

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: West Ballard / 19

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 571

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$196,500	\$262,100	\$458,600			
2009 Value	\$166,500	\$215,700	\$382,200	\$454,300	84.1%	9.87%
Change	-\$30,000	-\$46,400	-\$76,400			
% Change	-15.3%	-17.7%	-16.7%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

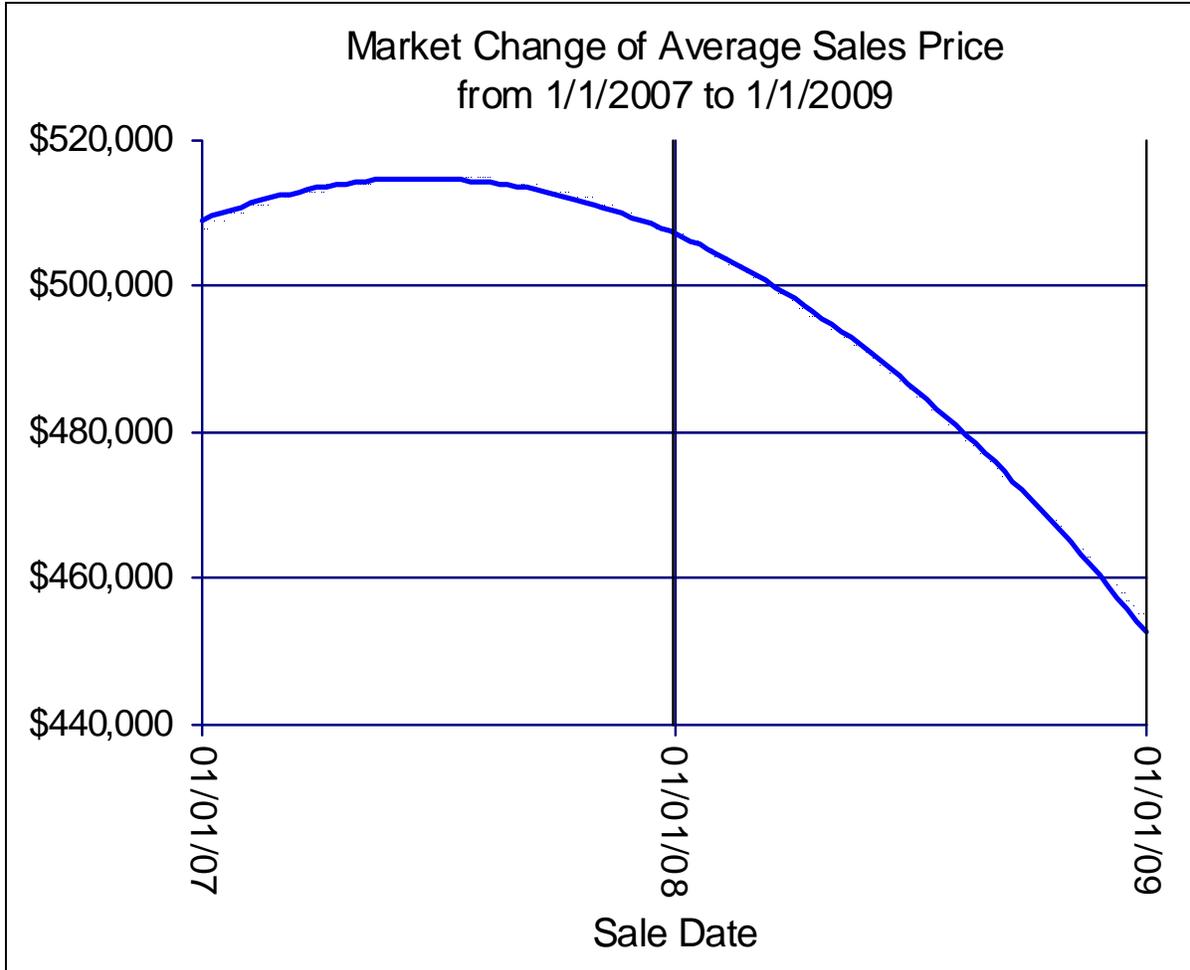
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$226,700	\$231,300	\$458,000
2009 Value	\$192,200	\$191,100	\$383,300
Percent Change	-15.2%	-17.4%	-16.3%

Number of one to three unit residences in the Population: 5,620

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for townhomes. The assessment ratio for townhomes was higher than others and their values were adjusted downward more.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

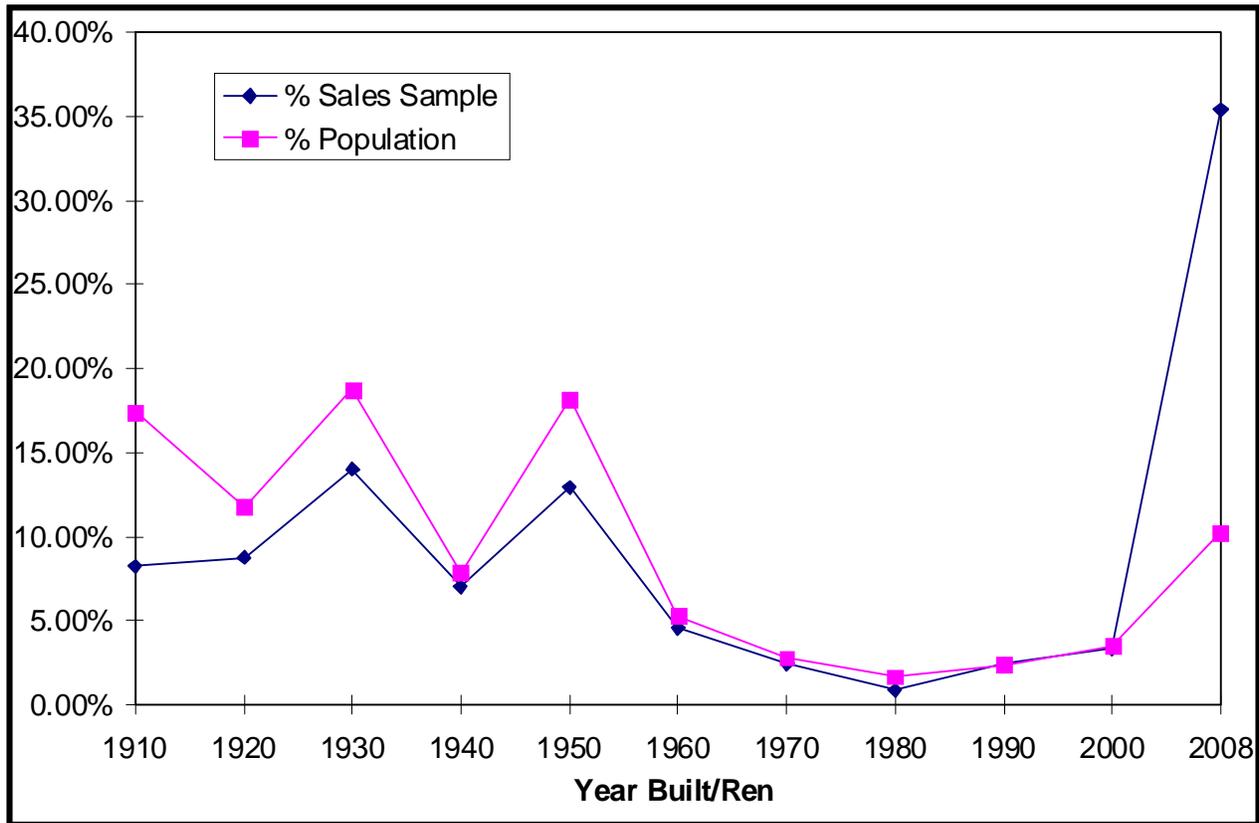
**Market Change of Average Sale Price in Area 19
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	47	8.23%
1920	50	8.76%
1930	80	14.01%
1940	40	7.01%
1950	74	12.96%
1960	26	4.55%
1970	14	2.45%
1980	5	0.88%
1990	14	2.45%
2000	19	3.33%
2008	202	35.38%
	571	

Population		
Year Built/Ren	Frequency	% Population
1910	979	17.42%
1920	663	11.80%
1930	1055	18.77%
1940	443	7.88%
1950	1022	18.19%
1960	298	5.30%
1970	157	2.79%
1980	95	1.69%
1990	133	2.37%
2000	198	3.52%
2008	577	10.27%
	5620	

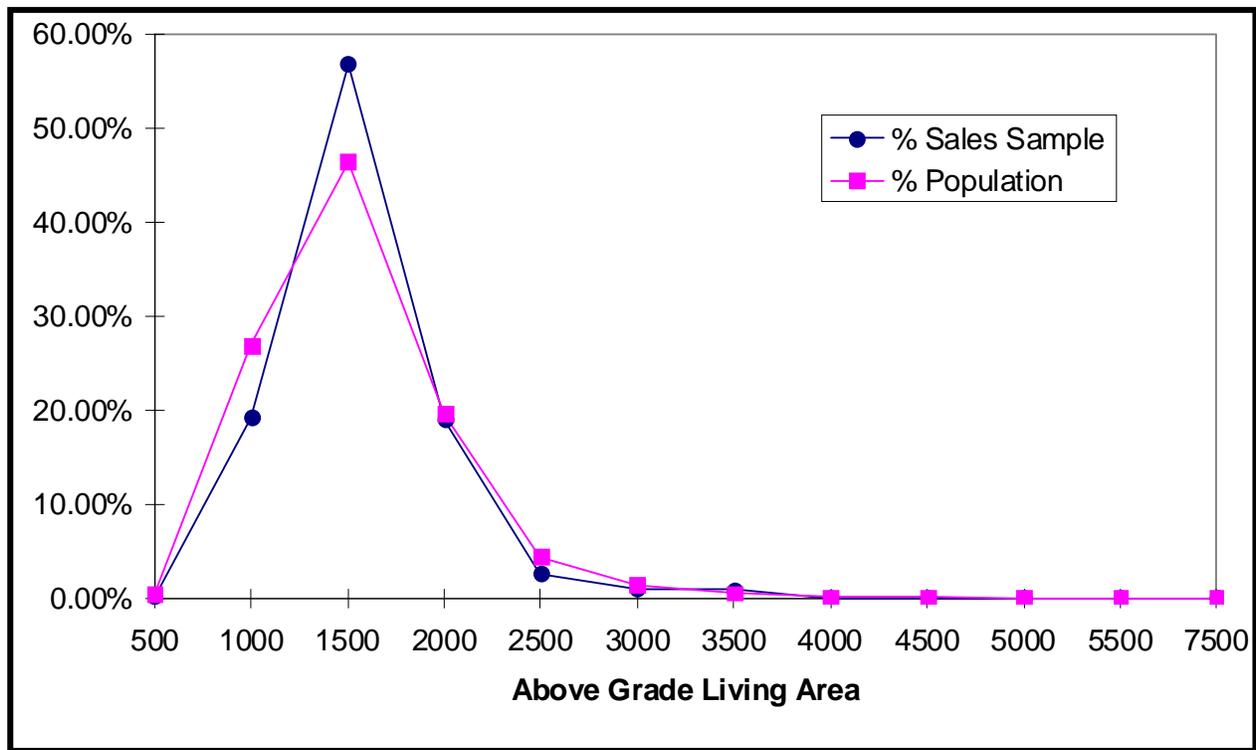


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.18%
1000	110	19.26%
1500	325	56.92%
2000	109	19.09%
2500	15	2.63%
3000	6	1.05%
3500	5	0.88%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	571	

Population		
AGLA	Frequency	% Population
500	27	0.48%
1000	1514	26.94%
1500	2609	46.42%
2000	1106	19.68%
2500	247	4.40%
3000	77	1.37%
3500	31	0.55%
4000	6	0.11%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5620	

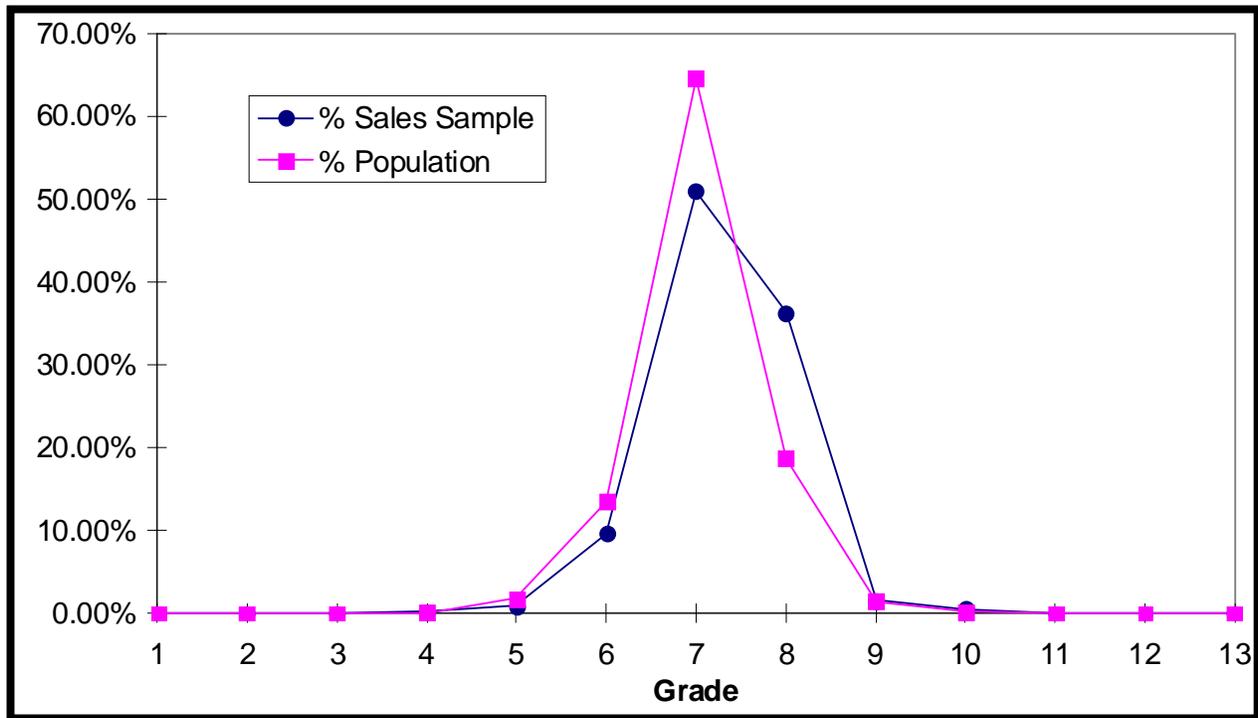


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

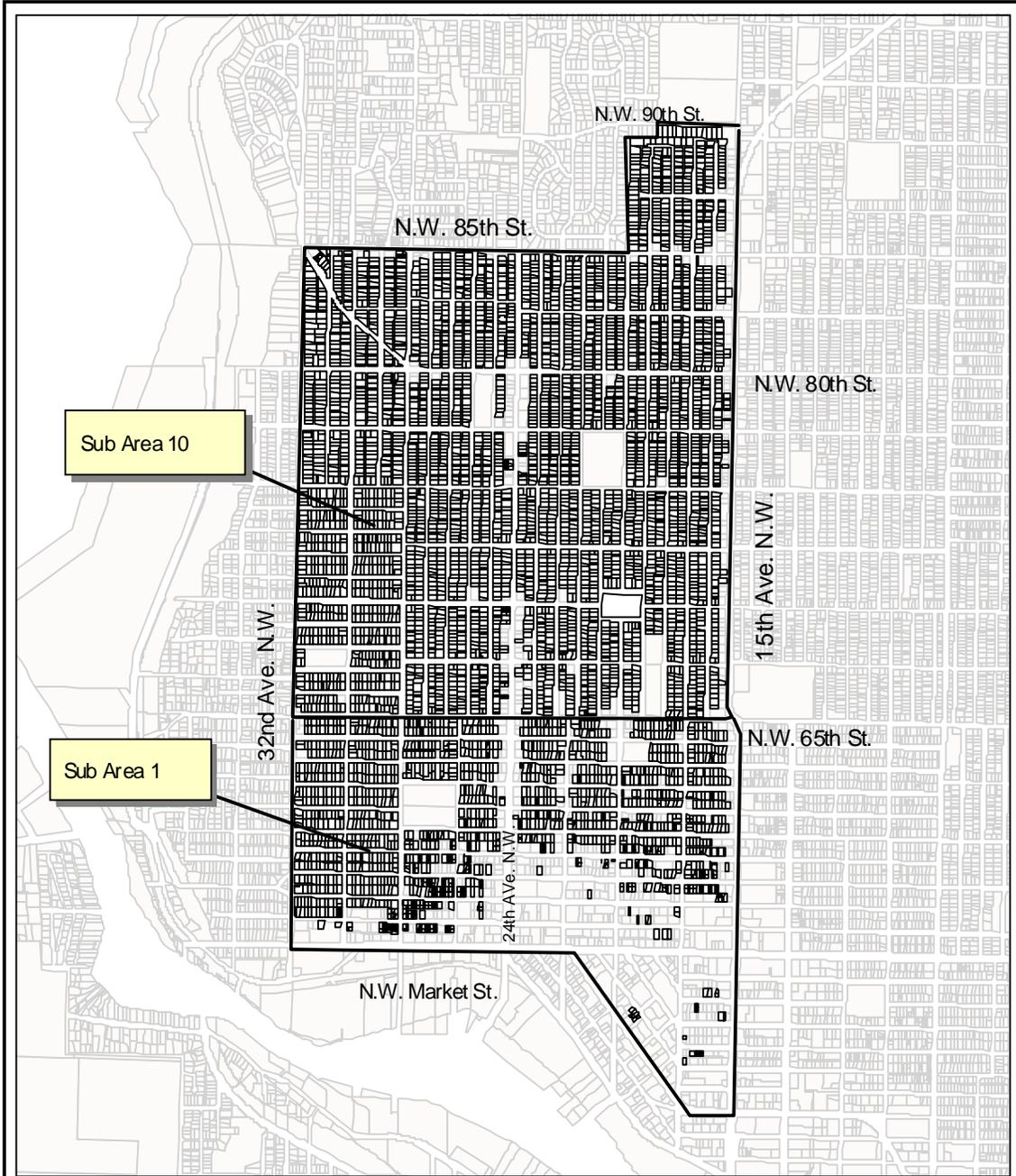
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.18%
5	5	0.88%
6	55	9.63%
7	291	50.96%
8	207	36.25%
9	9	1.58%
10	3	0.53%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	571	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.09%
5	99	1.76%
6	753	13.40%
7	3629	64.57%
8	1046	18.61%
9	78	1.39%
10	10	0.18%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5620	



The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. Grade 7 sales are slightly under-represented and grade 8 sales slightly over-represented.

Area Map



Area 19 Sub Area Map

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February 4, 2008

0.08 0 0.08 0.16 0.24 0.32 Miles

Department of Assessments

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Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 2, 2009

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 1/1/2007 through 12/31/08 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 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.85, 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. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

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 571 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / (1.012835 + 0.02008824 If a Townhome)

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *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 * 0.83 – 2009 Land Value=2009 Improvement 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 * 0.83 – 2009 Land Value=2009 Improvement Value).
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 84.1%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -16.3%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

Ratio studies of assessments before and after this annual update are included later in this report.

Area 19 Annual Update Model Adjustments

2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

Standard Area Adjustment

-16.08%

Townhouse	Yes
% Adjustment	-17.71%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a townhouse parcel would *approximately* receive a -17.7% downward adjustment. 526 parcels in the improved population would receive this adjustment. There were 183 sales.

There were no properties that would receive a multiple variable adjustment.

Generally townhouse parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

91% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 19 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.894	-10.6%
2/1/2007	0.890	-11.0%
3/1/2007	0.887	-11.3%
4/1/2007	0.885	-11.5%
5/1/2007	0.883	-11.7%
6/1/2007	0.882	-11.8%
7/1/2007	0.882	-11.8%
8/1/2007	0.883	-11.7%
9/1/2007	0.884	-11.6%
10/1/2007	0.886	-11.4%
11/1/2007	0.888	-11.2%
12/1/2007	0.892	-10.8%
1/1/2008	0.896	-10.4%
2/1/2008	0.901	-9.9%
3/1/2008	0.906	-9.4%
4/1/2008	0.912	-8.8%
5/1/2008	0.919	-8.1%
6/1/2008	0.927	-7.3%
7/1/2008	0.935	-6.5%
8/1/2008	0.944	-5.6%
9/1/2008	0.954	-4.6%
10/1/2008	0.964	-3.6%
11/1/2008	0.975	-2.5%
12/1/2008	0.987	-1.3%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.885	\$465,000
Sale 2	\$475,000	10/1/2008	0.964	\$458,000
Sale 3	\$515,000	7/1/2008	0.935	\$481,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 19 is $(1.012835 + 0.0004336967 * \text{SaleDay} + 0.0000003914118 * \text{SaleDaySq} + 0.02008824 * 0.3204904) / (1.012835 + 0.02008824 * 0.3204904)$

SaleDay = SaleDate - 39814

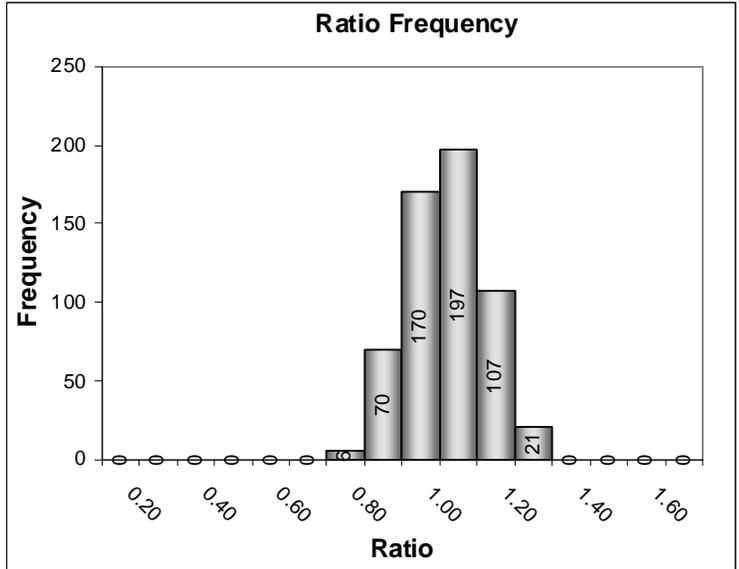
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2008	Date of Report: 6/2/2009	Sales Dates: 1/2007 - 12/2008
Area West Ballard / 19	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	571
Mean Assessed Value	458,600
Mean Adj. Sales Price	454,300
Standard Deviation AV	92,059
Standard Deviation SP	104,315
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.019
Median Ratio	1.018
Weighted Mean Ratio	1.009
UNIFORMITY	
Lowest ratio	0.764
Highest ratio:	1.244
Coefficient of Dispersion	8.16%
Standard Deviation	0.101
Coefficient of Variation	9.90%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	1.009
Upper limit	1.037
95% Confidence: Mean	
Lower limit	1.011
Upper limit	1.028
SAMPLE SIZE EVALUATION	
N (population size)	5620
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.101
Recommended minimum:	16
Actual sample size:	571
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	287
# ratios above mean:	284
z:	0.126
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 19

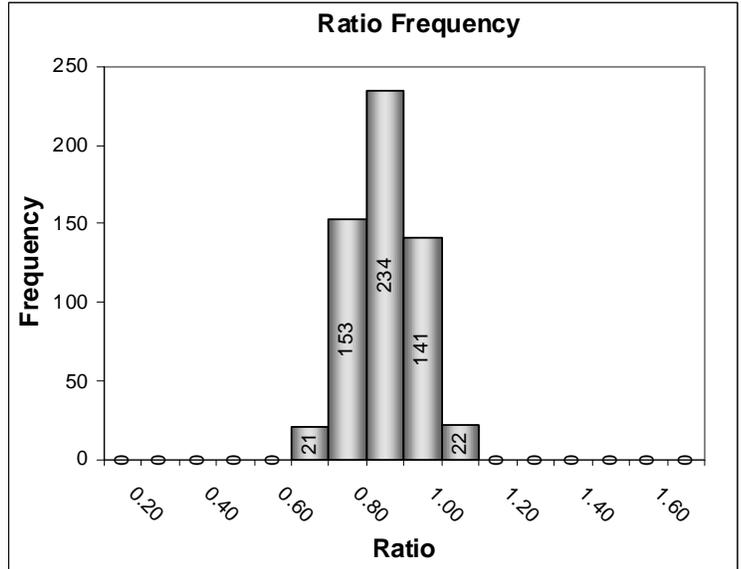
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2009	Date of Report: 6/2/2009	Sales Dates: 1/2007 - 12/2008
Area West Ballard / 19	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	571
Mean Assessed Value	382,200
Mean Sales Price	454,300
Standard Deviation AV	78,132
Standard Deviation SP	104,315
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.851
Weighted Mean Ratio	0.841
UNIFORMITY	
Lowest ratio	0.641
Highest ratio:	1.044
Coefficient of Dispersion	8.11%
Standard Deviation	0.084
Coefficient of Variation	9.87%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.840
Upper limit	0.863
95% Confidence: Mean	
Lower limit	0.842
Upper limit	0.856
SAMPLE SIZE EVALUATION	
N (population size)	5620
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.084
Recommended minimum:	11
Actual sample size:	571
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	280
# ratios above mean:	291
z:	0.460
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 19

Both assessment level and uniformity have been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

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 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	755080	1220	6/22/07	\$432,000	\$381,000	1020	6	1906	4	5000	N	N	3006 NW 60TH ST
1	276760	0246	4/23/07	\$385,000	\$340,000	1110	6	1904	4	3282	N	N	2113 NW 65TH ST
1	276760	4580	12/23/08	\$350,000	\$349,000	1340	6	1900	5	3900	N	N	1552 NW 58TH ST
1	276760	1210	2/21/07	\$640,000	\$568,000	1620	6	2006	3	5000	N	N	2031 NW 64TH ST
1	276760	0190	3/04/08	\$590,000	\$535,000	2190	6	1900	4	4999	N	N	2216 NW 64TH ST
1	867340	0023	3/27/07	\$299,000	\$265,000	646	7	1998	3	1170	N	N	2621 A NW 57TH ST
1	276760	4252	1/03/07	\$319,000	\$285,000	699	7	2006	3	779	N	N	5819 20TH AVE NW
1	276760	3385	9/27/08	\$365,000	\$351,000	810	7	1943	3	3680	N	N	1527 NW 60TH ST
1	276760	2290	9/19/08	\$430,000	\$413,000	880	7	1916	4	4650	N	N	1737 NW 62ND ST
1	117500	0180	9/12/08	\$456,000	\$437,000	890	7	1918	4	4850	N	N	3049 NW 59TH ST
1	755080	1070	7/17/07	\$405,000	\$357,000	910	7	1905	4	5000	N	N	3013 NW 62ND ST
1	276760	0020	3/23/07	\$410,000	\$363,000	940	7	1952	3	3599	N	N	2515 NW 65TH ST
1	755080	1120	5/07/07	\$650,000	\$574,000	960	7	1928	4	5000	N	N	3038 NW 61ST ST
1	276760	4559	6/01/07	\$455,000	\$401,000	960	7	2007	3	1312	N	N	1532 A NW 58TH ST
1	276760	4558	5/10/07	\$454,950	\$402,000	970	7	2007	3	1313	N	N	1532 B NW 58TH ST
1	276770	1417	2/23/07	\$384,500	\$341,000	1000	7	2007	3	1413	N	N	1516 B NW 53RD ST
1	276770	1418	4/26/07	\$379,500	\$335,000	1000	7	2007	3	1037	N	N	1516 A NW 53RD ST
1	047600	0335	5/23/07	\$399,950	\$353,000	1010	7	2001	3	1194	N	N	2606 A NW 57TH ST
1	755080	0065	2/16/07	\$495,000	\$440,000	1030	7	1956	3	4000	N	N	2807 NW 61ST ST
1	276760	1925	3/17/08	\$494,000	\$449,000	1040	7	1924	4	4400	N	N	1731 NW 63RD ST
1	276770	1416	2/21/07	\$384,500	\$342,000	1040	7	2007	3	1032	N	N	1514 A NW 53RD ST
1	755080	0185	3/06/08	\$370,000	\$335,000	1040	7	1951	3	5000	N	N	2811 NW 62ND ST
1	117500	0090	4/27/07	\$523,000	\$462,000	1050	7	1904	4	5156	N	N	3004 NW 59TH ST
1	276760	2210	9/20/07	\$475,000	\$420,000	1060	7	1905	4	4750	N	N	1510 NW 61ST ST
1	276760	3963	12/12/07	\$420,000	\$375,000	1070	7	2006	3	1275	N	N	2440 NW 59TH ST
1	276760	3962	4/17/08	\$400,000	\$366,000	1070	7	2006	3	1276	N	N	2442 NW 59TH ST
1	276760	3961	2/26/08	\$399,000	\$361,000	1070	7	2006	3	1052	N	N	2446 NW 59TH ST
1	276760	3960	2/27/08	\$399,000	\$361,000	1070	7	2006	3	1395	N	N	2444 NW 59TH ST
1	047600	0112	2/07/07	\$435,750	\$388,000	1088	7	2007	3	1362	N	N	2641 B NW 59TH ST
1	047600	0111	2/13/07	\$434,500	\$386,000	1088	7	2007	3	1362	N	N	2641 A NW 59TH ST

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	047600	0110	1/31/07	\$398,000	\$354,000	1088	7	2007	3	1137	N	N	2643 A NW 59TH ST
1	047600	0109	2/09/07	\$394,500	\$351,000	1088	7	2007	3	1137	N	N	2643 B NW 59TH ST
1	867340	0027	8/08/08	\$419,000	\$396,000	1090	7	1998	3	1180	N	N	2623 NW 57TH ST
1	867340	0026	7/28/08	\$409,950	\$386,000	1090	7	1998	3	1180	N	N	2625 NW 57TH ST
1	276760	4705	9/25/07	\$432,500	\$383,000	1090	7	2007	3	1199	N	N	1761 A NW 58TH ST
1	276760	5192	1/25/08	\$401,250	\$361,000	1100	7	1999	3	1141	N	N	2450 NW 57TH ST
1	276760	4704	9/25/07	\$410,500	\$363,000	1100	7	2007	3	1300	N	N	1761 B NE 58TH ST
1	276760	4576	5/28/08	\$329,000	\$304,000	1110	7	1999	3	1301	N	N	1546 B NW 58TH ST
1	117500	0030	1/25/07	\$448,000	\$399,000	1110	7	1975	3	3746	N	N	3039 NW 60TH ST
1	276760	4578	11/08/07	\$364,000	\$324,000	1120	7	1999	3	1250	N	N	1546 D NW 58TH ST
1	276760	5193	9/04/08	\$425,000	\$406,000	1140	7	1999	3	1141	N	N	2452 NW 57TH ST
1	276760	4751	9/24/08	\$390,000	\$375,000	1140	7	2003	3	1225	N	N	1719 A NW 58TH ST
1	276760	4752	9/09/08	\$385,000	\$368,000	1140	7	2003	3	1272	N	N	1719 B NW 58TH ST
1	755080	0565	11/12/08	\$419,950	\$411,000	1140	7	1945	3	5000	N	N	2826 NW 64TH ST
1	276770	1715	6/03/08	\$375,000	\$348,000	1150	7	2001	3	1469	N	N	1543 NW 51ST ST
1	276770	1720	7/01/08	\$366,500	\$343,000	1150	7	2001	3	1473	N	N	1533 NW 51ST ST
1	755080	0790	9/19/08	\$405,000	\$389,000	1160	7	1945	3	5000	N	N	3013 NW 64TH ST
1	276760	3355	2/15/08	\$495,000	\$447,000	1170	7	1945	4	3510	N	N	6006 17TH AVE NW
1	276760	4706	8/27/07	\$449,900	\$398,000	1170	7	2007	3	1250	N	N	1763 A NW 58TH ST
1	276760	4707	10/26/07	\$429,500	\$381,000	1170	7	2007	3	1249	N	N	1763 B NW 58TH ST
1	276760	2355	4/08/08	\$415,000	\$379,000	1170	7	1903	5	2369	N	N	1728 NW 61ST ST
1	755080	0215	1/18/08	\$455,000	\$409,000	1180	7	1945	3	5000	N	N	2816 NW 61ST ST
1	276760	4347	8/22/07	\$457,000	\$404,000	1180	7	2007	3	1270	N	N	1751 B NW 59TH ST
1	276760	4346	8/22/07	\$454,950	\$402,000	1180	7	2007	3	1204	N	N	1749 NW 59TH ST
1	117500	0770	5/23/07	\$590,000	\$521,000	1190	7	1918	4	3783	N	N	3052 NW 56TH ST
1	755080	0040	12/15/08	\$418,500	\$416,000	1200	7	1905	4	2500	N	N	2827 NW 61ST ST
1	276760	0435	11/13/08	\$369,950	\$363,000	1210	7	1902	4	4999	N	N	1710 NW 64TH ST
1	117500	0475	5/25/07	\$566,500	\$500,000	1240	7	1915	4	4850	N	N	2814 NW 57TH ST
1	276760	1660	7/10/07	\$510,650	\$450,000	1240	7	1912	4	5000	N	N	2249 NW 63RD ST
1	276760	4560	5/01/07	\$459,950	\$406,000	1260	7	2007	3	1162	N	N	1534 B NW 58TH ST
1	117500	0130	10/20/08	\$586,000	\$569,000	1260	7	1922	4	3741	Y	N	2844 NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	117500	0130	6/23/08	\$586,000	\$546,000	1260	7	1922	4	3741	Y	N	2844 NW 59TH ST
1	276760	3505	4/19/07	\$415,000	\$367,000	1290	7	1944	3	5000	N	N	1741 NW 60TH ST
1	276760	1850	4/19/07	\$435,000	\$385,000	1290	7	1945	3	5000	N	N	2018 NW 62ND ST
1	276770	1525	4/11/07	\$487,500	\$431,000	1296	7	2006	3	1935	N	N	1502 NW 52ND ST
1	276770	1526	4/26/07	\$399,950	\$353,000	1296	7	2006	3	715	N	N	1506 B NW 52ND ST
1	276770	1528	4/16/07	\$399,950	\$354,000	1296	7	2006	3	840	N	N	1508 NW 52ND ST
1	276770	1527	3/20/07	\$395,000	\$350,000	1296	7	2006	3	778	N	N	1506 NW 52ND ST
1	276760	4561	5/10/07	\$443,000	\$391,000	1300	7	2007	3	1197	N	N	1534 A NW 58TH ST
1	276760	3535	6/23/08	\$440,000	\$410,000	1310	7	1901	4	5000	N	N	1713 NW 60TH ST
1	117500	0120	7/24/07	\$581,000	\$513,000	1360	7	1929	5	3572	N	N	2849 NW 60TH ST
1	276760	3365	5/02/07	\$515,000	\$455,000	1360	7	1928	4	3772	N	N	1547 NW 60TH ST
1	665800	0005	1/29/08	\$460,000	\$414,000	1400	7	1963	3	3754	N	N	2602 NW 62ND ST
1	755080	0381	6/18/07	\$555,000	\$490,000	1430	7	1905	4	3375	N	N	6312 30TH AVE NW
1	276760	1691	2/26/07	\$509,000	\$452,000	1430	7	2004	3	2151	N	N	2219 NW 63RD ST
1	276760	4214	1/04/07	\$421,027	\$376,000	1430	7	2006	3	1368	N	N	2043 A NW 59TH ST
1	276760	1740	6/14/07	\$530,000	\$468,000	1440	7	1912	5	5000	N	N	2232 NW 62ND ST
1	117500	0510	4/14/08	\$659,800	\$604,000	1450	7	1913	4	4850	N	N	2846 NW 57TH ST
1	755080	0275	6/16/08	\$595,000	\$554,000	1450	7	1948	5	5000	N	N	2843 NW 63RD ST
1	117500	0485	4/14/08	\$480,000	\$439,000	1470	7	1928	3	4850	N	N	2824 NW 57TH ST
1	276760	2965	7/01/08	\$600,000	\$561,000	1490	7	2007	3	4750	N	N	2242 NW 60TH ST
1	755080	0995	12/13/07	\$591,000	\$528,000	1520	7	1910	4	3250	N	N	6208 32ND AVE NW
1	755130	0010	11/29/07	\$578,000	\$515,000	1520	7	1900	5	4648	N	N	2817 NW 65TH ST
1	276760	2330	6/22/07	\$545,000	\$481,000	1520	7	1904	4	4650	N	N	1702 NW 61ST ST
1	755080	1115	8/22/08	\$580,000	\$551,000	1620	7	1989	3	5000	N	N	3032 NW 61ST ST
1	276760	0325	2/25/08	\$689,600	\$624,000	1740	7	1920	5	5000	N	N	2034 NW 64TH ST
1	276760	1995	3/05/07	\$505,000	\$448,000	1740	7	1904	4	5000	N	N	1738 NW 62ND ST
1	276760	2995	10/24/07	\$528,000	\$469,000	1960	7	1900	4	5000	N	N	2045 NW 61ST ST
1	117500	0525	4/24/07	\$580,000	\$513,000	2220	7	1901	4	4850	Y	N	2859 NW 57TH ST
1	276760	2095	6/26/08	\$525,000	\$490,000	2280	7	1946	3	5000	N	N	1506 NW 62ND ST
1	047600	0018	4/09/07	\$505,000	\$447,000	940	8	2006	3	1518	N	N	2652 A NW 59TH ST
1	047600	0016	4/09/07	\$495,000	\$438,000	940	8	2006	3	958	N	N	2650 A NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	047600	0017	4/09/07	\$495,000	\$438,000	940	8	2006	3	1512	N	N	2652 B NW 59TH ST
1	047600	0015	4/10/07	\$455,000	\$402,000	940	8	2006	3	988	N	N	2650 B NW 59TH ST
1	047600	0319	5/25/07	\$439,000	\$387,000	1010	8	2007	3	1217	N	N	2622 B NW 57TH ST
1	276760	3614	3/02/07	\$435,123	\$386,000	1019	8	2007	3	1198	N	N	1766 B NW 59TH ST
1	276760	4613	7/17/07	\$404,950	\$357,000	1020	8	2000	3	1189	N	N	1529 D NW 58TH ST
1	047600	0236	5/19/08	\$390,000	\$360,000	1030	8	2005	3	1217	N	N	2639 A NW 58TH ST
1	047600	0320	5/25/07	\$470,000	\$415,000	1038	8	2007	3	1157	N	N	2622 A NW 57TH ST
1	047600	0067	7/18/07	\$440,839	\$389,000	1060	8	1999	3	1312	N	N	2601 NW BRYGGER PL
1	047600	0100	4/23/07	\$419,000	\$370,000	1060	8	2002	3	1100	N	N	2631 B NW 59TH ST
1	047600	0066	5/14/08	\$405,000	\$373,000	1060	8	1999	3	1187	N	N	2600 B NW 59TH ST
1	276760	3613	3/19/07	\$449,950	\$399,000	1073	8	2007	3	1332	N	N	1768 A NW 59TH ST
1	047600	0322	6/11/07	\$475,000	\$419,000	1080	8	2007	3	1313	N	N	2620 A NW 57TH ST
1	047600	0321	6/01/07	\$469,950	\$415,000	1080	8	2007	3	1313	N	N	2620 B NW 57TH ST
1	276760	3615	3/24/07	\$459,950	\$407,000	1089	8	2007	3	1137	N	N	1766 A NW 59TH ST
1	276760	3612	4/10/07	\$457,950	\$405,000	1089	8	2007	3	1334	N	N	1768 B NW 59TH ST
1	867340	0044	6/27/07	\$439,000	\$387,000	1090	8	2001	3	1188	N	N	2643 A NW 57TH ST
1	867340	0045	2/13/08	\$410,000	\$370,000	1090	8	2001	3	1188	N	N	2643 B NW 57TH ST
1	047600	0331	5/22/08	\$439,000	\$406,000	1100	8	2005	3	1187	N	N	2612 A NW 57TH ST
1	867340	0085	7/26/07	\$400,000	\$353,000	1100	8	2001	3	1259	N	N	2646 A NW 56TH ST
1	867340	0051	5/14/07	\$497,900	\$440,000	1120	8	2001	3	1163	N	N	2639 B NW 57TH ST
1	867340	0047	4/19/07	\$439,900	\$389,000	1120	8	2001	3	1163	N	N	2641 A NW 57TH ST
1	867340	0055	6/07/07	\$455,000	\$401,000	1120	8	2003	3	1193	N	N	2651 B NW 57TH ST
1	867340	0056	5/21/07	\$455,000	\$402,000	1120	8	2003	3	1193	N	N	2651 A NW 57TH ST
1	867340	0052	3/26/07	\$445,000	\$394,000	1120	8	2003	3	1193	N	N	2645 A NW 57TH ST
1	867340	0038	8/18/08	\$440,000	\$418,000	1120	8	2006	3	1131	N	N	2633 A NW 57TH ST
1	867340	0176	1/30/07	\$439,950	\$392,000	1120	8	2006	3	1188	N	N	2643 1/2 NW 56TH ST
1	867340	0170	1/18/07	\$444,950	\$397,000	1120	8	2006	3	1188	N	N	2639 B NW 56TH ST
1	047600	0328	12/02/08	\$407,000	\$402,000	1120	8	2005	3	1313	N	N	2614 B NW 57TH ST
1	867340	0167	4/30/07	\$444,000	\$392,000	1140	8	2001	3	1128	N	N	2631 B NW 56TH ST
1	867340	0162	8/22/07	\$430,000	\$380,000	1140	8	2001	3	1140	N	N	2623 A NW 56TH ST
1	867340	0168	7/21/08	\$380,000	\$357,000	1140	8	2001	3	1185	N	N	2631 A NW 56TH ST

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	3930	10/08/08	\$400,000	\$387,000	1140	8	2004	3	1194	N	N	2412 B NW 59TH ST
1	867340	0135	9/04/07	\$440,000	\$389,000	1140	8	2005	3	1222	N	N	5519 26TH AVE NW
1	867340	0140	1/14/08	\$435,000	\$390,000	1140	8	2005	3	1221	N	N	2609 A NW 56TH ST
1	047600	0324	5/01/08	\$415,800	\$382,000	1140	8	2005	3	1194	N	N	2618 A NW 57TH ST
1	867340	0136	12/24/07	\$405,000	\$362,000	1140	8	2005	3	1222	N	N	5517 26TH AVE NW
1	276760	1648	8/27/08	\$429,000	\$408,000	1150	8	2008	3	1239	N	N	2267 NW 63RD ST
1	276760	1649	10/29/08	\$392,000	\$382,000	1150	8	2008	3	1054	N	N	2265 NW 63RD ST
1	276760	1650	11/17/08	\$375,000	\$368,000	1150	8	2008	3	1076	N	N	2263 NW 63RD ST
1	276760	4651	8/11/07	\$425,000	\$375,000	1160	8	2002	3	1237	N	N	1512 A NW 57TH ST
1	047600	0213	8/08/07	\$445,000	\$393,000	1160	8	2005	3	1286	N	N	2615 B NW 58TH ST
1	276760	4650	11/29/07	\$394,950	\$352,000	1160	8	2002	3	1237	N	N	1512 B NW 57TH ST
1	117500	0949	8/01/08	\$399,950	\$378,000	1160	8	2007	3	859	N	N	5519 28TH AVE NW
1	112503	9116	4/01/08	\$400,000	\$365,000	1160	8	2007	3	882	N	N	5511 B 28TH AVE NW
1	117500	0944	3/10/08	\$440,000	\$399,000	1170	8	2007	3	1431	N	N	5521 28TH AVE NW
1	112503	9115	5/23/08	\$410,000	\$379,000	1170	8	2007	3	1276	N	N	5511 C 28TH AVE NW
1	117500	0592	8/04/08	\$394,000	\$372,000	1170	8	1998	3	1299	N	N	2806 NW 56TH ST
1	424290	0205	8/21/07	\$639,500	\$565,000	1190	8	1915	5	2337	N	N	2611 NW 64TH ST
1	117500	0950	4/17/08	\$412,500	\$378,000	1190	8	2007	3	1259	N	N	5517 28TH AVE NW
1	112503	9117	5/02/08	\$409,500	\$376,000	1190	8	2007	3	1333	N	N	5511 A 28TH AVE NW
1	276760	4068	3/20/08	\$440,000	\$400,000	1200	8	2006	3	1126	N	N	2442 A NW 58TH ST
1	047600	0232	12/07/07	\$435,037	\$388,000	1210	8	2007	3	1281	N	N	2633 B NW 58TH ST
1	755080	0100	6/06/07	\$549,900	\$485,000	1210	8	1989	3	5000	N	N	2824 NW 60TH ST
1	047600	0233	4/28/08	\$392,500	\$360,000	1210	8	2007	3	1281	N	N	2633 A NW 58TH ST
1	276760	4075	1/30/08	\$425,000	\$383,000	1210	8	2007	3	1141	N	N	2444 A NW 58TH ST
1	276760	4074	4/17/08	\$379,000	\$347,000	1210	8	2007	3	1232	N	N	2444 B NW 58TH ST
1	047600	0231	3/24/08	\$407,085	\$371,000	1230	8	2007	3	1098	N	N	2631 A NW 58TH ST
1	047600	0230	3/03/08	\$394,990	\$358,000	1230	8	2007	3	1341	N	N	2631 B NW 58TH ST
1	276760	5113	10/10/07	\$459,950	\$408,000	1240	8	2006	3	1273	N	N	2429 B NW 58TH ST
1	276760	5111	3/13/08	\$442,000	\$401,000	1240	8	2006	3	1179	N	N	2427 A NW 58TH ST
1	755130	0041	11/14/07	\$615,000	\$547,000	1240	8	1958	5	5000	N	N	2816 NW 64TH ST
1	867340	0022	10/13/08	\$397,500	\$385,000	1250	8	2007	3	1170	N	N	2617 A NW 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	4410	11/19/08	\$381,000	\$374,000	1250	8	2008	3	1235	N	N	1712 A NW 58TH ST
1	276760	1312	6/03/08	\$410,000	\$380,000	1260	8	2007	3	1102	N	N	2253 A NW 64TH ST
1	276760	1311	8/29/08	\$407,950	\$389,000	1260	8	2007	3	1102	N	N	2253 B NW 64TH ST
1	276760	4076	11/03/07	\$477,950	\$425,000	1270	8	2007	3	1112	N	N	2446 B NW 58TH ST
1	276760	4077	1/30/08	\$444,500	\$400,000	1270	8	2007	3	1112	N	N	2446 A NW 58TH ST
1	755080	1140	3/15/07	\$555,000	\$492,000	1280	8	1945	5	4850	N	N	6012 32ND AVE NW
1	276760	4409	12/09/08	\$374,000	\$370,000	1280	8	2008	3	1287	N	N	1712 B NE 58TH ST
1	047600	0079	6/25/08	\$439,000	\$410,000	1290	8	2007	3	1140	N	N	2613 A NW 59TH ST
1	276760	4412	12/09/08	\$365,000	\$362,000	1310	8	2008	3	1237	N	N	1710 A NW 58TH ST
1	867340	0024	9/25/08	\$449,500	\$432,000	1350	8	2007	3	1205	N	N	2617 B NW 57TH ST
1	117500	0595	2/04/08	\$409,000	\$369,000	1360	8	2007	3	1275	N	N	2808 B NW 56TH ST
1	117500	0597	1/04/08	\$399,950	\$358,000	1360	8	2007	3	1150	N	N	2810 B NW 56TH ST
1	117500	0952	9/26/07	\$510,000	\$452,000	1380	8	2007	3	892	N	N	2807 NW 56TH ST
1	117500	0952	12/10/07	\$475,000	\$424,000	1380	8	2007	3	892	N	N	2807 NW 56TH ST
1	867340	0021	9/02/08	\$445,000	\$425,000	1390	8	2007	3	1225	N	N	2619 A NW 57TH ST
1	755080	1130	6/06/07	\$700,000	\$618,000	1420	8	1905	5	5000	N	N	3046 NW 61ST ST
1	276760	1310	6/09/08	\$457,000	\$424,000	1460	8	2007	3	1592	N	N	2251 NW 64TH ST
1	276760	1658	8/27/08	\$435,000	\$414,000	1470	8	2008	3	1256	N	N	2255 A NW 63RD ST
1	276760	1657	9/16/08	\$432,000	\$414,000	1470	8	2008	3	1255	N	N	2255 B NW 63RD ST
1	755080	1000	6/25/08	\$585,000	\$546,000	1490	8	1911	5	3250	N	N	6202 32ND AVE NW
1	276760	4588	2/01/07	\$550,100	\$490,000	1530	8	2006	3	1462	N	N	1549 NW 58TH ST
1	276760	4590	1/23/07	\$540,900	\$482,000	1530	8	2006	3	1461	N	N	1547 NW 58TH ST
1	276760	4587	2/06/07	\$539,900	\$480,000	1530	8	2006	3	1464	N	N	1551 NW 58TH ST
1	276760	4593	2/20/07	\$539,900	\$480,000	1530	8	2006	3	1611	N	N	5712 17TH AVE NW
1	276760	4592	2/15/07	\$539,950	\$480,000	1530	8	2006	3	1612	N	N	5714 17TH AVE NW
1	276760	4585	2/14/07	\$539,900	\$480,000	1530	8	2006	3	1871	N	N	5710 17TH AVE NW
1	276760	4591	3/07/07	\$539,000	\$478,000	1530	8	2006	3	1613	N	N	5716 17TH AVE NW
1	112503	9118	4/01/08	\$434,950	\$397,000	1537	8	2007	3	1307	N	N	5515 B 28TH AVE NW
1	117500	0951	11/07/07	\$500,000	\$444,000	1540	8	2007	3	1490	N	N	2809 NW 56TH ST
1	117500	0953	2/01/08	\$473,000	\$426,000	1540	8	2007	3	1307	N	N	2805 NW 56TH ST
1	276760	3252	4/02/08	\$450,000	\$411,000	1550	8	2003	3	1780	N	N	1553 NW 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	1655	10/16/08	\$439,000	\$426,000	1560	8	2008	3	1244	N	N	2253 B NW 63RD ST
1	276760	1656	9/11/08	\$435,000	\$416,000	1560	8	2008	3	1243	N	N	2253 A NW 63RD ST
1	276760	3240	4/05/07	\$571,000	\$505,000	1580	8	1921	4	4750	N	N	1766 NW 60TH ST
1	276760	2855	1/29/08	\$650,000	\$585,000	1610	8	2007	3	2323	N	N	2444 NW 60TH ST
1	276760	2854	1/10/08	\$650,000	\$583,000	1610	8	2007	3	2323	N	N	2446 NW 60TH ST
1	867340	0191	8/18/08	\$434,000	\$412,000	1630	8	2004	3	1574	N	N	5516 28TH AVE NW
1	755080	1235	2/26/08	\$735,000	\$665,000	1640	8	1948	4	7900	N	N	3020 NW 60TH ST
1	867340	0192	2/14/07	\$449,500	\$400,000	1650	8	2004	3	1533	Y	N	5512 28TH AVE NW
1	276760	1289	5/29/08	\$539,000	\$499,000	1660	8	2007	3	1900	N	N	2046 NW 63RD ST
1	276760	1285	8/20/08	\$530,000	\$503,000	1660	8	2007	3	1897	N	N	2038 NW 63RD ST
1	276760	1290	7/09/08	\$539,000	\$505,000	1660	8	2007	3	1959	N	N	2044 NW 63RD ST
1	755080	0470	2/08/08	\$776,000	\$700,000	1690	8	1912	5	5000	N	N	2814 NW 63RD ST
1	276770	3436	2/07/08	\$493,000	\$444,000	1690	8	2007	3	1343	N	N	5227 A RUSSELL AVE NW
1	276770	3432	3/07/08	\$492,450	\$447,000	1690	8	2007	3	1174	N	N	5235 A RUSSELL AVE NW
1	276770	3435	1/08/08	\$489,950	\$439,000	1690	8	2007	3	1175	N	N	5227 B RUSSELL AVE NW
1	276760	2495	5/16/07	\$620,000	\$547,000	1710	8	1961	3	5000	N	N	2028 NW 61ST ST
1	276760	0514	8/25/08	\$442,000	\$421,000	1720	8	2006	3	2175	N	N	1539 NW 65TH ST
1	047700	0020	2/12/07	\$658,000	\$585,000	1730	8	2001	3	3118	N	N	2625 NW 60TH ST
1	276760	1287	3/26/08	\$539,000	\$491,000	1740	8	2007	3	1668	N	N	2040 A NW 63RD ST
1	867340	0020	7/16/08	\$469,950	\$441,000	1740	8	2007	3	1100	N	N	2619 B NW 57TH ST
1	276760	1291	9/17/08	\$519,000	\$498,000	1740	8	2007	3	1657	N	N	2042 B NW 63RD ST
1	276760	1292	12/15/08	\$489,000	\$486,000	1740	8	2007	3	1703	N	N	2042 A NW 63RD ST
1	867340	0071	5/31/07	\$524,950	\$463,000	1750	8	2002	3	1705	N	N	5606 28TH AVE NW
1	276760	2890	8/24/07	\$564,000	\$498,000	1760	8	1998	3	2375	N	N	2235 NW 61ST ST
1	276760	2506	12/03/08	\$474,950	\$469,000	1770	8	2007	3	2474	N	N	2038 B NW 61ST ST
1	276760	1085	5/22/07	\$641,000	\$566,000	1780	8	1962	3	5000	N	N	1721 NW 64TH ST
1	276760	3210	7/11/08	\$615,000	\$577,000	1790	8	2007	3	2375	N	N	1736 NW 60TH ST
1	276760	1965	4/11/07	\$784,000	\$693,000	1800	8	1975	3	5000	N	N	1704 NW 62ND ST
1	276760	2620	5/21/07	\$809,390	\$714,000	1810	8	1968	3	5000	N	N	2236 NW 61ST ST
1	276760	3080	6/12/08	\$615,000	\$572,000	1830	8	1915	5	5000	N	N	2040 NW 60TH ST
1	276760	2040	5/01/08	\$835,000	\$767,000	1840	8	1959	3	5000	N	N	1547 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	1944	12/05/07	\$650,000	\$580,000	1900	8	2007	3	2499	N	N	1713 NW 63RD ST
1	276760	1945	12/28/07	\$635,000	\$568,000	1900	8	2007	3	2499	N	N	1711 NW 63RD ST
1	276760	3665	8/29/07	\$800,000	\$707,000	1920	8	1967	3	5000	N	N	2013 NW 60TH ST
1	276760	1568	4/29/08	\$611,000	\$561,000	1930	8	2003	3	2499	N	N	2423 NW 63RD ST
1	276770	3437	4/10/08	\$482,000	\$441,000	1930	8	2007	3	1307	N	N	5231 A RUSSELL AVE NW
1	276770	3441	5/07/08	\$478,000	\$440,000	1930	8	2007	3	1308	N	N	5233 B RUSSELL AVE NW
1	276770	3439	5/15/08	\$472,500	\$436,000	1930	8	2007	3	1110	N	N	5233 A RUSSELL AVE NW
1	276770	3438	6/27/08	\$469,000	\$438,000	1930	8	2007	3	1236	N	N	5231 B RUSSELL AVE NW
1	276760	2505	10/28/08	\$490,000	\$477,000	1940	8	2007	3	2516	N	N	2038 A NW 61ST ST
1	424290	0206	3/04/08	\$575,000	\$521,000	1950	8	2007	3	2361	N	N	2613 NW 64TH ST
1	276760	2834	4/04/07	\$589,950	\$522,000	1990	8	2006	3	2324	N	N	2426 NW 60TH ST
1	276760	2835	4/03/07	\$589,950	\$522,000	2010	8	2006	3	2324	N	N	2426 NW 60TH ST
1	276760	3065	1/02/07	\$969,000	\$866,000	2090	8	2007	3	5000	N	N	2024 NW 60TH ST
1	755080	0326	3/10/08	\$900,000	\$817,000	3020	9	2007	3	6000	N	N	2810 NW 62ND ST
10	287210	2391	6/20/08	\$277,000	\$258,000	410	4	1928	4	875	N	N	2806 NW 70TH ST
10	330070	0550	7/23/07	\$295,000	\$260,000	690	5	1942	3	4000	N	N	8742 17TH AVE NW
10	330070	1260	8/25/08	\$399,640	\$380,000	700	5	1918	4	4000	N	N	8517 17TH AVE NW
10	330070	1327	7/28/08	\$369,000	\$348,000	760	5	1926	4	4000	N	N	8548 19TH AVE NW
10	285610	0456	4/16/07	\$375,000	\$332,000	940	5	1900	4	5610	N	N	6518 26TH AVE NW
10	285610	0591	12/14/07	\$359,150	\$321,000	1090	5	1900	4	3825	N	N	6547 26TH AVE NW
10	369390	0515	10/08/07	\$422,500	\$374,000	580	6	1908	3	5000	N	N	2811 NW 70TH ST
10	444380	1190	7/21/08	\$365,000	\$343,000	590	6	1919	3	3880	N	N	7753 26TH AVE NW
10	285610	0610	6/15/07	\$380,000	\$335,000	620	6	1927	3	5100	N	N	6533 26TH AVE NW
10	285610	0735	10/16/08	\$319,000	\$309,000	690	6	1998	3	2550	N	N	6506 27TH AVE NW
10	123200	1840	5/21/07	\$389,900	\$344,000	700	6	1918	3	3840	N	N	7541 18TH AVE NW
10	751850	5040	1/18/07	\$325,000	\$290,000	700	6	1954	3	2550	N	N	6718 21ST AVE NW
10	022503	9125	6/19/07	\$390,000	\$344,000	720	6	1941	3	4000	N	N	2816 NW 75TH ST
10	444380	0166	3/13/07	\$460,000	\$408,000	720	6	1942	4	4386	N	N	7702 28TH AVE NW
10	330070	1255	1/04/07	\$317,000	\$283,000	720	6	1943	3	4000	N	N	8511 17TH AVE NW
10	330070	0610	8/20/07	\$434,950	\$384,000	730	6	1926	3	3780	N	N	1616 NW 87TH ST
10	330070	0285	4/16/07	\$420,000	\$371,000	730	6	1940	3	4000	N	N	8712 19TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	6885	6/24/08	\$400,000	\$373,000	730	6	1923	4	2550	N	N	2207 NW 70TH ST
10	330070	1150	7/27/07	\$407,000	\$359,000	740	6	1940	3	4000	N	N	8555 16TH AVE NW
10	444380	0885	2/04/08	\$425,000	\$383,000	780	6	1913	3	3880	N	N	8049 27TH AVE NW
10	444980	0380	7/22/08	\$430,000	\$405,000	780	6	1925	4	3960	N	N	8315 26TH AVE NW
10	285610	1005	7/20/07	\$440,000	\$388,000	790	6	1908	4	5100	N	N	6513 EARL AVE NW
10	330070	1125	7/17/07	\$344,000	\$304,000	790	6	1948	3	4000	N	N	8535 16TH AVE NW
10	285610	0360	8/14/07	\$390,000	\$344,000	800	6	1903	4	3060	N	N	6535 25TH AVE NW
10	751850	3310	10/05/07	\$430,000	\$381,000	810	6	1919	4	5100	N	N	7027 18TH AVE NW
10	751850	3035	4/03/07	\$445,000	\$394,000	820	6	1923	4	5100	N	N	7311 18TH AVE NW
10	751850	4805	6/08/07	\$444,700	\$392,000	820	6	1906	4	5100	N	N	7017 20TH AVE NW
10	444380	0265	12/18/08	\$350,000	\$348,000	820	6	1921	3	2070	N	N	7753 EARL AVE NW
10	444380	1250	2/13/08	\$388,621	\$351,000	830	6	1918	3	3880	N	N	7711 26TH AVE NW
10	285610	1090	1/10/08	\$417,500	\$375,000	840	6	1910	4	5100	N	N	6626 28TH AVE NW
10	369390	1841	8/21/07	\$417,000	\$368,000	860	6	1919	3	5000	N	N	6512 32ND AVE NW
10	369390	0405	2/27/08	\$595,000	\$539,000	870	6	1910	4	5000	N	N	2840 NW 69TH ST
10	330070	0150	7/17/07	\$456,000	\$402,000	900	6	1925	3	4000	N	N	8701 19TH AVE NW
10	330070	0510	5/14/08	\$360,000	\$332,000	900	6	1930	3	4000	N	N	8745 17TH AVE NW
10	285610	0365	2/04/08	\$400,000	\$360,000	920	6	1988	3	3060	N	N	6533 25TH AVE NW
10	285610	1990	10/27/08	\$408,000	\$397,000	930	6	1913	3	5100	N	N	6753 27TH AVE NW
10	444980	0204	8/29/07	\$445,000	\$393,000	940	6	1925	4	5940	N	N	8310 EARL AVE NW
10	444380	0370	12/17/07	\$377,000	\$337,000	940	6	1916	4	4080	N	N	7526 28TH AVE NW
10	330070	0295	9/24/08	\$340,000	\$327,000	980	6	1947	3	4000	N	N	8706 19TH AVE NW
10	287210	1015	3/18/08	\$493,500	\$449,000	1020	6	1924	4	5000	N	N	3042 NW 72ND ST
10	330070	0445	12/10/08	\$455,000	\$451,000	1050	6	1926	3	4000	N	N	8706 18TH AVE NW
10	330070	0580	8/05/08	\$383,000	\$362,000	1060	6	1926	3	4000	N	N	8716 17TH AVE NW
10	751850	5570	5/19/08	\$439,000	\$405,000	1080	6	1917	3	5100	N	N	6711 21ST AVE NW
10	369390	0485	7/15/08	\$419,500	\$394,000	1080	6	1915	4	5000	N	N	2822 NW 69TH ST
10	369390	2100	4/11/07	\$399,950	\$354,000	1100	6	1908	4	2550	N	N	2850 NW 65TH ST
10	751850	5760	1/15/08	\$463,500	\$416,000	1100	6	1921	4	5100	N	N	6747 21ST AVE NW
10	916510	0075	3/27/07	\$545,000	\$483,000	1170	6	1928	4	4212	N	N	7356 27TH AVE NW
10	444380	0900	7/21/08	\$540,000	\$508,000	1220	6	1914	4	3880	N	N	8039 27TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	0395	2/21/08	\$390,000	\$353,000	1240	6	1900	4	5100	N	N	6548 26TH AVE NW
10	916410	0095	5/14/08	\$590,000	\$544,000	1320	6	1905	4	3800	N	N	7309 25TH AVE NW
10	330070	1640	2/08/08	\$420,000	\$379,000	1340	6	1918	5	4000	N	N	8553 19TH AVE NW
10	287210	0465	11/14/07	\$470,000	\$418,000	1360	6	1909	4	5000	N	N	7407 28TH AVE NW
10	751850	3955	7/14/08	\$570,000	\$535,000	1380	6	1900	4	5100	N	N	6702 20TH AVE NW
10	287210	0555	6/12/07	\$420,000	\$371,000	1410	6	1923	3	5000	N	N	2827 NW 74TH ST
10	125420	0315	8/06/07	\$675,000	\$596,000	1480	6	1912	4	5100	N	N	7025 25TH AVE NW
10	125420	0315	4/23/07	\$675,000	\$597,000	1480	6	1912	4	5100	N	N	7025 25TH AVE NW
10	285610	1282	3/12/08	\$417,000	\$379,000	600	7	2007	3	1386	N	N	6745 A 24TH AVE NW
10	285610	1281	2/04/08	\$413,000	\$372,000	600	7	2007	3	1387	N	N	6741 B 24TH AVE NW
10	813270	0220	6/10/07	\$429,950	\$379,000	740	7	1928	3	4989	N	N	2904 NW 80TH ST
10	287210	0425	6/22/07	\$453,000	\$400,000	750	7	1942	3	5000	N	N	2812 NW 74TH ST
10	372780	0090	2/26/08	\$579,000	\$524,000	770	7	1940	3	6250	N	N	7520 30TH AVE NW
10	444380	0975	2/06/07	\$499,950	\$445,000	770	7	1944	4	3880	N	N	8020 27TH AVE NW
10	372780	0090	5/08/07	\$400,000	\$353,000	770	7	1940	3	6250	N	N	7520 30TH AVE NW
10	751850	6145	2/04/08	\$425,000	\$383,000	790	7	1908	4	5100	N	N	7326 22ND AVE NW
10	287210	0435	12/03/07	\$428,950	\$383,000	790	7	1942	3	5000	N	N	2818 NW 74TH ST
10	372780	0050	5/12/08	\$545,000	\$502,000	800	7	1941	5	6279	N	N	7515 29TH AVE NW
10	054600	0045	5/16/07	\$405,000	\$358,000	800	7	1940	3	4046	N	N	8326 20TH AVE NW
10	813270	0180	5/10/07	\$430,000	\$380,000	800	7	1911	3	4960	N	N	8062 30TH AVE NW
10	238910	0005	2/19/08	\$471,950	\$427,000	810	7	1941	3	4400	N	N	8018 17TH AVE NW
10	758870	0203	6/25/07	\$442,500	\$390,000	810	7	1944	3	4455	N	N	8314 17TH AVE NW
10	444380	0740	2/22/07	\$575,000	\$511,000	820	7	1928	5	3880	N	N	7753 27TH AVE NW
10	602150	3855	8/07/07	\$459,950	\$406,000	820	7	1941	3	4000	N	N	7530 JONES AVE NW
10	022503	9121	7/10/08	\$380,000	\$356,000	820	7	1940	3	5500	N	N	7321 24TH AVE NW
10	372780	0095	5/14/07	\$599,950	\$530,000	830	7	1940	5	6250	N	N	7524 30TH AVE NW
10	123200	0225	12/24/07	\$492,500	\$441,000	830	7	1940	4	4800	N	N	7747 19TH AVE NW
10	758870	0206	8/21/07	\$472,300	\$417,000	830	7	1944	4	4468	N	N	8310 17TH AVE NW
10	125420	0185	10/06/08	\$445,000	\$430,000	840	7	1916	3	5100	N	N	7032 25TH AVE NW
10	751850	4880	6/18/08	\$510,000	\$475,000	840	7	1925	4	5750	N	N	2012 NW CANOE PL
10	123200	1620	5/16/07	\$480,000	\$424,000	840	7	1982	3	4452	N	N	7501 17TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	444730	0095	9/07/07	\$490,000	\$433,000	840	7	1949	4	4000	N	N	8362 31ST AVE NW
10	444380	0785	7/13/07	\$479,000	\$423,000	850	7	1924	3	3880	N	N	7719 27TH AVE NW
10	752250	0100	5/08/07	\$415,000	\$366,000	860	7	1927	3	5074	N	N	8014 31ST AVE NW
10	330070	0875	10/25/07	\$392,500	\$348,000	860	7	1926	4	4000	N	N	8538 16TH AVE NW
10	813270	0010	4/24/08	\$447,000	\$410,000	870	7	1944	3	5000	N	N	8057 28TH AVE NW
10	758870	0134	7/23/08	\$323,000	\$304,000	870	7	1942	3	3520	N	N	8053 16TH AVE NW
10	602150	1860	11/28/07	\$425,000	\$379,000	880	7	1938	3	4000	N	N	8056 23RD AVE NW
10	602150	2285	7/24/07	\$409,000	\$361,000	880	7	1942	3	4141	N	N	7755 20TH AVE NW
10	758870	0242	4/21/08	\$455,000	\$417,000	880	7	1942	4	4479	N	N	8326 17TH AVE NW
10	867540	0020	4/28/08	\$575,000	\$528,000	890	7	1941	5	4640	N	N	8051 30TH AVE NW
10	444980	0505	8/12/08	\$435,500	\$413,000	890	7	1928	3	3750	N	N	8307 25TH AVE NW
10	813270	0090	5/01/08	\$450,000	\$413,000	890	7	1950	3	5023	N	N	8046 29TH AVE NW
10	867540	0130	10/19/07	\$489,000	\$434,000	900	7	1938	3	4400	N	N	8027 31ST AVE NW
10	123200	1105	7/28/08	\$420,000	\$396,000	900	7	1920	3	5700	N	N	7706 16TH AVE NW
10	916510	0120	7/07/08	\$525,000	\$492,000	920	7	1940	3	4080	N	N	7333 27TH AVE NW
10	123200	1660	4/26/07	\$480,000	\$424,000	930	7	1949	3	3840	N	N	7529 17TH AVE NW
10	054600	0060	6/06/07	\$455,000	\$401,000	930	7	1940	4	4046	N	N	8314 20TH AVE NW
10	752250	0010	11/29/07	\$503,000	\$448,000	940	7	1947	4	4750	N	N	7736 30TH AVE NW
10	330070	0485	7/02/07	\$422,950	\$373,000	940	7	1937	3	4000	N	N	8721 17TH AVE NW
10	330070	0485	12/26/08	\$390,000	\$389,000	940	7	1937	3	4000	N	N	8721 17TH AVE NW
10	285610	0955	7/05/07	\$506,000	\$446,000	950	7	1951	3	3796	N	N	2712 NW 65TH ST
10	602150	2985	7/23/08	\$515,000	\$485,000	950	7	1928	4	4100	N	N	7710 JONES AVE NW
10	330070	0456	9/03/08	\$340,000	\$325,000	950	7	1971	3	4000	N	N	8701 17TH AVE NW
10	444280	0100	9/08/08	\$418,000	\$400,000	960	7	1951	4	5000	N	N	8312 29TH AVE NW
10	444280	0006	1/09/07	\$359,000	\$321,000	975	7	1997	3	1030	N	N	2801 NW 85TH ST
10	123200	1055	4/06/07	\$395,000	\$349,000	990	7	1949	3	2850	N	N	7744 16TH AVE NW
10	602150	0305	7/15/08	\$463,000	\$435,000	990	7	1940	3	4000	N	N	8308 22ND AVE NW
10	444380	0768	2/15/08	\$449,500	\$406,000	1000	7	1913	3	3880	N	N	7731 27TH AVE NW
10	602150	0630	1/14/08	\$475,000	\$426,000	1000	7	1940	3	4700	N	N	8342 23RD AVE NW
10	287210	1035	5/02/08	\$569,950	\$524,000	1010	7	1923	4	5000	N	N	3037 NW 73RD ST
10	916410	0030	11/05/07	\$575,000	\$511,000	1010	7	1900	4	5421	N	N	7322 25TH AVE NW

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Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	3355	8/10/07	\$550,000	\$486,000	1010	7	1974	4	3825	N	N	7020 19TH AVE NW
10	751850	2285	11/18/08	\$530,000	\$520,000	1010	7	1910	4	4845	N	N	6734 18TH AVE NW
10	285610	1580	2/27/08	\$466,000	\$422,000	1020	7	1951	4	5100	N	N	6740 26TH AVE NW
10	330070	1251	9/09/08	\$309,900	\$296,000	1020	7	2008	3	1010	N	N	8505 A 17TH AVE NW
10	602150	0485	4/16/07	\$514,980	\$455,000	1030	7	1940	4	4600	N	N	8325 22ND AVE NW
10	444380	1510	4/02/08	\$450,500	\$411,000	1030	7	1941	3	3880	N	N	7545 25TH AVE NW
10	751850	1340	5/05/08	\$410,000	\$377,000	1030	7	1912	4	2550	N	N	7003 16TH AVE NW
10	054600	0440	12/12/08	\$470,000	\$466,000	1030	7	1931	4	4005	N	N	8326 18TH AVE NW
10	123200	0750	12/15/08	\$370,900	\$368,000	1030	7	1915	3	3840	N	N	7755 17TH AVE NW
10	602150	3925	11/09/07	\$524,000	\$466,000	1040	7	1948	3	4000	N	N	7535 22ND AVE NW
10	602150	2005	6/22/07	\$500,000	\$441,000	1040	7	1939	3	4500	N	N	8022 22ND AVE NW
10	602150	4065	9/19/07	\$459,000	\$406,000	1040	7	1942	4	4000	N	N	7550 23RD AVE NW
10	054600	0520	7/19/07	\$520,000	\$459,000	1050	7	1926	3	4005	N	N	8321 17TH AVE NW
10	602150	2865	9/26/08	\$525,000	\$505,000	1050	7	1941	3	4500	N	N	7748 23RD AVE NW
10	022503	9095	7/18/07	\$500,000	\$441,000	1050	7	1933	3	5452	N	N	8056 26TH AVE NW
10	602150	1740	1/22/07	\$465,000	\$415,000	1050	7	1939	4	4900	N	N	8005 22ND AVE NW
10	444380	0350	6/16/08	\$400,000	\$372,000	1050	7	1918	3	4284	N	N	7514 28TH AVE NW
10	444380	0390	11/19/08	\$387,000	\$380,000	1050	7	1950	3	4080	N	N	7540 28TH AVE NW
10	369390	0795	8/03/07	\$560,000	\$494,000	1060	7	1919	3	5000	N	N	2857 NW 69TH ST
10	751850	5465	12/05/07	\$530,000	\$473,000	1060	7	1930	5	5100	N	N	6548 22ND AVE NW
10	751850	5580	1/24/07	\$489,950	\$437,000	1070	7	1948	3	5100	N	N	6717 21ST AVE NW
10	602150	2990	8/09/07	\$465,000	\$411,000	1070	7	1945	3	4100	N	N	7714 JONES AVE NW
10	285610	1775	8/01/07	\$605,000	\$534,000	1080	7	1964	3	5100	N	N	6733 26TH AVE NW
10	602150	1275	1/14/08	\$548,000	\$492,000	1080	7	1940	3	4000	N	N	8009 JONES AVE NW
10	751850	8275	9/17/07	\$540,000	\$478,000	1080	7	1954	3	5100	N	N	7333 JONES AVE NW
10	602150	3005	3/02/07	\$463,375	\$411,000	1080	7	1945	3	4000	N	N	7722 JONES AVE NW
10	444380	0410	3/22/07	\$526,000	\$466,000	1090	7	1940	3	4488	N	N	7558 28TH AVE NW
10	054600	0135	6/03/08	\$465,000	\$431,000	1090	7	1939	3	4046	N	N	8337 19TH AVE NW
10	602150	0995	8/28/08	\$499,950	\$476,000	1090	7	1940	4	4521	N	N	8331 JONES AVE NW
10	285610	1120	12/30/08	\$415,000	\$415,000	1090	7	1940	3	5100	N	N	6608 28TH AVE NW
10	285610	1250	2/09/07	\$370,000	\$329,000	1100	7	2000	3	1163	N	N	6759 A 24TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	1600	3/23/07	\$530,000	\$469,000	1100	7	1906	4	5100	N	N	6713 16TH AVE NW
10	444980	0245	8/08/08	\$498,000	\$471,000	1100	7	1952	3	3960	N	N	8317 27TH AVE NW
10	285610	1264	7/08/08	\$338,000	\$317,000	1100	7	2000	3	1337	N	N	6749 H 24TH AVE NW
10	369390	0995	3/22/07	\$523,000	\$463,000	1100	7	1925	4	5000	N	N	3047 NW 69TH ST
10	054600	0825	8/20/07	\$423,000	\$374,000	1110	7	1941	3	4104	N	N	1812 NW 80TH ST
10	602150	1715	4/17/07	\$515,000	\$455,000	1120	7	1941	3	4000	N	N	8021 22ND AVE NW
10	758870	0204	5/04/07	\$550,000	\$486,000	1120	7	1944	4	4532	N	N	8315 16TH AVE NW
10	444380	1430	9/18/07	\$415,000	\$367,000	1120	7	1929	3	3880	N	N	7510 26TH AVE NW
10	751850	5910	5/13/08	\$388,000	\$358,000	1120	7	1925	3	5100	N	N	7032 22ND AVE NW
10	123200	0541	2/07/07	\$420,000	\$374,000	1130	7	1944	3	4095	N	N	1717 NW 80TH ST
10	123200	1340	2/23/07	\$380,000	\$337,000	1140	7	1910	3	3330	N	N	7543 15TH AVE NW
10	276760	4247	12/04/07	\$428,921	\$383,000	1140	7	2007	3	1181	N	N	2017 B NW 59TH ST
10	758870	0212	1/22/07	\$451,500	\$403,000	1140	7	1926	3	4532	N	N	8323 16TH AVE NW
10	022503	9052	4/25/08	\$575,000	\$528,000	1150	7	1920	3	7392	N	N	7733 30TH AVE NW
10	792760	0130	10/22/08	\$587,500	\$571,000	1150	7	1924	5	5875	N	N	7720 32ND AVE NW
10	602150	2065	3/26/07	\$535,000	\$474,000	1150	7	1939	3	4600	N	N	8044 22ND AVE NW
10	123200	1845	1/31/08	\$507,000	\$456,000	1150	7	1962	3	3840	N	N	7547 18TH AVE NW
10	602150	3605	8/03/07	\$518,000	\$457,000	1160	7	1944	3	4000	N	N	7531 JONES AVE NW
10	125420	0965	2/27/08	\$524,950	\$475,000	1160	7	1938	4	5100	N	N	7052 EARL AVE NW
10	602150	3610	7/23/07	\$435,000	\$384,000	1160	7	1944	3	4000	N	N	7525 JONES AVE NW
10	369390	2130	12/05/07	\$579,000	\$517,000	1170	7	1927	4	4450	N	N	2845 NW 66TH ST
10	751850	7990	5/10/07	\$560,500	\$495,000	1170	7	1926	4	5100	N	N	7317 23RD AVE NW
10	602150	2105	7/10/07	\$590,000	\$520,000	1180	7	1927	4	4600	N	N	8061 20TH AVE NW
10	444380	1170	11/21/07	\$525,000	\$467,000	1180	7	1943	4	3880	N	N	7750 27TH AVE NW
10	054600	1025	10/05/07	\$532,500	\$472,000	1180	7	1950	4	4046	N	N	8025 19TH AVE NW
10	444380	0815	1/31/08	\$460,000	\$414,000	1180	7	1918	3	7275	N	N	8006 EARL AVE NW
10	054600	1010	7/05/07	\$395,000	\$348,000	1180	7	1924	3	4046	N	N	8015 19TH AVE NW
10	602150	1105	6/27/07	\$524,950	\$463,000	1190	7	1941	3	4462	N	N	8322 24TH AVE NW
10	602150	3451	7/02/07	\$400,000	\$353,000	1190	7	2003	3	1056	N	N	7529 B 24TH AVE NW
10	751850	1822	4/15/08	\$399,000	\$365,000	1190	7	2008	3	1290	N	N	1608 A NW 65TH ST
10	751850	1820	4/22/08	\$379,000	\$347,000	1190	7	2008	3	1360	N	N	1608 C NW 65TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	1821	4/10/08	\$365,000	\$334,000	1190	7	2008	3	1017	N	N	1608 B NW 65TH ST
10	444980	0410	3/04/08	\$469,950	\$426,000	1190	7	1958	3	3960	N	N	8337 26TH AVE NW
10	369390	1900	10/24/07	\$559,000	\$496,000	1200	7	1915	3	5625	N	N	3036 NW 65TH ST
10	022503	9172	8/08/08	\$475,000	\$449,000	1200	7	1957	3	3920	N	N	8056 28TH AVE NW
10	287210	1976	3/21/08	\$607,000	\$552,000	1210	7	1922	4	5000	N	N	3045 NW 71ST ST
10	444980	0430	3/26/07	\$445,000	\$394,000	1210	7	1988	3	3960	N	N	8344 26TH AVE NW
10	369390	1630	2/09/07	\$470,000	\$418,000	1220	7	1945	3	5000	N	N	3006 NW 66TH ST
10	813270	0040	8/22/08	\$473,600	\$450,000	1220	7	1943	4	7500	N	N	8031 28TH AVE NW
10	285610	0526	9/05/08	\$549,000	\$524,000	1230	7	1928	3	5100	N	N	6517 26TH AVE NW
10	369390	1045	4/25/08	\$498,500	\$457,000	1230	7	1950	3	5000	N	N	3051 NW 69TH ST
10	285610	1640	5/25/07	\$602,500	\$532,000	1240	7	1974	3	5100	N	N	6712 26TH AVE NW
10	287210	1690	2/12/07	\$600,000	\$533,000	1240	7	1915	5	5000	N	N	3007 NW 72ND ST
10	444380	0625	6/09/08	\$620,000	\$576,000	1240	7	1928	5	3880	N	N	7515 27TH AVE NW
10	751850	0410	8/20/08	\$530,000	\$503,000	1240	7	1913	4	5100	N	N	6756 16TH AVE NW
10	602150	3825	10/08/07	\$500,000	\$443,000	1240	7	1941	3	5500	N	N	7516 JONES AVE NW
10	330070	1315	6/27/07	\$424,000	\$374,000	1240	7	1984	3	4000	N	N	8559 17TH AVE NW
10	602150	1920	4/02/07	\$539,950	\$478,000	1250	7	1939	3	5300	N	N	8025 21ST AVE NW
10	330070	1285	5/10/07	\$438,046	\$387,000	1250	7	1955	3	4000	N	N	8533 17TH AVE NW
10	751850	7590	8/20/08	\$621,990	\$591,000	1260	7	1909	5	4080	N	N	6728 JONES AVE NW
10	054600	0405	3/27/08	\$465,000	\$424,000	1260	7	1930	3	4005	N	N	8352 18TH AVE NW
10	751850	5730	8/21/07	\$469,900	\$415,000	1260	7	1900	5	5610	N	N	6731 21ST AVE NW
10	369390	0595	3/26/07	\$450,000	\$398,000	1260	7	1945	3	5000	N	N	2803 NW 69TH ST
10	330070	0870	7/07/08	\$463,750	\$434,000	1270	7	1910	3	4000	N	N	8550 16TH AVE NW
10	123200	1171	7/05/07	\$380,000	\$335,000	1270	7	1945	3	3330	N	N	7735 15TH AVE NW
10	123200	1175	7/05/07	\$380,000	\$335,000	1270	7	1945	3	3330	N	N	7737 15TH AVE NW
10	330070	0415	4/14/08	\$510,000	\$467,000	1280	7	1961	3	4000	N	N	8728 18TH AVE NW
10	602150	4000	11/18/08	\$440,000	\$432,000	1280	7	1939	3	4520	N	N	7502 23RD AVE NW
10	602150	2110	12/11/07	\$539,500	\$482,000	1290	7	1926	3	4060	N	N	8057 20TH AVE NW
10	752250	0031	5/02/07	\$478,000	\$422,000	1290	7	1950	4	6365	N	N	2921 NW 80TH ST
10	751850	4705	8/22/08	\$560,000	\$532,000	1300	7	1931	5	4590	N	N	7318 21ST AVE NW
10	054600	0130	5/12/08	\$503,450	\$464,000	1300	7	1937	4	4046	N	N	8335 19TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	276760	4246	4/18/08	\$399,990	\$366,000	1310	7	2007	3	1183	N	N	2015 A NW 59TH ST
10	276760	4245	4/06/08	\$394,990	\$361,000	1310	7	2007	3	1446	N	N	2015 B NW 59TH ST
10	602150	0795	9/04/07	\$569,950	\$504,000	1320	7	1940	4	5000	N	N	8303 23RD AVE NW
10	751850	4970	11/05/08	\$410,000	\$401,000	1330	7	1954	3	5100	N	N	6717 20TH AVE NW
10	751850	3490	5/17/07	\$449,000	\$396,000	1340	7	1984	3	2550	N	N	6755 18TH AVE NW
10	123200	0480	5/06/08	\$470,000	\$432,000	1340	7	1910	5	3696	N	N	7739 18TH AVE NW
10	751850	8095	8/27/08	\$666,762	\$635,000	1350	7	1961	5	5100	N	N	7340 JONES AVE NW
10	330070	0174	4/24/08	\$525,000	\$482,000	1350	7	1970	3	6800	N	N	8725 19TH AVE NW
10	751850	4695	7/24/07	\$630,000	\$556,000	1350	7	1931	5	4080	N	N	7314 21ST AVE NW
10	916510	0185	10/01/07	\$620,000	\$549,000	1370	7	1930	4	4080	N	N	7332 EARL AVE NW
10	238910	0050	4/14/08	\$525,000	\$480,000	1370	7	1942	3	4224	N	N	8020 16TH AVE NW
10	285610	0800	2/07/08	\$576,200	\$519,000	1370	7	1945	4	5100	N	N	6555 27TH AVE NW
10	751850	0845	12/19/08	\$465,000	\$462,000	1370	7	1945	4	4690	N	N	7336 16TH AVE NW
10	602150	2395	8/28/07	\$700,000	\$619,000	1390	7	1941	4	4100	N	N	7732 21ST AVE NW
10	602150	2950	1/30/08	\$528,000	\$475,000	1390	7	1926	3	4100	N	N	7717 23RD AVE NW
10	369390	0205	10/09/08	\$562,000	\$543,000	1390	7	1937	4	5000	N	N	3007 NW 70TH ST
10	751850	4150	4/25/07	\$482,000	\$426,000	1390	7	1929	4	3276	N	N	1917 NW 73RD ST
10	285610	2060	2/08/08	\$518,000	\$467,000	1390	7	1909	5	4080	N	N	6748 EARL AVE NW
10	444980	0595	9/06/07	\$540,000	\$477,000	1400	7	1925	4	4000	N	N	8344 25TH AVE NW
10	751850	2245	7/24/07	\$505,000	\$446,000	1400	7	1929	4	3570	N	N	6712 18TH AVE NW
10	285610	0445	2/12/08	\$417,000	\$376,000	1400	7	1989	3	2550	N	N	6524 26TH AVE NW
10	125420	1175	12/17/08	\$475,000	\$472,000	1410	7	1911	4	5250	N	N	7112 28TH AVE NW
10	916510	0250	3/29/07	\$705,000	\$624,000	1420	7	1942	5	3880	N	N	7317 EARL AVE NW
10	602150	4020	9/24/08	\$597,950	\$575,000	1430	7	1941	5	4000	N	N	7518 23RD AVE NW
10	751850	1865	10/26/07	\$542,000	\$481,000	1430	7	1923	4	5100	N	N	6527 16TH AVE NW
10	751850	5030	10/29/08	\$558,000	\$544,000	1430	7	1929	4	5100	N	N	6714 21ST AVE NW
10	054600	0910	4/30/07	\$490,000	\$433,000	1430	7	1930	4	4005	N	N	1803 NW 83RD ST
10	444280	0040	10/27/08	\$566,500	\$552,000	1440	7	1926	3	5000	N	N	8335 28TH AVE NW
10	751850	8800	5/22/07	\$670,000	\$591,000	1450	7	1925	5	5100	N	N	2353 NW 70TH ST
10	751850	6960	5/30/07	\$487,600	\$430,000	1450	7	1983	3	2550	N	N	6706 23RD AVE NW
10	751850	4995	8/28/07	\$492,500	\$435,000	1460	7	1987	3	2550	N	N	6731 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	054600	0215	10/24/07	\$530,000	\$470,000	1460	7	1929	3	4005	N	N	8320 19TH AVE NW
10	751850	2430	9/09/08	\$516,500	\$494,000	1460	7	1911	3	5100	N	N	7017 17TH AVE NW
10	369390	1160	5/18/07	\$605,000	\$534,000	1470	7	1925	5	5000	N	N	2856 NW 67TH ST
10	123200	0495	5/03/07	\$453,000	\$400,000	1470	7	1982	3	4800	N	N	7743 18TH AVE NW
10	287210	0485	7/18/08	\$585,000	\$550,000	1480	7	1946	4	7500	N	N	7317 28TH AVE NW
10	369390	1840	8/11/08	\$490,000	\$464,000	1490	7	1923	4	5000	N	N	6516 32ND AVE NW
10	751850	1460	10/06/08	\$480,000	\$464,000	1510	7	1946	5	5100	N	N	6734 17TH AVE NW
10	285610	1280	2/11/08	\$407,500	\$368,000	1520	7	2007	3	1162	N	N	6743 A 24TH AVE NW
10	602150	0905	6/26/07	\$648,000	\$572,000	1530	7	1995	3	4249	N	N	8342 JONES AVE NW
10	751850	8050	6/25/07	\$719,900	\$635,000	1580	7	1913	4	5100	N	N	7316 JONES AVE NW
10	916410	0016	6/29/07	\$425,000	\$375,000	1580	7	1910	4	4080	N	N	7308 25TH AVE NW
10	602150	0175	6/23/08	\$465,000	\$434,000	1650	7	1928	4	4000	N	N	8342 21ST AVE NW
10	120500	0050	4/25/07	\$630,000	\$557,000	1700	7	1940	3	5568	N	N	7538 31ST AVE NW
10	751850	4200	6/12/08	\$585,000	\$544,000	1720	7	1930	5	3774	N	N	7031 19TH AVE NW
10	751850	6775	8/15/07	\$600,000	\$530,000	1720	7	1900	5	5100	N	N	6734 23RD AVE NW
10	123200	0015	8/14/07	\$541,500	\$478,000	1770	7	1995	3	4800	N	N	7752 20TH AVE NW
10	751850	6585	6/15/07	\$582,000	\$513,000	1780	7	1912	3	5100	N	N	7056 23RD AVE NW
10	330070	1252	6/19/08	\$450,000	\$419,000	1788	7	2008	3	1977	N	N	8507 17TH AVE NW
10	751850	2000	5/20/08	\$630,000	\$582,000	1800	7	2002	3	5100	N	N	6512 18TH AVE NW
10	916410	0260	7/27/07	\$555,000	\$490,000	1820	7	1919	4	4250	N	N	7351 26TH AVE NW
10	751850	1240	1/15/08	\$602,000	\$540,000	1840	7	1912	4	5100	N	N	7044 17TH AVE NW
10	751850	6450	8/27/07	\$625,000	\$552,000	1860	7	1930	4	3825	N	N	7321 22ND AVE NW
10	123200	1160	6/26/08	\$336,430	\$314,000	1870	7	1924	3	3330	N	N	7725 15TH AVE NW
10	751850	2210	10/25/07	\$567,500	\$504,000	1890	7	1909	4	5202	N	N	6727 17TH AVE NW
10	444380	1745	10/29/07	\$564,950	\$502,000	1900	7	1940	4	5820	N	N	8012 25TH AVE NW
10	751850	0390	12/18/07	\$505,000	\$451,000	1920	7	1921	3	5100	N	N	6746 16TH AVE NW
10	751850	2490	4/11/07	\$585,000	\$517,000	2000	7	1907	5	5100	N	N	7016 18TH AVE NW
10	287210	0500	11/20/07	\$800,000	\$712,000	2040	7	1922	4	7500	N	N	7303 28TH AVE NW
10	813270	0121	3/05/08	\$377,500	\$342,000	800	8	2005	3	2880	N	N	2818 NW 80TH ST
10	444380	1345	8/02/07	\$608,000	\$537,000	820	8	2006	3	4268	N	N	7559 26TH AVE NW
10	125420	1106	2/26/08	\$479,000	\$433,000	900	8	1946	5	3172	N	N	7002 28TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	3697	6/11/07	\$372,000	\$328,000	920	8	2006	3	1057	N	N	7534 A 24TH AVE NW
10	602150	3698	6/11/07	\$369,900	\$326,000	920	8	2006	3	905	N	N	7534 B 24TH AVE NW
10	602150	3930	7/23/07	\$587,000	\$518,000	1010	8	1948	5	4000	N	N	7531 22ND AVE NW
10	330070	1250	9/18/08	\$305,000	\$293,000	1018	8	2008	3	1013	N	N	8505 B 17TH AVE NW
10	751850	4735	10/23/08	\$485,000	\$471,000	1030	8	1929	4	4080	N	N	7016 21ST AVE NW
10	369390	1035	2/14/07	\$489,950	\$436,000	1040	8	1951	3	5000	N	N	3055 NW 69TH ST
10	444380	0335	9/24/08	\$568,500	\$547,000	1090	8	1952	3	4182	N	N	7502 28TH AVE NW
10	287210	0235	6/22/07	\$565,000	\$498,000	1100	8	1948	4	5000	N	N	3006 NW 74TH ST
10	444380	0480	5/14/08	\$625,000	\$576,000	1120	8	1953	3	3880	N	N	7509 EARL AVE NW
10	444380	0480	4/02/07	\$490,000	\$434,000	1120	8	1953	3	3880	N	N	7509 EARL AVE NW
10	792760	0005	9/15/08	\$500,000	\$479,000	1150	8	1948	4	5984	N	N	3103 NW 80TH ST
10	444380	1350	6/19/07	\$570,000	\$503,000	1180	8	1951	3	3880	N	N	7555 26TH AVE NW
10	022503	9168	12/07/07	\$510,000	\$455,000	1210	8	1956	3	5010	N	N	7533 28TH AVE NW
10	444380	0445	2/01/08	\$519,950	\$468,000	1220	8	1953	3	3880	N	N	7539 EARL AVE NW
10	125420	1015	9/22/08	\$514,000	\$494,000	1220	8	1953	3	5100	N	N	7043 EARL AVE NW
10	123200	0475	12/28/07	\$510,000	\$457,000	1240	8	1962	3	3456	N	N	7735 18TH AVE NW
10	602150	3656	4/24/07	\$394,000	\$348,000	1250	8	2004	3	1064	N	N	7510 A 24TH AVE NW
10	751850	8680	5/25/07	\$490,000	\$432,000	1260	8	2006	3	5100	N	N	7022 24TH AVE NW
10	369390	0715	7/29/08	\$584,000	\$551,000	1270	8	2002	3	2500	N	N	2839 NW 69TH ST
10	444280	0095	5/05/08	\$685,000	\$630,000	1290	8	1912	5	5000	N	N	8310 29TH AVE NW
10	444380	0555	7/19/07	\$575,000	\$507,000	1300	8	1963	3	3880	N	N	7548 EARL AVE NW
10	054600	0235	8/13/08	\$587,750	\$557,000	1320	8	1953	3	4005	N	N	1818 NW 83RD ST
10	125420	0905	8/02/07	\$595,007	\$525,000	1350	8	1931	4	3468	N	N	7024 EARL AVE NW
10	751850	3230	5/15/07	\$535,000	\$472,000	1370	8	1928	4	3825	N	N	7045 18TH AVE NW
10	602150	3755	6/14/07	\$585,000	\$516,000	1400	8	1960	3	4000	N	N	7539 23RD AVE NW
10	444730	0023	2/07/08	\$410,450	\$370,000	1450	8	2007	3	794	N	N	8374 B LOYAL WAY NW
10	287210	0225	2/14/08	\$629,000	\$568,000	1480	8	1950	3	5000	N	N	7403 30TH AVE NW
10	444730	0026	1/04/08	\$467,500	\$419,000	1500	8	2007	3	1569	N	N	8376 LOYAL WAY NW
10	444730	0025	1/15/08	\$456,000	\$409,000	1500	8	2007	3	1567	N	N	8372 LOYAL WAY NW
10	369390	1570	5/28/08	\$550,000	\$509,000	1510	8	1965	3	5000	N	N	2851 NW 67TH ST
10	444380	0500	9/04/08	\$515,000	\$492,000	1520	8	2002	3	3880	N	N	7506 EARL AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	7480	7/14/08	\$587,500	\$551,000	1540	8	1911	5	4220	N	N	2308 NW 67TH ST
10	751850	5620	2/26/07	\$676,000	\$600,000	1550	8	1900	5	5100	N	N	6706 22ND AVE NW
10	602150	3040	8/07/07	\$621,000	\$548,000	1560	8	1930	3	4100	N	N	7750 JONES AVE NW
10	602150	1450	8/21/07	\$535,000	\$473,000	1560	8	1930	3	4500	N	N	8039 23RD AVE NW
10	444730	0024	12/03/07	\$426,950	\$381,000	1570	8	2007	3	1032	N	N	8374 A LOYAL WAY NW
10	444730	0022	12/06/07	\$423,950	\$378,000	1570	8	2007	3	1030	N	N	8374 C LOYAL WAY NW
10	602150	1850	3/22/07	\$629,950	\$558,000	1580	8	1930	4	4000	N	N	8048 23RD AVE NW
10	285610	2160	4/25/08	\$689,000	\$632,000	1590	8	1929	3	5100	N	N	6729 EARL AVE NW
10	751850	5140	7/07/08	\$615,000	\$576,000	1610	8	2003	3	5100	N	N	6537 20TH AVE NW
10	751850	6955	5/30/07	\$687,500	\$607,000	1630	8	2005	3	2500	N	N	2216 NW 67TH ST
10	916510	0340	9/18/08	\$705,000	\$676,000	1640	8	1914	5	4040	N	N	7406 28TH AVE NW
10	444380	1725	6/26/08	\$646,000	\$603,000	1660	8	1952	3	3880	N	N	2414 NW 80TH ST
10	751850	7495	10/02/07	\$670,000	\$593,000	1720	8	2007	3	2040	N	N	6713 23RD AVE NW
10	602150	2855	6/13/07	\$605,000	\$534,000	1760	8	1931	4	4100	N	N	7736 23RD AVE NW
10	054600	1070	6/25/07	\$619,995	\$547,000	1770	8	1931	3	4388	N	N	8061 19TH AVE NW
10	751850	6745	11/05/07	\$616,000	\$547,000	1800	8	1990	3	5100	N	N	7016 23RD AVE NW
10	602150	3955	6/01/07	\$665,000	\$587,000	1830	8	2005	3	4000	N	N	7511 22ND AVE NW
10	751850	8615	9/05/08	\$557,000	\$532,000	1830	8	1990	3	5100	N	N	7019 JONES AVE NW
10	444980	0185	5/06/08	\$570,000	\$524,000	1840	8	1983	3	3960	N	N	8326 EARL AVE NW
10	751850	6016	3/20/08	\$755,000	\$687,000	1850	8	1930	4	3480	N	N	7055 21ST AVE NW
10	916510	0380	3/16/07	\$817,500	\$724,000	1880	8	1915	5	4269	N	N	7314 28TH AVE NW
10	369390	1150	10/29/07	\$664,950	\$591,000	1890	8	2007	3	5000	N	N	2852 NW 67TH ST
10	287210	1931	4/18/08	\$690,000	\$632,000	1900	8	1929	4	3400	N	N	7018 32ND AVE NW
10	792760	0110	8/21/08	\$635,000	\$603,000	1920	8	1927	3	5875	N	N	7738 32ND AVE NW
10	751850	7620	7/27/07	\$769,950	\$679,000	2040	8	2007	3	2550	N	N	6742 JONES AVE NW
10	372780	0135	7/09/07	\$520,500	\$459,000	2070	8	1949	3	5250	N	N	7557 30TH AVE NW
10	805110	0025	6/08/07	\$735,000	\$648,000	2080	8	2001	3	4726	N	N	7729 30TH AVE NW
10	792760	0100	11/01/07	\$649,950	\$577,000	2090	8	1929	3	5875	N	N	7746 32ND AVE NW
10	751850	7500	6/20/07	\$749,000	\$661,000	2150	8	2007	3	3570	N	N	6715 23RD AVE NW
10	751850	6910	10/08/07	\$789,000	\$699,000	2160	8	2004	3	2550	N	N	6711 22ND AVE NW
10	285610	0250	6/22/07	\$650,000	\$573,000	2470	8	2004	3	2550	N	N	6519 25TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	444330	0079	1/07/08	\$740,000	\$663,000	2560	8	2006	3	5163	N	N	8328 32ND AVE NW
10	916410	0155	12/14/07	\$880,000	\$786,000	2768	8	2003	3	4750	N	N	7352 26TH AVE NW
10	330070	0615	5/28/08	\$589,000	\$545,000	2790	8	1969	3	8000	N	N	8701 16TH AVE NW
10	287210	0065	12/19/07	\$705,000	\$630,000	1500	9	1929	5	5000	N	N	3042 NW 74TH ST
10	444980	0195	2/25/08	\$685,000	\$620,000	2000	9	2000	3	5940	N	N	8318 EARL AVE NW
10	372780	0110	11/26/07	\$1,066,000	\$950,000	2160	9	2006	3	6250	N	N	7540 30TH AVE NW
10	752250	0105	10/06/08	\$845,000	\$816,000	2800	9	2007	3	4721	N	N	8018 31ST AVE NW
10	369390	0695	4/08/08	\$1,085,000	\$991,000	3040	9	2006	3	5000	N	N	2822 NW 68TH ST
10	916510	0390	8/27/08	\$927,000	\$883,000	3100	9	2005	3	4000	N	N	7304 28TH AVE NW
10	285610	1855	8/24/07	\$1,140,000	\$1,007,000	3370	9	2007	3	5100	N	N	6730 27TH AVE NW
10	444980	0110	4/12/07	\$907,000	\$802,000	3410	9	2004	3	3960	N	N	8325 EARL AVE NW
10	751850	7055	1/09/07	\$759,000	\$678,000	2030	10	2006	3	2550	N	N	6550 23RD AVE NW
10	751850	7050	1/10/07	\$882,000	\$788,000	2570	10	2006	3	5100	N	N	6546 23RD AVE NW
10	444980	0625	3/21/08	\$785,000	\$714,000	2630	10	2002	3	6600	N	N	8322 25TH AVE NW

**Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	047600	0115	6/18/07	\$715,000	SEGREGATION AND/OR MERGER SINCE SALE
1	047600	0295	11/26/08	\$380,000	MORE THAN 1 IMP
1	047600	0295	2/27/07	\$665,000	TEARDOWN SALE
1	117500	0596	7/24/07	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	117500	0598	10/22/07	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	117500	0660	7/13/07	\$83,739	PARTIAL INTEREST SALE
1	276760	0500	10/6/08	\$404,300	EXEMPT FROM EXCISE TAX
1	276760	0510	5/24/07	\$485,000	TEARDOWN SALE
1	276760	0945	2/21/08	\$760,000	OBSOLESCENCE>0
1	276760	0945	1/24/07	\$477,000	OBSOLESCENCE>0
1	276760	1010	6/14/07	\$465,099	DIAGNOSTIC OUTLIER
1	276760	1325	5/29/07	\$309,500	DIAGNOSTIC OUTLIER
1	276760	1550	7/25/08	\$400,000	OBSOLESCENCE>0
1	276760	1625	8/6/08	\$533,000	OBSOLESCENCE>0
1	276760	1650	3/15/07	\$1,000,001	SEGREGATION AND/OR MERGER SINCE SALE
1	276760	1655	5/24/07	\$650,000	TEARDOWN SALE
1	276760	2105	6/13/08	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	2240	2/28/07	\$460,000	TEARDOWN SALE
1	276760	2325	4/23/07	\$495,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	2340	1/24/08	\$370,000	SEGREGATION AND/OR MERGER SINCE SALE
1	276760	2475	2/14/08	\$240,000	PARTIAL INTEREST SALE
1	276760	2485	10/25/07	\$285,110	MORE THAN 1 IMP
1	276760	2505	3/11/08	\$452,800	DIAGNOSTIC OUTLIER
1	276760	2505	1/10/07	\$499,000	TEARDOWN SALE
1	276760	2506	1/8/08	\$250,000	DOR RATIO
1	276760	2755	8/5/08	\$470,000	OBSOLESCENCE>0
1	276760	2830	12/10/08	\$475,000	OBSOLESCENCE>0
1	276760	2910	7/11/08	\$495,000	DIAGNOSTIC OUTLIER
1	276760	3210	6/4/07	\$309,500	TEARDOWN SALE
1	276760	3320	7/14/08	\$325,000	ACTIVE PERMIT BEFORE SALE>25,000
1	276760	3550	9/11/08	\$555,000	CHANGE IN USE
1	276760	3550	8/13/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	276760	3753	4/9/07	\$489,000	DIAGNOSTIC OUTLIER
1	276760	3790	10/15/07	\$444,000	TEARDOWN SALE
1	276760	3925	6/27/07	\$559,000	DATA DOES NOT MATCH SALE
1	276760	3926	4/8/08	\$187,873	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	4068	1/18/08	\$440,000	RELOCATION - SALE TO SERVICE
1	276760	4212	1/18/07	\$389,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	276760	4215	1/9/07	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	276760	4345	2/4/08	\$389,000	DIAGNOSTIC OUTLIER
1	276760	4348	11/28/07	\$430,000	DIAGNOSTIC OUTLIER
1	276760	4350	7/27/07	\$650,000	TEARDOWN SALE
1	276760	4410	5/30/07	\$680,000	TEARDOWN SALE
1	276760	4411	12/30/08	\$368,000	DIAGNOSTIC OUTLIER
1	276760	4611	5/24/07	\$216,904	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	276760	5113	10/5/07	\$459,950	RELOCATION - SALE TO SERVICE
1	276770	0426	8/25/07	\$475,000	DIAGNOSTIC OUTLIER
1	276770	0770	2/26/07	\$660,000	CHANGE IN USE
1	276770	1415	2/22/07	\$384,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	424290	0005	1/10/07	\$522,800	OBSOLESCENCE>0
1	424290	0270	1/7/08	\$570,500	OBSOLESCENCE>0
1	424290	0375	7/11/07	\$582,500	OBSOLESCENCE>0
1	755080	1050	6/12/07	\$21,554	RELATED PARTY, FRIEND, OR NEIGHBOR
1	755080	1160	9/29/08	\$250,000	DOR RATIO
1	755130	0010	6/25/07	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	867340	0156	10/9/08	\$165,152	RELATED PARTY, FRIEND, OR NEIGHBOR
10	022503	9028	7/16/07	\$42,000	QUIT CLAIM DEED
10	022503	9057	9/28/08	\$735,000	RELOCATION - SALE TO SERVICE
10	022503	9169	3/22/07	\$435,000	DIAGNOSTIC OUTLIER
10	022503	9169	4/18/08	\$675,000	DATA DOES NOT MATCH SALE
10	054600	0035	12/4/08	\$754,000	MORE THAN 1 IMP
10	123200	0034	6/23/08	\$348,000	NO MARKET EXPOSURE
10	123200	0065	4/11/07	\$192,318	PARTIAL INTEREST SALE
10	123200	1000	7/15/08	\$400,000	NO MARKET EXPOSURE
10	123200	1350	3/13/07	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	123200	1690	6/28/07	\$232,589	QUIT CLAIM DEED
10	123200	1748	10/9/07	\$400,000	NON-REPRESENTATIVE SALE
10	125420	0075	4/25/07	\$295,000	DIAGNOSTIC OUTLIER
10	125420	0075	9/26/08	\$542,500	DATA DOES NOT MATCH SALE
10	276760	3795	5/18/07	\$925,000	TEARDOWN SALE
10	276760	3796	12/5/08	\$435,000	PERCENT COMPLETE<100
10	276760	4254	2/22/08	\$434,936	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	276760	4254	2/22/08	\$434,936	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	285610	0956	5/2/08	\$492,500	BANKRUPTCY - RECEIVER OR TRUSTEE
10	285610	1050	11/21/08	\$303,500	NON-REPRESENTATIVE SALE
10	285610	1110	5/23/08	\$425,000	MORE THAN 1 IMP
10	285610	1270	2/28/08	\$419,950	MORE THAN 1 IMP
10	285610	1440	10/16/08	\$266,500	NON-REPRESENTATIVE SALE
10	285610	1620	2/22/07	\$16,200	QUIT CLAIM DEED
10	285610	2280	11/20/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	287210	0746	1/28/08	\$439,900	BANKRUPTCY - RECEIVER OR TRUSTEE
10	287210	1375	6/4/07	\$400,000	OBSOLESCENCE>0
10	287210	1976	3/21/08	\$607,000	RELOCATION - SALE TO SERVICE
10	287210	2270	9/5/08	\$330,000	DIAGNOSTIC OUTLIER
10	330070	0405	3/13/07	\$123,614	RELATED PARTY, FRIEND, OR NEIGHBOR
10	330070	0445	10/2/07	\$315,000	DIAGNOSTIC OUTLIER
10	330070	1080	1/14/08	\$815,000	1031 TRADE
10	330070	1371	3/27/07	\$395,000	DIAGNOSTIC OUTLIER
10	330070	1495	4/25/07	\$380,500	TEARDOWN SALE
10	369390	0915	3/2/07	\$219,482	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	369390	1150	2/20/07	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	444280	0005	6/21/07	\$399,500	DIAGNOSTIC OUTLIER
10	444280	0005	8/11/08	\$369,950	DIAGNOSTIC OUTLIER
10	444280	0035	8/20/07	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444280	0335	11/27/07	\$445,000	DIAGNOSTIC OUTLIER
10	444330	0079	4/18/07	\$200,000	DOR RATIO
10	444380	0665	1/3/08	\$332,000	DIAGNOSTIC OUTLIER
10	444380	0945	8/13/08	\$265,000	DIAGNOSTIC OUTLIER
10	444380	1110	2/11/08	\$103,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444380	1110	2/11/08	\$222,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444380	1285	1/5/07	\$325,000	NON-REPRESENTATIVE SALE
10	444380	1505	11/30/07	\$200,000	NON-REPRESENTATIVE SALE
10	444980	0320	11/20/08	\$262,000	DIAGNOSTIC OUTLIER
10	444980	0600	3/12/07	\$390,000	DIAGNOSTIC OUTLIER
10	602150	0010	6/26/08	\$278,000	DIAGNOSTIC OUTLIER
10	602150	0100	12/27/07	\$530,000	OBSOLESCENCE>0
10	602150	1850	3/22/07	\$629,950	RELOCATION - SALE TO SERVICE
10	602150	2225	7/23/08	\$134,696	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	3350	12/23/08	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	602150	3640	4/18/08	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	3695	8/3/07	\$349,900	DIAGNOSTIC OUTLIER
10	602150	3696	6/7/07	\$354,900	DIAGNOSTIC OUTLIER
10	602150	3705	1/8/07	\$500,000	TEARDOWN SALE
10	602150	4020	1/28/08	\$423,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	630940	0065	12/12/08	\$835,000	PERCENT COMPLETE<100
10	630940	0065	5/2/07	\$385,000	TEARDOWN SALE
10	751850	2120	3/21/08	\$325,000	DIAGNOSTIC OUTLIER
10	751850	2135	1/3/08	\$405,000	DIAGNOSTIC OUTLIER
10	751850	2510	8/12/08	\$291,300	PREVIOUS IMP VALUE<=25,000
10	751850	2915	12/3/08	\$1,295,000	DIAGNOSTIC OUTLIER
10	751850	2915	2/23/07	\$350,000	DOR RATIO
10	751850	3450	6/13/08	\$162,410	QUIT CLAIM DEED
10	751850	3970	4/16/07	\$450,000	DIAGNOSTIC OUTLIER
10	751850	4785	2/26/07	\$59,771	DOR RATIO
10	751850	5240	7/5/07	\$486,000	PERCENT COMPLETE<100
10	751850	5360	11/18/08	\$260,756	DIAGNOSTIC OUTLIER
10	751850	5410	6/18/07	\$423,500	NO MARKET EXPOSURE
10	751850	6240	6/18/08	\$350,000	DIAGNOSTIC OUTLIER
10	751850	6745	3/6/07	\$500,000	NON-REPRESENTATIVE SALE
10	751850	7435	12/20/07	\$337,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	751850	8927	10/6/08	\$299,950	DIAGNOSTIC OUTLIER
10	813270	0150	10/21/08	\$330,000	DIAGNOSTIC OUTLIER
10	867540	0020	3/5/07	\$444,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	916410	0035	2/2/07	\$153,527	RELATED PARTY, FRIEND, OR NEIGHBOR
10	916510	0330	10/27/08	\$163,638	PARTIAL INTEREST SALE

***Vacant Sales Used in this Annual Update Analysis
Area 19***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	276760	3319	7/21/08	\$85,000	1,945	N	N
1	755080	0510	6/22/07	\$318,100	5,000	N	N
10	444330	0079	4/18/07	\$200,000	3,729	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 19***

No vacant sales were removed.

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

(206) 296-5195 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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

Scott Noble
Assessor

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:

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.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

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.

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 federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor