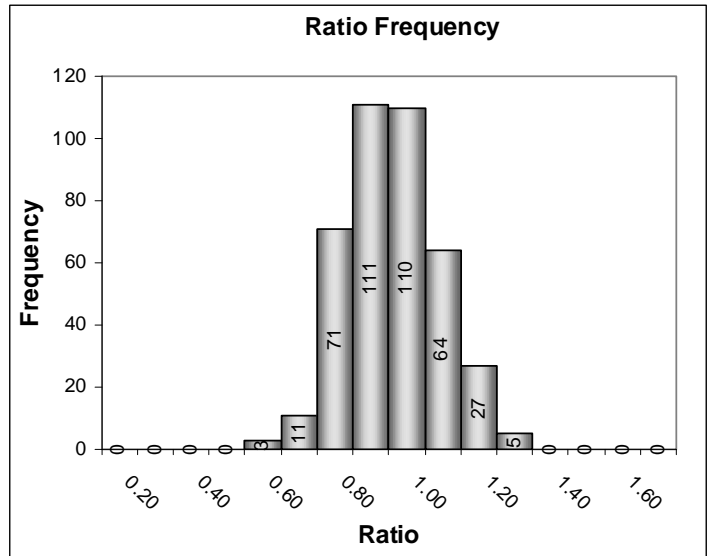
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.909
Median Ratio	0.905
Weighted Mean Ratio	0.890

UNIFORMITY	
Lowest ratio	0.532
Highest ratio:	1.247
Coefficient of Dispersion	11.34%
Standard Deviation	0.127
Coefficient of Variation	14.02%
Price Related Differential (PRD)	1.022

RELIABILITY	
95% Confidence: Median	
Lower limit	0.880
Upper limit	0.920
95% Confidence: Mean	
Lower limit	0.897
Upper limit	0.922

SAMPLE SIZE EVALUATION	
N (population size)	2728
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.127
Recommended minimum:	26
Actual sample size:	402
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	206
# ratios above mean:	196
z:	0.499
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 84

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2008	Date of Report: 4/8/2008	Sales Dates: 1/2005 - 12/2007
Area 84	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	402
Mean Assessed Value	720,400
Mean Sales Price	731,400
Standard Deviation AV	508,475
Standard Deviation SP	529,789

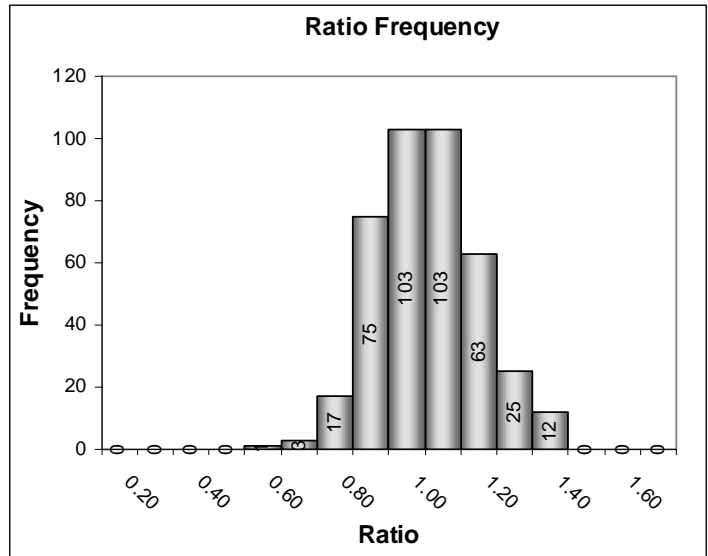
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.006
Median Ratio	1.002
Weighted Mean Ratio	0.985

UNIFORMITY	
Lowest ratio	0.589
Highest ratio:	1.381
Coefficient of Dispersion	11.35%
Standard Deviation	0.141
Coefficient of Variation	14.03%
Price Related Differential (PRD)	1.022

RELIABILITY	
95% Confidence: Median	
Lower limit	0.975
Upper limit	1.019
95% Confidence: Mean	
Lower limit	0.993
Upper limit	1.020

SAMPLE SIZE EVALUATION	
N (population size)	2728
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.141
Recommended minimum:	32
Actual sample size:	402
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	206
# ratios above mean:	196
z:	0.499
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 84

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 84
(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
001	563450	0605	10/8/07	\$344,500	720	720	7	1933	4	15400	N	N	8308 NE 169TH ST
001	940650	0290	5/27/05	\$208,500	1068	0	7	1990	3	1241	N	N	7216 171ST LN NE
001	940650	0340	2/11/05	\$210,000	1068	0	7	1990	3	1158	N	N	7226 171ST LN NE
001	940650	0490	9/6/06	\$256,500	1068	0	7	1990	3	944	N	N	7241 NE 171ST LN
001	940650	0600	7/11/07	\$264,500	1068	0	7	1990	3	1452	N	N	7217 NE 171ST LN
001	940650	0070	10/27/05	\$225,000	1078	0	7	1990	3	1416	N	N	7119 171ST LN NE
001	940650	0380	2/1/06	\$185,000	1078	0	7	1990	3	1791	N	N	7238 171ST LN NE
001	940650	0460	4/20/06	\$249,950	1078	0	7	1990	3	1284	N	N	7249 171ST LN NE
001	940650	0120	4/25/05	\$217,500	1090	0	7	1990	3	1727	N	N	7118 171ST LN NE
001	940650	0210	7/25/07	\$288,950	1090	0	7	1990	3	1791	N	N	7138 171ST LN NE
001	940650	0530	4/22/05	\$205,000	1090	0	7	1990	3	1357	N	N	7233 171ST LN NE
001	940650	0590	2/18/05	\$193,000	1090	0	7	1990	3	1127	N	N	7219 171ST LN NE
001	871850	0460	5/19/06	\$342,500	1140	1090	7	1956	4	10344	N	N	6435 NE 154TH ST
001	871850	0240	2/8/07	\$442,500	1220	450	7	1958	5	10285	N	N	6208 NE 153RD ST
001	563450	0954	4/12/07	\$356,000	1250	0	7	1952	4	9600	N	N	17020 72ND AVE NE
001	871850	0495	12/8/05	\$389,000	1250	940	7	1959	5	9225	N	N	6410 NE 153RD ST
001	563450	0680	2/13/07	\$400,500	1260	0	7	1978	5	22826	N	N	16912 81ST AVE NE
001	871850	0005	4/3/06	\$398,000	1290	0	7	1955	5	9396	N	N	6641 NE ARROWHEAD DR
001	871850	0075	10/31/06	\$369,950	1300	0	7	1956	4	8280	N	N	15406 64TH AVE NE
001	358290	0010	10/29/07	\$413,000	1320	690	7	1962	4	10450	N	N	15520 62ND PL NE
001	871850	0225	1/26/06	\$387,000	1330	0	7	1958	4	12824	N	N	15404 63RD AVE NE
001	871850	0090	3/9/05	\$345,000	1350	800	7	1956	4	8647	N	N	6430 NE 154TH ST
001	563450	0529	3/6/06	\$410,000	1370	620	7	1981	3	10360	N	N	8329 NE 169TH ST
001	701800	0380	6/14/05	\$425,000	1380	850	7	1979	4	16000	N	N	8430 NE 169TH ST
001	940650	0480	12/28/05	\$259,500	1384	0	7	1990	3	1822	N	N	7245 171ST LN NE
001	563450	0528	6/3/05	\$396,000	1420	730	7	1981	4	10360	N	N	8319 NE 169TH ST
001	871850	0160	4/20/05	\$309,000	1450	0	7	1959	4	10230	N	N	15415 64TH AVE NE
001	871850	0160	2/8/06	\$359,000	1450	0	7	1959	4	10230	N	N	15415 64TH AVE NE
001	871850	0265	5/10/07	\$399,950	1450	0	7	1957	3	11200	N	N	6248 NE 154TH ST
001	871850	0320	6/14/06	\$385,000	1450	0	7	1958	4	7881	N	N	15413 63RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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
001	871850	0325	12/7/05	\$360,000	1460	0	7	1960	4	6742	N	N	15405 63RD AVE NE
001	330080	0030	5/22/07	\$590,000	1480	660	7	1979	4	24168	N	N	15211 64TH PL NE
001	563450	0722	11/5/07	\$479,500	1530	720	7	1976	3	49321	Y	N	7920 NE 170TH ST
001	871850	0615	7/7/06	\$424,000	1560	700	7	1958	4	13050	N	N	6481 NE 153RD ST
001	871850	0055	11/15/07	\$414,500	1710	0	7	1959	3	8605	N	N	6505 NE ARROWHEAD DR
001	358330	0090	11/28/07	\$480,000	1770	450	7	1956	3	12548	N	N	6325 NE 157TH ST
001	871850	0490	2/13/07	\$500,000	2070	1470	7	1961	4	8670	N	N	6402 NE 153RD ST
001	142604	9053	5/30/06	\$552,000	900	600	8	1949	4	8193	Y	N	14935 59TH PL NE
001	357760	0010	3/21/07	\$595,000	1450	1100	8	1963	4	12422	Y	N	6152 NE 154TH ST
001	563450	0684	12/14/05	\$505,000	1460	1030	8	1985	3	15080	Y	N	16926 81ST AVE NE
001	563450	0684	11/30/06	\$545,000	1460	1030	8	1985	3	15080	Y	N	16926 81ST AVE NE
001	142604	9060	4/12/06	\$545,000	1530	1330	8	1973	5	9700	N	N	16332 INGLEWOOD LN NE
001	358330	0140	7/11/06	\$431,000	1580	0	8	1958	5	10450	N	N	15809 63RD AVE NE
001	530240	0610	6/27/05	\$447,500	1590	0	8	1986	3	35269	N	N	6201 NE 152ND ST
001	358275	0070	8/5/05	\$385,000	1680	0	8	1974	3	2128	N	N	17054 66TH PL NE
001	358275	0130	4/13/06	\$395,000	1680	0	8	1974	3	2128	N	N	17104 66TH PL NE
001	358275	0270	1/5/06	\$390,000	1680	0	8	1974	3	2128	N	N	6512 NE 171ST PL
001	358275	0290	7/10/06	\$419,000	1680	0	8	1974	3	2128	N	N	6508 NE 171ST PL
001	142604	9076	2/27/07	\$650,000	1690	1690	8	1961	4	10100	N	N	16318 INGLEWOOD LN NE
001	358275	0140	9/11/06	\$449,950	1700	0	8	1974	3	2128	N	N	17106 66TH PL NE
001	358275	0260	8/27/05	\$376,000	1700	0	8	1974	3	2128	N	N	6514 NE 171ST PL
001	358290	0225	1/24/07	\$879,000	1820	2410	8	1957	4	10000	Y	N	15733 62ND AVE NE
001	357700	0083	8/24/06	\$1,410,000	1840	1740	8	1957	5	26599	Y	Y	16441 INGLEWOOD RD NE
001	358276	0030	7/18/05	\$345,000	1852	0	8	1982	3	2380	N	N	16971 65TH LN NE
001	358276	0040	2/22/05	\$326,250	1852	0	8	1982	3	2380	N	N	16969 65TH LN NE
001	358276	0040	11/10/05	\$337,500	1852	0	8	1982	3	2380	N	N	16969 65TH LN NE
001	142604	9088	10/27/06	\$1,600,000	1860	840	8	1976	3	14630	Y	Y	15005 58TH LN NE
001	563450	0425	10/6/05	\$459,900	1970	650	8	1998	3	12160	N	N	8019 NE 169TH ST
001	358330	0325	7/20/05	\$800,000	1980	1550	8	1957	5	12700	N	N	15832 64TH AVE NE
001	358200	0130	10/20/06	\$482,000	2140	0	8	1976	4	11289	N	N	15424 62ND PL NE
001	563450	0430	5/24/05	\$400,000	2390	0	8	1994	3	8036	N	N	16652 SIMONDS RD NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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
001	358200	0060	5/2/06	\$641,500	2530	0	8	1972	4	9055	Y	N	15427 62ND AVE NE
001	701800	0480	5/31/07	\$930,000	2580	0	8	1977	4	16602	Y	Y	8404 NE 170TH ST
001	358200	0080	8/14/06	\$877,000	1660	1440	9	1978	5	11991	Y	N	15420 62ND AVE NE
001	028060	0005	6/7/06	\$799,000	1670	1050	9	1978	5	9603	Y	N	15211 61ST PL NE
001	357760	0110	2/8/07	\$689,000	1670	1100	9	1969	3	10508	Y	N	6111 NE 154TH ST
001	701800	0240	4/11/06	\$465,500	1690	1710	9	1977	4	13200	N	N	8650 NE 169TH ST
001	358340	0130	10/28/05	\$714,800	1710	1710	9	2004	3	9900	N	N	15514 64TH AVE NE
001	357760	0130	5/31/07	\$725,000	1810	1200	9	1977	3	12259	Y	N	15407 61ST PL NE
001	740320	0130	5/22/06	\$1,575,000	2130	860	9	1978	4	25400	Y	Y	15521 61ST AVE NE
001	358330	0360	8/2/07	\$780,000	2180	0	9	1977	4	12000	N	N	15700 64TH AVE NE
001	530240	0620	12/8/06	\$780,000	2210	990	9	1986	4	38168	Y	N	6207 NE 152ND ST
001	572920	0030	8/5/05	\$575,000	2350	0	9	1977	4	18600	N	N	16327 INGLEWOOD PL NE
001	357700	0066	8/31/05	\$599,000	2420	1200	9	1968	4	13500	N	N	16354 INGLEWOOD RD NE
001	530240	0580	8/31/05	\$521,000	2430	0	9	1991	3	22813	N	N	6622 NE 151ST ST
001	358290	0115	8/15/06	\$1,025,000	2640	2510	9	1970	5	14000	Y	N	15703 62ND PL NE
001	530240	0340	8/8/05	\$522,000	2740	570	9	1985	3	12551	N	N	15107 64TH CT NE
001	530240	0100	11/4/05	\$585,000	2760	730	9	1987	3	20443	N	N	15011 66TH CT NE
001	357700	0070	7/27/05	\$488,000	2910	0	9	1989	3	8432	N	N	6324 NE 165TH CT
001	357700	0062	6/13/05	\$599,900	2980	880	9	1979	3	7900	N	N	16353 INGLEWOOD LN NE
001	357700	0062	4/10/07	\$605,000	2980	880	9	1979	3	7900	N	N	16353 INGLEWOOD LN NE
001	028060	0040	4/10/07	\$650,000	3190	0	9	1978	3	12042	Y	N	6104 NE 152ND ST
001	530240	0550	5/25/06	\$664,000	3280	0	9	1986	4	12102	N	N	6506 NE 151ST ST
001	357700	0095	2/7/05	\$1,745,000	3480	310	9	1924	5	57934	Y	Y	16425 INGLEWOOD RD NE
001	028061	0050	6/2/05	\$865,000	3980	1020	9	2003	3	15236	Y	N	15007 61ST PL NE
001	563450	0603	7/17/06	\$1,165,000	4390	0	9	1984	4	16969	Y	Y	16956 84TH AVE NE
001	740320	0100	10/19/06	\$1,605,000	1690	1150	10	1980	4	23200	Y	Y	15539 61ST AVE NE
001	028061	0100	2/13/06	\$785,000	2000	800	10	1988	3	12033	Y	N	6105 NE 152ND ST
001	740320	0060	9/2/05	\$1,750,000	2450	1620	10	1977	5	22800	Y	Y	15709 61ST AVE NE
001	028061	0020	4/30/05	\$695,000	2570	1540	10	1979	4	13868	Y	N	15029 61ST PL NE
001	358340	0020	9/1/05	\$522,000	2700	0	10	1975	4	10500	N	N	15520 65TH PL NE
001	072605	9250	7/6/06	\$930,000	2980	0	10	1995	3	14379	Y	Y	8611 NE 175TH ST

Improved Sales Used in this Annual Update Analysis
Area 84
(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
001	572920	0070	6/28/07	\$875,000	3070	0	10	1979	3	10400	N	N	16309 INGLEWOOD PL NE
001	572920	0040	5/23/05	\$651,700	3330	1160	10	1977	4	19400	N	N	16315 INGLEWOOD PL NE
001	142604	9098	7/10/07	\$948,000	3640	0	10	1990	3	18700	Y	N	15306 61ST PL NE
001	142604	9092	7/10/06	\$1,875,000	3920	1080	10	1989	3	17420	Y	Y	5988 NE ARROWHEAD DR
001	028060	0030	5/23/07	\$1,475,000	2740	1540	11	2006	3	12678	Y	N	6110 NE 152ND ST
001	563450	0710	9/29/05	\$1,955,000	4490	2730	11	1999	3	44350	Y	Y	7966 NE 170TH ST
001	563450	0630	2/7/07	\$1,675,000	5070	0	11	1981	4	69800	Y	Y	8216 NE 169TH ST
001	028061	0170	6/5/07	\$1,050,000	1950	1520	12	1978	4	12046	Y	N	6146 NE 152ND ST
002	867790	0521	9/29/05	\$469,000	1120	0	6	1947	3	32081	N	N	7127 NE 136TH ST
002	384070	0285	3/25/05	\$295,950	1060	0	7	1963	4	10710	N	N	12921 JUANITA DR NE
002	384070	0285	7/16/07	\$395,000	1060	0	7	1963	4	10710	N	N	12921 JUANITA DR NE
002	376170	0250	11/21/07	\$545,000	1140	520	7	1963	3	9981	N	N	6040 NE 135TH ST
002	405570	0155	1/5/07	\$720,000	1190	0	7	1976	3	14970	Y	N	13052 HOLMES POINT DR NE
002	867790	0320	11/14/05	\$483,500	1200	1200	7	1960	3	18363	N	N	7116 NE 132ND ST
002	957312	0050	8/28/07	\$430,000	1210	460	7	1977	5	11875	N	N	13806 70TH AVE NE
002	957312	0170	7/10/06	\$472,000	1220	540	7	1969	4	12744	N	N	13852 70TH AVE NE
002	409330	0310	4/11/05	\$393,000	1240	1240	7	1962	3	9600	N	N	7053 NE 137TH ST
002	405570	0090	8/22/06	\$560,000	1330	0	7	1989	3	18650	N	N	13048 HOLMES POINT DR NE
002	957312	0180	12/7/05	\$435,000	1340	1040	7	1976	3	11800	N	N	7013 NE 139TH ST
002	405570	0751	5/21/07	\$555,000	1470	0	7	1951	3	22000	N	N	12936 72ND AVE NE
002	405570	0773	1/3/05	\$427,500	1520	1000	7	1959	3	14190	N	N	12932 74TH PL NE
002	405700	0010	1/18/07	\$380,000	1550	0	7	1958	3	16904	N	N	12947 72ND AVE NE
002	957312	0140	3/23/05	\$449,950	1550	650	7	2000	3	9462	N	N	7004 NE 138TH PL
002	957312	0090	5/25/06	\$352,500	1620	0	7	1977	3	6825	N	N	7017 NE 138TH PL
002	867800	0020	3/14/07	\$525,000	1710	0	7	1978	3	12852	N	N	13313 69TH AVE NE
002	957312	0410	5/25/05	\$462,000	1720	0	7	1989	4	13537	N	N	13833 70TH AVE NE
002	409330	0290	6/26/07	\$462,500	1840	0	7	1962	4	9600	N	N	7037 NE 137TH ST
002	867790	0482	12/18/06	\$449,950	2080	0	7	1966	4	15120	N	N	13505 72ND AVE NE
002	957312	0300	3/21/07	\$535,000	2140	0	7	1971	4	9310	N	N	6984 NE 139TH ST
002	409330	0010	4/20/07	\$539,850	2170	0	7	1979	3	9600	N	N	6850 NE 137TH ST
002	409330	0170	5/8/07	\$450,000	2640	0	7	1962	3	9600	N	N	7036 NE 137TH ST

Improved Sales Used in this Annual Update Analysis
Area 84
(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
002	405570	0226	8/8/05	\$562,000	1230	0	8	1987	4	8252	Y	N	6214 NE 129TH ST
002	405570	0558	3/21/07	\$650,000	1430	1430	8	1962	3	21054	N	N	12424 68TH AVE NE
002	339160	0060	11/1/05	\$445,300	1500	1000	8	1968	3	11380	N	N	12806 HOLIDAY DR NE
002	197380	0020	10/25/05	\$484,500	1560	0	8	1971	4	14577	N	N	12959 74TH AVE NE
002	957300	0110	8/18/06	\$582,500	1600	1600	8	1966	4	11342	Y	N	13226 67TH AVE NE
002	957300	0010	9/18/06	\$842,000	1610	850	8	1988	3	16605	Y	N	13245 67TH AVE NE
002	957300	0100	9/22/05	\$655,500	1630	1630	8	1962	4	11120	Y	N	13200 67TH AVE NE
002	197380	0030	8/30/07	\$540,000	1710	0	8	1968	3	14577	N	N	12945 74TH AVE NE
002	867790	0481	1/21/07	\$427,500	1750	540	8	1963	4	15120	N	N	7126 NE 135TH ST
002	405570	0540	4/18/06	\$735,000	1800	0	8	1959	4	17800	Y	N	12434 68TH AVE NE
002	409330	0080	5/5/05	\$479,140	1900	0	8	1963	4	10920	N	N	13718 70TH AVE NE
002	867790	0010	3/13/06	\$653,000	1960	580	8	1977	3	11210	N	N	13225 68TH PL NE
002	197370	0221	11/5/07	\$708,000	2030	1070	8	1961	3	12339	Y	N	6603 NE 129TH PL
002	197380	0120	12/21/05	\$530,000	2120	1090	8	1961	3	14685	N	N	12960 74TH AVE NE
002	405570	0930	10/12/05	\$700,000	2210	0	8	1936	4	1E+05	N	N	12703 72ND AVE NE
002	867790	0400	8/18/06	\$781,000	2290	0	8	1997	3	24180	Y	N	6804 NE 134TH ST
002	405570	0774	8/4/05	\$590,000	2490	1560	8	1960	5	13750	N	N	12905 74TH PL NE
002	405570	0800	4/4/06	\$850,000	3030	0	8	2005	3	13965	N	N	7233 NE 129TH ST
002	405570	0216	7/6/05	\$650,000	1640	920	9	1982	4	18067	Y	N	6236 NE 129TH ST
002	867790	0205	10/19/06	\$620,000	1680	550	9	1977	4	11658	N	N	13303 70TH PL NE
002	330390	0270	8/15/07	\$925,000	1690	1500	9	1977	3	15000	Y	N	13468 64TH TER NE
002	405570	0520	8/2/06	\$950,000	1760	1260	9	1971	3	2E+05	Y	N	12901 72ND AVE NE
002	330391	0010	9/8/06	\$560,000	1950	0	9	1978	3	9120	N	N	6409 NE 135TH PL
002	330391	0100	10/25/05	\$450,000	1970	0	9	1978	3	11400	N	N	6469 NE 135TH PL
002	957300	0090	11/25/05	\$731,000	1980	760	9	1971	4	12880	Y	N	6653 NE 132ND ST
002	938810	0068	10/20/05	\$582,000	2100	0	9	1978	3	15750	Y	N	13608 62ND AVE NE
002	242604	9010	5/19/06	\$749,000	2120	710	9	1978	3	1E+05	N	N	6841 NE 137TH ST
002	330391	0140	8/16/05	\$485,000	2250	0	9	1977	3	16000	N	N	6472 NE 135TH PL
002	197370	0090	6/27/05	\$808,980	2470	0	9	1995	3	26945	N	N	6405 NE 129TH PL
002	405570	0355	4/14/05	\$664,000	2470	0	9	1997	3	15003	Y	N	6319 NE 129TH ST
002	867790	0204	4/27/05	\$450,000	2510	0	9	1977	3	11696	N	N	13313 70TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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
002	938810	0027	2/25/05	\$775,000	2630	830	9	1988	3	24076	Y	N	6309 NE 138TH PL
002	405570	0921	1/30/07	\$1,135,000	2670	0	9	1966	4	57653	N	N	12832 71ST AVE NE
002	867790	0007	9/20/05	\$875,165	2890	160	9	2005	3	12500	N	N	13315 68TH PL NE
002	405570	0630	2/10/05	\$735,000	2900	810	9	1975	3	90287	Y	N	13127 66TH PL NE
002	376170	0075	7/12/07	\$900,000	3080	0	9	2007	3	10125	N	N	6063 NE 135TH ST
002	405570	0135	3/15/07	\$1,055,000	3080	0	9	1961	5	16392	N	N	6312 NE 130TH PL
002	405570	0674	10/26/05	\$850,000	3300	1400	9	1991	3	38850	N	N	6812 NE 130TH PL
002	376170	0249	8/22/05	\$760,300	3370	0	9	2005	3	9621	N	N	6046 NE 135TH ST
002	376170	0253	7/17/07	\$1,049,950	3480	0	9	1995	3	12053	N	N	13507 62ND AVE NE
002	330390	0170	5/10/06	\$865,000	3570	810	9	1991	3	12500	Y	N	13416 64TH TER NE
002	376170	0248	6/2/05	\$759,290	3590	550	9	2005	3	8667	N	N	6050 NE 135TH ST
002	197380	0195	11/17/05	\$750,000	4280	700	9	1968	4	19573	N	N	12970 74TH PL NE
002	405570	0653	9/28/06	\$775,000	1830	0	10	1990	3	21245	Y	N	13015 66TH PL NE
002	376170	0235	8/10/05	\$1,280,000	1880	1000	10	1995	3	14200	Y	N	13863 62ND AVE NE
002	376170	0071	7/11/06	\$949,950	1980	1200	10	1984	3	12600	Y	N	13405 HOLMES POINT DR NE
002	405570	0167	8/26/05	\$825,000	1990	850	10	1974	4	13554	Y	N	12948 HOLMES POINT DR NE
002	405570	0656	5/19/05	\$875,000	2270	520	10	1980	3	14373	Y	N	6619 NE 130TH LN
002	330390	0230	3/24/06	\$827,241	2680	750	10	1977	3	11050	Y	N	13444 64TH TER NE
002	214125	0020	10/7/05	\$615,000	2820	360	10	1989	3	18429	N	N	6223 NE 137TH ST
002	197370	0110	9/7/05	\$987,500	2950	960	10	2002	3	14126	N	N	12956 64TH AVE NE
002	957300	0070	8/1/06	\$750,000	3130	0	10	1982	3	14250	Y	N	6633 NE 132ND ST
002	405570	0635	6/20/06	\$1,200,000	3200	1240	10	2001	3	14417	Y	N	13107 66TH PL NE
002	938810	0030	6/20/06	\$1,025,000	3720	700	10	1992	3	24393	Y	N	6303 NE 138TH PL
002	405570	0234	7/9/06	\$975,000	3890	0	10	1999	3	11277	N	N	6321 NE 130TH PL
002	405570	0161	3/15/06	\$1,825,000	4200	0	10	2006	3	22890	Y	N	12956 HOLMES POINT DR NE
002	938810	0034	4/12/06	\$1,050,000	2330	1830	11	1989	3	20929	Y	N	13851 65TH PL NE
002	938810	0020	4/17/06	\$815,000	3020	410	11	1981	3	25608	Y	N	6211 NE 138TH PL
002	376170	0059	2/3/06	\$992,000	3240	450	11	1991	3	9566	Y	N	13255 HOLMES POINT DR NE
002	376170	0080	3/6/06	\$5,000,000	5270	0	11	2002	3	44102	Y	Y	6045 NE 135TH ST
003	919410	1785	10/27/06	\$470,000	1780	0	5	1936	4	17187	N	N	9212 NE 120TH ST
003	141330	0055	5/10/05	\$300,000	1070	0	6	1944	4	7200	N	N	11626 91ST LN NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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
003	141330	0055	2/3/06	\$360,000	1070	0	6	1944	4	7200	N	N	11626 91ST LN NE
003	919410	0148	5/30/07	\$455,000	1380	0	6	1963	4	13098	N	N	12345 93RD AVE NE
003	182235	0030	5/18/06	\$416,700	1040	0	7	1986	3	6452	N	N	12018 93RD AVE NE
003	182235	0040	4/3/07	\$472,000	1040	0	7	1985	3	6377	N	N	12024 93RD AVE NE
003	919410	1820	4/26/06	\$750,000	1040	0	7	1984	3	23906	N	N	12015 93RD AVE NE
003	376010	0260	11/13/06	\$439,000	1050	1050	7	1962	3	9632	N	N	12221 94TH PL NE
003	376010	0020	6/6/05	\$340,000	1080	1080	7	1962	5	9350	N	N	12238 95TH PL NE
003	510450	0360	4/30/07	\$280,000	1088	0	7	1983	3	1312	N	N	9602 NE 121ST LN
003	376010	0210	3/16/06	\$435,000	1090	1090	7	1961	4	9221	N	N	9408 NE 121ST PL
003	376010	0360	5/29/07	\$480,000	1090	1080	7	1961	4	9610	N	N	12120 94TH PL NE
003	510450	0130	5/5/05	\$205,000	1098	0	7	1983	3	1416	N	N	9637 NE 121ST LN
003	510450	0260	7/11/05	\$225,000	1098	0	7	1983	3	1469	N	N	9626 NE 121ST LN
003	376010	0400	6/6/06	\$405,000	1100	580	7	1961	3	9577	N	N	12105 95TH PL NE
003	607650	0423	7/1/05	\$795,000	1130	480	7	1978	4	81253	N	N	7831 NE 122ND PL
003	919410	0149	8/14/06	\$405,000	1140	0	7	1988	3	12686	N	N	12235 93RD AVE NE
003	182235	0260	6/12/07	\$454,950	1150	0	7	1985	3	7222	N	N	9316 NE 123RD CT
003	182235	0310	9/5/06	\$350,000	1150	0	7	1985	3	7200	N	N	9329 NE 124TH ST
003	432600	0040	12/9/05	\$282,500	1150	0	7	1961	3	9838	N	N	12308 97TH PL NE
003	432600	0130	11/16/06	\$419,500	1150	0	7	1961	5	9603	N	N	12227 96TH PL NE
003	182235	0290	7/8/05	\$408,500	1160	530	7	1986	4	9477	N	N	9302 NE 123RD CT
003	510450	0320	12/22/06	\$292,000	1165	0	7	1983	3	1312	N	N	9612 NE 121ST LN
003	510450	0170	9/5/06	\$305,000	1175	0	7	1983	5	1320	N	N	9647 NE 121ST LN
003	376290	0200	6/21/07	\$475,000	1190	390	7	1983	4	7311	N	N	8005 NE 120TH ST
003	607650	0105	3/23/05	\$400,000	1240	0	7	1968	4	20216	N	N	12034 76TH AVE NE
003	376050	0470	6/20/05	\$530,000	1260	0	7	1977	3	15720	Y	N	8407 NE 110TH PL
003	376110	0195	10/10/07	\$425,000	1260	360	7	1931	4	5250	Y	N	11557 HOLMES POINT DR NE
003	376110	0195	4/8/05	\$490,000	1260	360	7	1931	4	5250	Y	N	11557 HOLMES POINT DR NE
003	182235	0060	11/21/05	\$381,500	1270	0	7	1986	3	6577	N	N	9311 NE 121ST CT
003	182235	0120	10/6/05	\$400,000	1300	0	7	1985	4	6152	N	N	9310 NE 121ST CT
003	376050	0445	4/4/07	\$765,000	1300	1200	7	1972	5	10713	Y	N	11006 83RD AVE NE
003	376010	0130	8/22/07	\$494,700	1330	580	7	1961	3	13421	N	N	9471 NE 121ST PL

Improved Sales Used in this Annual Update Analysis
Area 84
(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
003	197420	0100	5/18/06	\$430,000	1340	0	7	1967	5	9800	N	N	7641 NE 123RD ST
003	432600	0080	9/20/07	\$425,000	1350	0	7	1961	3	10031	N	N	9661 NE 122ND PL
003	182235	0070	6/24/06	\$440,000	1380	0	7	1986	3	6657	N	N	12021 93RD PL NE
003	182235	0170	5/17/05	\$340,500	1380	0	7	1986	3	11346	N	N	12202 93RD AVE NE
003	376290	0060	5/22/06	\$475,500	1480	360	7	1983	3	8438	N	N	11934 80TH PL NE
003	182235	0130	5/2/06	\$445,000	1490	0	7	1985	3	7654	N	N	12108 93RD AVE NE
003	376290	0140	7/9/05	\$475,000	1620	410	7	1984	4	7354	N	N	11915 80TH PL NE
003	033310	0200	4/25/05	\$485,000	1730	0	7	1959	4	21560	N	N	11250 CHAMPAGNE POINT RD NE
003	033310	0110	10/5/05	\$478,500	1820	0	7	1995	4	17352	N	N	11277 JUANITA DR NE
003	919410	0143	1/26/05	\$364,000	1820	0	7	1956	4	8094	N	N	12341 93RD AVE NE
003	919410	2440	5/26/05	\$443,950	1840	0	7	2000	3	5375	Y	N	12025 89TH PL NE
003	919410	2350	2/17/06	\$543,000	2240	0	7	2001	3	5375	Y	N	12029 89TH PL NE
003	376050	0319	10/12/05	\$900,000	2450	1010	7	1934	4	10395	Y	N	10924 81ST PL NE
003	033310	0152	10/27/06	\$689,000	1170	670	8	1937	5	14040	N	N	7606 NE CHAMPAGNE POINT PL
003	375530	0020	8/31/07	\$578,000	1170	850	8	1977	5	6322	N	N	8014 NE 121ST ST
003	376050	0370	6/21/05	\$462,800	1180	410	8	1977	3	7351	Y	N	8023 NE 112TH ST
003	197440	0020	10/13/06	\$524,000	1190	1120	8	1974	3	9576	N	N	7311 NE 118TH PL
003	952700	0100	3/21/06	\$394,500	1230	890	8	1977	4	7980	N	N	8204 NE 122ND PL
003	376050	0323	1/11/05	\$769,000	1240	1200	8	1948	4	11280	Y	N	10919 81ST PL NE
003	376050	0323	2/22/07	\$1,050,000	1240	1200	8	1948	4	11280	Y	N	10919 81ST PL NE
003	952700	0030	8/31/07	\$450,000	1260	740	8	1976	4	8165	N	N	8318 NE 122ND PL
003	952701	0050	9/12/06	\$430,000	1270	610	8	1978	3	7000	N	N	12028 82ND PL NE
003	952701	0130	3/10/05	\$345,000	1270	570	8	1977	3	7070	N	N	8112 NE 121ST ST
003	952701	0180	2/16/06	\$390,000	1270	570	8	1978	3	6650	N	N	12011 81ST AVE NE
003	952701	0070	12/6/06	\$485,000	1290	520	8	1977	4	7000	N	N	8150 NE 121ST ST
003	952701	0090	6/16/07	\$497,000	1330	640	8	1978	4	9940	N	N	8140 NE 121ST ST
003	376050	0390	6/12/07	\$922,000	1380	1400	8	1974	3	14701	Y	N	8109 NE 110TH PL
003	607650	0420	12/8/05	\$545,000	1390	0	8	1987	3	35575	N	N	7851 NE 122ND PL
003	197390	0090	7/17/06	\$510,000	1420	0	8	1964	5	10304	N	N	7266 NE 122ND ST
003	952701	0080	8/7/06	\$525,000	1420	1030	8	1977	5	9800	N	N	8146 NE 121ST ST
003	952700	0570	3/2/05	\$315,500	1440	0	8	1976	3	7000	N	N	8322 NE 120TH ST

Improved Sales Used in this Annual Update Analysis
Area 84
(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
003	033310	0210	6/2/05	\$524,000	1460	480	8	1967	4	17150	N	N	11258 CHAMPAGNE POINT RD NE
003	197400	0040	6/14/07	\$495,000	1460	420	8	1962	4	9484	N	N	7439 NE 123RD PL
003	952700	0210	3/7/05	\$400,000	1470	1060	8	1977	4	7875	N	N	12221 82ND AVE NE
003	952700	0520	2/16/06	\$570,000	1470	1060	8	1976	5	7000	N	N	8317 NE 120TH PL
003	376110	0292	1/26/05	\$453,000	1480	0	8	1968	4	10875	N	N	11253 CHAMPAGNE POINT RD NE
003	326100	0330	7/31/07	\$578,000	1490	460	8	1976	4	7840	N	N	11305 81ST AVE NE
003	326101	0050	6/23/05	\$761,450	1490	1160	8	1977	4	10800	Y	N	8113 NE 115TH WAY
003	326102	0250	2/21/07	\$595,000	1510	1040	8	1978	4	11737	N	N	11422 83RD PL NE
003	384070	0817	4/1/05	\$377,000	1510	270	8	1987	4	9611	N	N	7638 NE 124TH ST
003	326101	0250	8/11/05	\$690,000	1530	770	8	1977	4	16250	Y	N	8237 NE 115TH PL
003	326100	0130	10/12/05	\$415,000	1550	530	8	1976	3	9680	N	N	11426 81ST AVE NE
003	376050	0315	9/22/05	\$2,175,000	1550	1340	8	1959	3	43680	Y	Y	8175 NE JUANITA DR
003	376110	0370	5/8/07	\$4,050,000	1570	1410	8	1949	5	62860	Y	Y	11196 CHAMPAGNE POINT RD NE
003	326101	0200	10/10/05	\$447,500	1580	1100	8	1977	3	8400	N	N	8211 NE 115TH PL
003	326101	0210	8/4/06	\$705,950	1590	1440	8	1977	5	7700	Y	N	8215 NE 115TH PL
003	197390	0070	6/13/07	\$562,000	1610	0	8	1977	4	8625	N	N	7282 NE 122ND ST
003	326100	0140	4/3/05	\$415,000	1610	520	8	1976	3	9882	N	N	11432 81ST AVE NE
003	326101	0410	3/21/07	\$632,000	1610	730	8	1977	3	10850	Y	N	8102 NE 115TH WAY
003	326102	0180	12/12/06	\$587,000	1610	730	8	1977	5	11000	N	N	8120 NE 113TH ST
003	952701	0010	11/30/05	\$409,000	1610	0	8	1978	3	6720	N	N	12002 82ND PL NE
003	197420	0080	2/7/05	\$423,000	1620	0	8	1965	4	9964	N	N	7623 NE 123RD ST
003	326100	0170	7/3/06	\$375,000	1630	0	8	1976	4	9600	N	N	11429 81ST AVE NE
003	326101	0030	11/8/05	\$420,000	1630	760	8	1977	4	9900	N	N	11441 81ST AVE NE
003	326102	0040	4/10/07	\$550,000	1630	1060	8	1978	3	9900	Y	N	11401 83RD PL NE
003	326102	0080	10/14/05	\$470,400	1660	620	8	1977	3	8550	N	N	11227 83RD PL NE
003	033310	0136	10/16/07	\$790,000	1690	780	8	1977	3	18172	Y	N	7830 NE 112TH ST
003	326100	0300	7/25/05	\$575,100	1690	600	8	1976	4	15269	Y	N	8027 NE 114TH ST
003	376050	0425	10/2/06	\$860,000	1700	1610	8	1978	4	12090	Y	N	8239 NE 110TH PL
003	919410	0146	7/27/07	\$540,000	1750	0	8	1991	3	13938	Y	N	12331 93RD AVE NE
003	376050	0343	7/13/07	\$798,000	1760	440	8	1977	3	17270	Y	N	10939 80TH PL NE
003	206340	0080	7/6/06	\$408,000	1780	0	8	1969	4	12321	N	N	12016 78TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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
003	197440	0220	10/26/05	\$400,000	1790	0	8	1968	4	10062	N	N	7435 NE 120TH ST
003	302605	9336	4/20/06	\$470,900	1800	0	8	1987	3	5973	N	N	8719 NE 124TH ST
003	197390	0280	12/27/05	\$449,000	1810	400	8	1963	4	12015	N	N	7449 NE 122ND ST
003	952700	0330	10/10/05	\$450,000	1830	1060	8	1976	4	7500	N	N	12212 83RD PL NE
003	197400	0050	11/29/07	\$520,000	1840	0	8	1962	5	9200	N	N	7448 NE 123RD PL
003	919410	2172	3/27/07	\$758,000	1840	710	8	1999	3	6875	Y	N	12040 89TH PL NE
003	919410	2174	4/27/07	\$785,000	1840	710	8	1999	3	6875	Y	N	12038 89TH PL NE
003	919410	2204	1/31/05	\$424,950	1840	0	8	1999	3	5375	Y	N	12012 89TH PL NE
003	919410	2204	3/26/07	\$649,950	1840	0	8	1999	3	5375	Y	N	12012 89TH PL NE
003	919410	2216	11/8/05	\$469,950	1840	0	8	1999	3	5375	Y	N	12026 89TH PL NE
003	376050	0690	3/26/07	\$657,000	1880	0	8	1977	3	14967	Y	N	11201 82ND PL NE
003	376050	0816	8/22/06	\$720,000	1880	580	8	2006	4	17220	Y	N	8008 NE 112TH ST
003	197430	0060	10/18/05	\$500,000	1900	1240	8	1968	4	10918	N	N	7403 NE 120TH PL
003	376050	0450	5/1/06	\$635,000	1910	0	8	1978	4	12220	Y	N	8307 NE 110TH PL
003	376050	0338	6/14/06	\$892,000	1920	900	8	1977	4	9834	Y	N	10928 80TH PL NE
003	197390	0150	4/12/05	\$625,000	1980	1620	8	1963	3	12360	Y	N	7237 NE 121ST PL
003	376050	0715	10/5/07	\$848,000	1980	310	8	1978	3	17341	Y	N	11217 82ND PL NE
003	197390	0010	9/20/06	\$458,000	2040	0	8	1964	4	11264	N	N	7460 NE 122ND ST
003	375450	1455	8/1/07	\$970,000	2090	750	8	1990	3	9014	Y	N	9009 NE 117TH PL
003	919410	2188	8/9/05	\$680,000	2120	1070	8	1999	3	6875	Y	N	12018 89TH PL NE
003	919410	2192	1/9/06	\$650,000	2120	1070	8	1999	3	6875	Y	N	12004 89TH PL NE
003	919410	2228	7/12/06	\$729,000	2120	1040	8	1999	4	5913	Y	N	12046 89TH PL NE
003	326100	0160	6/12/06	\$490,000	2200	0	8	1976	3	9600	N	N	11435 81ST AVE NE
003	029391	0050	3/22/05	\$511,000	2240	0	8	2001	3	4505	N	N	11923 82ND PL NE
003	029391	0150	5/3/05	\$550,000	2240	0	8	2002	3	3798	N	N	11936 82ND PL NE
003	254110	0020	5/9/05	\$415,000	2250	0	8	1991	3	10543	N	N	12358 76TH CT NE
003	254110	0100	5/24/06	\$569,950	2250	0	8	1991	4	10132	N	N	12346 76TH AVE NE
003	254110	0080	12/5/07	\$540,000	2260	0	8	1991	3	9594	N	N	12360 76TH AVE NE
003	375450	0055	3/6/07	\$940,000	2260	1170	8	1989	5	12135	Y	N	9061 NE 117TH PL
003	254111	0200	6/13/06	\$587,500	2330	0	8	1993	3	7627	N	N	7613 NE 125TH ST
003	254111	0040	6/9/05	\$476,000	2340	0	8	1993	3	8925	N	N	7634 NE 125TH ST

Improved Sales Used in this Annual Update Analysis
Area 84
(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
003	254111	0170	7/5/05	\$466,000	2340	0	8	1993	3	6306	N	N	7631 NE 125TH ST
003	375450	0377	9/22/05	\$715,000	2370	0	8	1996	3	8813	Y	N	11725 90TH AVE NE
003	254111	0070	3/29/06	\$525,000	2390	0	8	1993	3	6605	N	N	7646 NE 125TH ST
003	254111	0020	6/19/07	\$665,000	2430	0	8	1993	3	11897	N	N	7624 NE 125TH ST
003	197440	0170	2/11/07	\$510,000	2,450	0	8	1976	3	9,576	N	N	7400 NE 118TH PL
003	029391	0010	9/29/05	\$617,000	2460	0	8	2001	3	5021	N	N	11949 82ND PL NE
003	029391	0190	6/13/05	\$602,000	2570	0	8	2001	3	5470	N	N	11952 82ND PL NE
003	197390	0300	1/25/06	\$520,000	2600	0	8	1965	4	12150	N	N	7421 NE 122ND ST
003	540600	0010	2/26/07	\$642,500	2670	0	8	1996	3	8349	N	N	8406 NE 121ST PL
003	540600	0100	2/7/06	\$549,900	2670	0	8	1996	3	7969	N	N	8417 NE 121ST PL
003	376110	0246	8/23/07	\$1,388,000	3000	3000	8	1958	4	18400	Y	N	11241 CHAMPAGNE POINT LN NE
003	326101	0140	11/7/06	\$675,000	3080	0	8	1976	4	7200	Y	N	8225 NE 115TH WAY
003	302605	9013	8/18/05	\$995,000	3230	0	8	1982	3	40075	N	N	12311 87TH CT NE
003	127000	0190	9/26/05	\$575,000	1800	700	9	1960	4	21000	Y	N	12038 86TH AVE NE
003	127000	0190	10/23/06	\$650,000	1800	700	9	1960	4	21000	Y	N	12038 86TH AVE NE
003	376110	0220	6/26/07	\$1,130,000	1800	830	9	1987	3	7760	Y	N	11151 CHAMPAGNE POINT RD NE
003	376730	0040	10/3/05	\$700,000	1820	1210	9	1975	5	10045	Y	N	11734 82ND AVE NE
003	197440	0010	7/2/05	\$525,000	1900	600	9	1975	4	10400	Y	N	11750 73RD PL NE
003	375450	1060	6/13/06	\$869,950	2000	0	9	1992	3	5150	Y	N	8927 NE 118TH PL
003	865030	0120	10/1/06	\$599,950	2150	0	9	1999	3	5168	N	N	11430 79TH WAY NE
003	376110	0050	9/1/05	\$1,800,000	2240	1420	9	1997	3	10604	Y	Y	11031 CHAMPAGNE POINT RD NE
003	697700	0030	10/3/05	\$580,000	2270	0	9	1989	3	11675	N	N	8426 NE 122ND ST
003	375450	0010	6/11/07	\$980,000	2360	930	9	2006	3	5414	Y	N	11672 91ST PL NE
003	919410	1677	8/7/06	\$601,352	2450	0	9	1990	3	8284	N	N	12015 93RD PL NE
003	865030	0140	6/23/05	\$585,000	2530	0	9	1999	3	5327	N	N	11442 79TH WAY NE
003	865030	0190	4/14/05	\$517,000	2540	0	9	1999	3	6093	N	N	11506 79TH WAY NE
003	865030	0250	8/24/05	\$695,000	2540	1200	9	1999	3	4563	Y	N	11433 80TH AVE NE
003	919410	0151	6/28/06	\$650,000	2550	0	9	1999	3	7200	N	N	9220 NE 123RD ST
003	952235	0060	8/10/06	\$622,300	2550	770	9	1994	3	7641	N	N	8017 NE 122ND PL
003	376050	0511	2/8/05	\$785,000	2570	1680	9	1965	5	16055	Y	N	8516 NE JUANITA DR
003	376050	0511	3/1/07	\$962,500	2570	1680	9	1965	5	16055	Y	N	8516 NE JUANITA DR

Improved Sales Used in this Annual Update Analysis
Area 84
(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
003	697700	0070	1/20/06	\$585,000	2620	0	9	1989	3	10394	N	N	8421 NE 122ND ST
003	697700	0070	7/25/07	\$684,000	2620	0	9	1989	3	10394	N	N	8421 NE 122ND ST
003	033310	0251	5/17/05	\$625,000	2630	0	9	2003	3	4095	N	N	7817 NE 112TH ST
003	375450	0455	9/11/06	\$719,000	2696	0	9	2001	3	3750	Y	N	11919 89TH PL NE
003	375450	0457	8/10/06	\$699,000	2696	0	9	2001	3	3750	Y	N	11915 89TH PL NE
003	312605	9035	7/25/06	\$845,000	2730	670	9	1981	3	16550	Y	N	11052 85TH AVE NE
003	687000	0020	1/10/05	\$489,950	2730	0	9	2004	3	4280	N	N	8611 NE 123RD PL
003	687000	0060	7/2/07	\$700,000	2730	0	9	2004	3	4373	N	N	8671 NE 123RD PL
003	687000	0110	4/3/07	\$700,000	2730	0	9	2004	3	3912	N	N	8654 NE 123RD PL
003	687000	0170	2/7/05	\$480,450	2730	0	9	2004	3	4853	N	N	8622 NE 123RD PL
003	687000	0170	5/29/07	\$720,000	2730	0	9	2004	3	4853	N	N	8622 NE 123RD PL
003	279670	0160	4/18/06	\$779,500	2740	0	9	1976	3	16769	Y	N	11623 73RD PL NE
003	279670	0160	7/14/05	\$783,344	2740	0	9	1976	3	16769	Y	N	11623 73RD PL NE
003	376050	0301	2/25/06	\$1,194,452	2740	0	9	1989	5	7925	Y	N	8217 NE JUANITA DR
003	033310	0253	6/21/07	\$935,000	2770	0	9	2003	3	4216	Y	N	7813 NE 112TH ST
003	302605	9177	2/27/06	\$899,800	2810	380	9	1995	4	17424	N	N	8515 NE 124TH ST
003	687000	0010	3/9/06	\$674,950	2820	0	9	2004	3	5216	N	N	8605 NE 123RD PL
003	687000	0150	1/19/05	\$509,950	2820	0	9	2004	3	4174	N	N	8632 NE 123RD PL
003	687000	0090	8/16/07	\$739,500	2830	0	9	2004	3	5728	N	N	8664 NE 123RD PL
003	687000	0140	1/24/05	\$514,950	2830	0	9	2004	3	4727	N	N	8636 NE 123RD PL
003	687000	0200	3/3/05	\$515,050	2830	0	9	2004	3	5226	N	N	8604 NE 123RD PL
003	687000	0190	10/5/06	\$682,000	2940	0	9	2004	3	4941	N	N	8610 NE 123RD PL
003	376050	0165	3/27/06	\$895,000	2960	1320	9	1980	3	8763	Y	N	8531 NE JUANITA DR
003	279670	0055	4/30/07	\$2,053,500	2980	300	9	1988	3	22018	Y	Y	11621 HOLMES POINT DR NE
003	279670	0107	10/28/05	\$585,000	3070	0	9	1918	3	18030	Y	N	11656 HOLMES POINT DR NE
003	919410	0157	8/3/05	\$768,000	3100	270	9	2000	3	24311	Y	N	9202 NE 123RD ST
003	376050	0267	7/30/07	\$1,175,000	3160	0	9	1979	3	10790	Y	N	8265 NE JUANITA DR
003	279670	0087	8/3/06	\$1,100,000	3810	1150	9	1979	4	20414	Y	N	11621 72ND PL NE
003	312605	9047	10/5/07	\$834,650	2420	0	10	1986	3	29970	Y	N	8624 NE JUANITA DR
003	376050	0295	6/6/05	\$1,075,000	2690	800	10	1982	3	3646	Y	N	8221 NE JUANITA DR
003	302605	9220	5/24/05	\$1,295,000	2750	2130	10	1980	4	21780	Y	N	11918 86TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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
003	376050	0337	5/18/07	\$4,100,000	2840	1590	10	1980	5	11630	Y	Y	10905 80TH PL NE
003	405570	1087	4/24/06	\$975,000	2955	0	10	1998	3	18000	Y	N	7120 NE 118TH ST
003	405570	1055	11/1/05	\$920,000	3020	860	10	1990	3	15300	Y	N	11830 HOLMES POINT DR NE
003	033310	0229	2/28/06	\$1,000,000	3080	1030	10	2004	3	7909	Y	N	7949 NE 112TH ST
003	375450	1035	3/22/07	\$1,156,250	3140	380	10	1997	3	9838	Y	N	8814 NE 118TH PL
003	279670	0080	9/22/06	\$1,020,000	3190	2000	10	1982	3	17087	Y	N	11607 72ND PL NE
003	376050	0290	9/12/05	\$1,150,000	3280	1590	10	2006	3	13137	Y	N	8233 NE JUANITA DR
003	127000	0010	11/1/07	\$875,000	3590	0	10	1990	3	14800	N	N	8606 NE 121ST PL
003	279670	0133	4/16/07	\$1,210,000	3690	0	10	2006	3	15181	N	N	7231 NE 118TH ST
003	376050	0225	6/20/07	\$2,800,000	4050	0	10	1989	3	23084	Y	Y	8411 JUANITA DR NE
003	376050	0256	5/8/06	\$1,198,000	1980	1040	11	1985	3	6469	Y	N	8315 NE JUANITA DR
003	254090	0030	3/11/05	\$1,450,000	2620	1590	11	1992	3	11310	Y	N	11910 87TH PL NE
003	375450	0290	10/23/07	\$1,400,000	2970	1260	11	2007	3	13125	Y	N	11864 89TH PL NE
003	127000	0150	3/29/05	\$1,295,500	3070	0	11	2000	3	14910	Y	N	12051 87TH AVE NE
003	952230	0230	9/13/06	\$1,450,000	3340	760	11	1989	4	13577	Y	N	8483 NE WOODLAND COVE DR
003	376050	0570	4/19/06	\$1,000,000	3390	820	11	1989	3	15380	Y	N	8907 NE 116TH PL
003	376050	0717	11/1/05	\$1,303,804	3400	520	11	2005	3	6545	Y	N	8128 NE 110TH PL
003	638997	0080	8/15/05	\$1,145,000	3680	930	11	2000	3	11697	Y	N	7335 NE 120TH PL
003	252604	9043	12/17/07	\$1,585,000	3,720	1,060	11	2004	3	20,882	N	N	11627 82ND AVE NE
003	033310	0223	2/27/07	\$1,650,000	3780	870	11	2001	3	8091	Y	N	7943 NE 112TH ST
003	376050	0716	3/30/06	\$1,465,000	3790	1380	11	2006	3	6524	Y	N	8204 NE 110TH ST
003	376730	0001	2/17/06	\$1,219,361	4180	0	11	2005	3	9641	Y	N	8331 NE 119TH ST
003	638997	0110	5/31/06	\$1,750,000	4300	1660	11	2005	3	11913	Y	N	7315 NE 120TH PL
003	638997	0150	6/28/05	\$1,275,000	4510	0	11	2004	3	9539	Y	N	7340 NE 120TH PL
003	638997	0150	7/21/06	\$1,330,000	4510	0	11	2004	3	9539	Y	N	7340 NE 120TH PL
003	376050	0145	3/19/07	\$4,100,000	4910	0	11	2002	3	22432	Y	Y	8605 NE JUANITA DR
003	638997	0120	1/10/06	\$1,861,000	4990	1590	11	2005	3	11035	Y	N	7312 NE 120TH PL
003	376050	0332	1/20/06	\$2,403,000	3650	0	12	2005	3	15914	Y	N	10910 80TH PL NE
003	952230	0150	4/4/07	\$1,585,000	4080	0	12	1996	3	10008	Y	N	8422 NE WOODLAND COVE DR
003	952230	0210	9/19/05	\$1,650,000	5290	0	12	1990	3	13345	Y	N	8473 NE WOODLAND COVE DR
003	952230	0120	12/18/07	\$2,736,954	5,550	0	12	1993	3	9,294	Y	Y	8455 NE WOODLAND COVE DR

Improved Sales Removed from this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	028110	0015	11/10/05	\$1,640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	072605	9168	11/16/06	\$495,000	PREVIMP<=25K
001	072605	9168	9/30/05	\$345,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	142604	9054	1/24/06	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	142604	9089	7/20/05	\$1,575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	357700	0035	9/14/06	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	357700	0035	3/22/06	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	357760	0150	9/6/05	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358275	0030	8/10/06	\$150,500	DOR RATIO; QUIT CLAIM DEED
001	358290	0060	7/7/05	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358290	0105	1/14/05	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358290	0115	6/22/05	\$520,000	NO MARKET EXPOSURE
001	358290	0135	4/11/06	\$132,218	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
001	415670	0007	6/1/05	\$206,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	415670	0050	9/8/05	\$4,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
001	530240	0040	7/25/05	\$438,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	563450	0460	4/10/06	\$255,000	SEGREGATION AND/OR MERGER
001	563450	0460	1/26/05	\$314,950	SEGREGATION AND/OR MERGER
001	563450	0465	3/8/06	\$289,000	SEGREGATION AND/OR MERGER
001	563450	0528	1/11/05	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	563450	0694	5/20/06	\$320,000	DOR RATIO
001	563450	0951	12/22/06	\$129,900	DOR RATIO; STATEMENT TO DOR
001	563450	0972	8/4/06	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	572920	0060	8/29/06	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	701800	0380	6/24/05	\$425,000	RELOCATION - SALE BY SERVICE
001	871850	0005	3/3/05	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	871850	0225	12/22/06	\$193,278	RELATED PARTY, FRIEND, OR NEIGHBOR
001	871850	0240	3/15/06	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	871850	0362	11/8/06	\$350,000	DOR RATIO;%COMPL
001	871850	0390	9/22/06	\$322,500	NO MARKET EXPOSURE; TENANT
001	871850	0475	6/20/05	\$308,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	197370	0200	6/2/05	\$190,000	DOR RATIO;%COMPL
002	197370	0200	9/20/06	\$330,000	DOR RATIO;%COMPL
002	197380	0020	7/11/05	\$339,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	197380	0194	11/10/06	\$200,000	DOR RATIO;%COMPL
002	329150	0030	6/22/06	\$831,500	NO MARKET EXPOSURE
002	329150	0060	3/20/06	\$840,000	IMP COUNT
002	329150	0060	3/20/07	\$930,000	IMP COUNT
002	376170	0054	6/9/06	\$900,000	DOR RATIO; NO MARKET EXPOSURE
002	376170	0058	4/1/05	\$1,000,000	DOR RATIO
002	376170	0060	9/12/06	\$570,000	%COMPL;NO MARKET EXPOSURE
002	376170	0081	6/23/05	\$1,050,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	376170	0111	7/6/05	\$538,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	376170	0226	3/30/07	\$644,000	OBSOL; STATEMENT TO DOR
002	376170	0253	6/25/07	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	376170	0258	10/24/05	\$339,000	DOR RATIO
002	376170	0258	5/15/06	\$460,000	DOR RATIO
002	405570	0285	8/8/05	\$807,000	RATIO OUTLIER
002	405570	0315	5/5/05	\$790,000	NO MARKET EXPOSURE
002	405570	0355	5/12/05	\$664,000	RELOCATION - SALE BY SERVICE
002	405570	0435	5/4/07	\$340,000	TEAR DOWN
002	405570	0730	7/15/05	\$372,000	OBSOL; RELATED PARTY, FRIEND, OR NEIGHBOR
002	405570	0733	9/22/06	\$398,422	ACTIVE PERMIT BEFORE SALE>25K; %COMPL
002	405570	0733	8/15/05	\$121,500	DOR RATIO;%COMPL
002	405570	0784	6/19/06	\$300,000	DOR RATIO
002	405570	1205	9/30/05	\$1,700,000	OBSOLESCENCE
002	405570	1335	8/1/06	\$2,400,000	OBSOLESCENCE
002	409330	0190	7/9/07	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	867790	0320	7/13/07	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	867800	0020	11/28/06	\$412,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	029391	0010	10/21/05	\$617,000	RELOCATION - SALE BY SERVICE
003	033310	0060	12/16/05	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	033310	0119	3/22/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	033310	0225	12/23/05	\$200,000	DOR RATIO; EXEMPT FROM EXCISE TAX
003	033310	0225	9/9/05	\$12,500	DOR RATIO; QUIT CLAIM DEED
003	033310	0255	6/13/05	\$2,500,000	IMP COUNT
003	033310	0264	7/26/05	\$2,750,000	OBSOLESCENCE; SEGREGATION AND/OR MERGER
003	182235	0080	6/23/06	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	182235	0100	6/24/05	\$443,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	182235	0290	5/3/05	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	197400	0050	12/13/07	\$520,000	RELOCATION - SALE BY SERVICE
003	197430	0050	2/6/06	\$362,500	OBSOLESCENCE; PREVIMP<=25K
003	197430	0120	2/23/05	\$325,000	NO MARKET EXPOSURE
003	252604	9022	6/15/06	\$1,800,000	OBSOLESCENCE L; PREVIMP<=25K
003	254090	0030	3/23/05	\$1,450,000	RELOCATION - SALE BY SERVICE
003	254090	0110	7/9/05	\$619,000	OBSOLESCENCE; PREVIMP<=25K
003	279670	0070	12/21/05	\$926,000	NO MARKET EXPOSURE
003	279670	0077	9/11/07	\$1,525,000	ACTIVE PERMIT BEFORE SALE>25K
003	302605	9193	1/17/06	\$280,000	DOR RATIO;%COMPL
003	312605	9034	7/12/05	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	375450	0005	4/24/06	\$833,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	375450	0010	7/5/05	\$155,000	DOR RATIO
003	375450	0025	7/11/06	\$310,000	DOR RATIO
003	375450	0055	5/10/06	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	375450	0165	1/6/05	\$200,000	DOR RATIO;%COMPL
003	375450	0290	4/22/05	\$350,000	DOR RATIO
003	375450	0290	12/16/05	\$120,874	DOR RATIO; QUIT CLAIM DEED
003	375450	1105	8/16/06	\$242,610	DOR RATIO; %COMPL; NO MARKET EXPOSURE
003	375450	1270	12/11/06	\$250,000	OBSOLESCENCE L; PREVIMP<=25K
003	375530	0020	3/28/06	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	376000	0015	3/8/07	\$246,667	RELATED PARTY, FRIEND, OR NEIGHBOR
003	376010	0200	1/6/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	376010	0410	3/15/06	\$344,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0035	4/25/06	\$1,600,000	IMP COUNT; OBSOLESCENCE; PREVIMP<=25K
003	376050	0226	3/30/05	\$800,000	RATIO OUTLIER
003	376050	0301	3/7/05	\$788,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0325	3/30/05	\$1,960,000	OBSOLESCENCE L; NO MARKET EXPOSURE
003	376050	0337	1/20/05	\$2,097,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0445	8/4/06	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0447	7/11/06	\$57,239	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
003	376050	0510	11/29/07	\$496,950	DOR RATIO
003	376050	0555	11/23/05	\$769,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	376050	0576	4/11/06	\$500,000	OBSOLESCENCE L; PREVIMP<=25K
003	376050	0816	9/14/05	\$325,000	DOR RATIO
003	376110	0270	7/21/06	\$233,333	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	376110	0270	7/21/06	\$233,334	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	376290	0140	9/8/05	\$475,000	RELOCATION - SALE BY SERVICE
003	376730	0023	4/11/05	\$480,000	DOR RATIO
003	376730	0041	1/17/05	\$210,000	DOR RATIO
003	405570	1016	1/13/05	\$157,728	DOR RATIO; QUIT CLAIM DEED
003	405570	1060	9/11/07	\$632,500	OBSOLESCENCE; PREVIMP<=25K
003	432600	0130	2/2/06	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	510450	0110	4/20/05	\$220,000	PERS MH
003	607650	0421	7/5/05	\$505,000	IMP COUNT
003	638997	0080	8/15/05	\$1,145,000	RELOCATION - SALE BY SERVICE
003	687000	0010	3/22/06	\$674,950	RELOCATION - SALE BY SERVICE
003	865030	0120	10/1/06	\$599,950	RELOCATION - SALE BY SERVICE
003	865030	0130	11/27/06	\$200,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	919410	1676	2/27/05	\$427,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	919410	1725	6/27/06	\$280,000	PREVIMP<=25K
003	919410	1820	10/13/05	\$570,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	952700	0520	6/29/05	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	952701	0290	1/11/06	\$408,000	NO MARKET EXPOSURE

***Vacant Sales Used in this Annual Update Analysis
Area 84***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	357700	0142	9/27/06	\$626,430	16272	Y	Y
001	563450	0560	6/1/05	\$79,500	54872	N	N
001	563450	0570	6/15/05	\$80,000	52253	N	N
001	701800	0322	8/8/06	\$174,950	10961	N	N
002	376170	0045	3/26/07	\$2,790,000	25320	Y	Y
002	376170	0227	7/6/05	\$330,000	7350	Y	N
002	405570	0480	7/21/06	\$37,500	21144	Y	N
002	405570	0496	8/28/06	\$30,000	37428	N	N
002	405570	0505	8/26/05	\$125,000	37140	N	N
002	405570	0522	4/13/06	\$215,000	30000	N	N
002	405570	0522	3/28/06	\$200,000	30000	N	N
002	405570	0530	6/26/06	\$50,000	21009	N	N
002	405570	0935	7/26/07	\$375,000	103237	N	N
002	938810	0016	2/6/07	\$180,000	27984	Y	N
002	938810	0025	8/5/05	\$100,000	26683	N	N
002	938810	0045	7/3/06	\$180,000	56525	N	N
003	302605	9360	4/6/06	\$180,000	5112	N	N
003	127000	0140	3/28/05	\$500,000	15950	N	N
003	127000	0200	9/27/05	\$400,000	15400	Y	N
003	206340	0100	1/12/07	\$175,000	9141	N	N
003	206340	0100	8/30/07	\$245,000	9141	N	N
003	279670	0115	11/30/05	\$650,000	42941	N	N
003	312605	9003	7/19/07	\$1,200,000	157687	N	N
003	375450	0010	1/12/06	\$301,000	5414	Y	N
003	375450	0025	3/26/07	\$395,000	5578	Y	N
003	375450	0230	3/1/07	\$410,000	6562	Y	N
003	375450	0235	7/21/06	\$425,000	6562	Y	N
003	375450	0240	3/1/07	\$425,000	6562	Y	N
003	375450	0245	7/21/06	\$425,000	6562	Y	N
003	375450	0445	3/1/07	\$350,000	7537	Y	N
003	375450	0560	3/29/06	\$211,000	5000	Y	N
003	375450	0562	12/18/06	\$250,000	2944	N	N
003	375450	0564	12/18/06	\$250,000	2892	N	N
003	375450	0566	12/18/06	\$250,000	2971	N	N
003	375450	0640	11/7/07	\$235,000	4500	N	N
003	376050	0121	7/27/06	\$500,000	11866	Y	N
003	376050	0146	4/1/07	\$600,000	7668	Y	N
003	376050	0146	4/3/06	\$450,000	7668	Y	N
003	376050	0705	3/17/05	\$400,000	11045	Y	N
003	376730	0060	1/10/06	\$800,000	45268	Y	N
003	919410	1340	8/26/06	\$74,250	13375	N	N
003	919410	2500	7/21/05	\$250,000	17158	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 84***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	563450	0622	3/12/07	\$125,000	NO MARKET EXPOSURE
002	405570	0740	9/21/06	\$125,000	FORCED SALE
002	405570	0781	11/17/05	\$150,000	NON-REPRESENTATIVE SALE
002	938810	0016	2/6/07	\$180,000	NO MARKET EXPOSURE
002	938810	0017	4/27/07	\$100,000	NO MARKET EXPOSURE
003	206340	0110	1/25/07	\$100,000	NO MARKET EXPOSURE
003	375450	0145	12/27/05	\$65,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	375450	0145	12/27/05	\$65,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	375450	0566	7/30/07	\$112,500	CORPORATE AFFILIATES
003	376230	0040	5/27/05	\$37,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	638997	0030	10/3/06	\$175,000	BUILDER OR DEVELOPER SALES
003	638997	0100	2/7/06	\$175,000	BUILDER OR DEVELOPER SALES
003	638997	0110	6/1/05	\$175,000	BUILDER OR DEVELOPER SALES
003	638997	0130	10/3/06	\$175,000	BUILDER OR DEVELOPER SALES
003	638997	0140	10/3/06	\$175,000	BUILDER OR DEVELOPER SALES
003	919410	1340	5/19/05	\$6,000	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.



King County

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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