

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Riverton Heights / Tukwila – Area 24

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 380

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$123,100	\$190,100	\$313,200			
2009 Value	\$114,000	\$128,500	\$242,500	\$290,000	83.6%	11.75%
Change	-\$9,100	-\$61,600	-\$70,700			
% Change	-7.4%	-32.4%	-22.6%			

*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	\$127,800	\$163,400	\$291,200
2009 Value	\$118,300	\$107,100	\$225,400
Percent Change	-7.4%	-34.5%	-22.6%

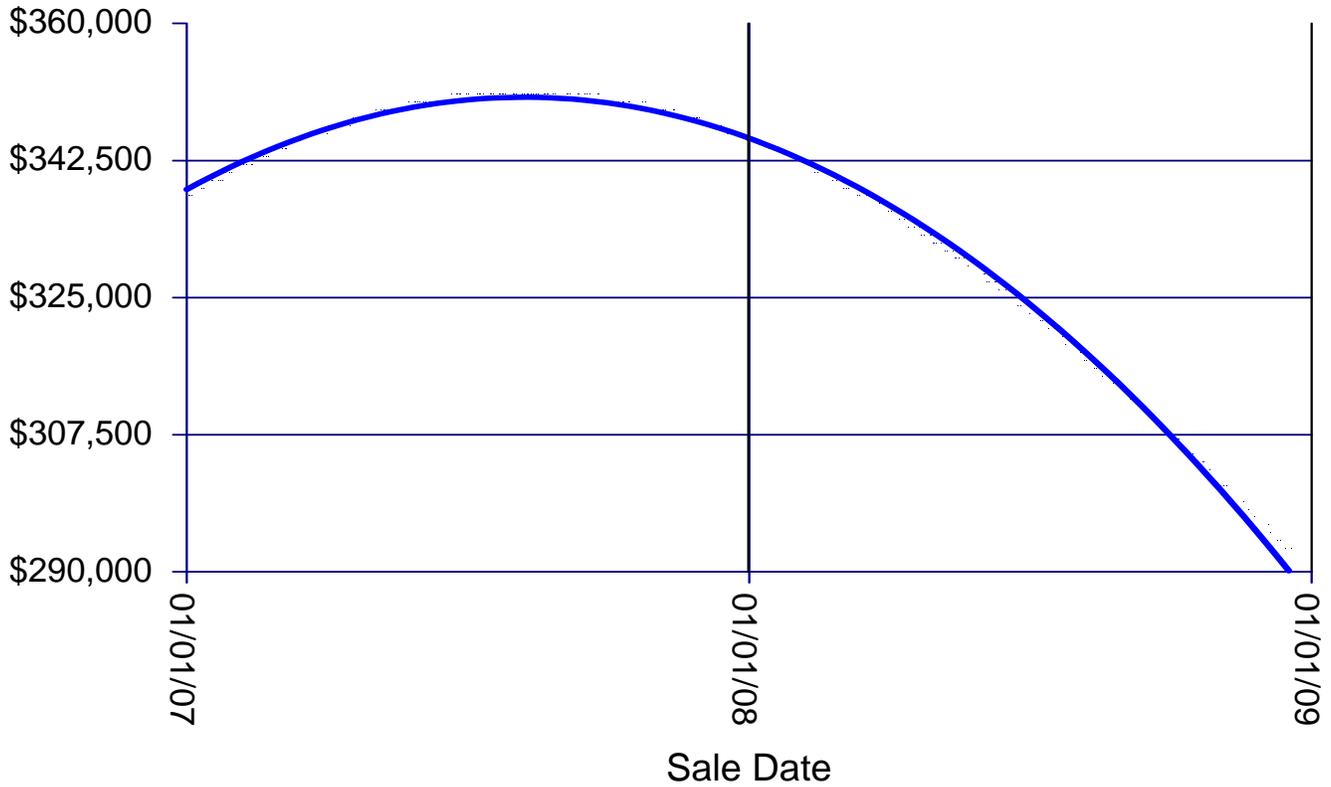
Number of one to three unit residences in the Population: 5166

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

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 24
From 1/1/07 to 1/1/09**

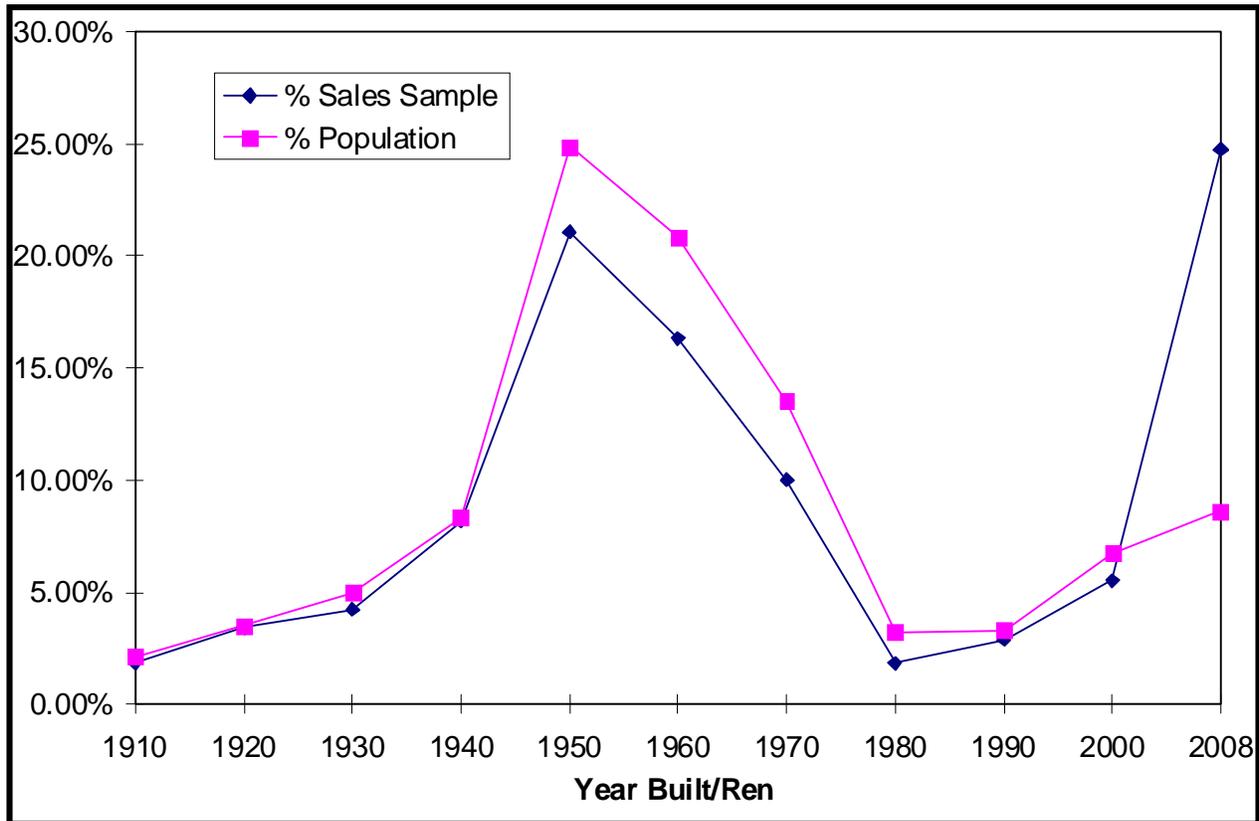
Market Change of Average Sales Price
from 1/1/2007 to 1/1/2009



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	7	1.84%
1920	13	3.42%
1930	16	4.21%
1940	31	8.16%
1950	80	21.05%
1960	62	16.32%
1970	38	10.00%
1980	7	1.84%
1990	11	2.89%
2000	21	5.53%
2008	94	24.74%
	380	

Population		
Year Built/Ren	Frequency	% Population
1910	111	2.15%
1920	181	3.50%
1930	258	4.99%
1940	429	8.30%
1950	1285	24.87%
1960	1077	20.85%
1970	699	13.53%
1980	166	3.21%
1990	169	3.27%
2000	347	6.72%
2008	444	8.59%
	5166	

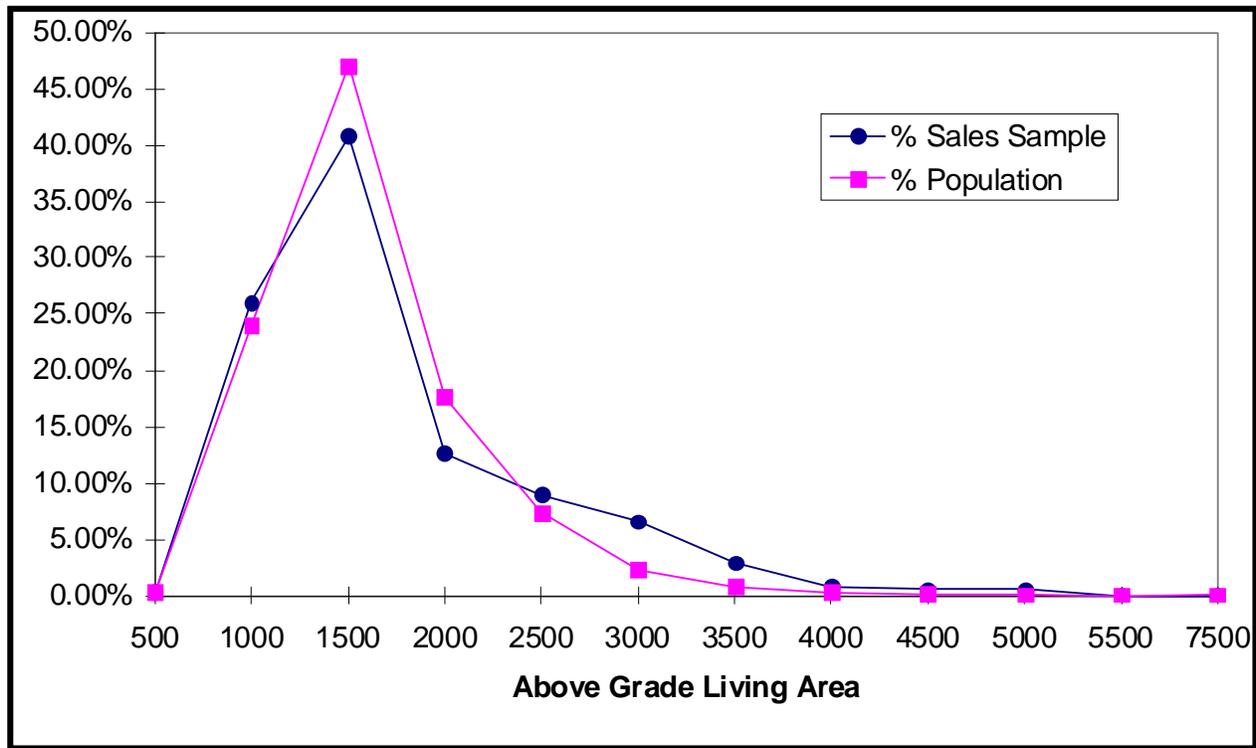


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.26%
1000	99	26.05%
1500	155	40.79%
2000	48	12.63%
2500	34	8.95%
3000	25	6.58%
3500	11	2.89%
4000	3	0.79%
4500	2	0.53%
5000	2	0.53%
5500	0	0.00%
7500	0	0.00%
	380	

Population		
AGLA	Frequency	% Population
500	17	0.33%
1000	1239	23.98%
1500	2430	47.04%
2000	909	17.60%
2500	382	7.39%
3000	120	2.32%
3500	43	0.83%
4000	15	0.29%
4500	6	0.12%
5000	3	0.06%
5500	0	0.00%
7500	2	0.04%
	5166	

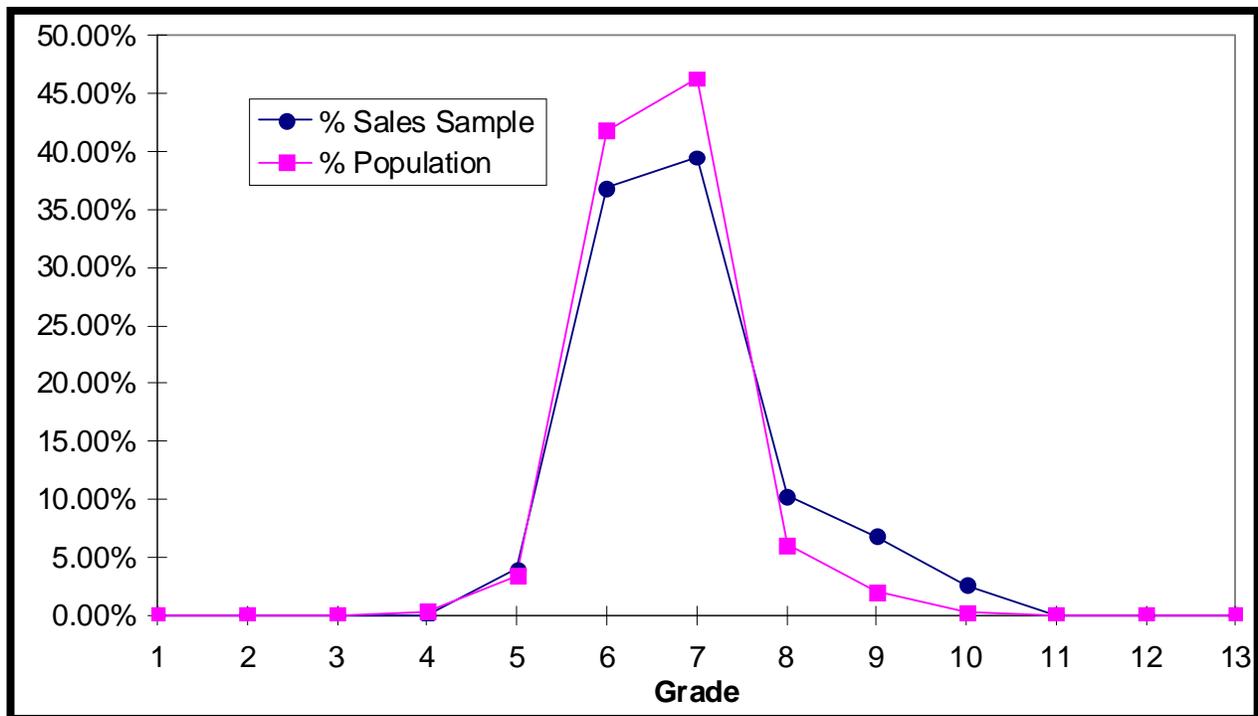


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

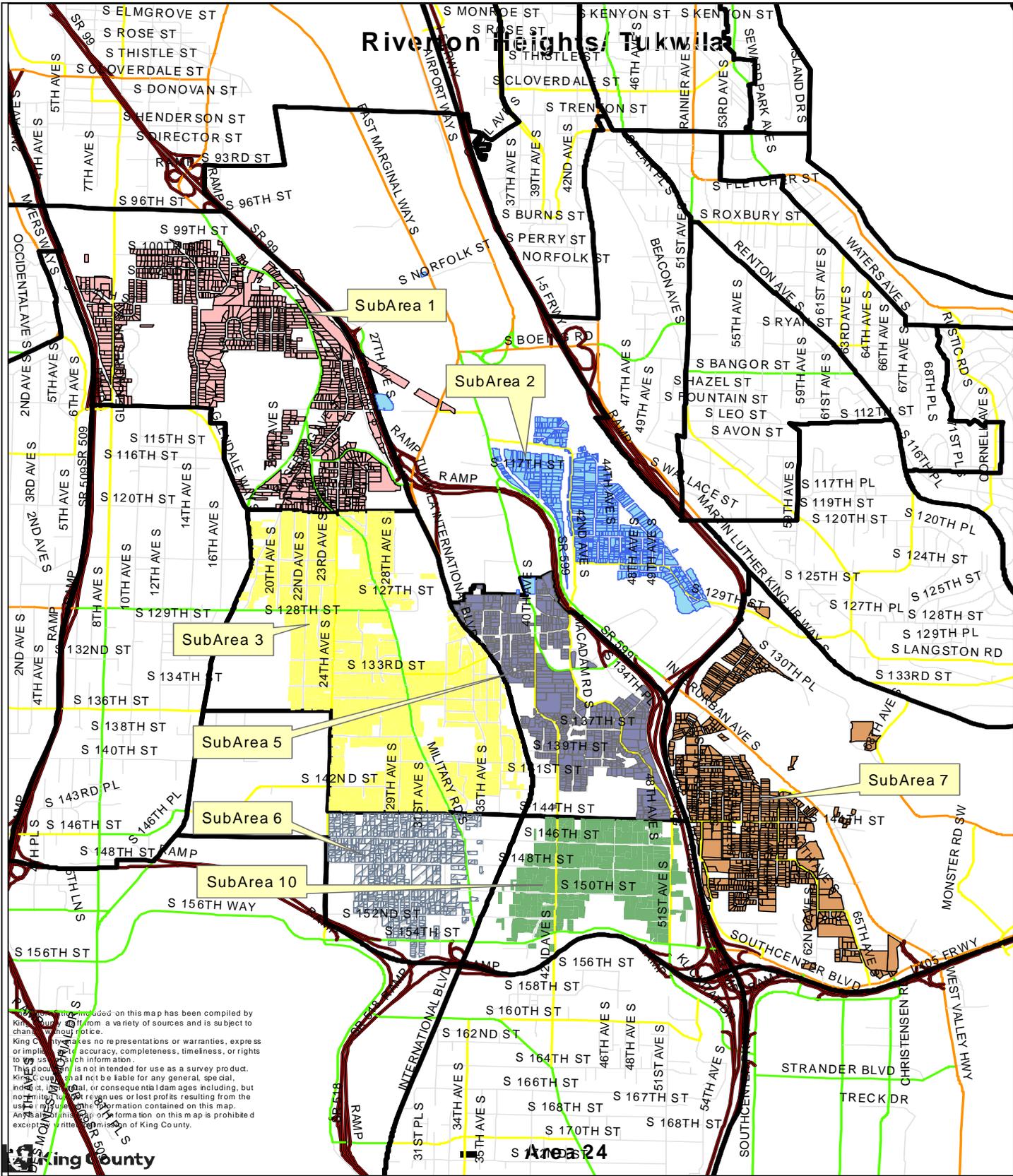
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	15	3.95%
6	140	36.84%
7	150	39.47%
8	39	10.26%
9	26	6.84%
10	10	2.63%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	380	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	15	0.29%
5	174	3.37%
6	2156	41.73%
7	2391	46.28%
8	313	6.06%
9	103	1.99%
10	13	0.25%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5166	



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



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 19, 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

Based on the 12 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 7% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.93, 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 380 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 / 1.095286

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 -22.6 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * 0.774.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the -22.6 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.774
- *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

Based on the 5 usable mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile homes parcels, an 18.07% decrease was made in mobile home assessment for the 2009 Assessment Year. There are 134 parcels that are improved with mobile homes.

2009 Mobile Home Value = (2008 Land Value + Previous Improvement Value)*0.819,

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

Model Validation

The resulting assessment level is 83.6%. 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 -22.6%. 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 24 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

-22.39%

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 24 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	0.858	-14.2%
2/1/2007	0.850	-15.0%
3/1/2007	0.843	-15.7%
4/1/2007	0.837	-16.3%
5/1/2007	0.833	-16.7%
6/1/2007	0.829	-17.1%
7/1/2007	0.827	-17.3%
8/1/2007	0.826	-17.4%
9/1/2007	0.826	-17.4%
10/1/2007	0.828	-17.2%
11/1/2007	0.830	-17.0%
12/1/2007	0.834	-16.6%
1/1/2008	0.840	-16.0%
2/1/2008	0.846	-15.4%
3/1/2008	0.854	-14.6%
4/1/2008	0.863	-13.7%
5/1/2008	0.873	-12.7%
6/1/2008	0.885	-11.5%
7/1/2008	0.897	-10.3%
8/1/2008	0.911	-8.9%
9/1/2008	0.927	-7.3%
10/1/2008	0.943	-5.7%
11/1/2008	0.961	-3.9%
12/1/2008	0.979	-2.1%
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	0.837	\$439,000
Sale 2	\$475,000	10/1/2008	0.943	\$447,000
Sale 3	\$515,000	7/1/2008	0.897	\$461,000

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

The time adjustment formula for Area 24 is $(1.095286 + 7.476266E-04 * \text{SaleDay} + 7.325426E-07 * \text{SaleDaySq}) / 1.095286$

SaleDay = SaleDate - 39814

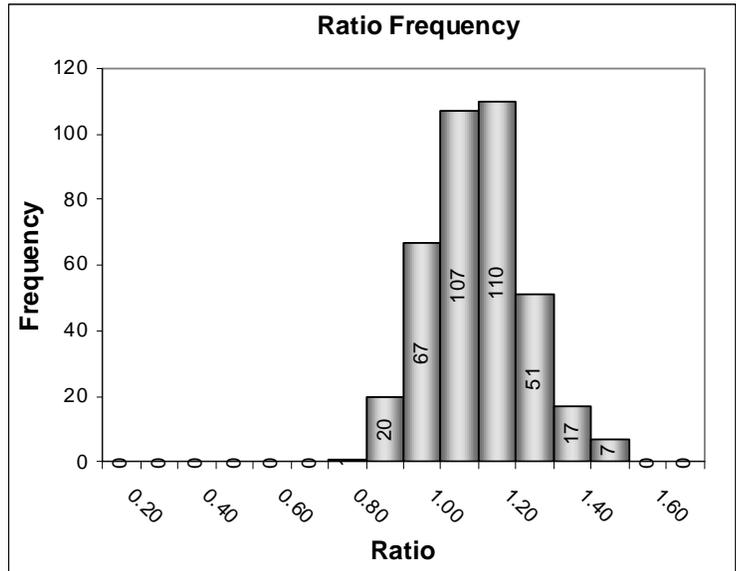
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC / Team III	Appr. Date: 01/01/2008	Date of Report: 05/19/2009	Sales Dates: 1/2007 - 12/2008
Area Riverton Height/ Tukwila - 24	Appr ID:	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	380
Mean Assessed Value	313,200
Mean Adj. Sales Price	290,000
Standard Deviation AV	90,841
Standard Deviation SP	94,723
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.095
Median Ratio	1.090
Weighted Mean Ratio	1.080
UNIFORMITY	
Lowest ratio	0.800
Highest ratio:	1.475
Coefficient of Dispersion	9.41%
Standard Deviation	0.129
Coefficient of Variation	11.76%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	1.071
Upper limit	1.110
95% Confidence: Mean	
Lower limit	1.082
Upper limit	1.108
SAMPLE SIZE EVALUATION	
N (population size)	5166
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.129
Recommended minimum:	27
Actual sample size:	380
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	194
# ratios above mean:	186
z:	0.410
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 24.

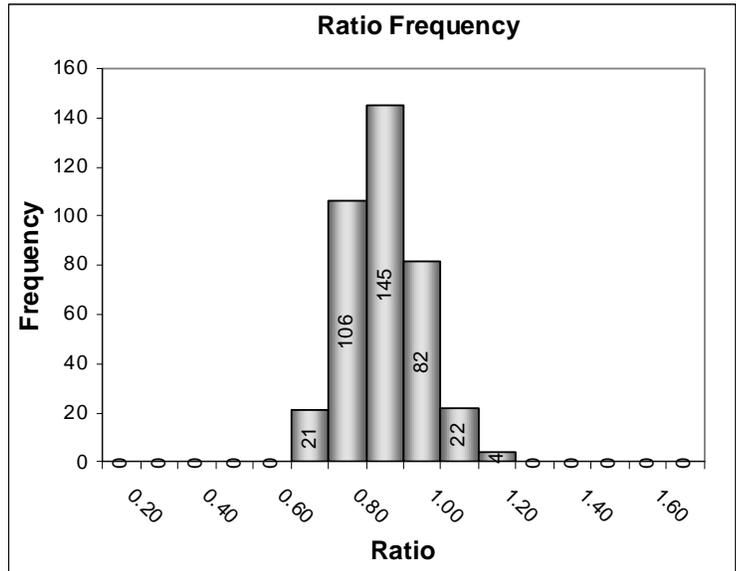
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: WC / Team III	Appr. Date: 01/01/2009	Date of Report: 05/19/2009	Sales Dates: 1/2007 - 12/2008
Area Riverton Height/ Tukwila - 24	Appr ID: 0	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	380
Mean Assessed Value	242,500
Mean Sales Price	290,000
Standard Deviation AV	70,496
Standard Deviation SP	94,723
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.848
Median Ratio	0.843
Weighted Mean Ratio	0.836
UNIFORMITY	
Lowest ratio	0.620
Highest ratio:	1.139
Coefficient of Dispersion	9.42%
Standard Deviation	0.100
Coefficient of Variation	11.75%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.829
Upper limit	0.860
95% Confidence: Mean	
Lower limit	0.838
Upper limit	0.858
SAMPLE SIZE EVALUATION	
N (population size)	5166
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.100
Recommended minimum:	16
Actual sample size:	380
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	192
# ratios above mean:	188
z:	0.205
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 24.

Assessment level reflects the downward trend of the market.

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 24
(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
001	092304	9087	2/23/07	\$290,000	\$245,000	650	5	2001	3	41866	N	N	11450 ROSEBERG AVE S
001	013300	0525	12/6/07	\$195,000	\$163,000	720	6	1925	3	12400	N	N	10028 16TH AVE S
001	013300	0525	10/6/08	\$275,000	\$260,000	720	6	1925	3	12400	N	N	10028 16TH AVE S
001	079700	0256	3/15/07	\$329,000	\$277,000	720	6	1981	4	12000	N	N	715 S 104TH ST
001	535720	0040	12/31/07	\$225,000	\$189,000	790	6	1928	3	8400	N	N	10454 20TH AVE S
001	092304	9209	6/25/07	\$290,000	\$240,000	790	6	1942	4	8100	N	N	2416 S 118TH ST
001	042304	9125	2/22/07	\$225,000	\$190,000	820	6	1953	3	25600	N	N	10464 22ND PL S
001	079700	0320	2/20/07	\$324,000	\$274,000	820	6	1937	4	25100	N	N	10811 8TH AVE S
001	284320	0050	8/4/08	\$282,450	\$258,000	860	6	1952	3	8700	N	N	11022 26TH AVE S
001	031600	0005	5/25/07	\$295,000	\$245,000	870	6	1941	4	8064	N	N	11045 ROSEBERG AVE S
001	092304	9232	5/21/07	\$395,000	\$328,000	920	6	1944	4	15975	N	N	11642 ROSEBERG AVE S
001	042304	9067	8/28/07	\$275,000	\$227,000	930	6	1933	3	7742	N	N	10662 22ND PL S
001	031600	0170	4/3/07	\$286,000	\$239,000	930	6	1941	3	7648	N	N	10875 26TH AVE S
001	098500	0365	4/19/07	\$220,000	\$184,000	950	6	1948	3	10780	N	N	11656 GLENDALE WAY S
001	896180	0025	8/3/07	\$308,000	\$254,000	960	6	1941	3	7409	N	N	10416 18TH AVE S
001	013300	0050	5/7/07	\$215,000	\$179,000	990	6	1961	4	5400	N	N	1234 S 101ST ST
001	530020	0040	1/25/07	\$305,000	\$260,000	990	6	1945	4	12730	N	N	1026 S 102ND ST
001	092304	9110	9/20/07	\$230,000	\$190,000	1020	6	1978	3	7742	N	N	11604 25TH AVE S
001	535720	0035	2/15/08	\$284,000	\$241,000	1030	6	1950	5	4711	N	N	10446 20TH AVE S
001	092304	9143	2/14/07	\$310,000	\$262,000	1040	6	1937	3	21560	N	N	2232 S 116TH ST
001	861480	0035	9/24/08	\$247,000	\$232,000	1050	6	1941	3	7800	N	N	10642 20TH AVE S
001	042304	9168	10/24/07	\$237,000	\$197,000	1060	6	1928	4	11680	N	N	2003 S 103RD ST
001	164060	0025	7/14/08	\$220,000	\$199,000	1100	6	1950	3	7410	N	N	11427 MILITARY RD S
001	013300	0200	8/2/07	\$314,000	\$259,000	1200	6	1948	3	14746	N	N	10118 14TH AVE S
001	562420	0473	8/23/07	\$270,000	\$223,000	1210	6	1941	3	5980	N	N	9959 14TH CT S
001	278940	0090	10/16/08	\$270,950	\$258,000	1240	6	1941	3	12602	N	N	10524 14TH AVE S
001	725820	0025	8/14/07	\$360,000	\$297,000	1330	6	1936	3	6598	N	N	1411 S 99TH ST
001	098500	0190	4/24/08	\$370,000	\$322,000	1770	6	1928	2	20577	N	N	1832 S 116TH ST
001	092304	9317	6/26/07	\$449,000	\$371,000	2670	6	1986	3	10432	N	N	11632 24TH AVE S
001	562420	0717	12/4/08	\$204,950	\$201,000	940	7	1951	4	7080	N	N	10021 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(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
001	098500	0444	1/2/07	\$281,000	\$241,000	940	7	1948	3	11287	N	N	11806 DES MOINES MEMORIAL DR S
001	042304	9146	2/5/07	\$275,000	\$233,000	1020	7	1954	4	10500	N	N	10427 18TH AVE S
001	092304	9448	6/13/07	\$294,000	\$243,000	1020	7	1962	3	9088	N	N	11259 ROSEBERG AVE S
001	092304	9448	4/6/07	\$294,000	\$246,000	1020	7	1962	3	9088	N	N	11259 ROSEBERG AVE S
001	013300	0225	3/7/07	\$335,000	\$282,000	1020	7	1967	4	9600	N	N	1245 S 101ST ST
001	079700	0251	2/7/07	\$273,000	\$232,000	1030	7	2002	3	2800	N	N	11057 8TH AVE S
001	013300	0030	5/5/08	\$297,000	\$260,000	1110	7	1937	5	8000	Y	N	10001 14TH AVE S
001	079700	0285	7/9/08	\$318,450	\$287,000	1150	7	1963	3	12500	N	N	10467 8TH AVE S
001	098500	0446	1/18/07	\$280,000	\$239,000	1180	7	1959	3	10129	N	N	1837 S 118TH ST
001	424540	0060	5/25/07	\$393,000	\$326,000	1220	7	1954	4	11550	N	N	2229 S 111TH PL
001	562420	0731	4/22/08	\$335,000	\$291,000	1290	7	1947	4	16352	N	N	10101 12TH AVE S
001	309200	0190	11/27/07	\$287,500	\$240,000	1330	7	1952	4	12750	N	N	11815 MILITARY RD S
001	042304	9157	5/2/07	\$353,515	\$294,000	1340	7	1960	4	8580	N	N	1661 S 103RD ST
001	309200	0046	4/2/07	\$390,000	\$326,000	1350	7	1959	4	16728	N	N	11827 24TH AVE S
001	562420	0709	5/13/08	\$395,250	\$347,000	1370	7	1993	4	5700	N	N	1102 S 101ST ST
001	424540	0010	7/2/08	\$275,000	\$247,000	1390	7	1955	3	10000	N	N	2210 S 111TH PL
001	042304	9053	7/2/07	\$300,000	\$248,000	1390	7	1931	3	10454	N	N	10616 DES MOINES MEMORIAL DR S
001	278700	0045	5/10/07	\$383,000	\$318,000	1480	7	1951	4	28400	N	N	10429 16TH AVE S
001	164060	0010	1/30/08	\$300,000	\$254,000	1740	7	1940	3	17016	Y	N	11434 DES MOINES MEMORIAL DR S
001	164060	0010	6/12/08	\$325,000	\$289,000	1740	7	1940	3	17016	Y	N	11434 DES MOINES MEMORIAL DR S
001	278700	0040	7/18/07	\$350,000	\$289,000	1870	7	1953	4	42070	N	N	10503 16TH AVE S
001	278700	0085	5/20/08	\$329,000	\$289,000	2210	7	1954	3	14400	N	N	10466 17TH AVE S
001	327600	0020	12/5/08	\$328,000	\$322,000	1520	8	1984	3	22600	N	N	10752 COUNTRY CLUB LN S
001	278700	0225	7/30/08	\$350,000	\$319,000	1660	8	1948	4	9600	N	N	1650 S 107TH ST
001	098500	0175	2/20/08	\$475,000	\$404,000	1730	8	2007	3	22900	N	N	11415 20TH AVE S
001	013300	0125	7/18/08	\$412,000	\$373,000	1750	8	2007	3	9450	N	N	10005 16TH AVE S
001	327590	0050	5/29/07	\$405,000	\$336,000	2150	8	1960	3	19350	N	N	10716 COUNTRY CLUB LN S
001	535720	0123	1/29/07	\$472,500	\$402,000	2320	8	2006	3	8400	N	N	10640 20TH AVE S
001	092304	9189	7/13/07	\$578,000	\$478,000	2220	9	2007	3	35960	N	N	11642 26TH AVE S
001	042304	9044	6/28/07	\$575,000	\$476,000	2870	9	2007	3	8676	N	N	1925 S 104TH ST
002	017900	0429	3/16/07	\$174,500	\$147,000	500	5	1934	3	5500	N	N	12205 44TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(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
002	335140	0620	9/26/07	\$193,950	\$160,000	540	5	1947	3	2000	N	N	4002 S 115TH ST
002	017900	0025	4/3/07	\$234,900	\$197,000	550	5	1942	4	6975	N	N	12214 42ND AVE S
002	017900	1545	3/12/07	\$277,000	\$233,000	1040	5	2001	3	6000	N	N	12219 49TH AVE S
002	335140	0005	6/21/07	\$147,000	\$122,000	1460	5	1911	3	5638	Y	N	3914 S 115TH ST
002	017900	0161	4/25/07	\$235,000	\$196,000	730	6	1942	3	4500	N	N	12235 43RD AVE S
002	017900	0060	3/28/07	\$180,000	\$151,000	740	6	1905	3	8580	N	N	12232 42ND AVE S
002	334740	0870	3/12/07	\$266,000	\$224,000	790	6	1943	3	10358	N	N	12050 44TH PL S
002	334740	1030	5/30/07	\$270,375	\$224,000	790	6	1918	3	10500	N	N	11860 44TH AVE S
002	334740	1325	4/11/08	\$210,000	\$182,000	840	6	1943	3	7952	N	N	11806 44TH AVE S
002	017900	1130	8/27/07	\$270,000	\$223,000	840	6	1943	4	4500	N	N	12210 47TH AVE S
002	017900	0555	10/7/08	\$246,000	\$233,000	850	6	1921	3	5000	N	N	4408 S 124TH ST
002	334740	1470	9/24/08	\$215,000	\$202,000	860	6	1957	3	7900	N	N	4730 S 122ND ST
002	334740	0360	8/10/07	\$229,950	\$190,000	870	6	1940	3	4267	N	N	4206 S 122ND ST
002	334740	0992	2/13/08	\$250,000	\$212,000	890	6	1924	3	9800	N	N	11826 44TH AVE S
002	017900	0065	5/18/07	\$209,000	\$174,000	900	6	1954	3	6000	N	N	12229 43RD AVE S
002	334740	0190	5/14/08	\$327,175	\$287,000	970	6	1918	3	22059	N	N	11666 42ND AVE S
002	102304	9045	4/2/07	\$350,000	\$293,000	1120	6	2006	3	14000	Y	Y	11534 EAST MARGINAL WAY S
002	335140	0260	7/9/07	\$310,000	\$256,000	1150	6	1949	5	9750	N	N	3938 S 113TH ST
002	334740	0590	12/11/07	\$304,000	\$254,000	1200	6	1945	3	10400	N	N	11651 44TH AVE S
002	334740	0100	3/18/08	\$265,000	\$228,000	1010	7	1948	3	7800	N	N	4219 S 116TH ST
002	334740	0400	8/18/08	\$289,000	\$266,000	1250	7	1968	3	8774	N	N	4310 S 122ND ST
002	017900	0144	10/9/07	\$450,000	\$373,000	1410	7	2002	3	5000	N	N	12275 43RD AVE S
002	017900	0270	6/24/08	\$325,000	\$291,000	1420	7	2008	3	3000	N	N	12230 43RD AVE S
002	334740	1028	6/3/08	\$394,800	\$350,000	1528	7	2008	3	7068	N	N	11858 44TH AVE S
002	334740	1295	12/19/08	\$280,000	\$278,000	1780	7	1999	3	7621	N	N	12003 46TH AVE S
002	334740	1392	6/20/08	\$340,000	\$303,000	1790	7	1999	3	8800	N	N	12080 46TH AVE S
002	334740	0720	11/5/07	\$379,900	\$316,000	1960	7	2006	3	9200	N	N	4424 S 118TH ST
002	017900	0965	1/12/07	\$418,950	\$358,000	2200	7	2006	3	3745	N	N	12248 46TH AVE S
002	073300	0005	12/14/07	\$489,950	\$410,000	3070	8	2007	3	8380	N	N	11540 EAST MARGINAL WAY S
002	073300	0034	4/8/08	\$357,000	\$309,000	1730	9	2007	3	3512	N	N	11653 35TH LN S
002	073300	0032	11/21/08	\$349,900	\$341,000	2220	9	2007	3	4426	N	N	11641 35TH LN S

Improved Sales Used in this Annual Update Analysis
Area 24
(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
002	073300	0033	6/26/08	\$383,000	\$343,000	2220	9	2007	3	4376	N	N	11647 35TH LN S
002	073300	0031	10/12/07	\$448,000	\$371,000	2220	9	2007	3	4456	N	N	11635 35TH LN S
002	073300	0025	12/10/08	\$350,000	\$345,000	2430	9	2007	3	4400	N	N	11623 35TH LN S
002	073300	0021	6/11/07	\$470,500	\$390,000	2440	9	2007	3	5641	N	N	11617 35TH LN S
002	073300	0020	4/23/07	\$474,950	\$396,000	2720	9	2007	3	6074	N	N	11617 35TH LN S
002	073300	0010	1/29/07	\$485,000	\$413,000	2720	9	2007	3	7237	N	N	11605 35TH LN S
004	092304	9266	5/20/08	\$196,550	\$173,000	710	5	1937	3	9158	N	N	2125 S 124TH ST
004	025700	0111	6/13/07	\$229,000	\$190,000	770	5	1943	3	11027	N	N	12528 MILITARY RD S
004	382600	0095	8/22/07	\$245,000	\$202,000	830	5	1936	3	8100	N	N	12240 20TH AVE S
004	098500	1270	5/17/08	\$207,000	\$182,000	600	6	1961	3	15850	N	N	1855 S 124TH ST
004	382600	0690	9/18/08	\$206,000	\$193,000	640	6	1936	3	8100	N	N	12220 23RD AVE S
004	382600	0420	6/22/07	\$215,000	\$178,000	710	6	1938	5	9612	N	N	2207 S 120TH ST
004	735860	0135	5/17/07	\$224,000	\$186,000	730	6	1943	5	6178	N	N	3406 S 135TH ST
004	734660	0147	6/20/07	\$187,500	\$155,000	740	6	1943	3	11250	N	N	2855 S 133RD ST
004	609940	0271	9/7/07	\$272,500	\$225,000	750	6	1925	3	18311	N	N	14218 29TH AVE S
004	735860	0100	3/21/07	\$240,000	\$201,000	760	6	1948	3	5978	N	N	13332 34TH AVE S
004	886400	0145	8/8/08	\$259,500	\$237,000	790	6	1945	3	6000	N	N	13608 34TH AVE S
004	886400	0950	9/18/07	\$290,500	\$240,000	790	6	1944	3	6000	N	N	13850 38TH AVE S
004	886400	0695	6/9/08	\$271,000	\$241,000	790	6	1944	3	8049	N	N	13807 37TH AVE S
004	734060	1021	10/23/08	\$179,000	\$171,000	800	6	1947	3	6716	N	N	13325 TUKWILA INTERNATIONAL BLVD
004	886400	0255	8/17/07	\$258,000	\$213,000	800	6	1945	3	6500	N	N	13523 34TH AVE S
004	382600	0380	7/11/07	\$249,950	\$207,000	810	6	1939	3	8100	N	N	12241 22ND AVE S
004	886400	0215	7/10/07	\$270,000	\$223,000	810	6	1944	3	7763	N	N	3206 S 136TH ST
004	382600	0745	6/12/08	\$195,000	\$173,000	820	6	1941	3	7592	N	N	12041 24TH AVE S
004	382600	0004	2/14/07	\$274,950	\$233,000	840	6	1942	4	9000	N	N	12024 20TH AVE S
004	608300	0024	7/23/08	\$265,000	\$240,000	840	6	1946	3	8364	N	N	12848 22ND AVE S
004	609940	0350	12/27/07	\$249,950	\$210,000	890	6	1950	3	14488	N	N	14205 29TH AVE S
004	382600	0055	4/6/07	\$279,000	\$233,000	890	6	1938	4	8100	N	N	12044 20TH AVE S
004	886400	0895	5/7/07	\$300,000	\$250,000	890	6	1944	3	7500	N	N	3720 S 138TH ST
004	640460	0230	11/1/07	\$230,000	\$191,000	960	6	1918	3	7862	N	N	13441 22ND AVE S
004	152304	9100	1/17/07	\$299,950	\$256,000	980	6	1927	5	9000	N	N	13347 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(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
004	162304	9125	4/18/08	\$243,000	\$211,000	990	6	1942	3	7505	N	N	13648 28TH PL S
004	640460	0145	5/15/07	\$334,000	\$278,000	1010	6	1905	3	11587	N	N	2053 S 132ND ST
004	886400	0970	6/28/07	\$211,736	\$175,000	1020	6	1944	3	6000	N	N	13874 38TH AVE S
004	500050	0015	9/5/07	\$250,000	\$207,000	1040	6	1943	3	5694	N	N	2418 S 121ST ST
004	640460	0104	9/25/08	\$233,900	\$220,000	1040	6	1997	3	7436	N	N	13415 22ND LN S
004	181080	0015	2/9/07	\$250,000	\$212,000	1060	6	1957	4	9600	N	N	13025 26TH AVE S
004	734660	0295	3/16/07	\$260,000	\$218,000	1060	6	1924	3	10440	N	N	3018 S 133RD ST
004	735960	0560	11/27/07	\$270,000	\$225,000	1060	6	1940	3	8829	N	N	13057 34TH AVE S
004	500000	0050	4/29/08	\$271,000	\$236,000	1060	6	1942	3	8922	N	N	2419 S 121ST PL
004	500000	0025	8/2/07	\$310,000	\$256,000	1070	6	1942	3	6959	N	N	2428 S 121ST PL
004	640460	0043	8/2/07	\$279,000	\$230,000	1080	6	1978	3	11704	N	N	2221 S 132ND ST
004	608300	0004	3/12/07	\$305,000	\$257,000	1090	6	1953	4	7133	N	N	12812 23RD AVE S
004	609940	0270	4/12/07	\$323,000	\$270,000	1090	6	1948	3	7802	N	N	14214 29TH AVE S
004	886400	0545	10/29/08	\$268,000	\$257,000	1110	6	1944	3	9700	N	N	13706 34TH AVE S
004	382600	0145	7/27/07	\$288,350	\$238,000	1120	6	1935	3	8100	N	N	12203 21ST AVE S
004	025700	0263	6/18/07	\$240,000	\$199,000	1130	6	1929	4	13927	N	N	12201 MILITARY RD S
004	382600	0280	10/16/07	\$272,000	\$225,000	1130	6	1934	3	8100	N	N	12226 21ST AVE S
004	735960	0681	8/11/07	\$303,000	\$250,000	1130	6	1941	3	11700	N	N	13048 34TH AVE S
004	735960	0500	8/14/08	\$271,000	\$249,000	1150	6	1924	4	11844	Y	N	13011 33RD AVE S
004	886400	0730	7/10/08	\$259,950	\$234,000	1180	6	1944	3	7313	N	N	3511 S 137TH ST
004	098500	0613	3/28/07	\$360,000	\$302,000	1190	6	1937	4	19688	N	N	12027 ROSEBERG AVE S
004	640460	0102	7/25/08	\$212,354	\$193,000	1200	6	1990	3	7245	N	N	13419 22ND LN S
004	734660	0158	5/23/08	\$267,000	\$235,000	1220	6	1979	3	8400	N	N	2930 S 135TH ST
004	025700	0037	6/22/07	\$380,500	\$315,000	1220	6	1942	3	31564	Y	N	2625 S 122ND ST
004	608300	0155	3/3/08	\$243,000	\$208,000	1270	6	1905	3	12550	N	N	12817 22ND AVE S
004	152304	9113	1/22/07	\$282,000	\$240,000	1320	6	1940	3	16283	N	N	13319 34TH AVE S
004	382600	0432	7/26/07	\$326,000	\$269,000	1320	6	1991	3	8679	N	N	12019 23RD AVE S
004	735960	0680	11/7/08	\$300,000	\$289,000	1330	6	1956	3	6750	Y	N	3412 S 132ND ST
004	025700	0124	4/19/07	\$330,000	\$275,000	1340	6	1924	3	12104	N	N	12634 MILITARY RD S
004	609940	0344	3/8/07	\$286,450	\$241,000	1350	6	1947	4	7833	N	N	2811 S 142ND ST
004	161000	0115	3/8/07	\$230,000	\$194,000	1400	6	1939	4	17091	N	N	3731 S 141ST ST

Improved Sales Used in this Annual Update Analysis
Area 24
(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
004	886400	0465	2/9/07	\$276,000	\$234,000	1410	6	1944	3	6895	N	N	13729 34TH AVE S
004	162304	9222	5/24/07	\$318,000	\$264,000	1470	6	1941	3	17408	Y	N	13618 MILITARY RD S
004	152304	9121	4/26/07	\$260,000	\$217,000	1490	6	1942	3	12998	N	N	3407 S 140TH ST
004	553720	0031	2/13/08	\$240,000	\$204,000	1540	6	1939	3	13100	N	N	14065 33RD AVE S
004	886400	0635	4/25/07	\$289,000	\$241,000	1650	6	1944	3	6600	N	N	3418 S 140TH ST
004	608300	0021	1/10/08	\$295,000	\$248,000	1800	6	1937	3	9950	N	N	12847 24TH AVE S
004	886400	0040	6/12/07	\$313,000	\$259,000	1830	6	1944	4	6005	N	N	13538 35TH AVE S
004	382600	0170	1/23/07	\$345,500	\$294,000	1900	6	1932	3	8100	N	N	12231 21ST AVE S
004	608240	0262	4/14/08	\$230,000	\$199,000	680	7	1948	3	9488	N	N	13420 26TH AVE S
004	359860	0095	10/27/08	\$249,950	\$239,000	800	7	1962	3	8498	N	N	14255 28TH AVE S
004	092304	9094	9/12/07	\$225,000	\$186,000	840	7	1953	3	7701	N	N	2015 S 124TH ST
004	092304	9094	6/17/08	\$259,950	\$232,000	840	7	1953	3	7701	N	N	2015 S 124TH ST
004	162304	9002	2/15/07	\$278,950	\$236,000	900	7	1954	5	8289	N	N	12803 MILITARY RD S
004	608240	0260	2/13/08	\$202,000	\$172,000	910	7	1941	3	9488	N	N	13412 26TH AVE S
004	359860	0061	9/12/07	\$306,750	\$254,000	920	7	1994	3	7655	N	N	2433 S 142ND ST
004	025700	0107	5/1/07	\$299,000	\$249,000	1000	7	1950	3	6143	N	N	2722 S 125TH PL
004	609940	0111	9/5/07	\$304,950	\$252,000	1010	7	1957	3	7711	N	N	3014 S 144TH ST
004	941260	0070	11/26/07	\$320,000	\$267,000	1010	7	1963	3	9100	N	N	14120 34TH PL S
004	734700	0060	4/3/07	\$376,000	\$315,000	1010	7	1962	3	8823	N	N	2641 S 130TH PL
004	162304	9077	6/11/07	\$285,000	\$236,000	1020	7	1958	3	21187	N	N	12861 26TH AVE S
004	098500	1427	6/11/07	\$279,500	\$231,000	1060	7	1989	3	9882	N	N	12241 20TH AVE S
004	025700	0023	10/15/07	\$329,950	\$273,000	1060	7	1953	3	6500	N	N	12052 26TH AVE S
004	092304	9372	7/2/07	\$313,000	\$259,000	1120	7	1953	3	8201	N	N	12602 22ND AVE S
004	382600	0731	10/10/08	\$285,000	\$270,000	1140	7	1955	3	6000	N	N	12272 23RD AVE S
004	608240	0300	11/30/07	\$328,000	\$274,000	1150	7	2001	3	15952	N	N	2652 S 135TH ST
004	178700	0010	4/17/07	\$344,500	\$288,000	1150	7	1955	5	11122	Y	N	13030 26TH AVE S
004	735860	0320	6/20/07	\$300,000	\$248,000	1170	7	1998	3	9000	N	N	3525 S 133RD ST
004	811290	0030	4/25/07	\$350,000	\$292,000	1180	7	1993	3	5566	N	N	2416 S 131ST PL
004	609940	0010	4/10/07	\$212,000	\$177,000	1200	7	1955	3	8505	N	N	14004 MILITARY RD S
004	608240	0161	11/16/07	\$268,000	\$223,000	1200	7	1959	3	7805	N	N	2453 S 133RD ST
004	608300	0066	6/16/08	\$308,000	\$274,000	1200	7	1957	3	10125	N	N	2246 S 132ND ST

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Area 24
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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
004	155150	0050	11/8/07	\$288,500	\$240,000	1210	7	1961	3	7250	N	N	2423 S 138TH ST
004	025700	0210	11/25/08	\$225,000	\$220,000	1220	7	1941	3	7543	N	N	12517 MILITARY RD S
004	523280	0021	1/26/07	\$335,000	\$285,000	1220	7	1997	5	7280	N	N	14048 24TH AVE S
004	609940	0292	6/26/08	\$310,000	\$277,000	1250	7	1951	3	11656	N	N	2912 S 144TH ST
004	608300	0015	10/29/07	\$315,000	\$261,000	1260	7	1939	3	10204	N	N	12835 24TH AVE S
004	523280	0027	7/13/07	\$375,000	\$310,000	1260	7	1957	4	7167	N	N	14042 24TH AVE S
004	092304	9398	6/2/08	\$370,000	\$327,000	1260	7	2008	3	7425	N	N	12609 24TH AVE S
004	162304	9275	6/3/08	\$325,000	\$288,000	1280	7	1955	3	17373	N	N	13819 29TH AVE S
004	941260	0040	1/11/07	\$280,000	\$240,000	1300	7	1963	3	13900	N	N	3432 S 141ST ST
004	382600	0385	1/25/07	\$285,000	\$243,000	1360	7	1962	3	8100	N	N	12247 22ND AVE S
004	920070	0020	10/11/07	\$295,000	\$244,000	1390	7	1959	4	9005	N	N	12637 23RD AVE S
004	523280	0047	8/13/07	\$400,000	\$330,000	1390	7	1966	3	10000	N	N	14006 24TH AVE S
004	162304	9324	2/12/07	\$319,900	\$271,000	1400	7	1961	3	7244	N	N	2419 S 137TH ST
004	098500	1263	5/2/08	\$295,000	\$258,000	1420	7	1966	3	7480	N	N	12403 20TH AVE S
004	950900	0030	4/27/07	\$293,000	\$244,000	1440	7	1961	3	7085	N	N	2416 S 137TH ST
004	162304	9379	3/13/07	\$300,000	\$252,000	1470	7	1964	4	11000	N	N	2604 S 138TH ST
004	204880	0015	1/9/08	\$340,000	\$286,000	1540	7	1960	3	9600	N	N	12825 26TH PL S
004	092304	9384	5/31/07	\$310,000	\$257,000	1600	7	1954	3	9001	N	N	12625 23RD AVE S
004	162304	9163	5/5/08	\$356,500	\$312,000	1720	7	1960	3	13104	N	N	2810 S 138TH ST
004	734660	0191	7/13/07	\$329,000	\$272,000	1960	7	1965	3	12728	N	N	2952 S 135TH ST
004	608300	0065	3/16/07	\$308,000	\$259,000	2040	7	1912	4	9062	N	N	13055 24TH AVE S
004	735960	0410	11/28/07	\$420,000	\$350,000	2920	7	1984	3	8962	Y	N	3202 S 130TH ST
004	608300	0002	7/27/07	\$497,000	\$411,000	1390	8	2007	3	4400	N	N	2317 S 128TH ST
004	152304	9308	6/18/08	\$433,950	\$387,000	2100	8	2008	3	8365	N	N	3201 S 133RD ST
004	735860	0280	8/22/07	\$405,000	\$335,000	2220	8	2006	3	6000	N	N	13335 37TH AVE S
004	152304	9307	5/15/08	\$464,000	\$407,000	2790	8	2008	3	6555	N	N	3205 S 133RD ST
004	152304	9306	1/8/08	\$495,000	\$416,000	2790	8	2007	3	6524	N	N	13332 32ND AVE S
004	152304	9309	4/1/08	\$499,900	\$431,000	2810	8	2008	3	13880	N	N	3203 S 133RD ST
004	152304	9305	9/26/07	\$552,000	\$457,000	3310	8	2007	3	7233	N	N	3204 S 144TH ST
004	500050	0121	1/25/07	\$455,000	\$388,000	2470	9	2006	3	6331	N	N	12115 26TH AVE S
004	382600	0035	3/28/08	\$455,000	\$392,000	2840	9	2007	3	9000	N	N	12029 21ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(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
004	382600	0034	9/12/07	\$522,000	\$431,000	2840	9	2007	3	9000	N	N	12023 21ST AVE S
004	025700	0258	5/17/07	\$499,000	\$414,000	2400	10	2007	3	9984	N	N	12223 MILITARY RD S
004	025700	0259	2/22/07	\$495,000	\$418,000	2440	10	2007	3	9750	N	N	12225 MILITARY RD S
004	025700	0257	9/25/07	\$560,000	\$463,000	2890	10	2007	3	9727	N	N	12221 MILITARY RD S
005	734760	0490	9/13/07	\$340,000	\$281,000	810	6	1910	3	13125	N	N	4414 S 140TH ST
005	734760	0090	1/28/08	\$290,000	\$245,000	880	6	1921	3	27600	N	N	4416 S 137TH ST
005	734060	0780	5/1/07	\$287,500	\$239,000	930	6	1918	3	10448	Y	N	3704 S 130TH ST
005	734820	0015	9/5/07	\$345,000	\$285,000	940	6	1920	4	7740	N	N	14014 42ND AVE S
005	734760	0215	9/26/07	\$237,000	\$196,000	950	6	1970	3	8500	N	N	13737 45TH AVE S
005	734160	0115	6/1/07	\$273,300	\$227,000	970	6	1918	4	6272	N	N	4130 S 131ST ST
005	734820	0005	4/21/08	\$235,000	\$204,000	980	6	1952	3	7740	N	N	14002 42ND AVE S
005	736060	0210	11/14/07	\$255,000	\$212,000	990	6	1918	3	7800	N	N	13751 41ST AVE S
005	735960	0095	2/26/07	\$299,950	\$253,000	990	6	1963	3	6900	N	N	3516 S 130TH ST
005	734820	0050	11/29/07	\$250,000	\$209,000	1040	6	1974	3	7740	N	N	4210 S 142ND ST
005	734820	0090	2/23/07	\$240,000	\$203,000	1080	6	1960	3	8340	N	N	14015 43RD AVE S
005	734060	0687	7/11/07	\$300,000	\$248,000	1330	6	1941	3	13150	Y	N	4066 S 128TH ST
005	733240	0015	2/16/07	\$324,950	\$275,000	1440	6	1937	3	5938	N	N	3715 S 130TH ST
005	735960	0035	2/27/07	\$320,000	\$270,000	870	7	1979	3	8924	N	N	12815 37TH AVE S
005	734060	0941	4/29/08	\$336,900	\$294,000	940	7	1950	4	9333	N	N	13223 40TH AVE S
005	734760	0420	3/11/08	\$230,000	\$197,000	1000	7	1954	3	7108	N	N	4521 S 137TH ST
005	152304	9255	5/9/07	\$355,450	\$296,000	1070	7	1963	3	9946	N	N	4218 S 139TH ST
005	734060	0931	1/24/07	\$325,450	\$277,000	1210	7	1969	4	10518	N	N	13212 38TH AVE S
005	734060	0768	3/13/08	\$400,000	\$343,000	1250	7	2007	3	8206	N	N	4037 S 128TH ST
005	734060	0777	5/9/08	\$406,200	\$356,000	1250	7	2007	3	7780	N	N	4041 S 128TH ST
005	735960	0741	8/21/07	\$320,000	\$264,000	1280	7	1986	3	5300	N	N	3501 S 130TH ST
005	734760	0485	12/12/08	\$230,000	\$227,000	1350	7	1958	3	13990	N	N	4404 S 140TH ST
005	734560	0675	11/18/08	\$180,000	\$175,000	1410	7	1913	4	11623	N	N	12607 EAST MARGINAL WAY S
005	261320	0174	8/6/08	\$325,000	\$297,000	1460	7	1982	3	16200	Y	N	13515 MACADAM RD S
005	152304	9180	10/7/08	\$244,000	\$231,000	1490	7	1952	2	18630	N	N	14233 MACADAM RD S
005	734560	0850	7/10/08	\$272,500	\$246,000	1560	7	1953	3	16530	N	N	12632 35TH AVE S
005	735960	0130	12/18/07	\$321,000	\$269,000	1690	7	1996	3	7800	N	N	12840 35TH AVE S

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Area 24
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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
005	734760	0440	6/13/07	\$449,950	\$373,000	1690	7	2003	3	8250	N	N	4502 S 139TH ST
005	261320	0182	4/23/07	\$468,000	\$390,000	1730	7	1962	3	15450	N	N	13521 MACADAM RD S
005	794520	0040	3/16/07	\$385,000	\$323,000	1840	7	2003	3	5500	N	N	4018 S 126TH ST
005	794520	0045	3/26/08	\$410,000	\$353,000	2670	7	2008	3	6595	N	N	4028 S 126TH ST
005	734760	0354	6/20/07	\$509,950	\$422,000	1990	8	2006	3	8472	N	N	13744 45TH AVE S
005	261200	0200	8/13/08	\$395,000	\$362,000	2050	8	2002	3	8172	N	N	4270 S 137TH PL
005	734060	0923	2/21/08	\$505,000	\$430,000	2090	8	2005	3	11658	Y	N	13210 37TH AVE S
005	734060	0807	1/17/08	\$434,950	\$367,000	2170	8	2008	3	6506	N	N	13021 38TH LN S
005	734060	0811	6/5/08	\$439,950	\$390,000	2310	8	2008	3	6878	N	N	13004 38TH LN S
005	734060	0805	11/8/07	\$474,970	\$395,000	2310	8	2008	3	6590	N	N	13013 38TH LN S
005	261320	0022	11/5/08	\$400,000	\$385,000	2490	8	2002	3	6926	N	N	13417 48TH AVE S
005	261320	0021	1/22/07	\$469,000	\$400,000	2490	8	2002	3	6922	N	N	13421 48TH AVE S
005	734060	0803	9/12/07	\$469,950	\$388,000	2610	8	2007	3	7065	N	N	13005 38TH LN S
005	734060	0930	3/22/07	\$426,000	\$357,000	2670	8	2007	3	7506	Y	N	13225 38TH AVE S
005	734060	0932	1/30/07	\$499,950	\$425,000	2670	8	2007	3	7115	Y	N	3800 S 132ND PL
005	734060	0808	12/19/07	\$504,365	\$422,000	2750	8	2008	3	7646	N	N	13016 38TH LN S
005	734060	0810	3/13/08	\$489,950	\$420,000	2790	8	2008	3	6588	N	N	13008 38TH LN S
005	734060	0809	11/18/08	\$460,000	\$447,000	3160	8	2008	3	8028	N	N	13012 38TH LN S
005	734060	0804	9/25/07	\$548,690	\$454,000	3163	8	2007	3	6580	N	N	13009 38TH LN S
005	142260	0200	7/26/07	\$515,000	\$425,000	2590	9	2004	3	9800	N	N	13247 40TH AVE S
005	734060	0846	10/11/07	\$530,000	\$439,000	3160	9	2007	3	8292	N	N	4135 S 130TH ST
006	392340	0012	11/6/07	\$250,000	\$208,000	690	5	1941	4	12300	N	N	3057 S 148TH ST
006	004100	0454	7/19/07	\$190,000	\$157,000	880	5	1928	3	9000	N	N	3220 S 152ND ST
006	212304	9370	9/23/08	\$204,000	\$191,000	930	5	1945	3	7670	N	N	14522 27TH PL S
006	212304	9553	5/11/07	\$250,000	\$208,000	740	6	1947	4	7490	N	N	2918 S 148TH ST
006	004300	0019	6/28/07	\$225,000	\$186,000	870	6	1948	3	5454	N	N	3261 S 152ND ST
006	392340	0066	3/12/08	\$235,000	\$201,000	1000	6	1943	4	8290	N	N	3046 S 152ND ST
006	212304	9502	3/6/07	\$290,500	\$245,000	1340	6	1931	4	8505	N	N	2730 S 146TH ST
006	384260	0046	8/22/07	\$295,351	\$244,000	1390	6	1942	3	13260	N	N	2832 S 154TH ST
006	212304	9207	4/24/07	\$299,000	\$249,000	1020	7	1954	4	8962	N	N	2610 S 148TH ST
006	392340	0132	1/29/07	\$295,000	\$251,000	1050	7	1994	4	8125	N	N	15103 29TH LN S

Improved Sales Used in this Annual Update Analysis
Area 24
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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
006	253000	0055	9/18/07	\$320,000	\$265,000	1060	7	1959	4	8019	N	N	15244 30TH AVE S
006	024150	0090	6/8/07	\$296,000	\$245,000	1090	7	1958	3	9842	N	N	14428 25TH AVE S
006	024150	0090	9/13/07	\$400,000	\$331,000	1090	7	1958	3	9842	N	N	14428 25TH AVE S
006	638590	0050	3/20/08	\$257,500	\$221,000	1100	7	1963	3	7537	N	N	3026 S 151ST ST
006	392340	0054	5/10/07	\$296,000	\$246,000	1100	7	1962	4	12286	N	N	14931 28TH LN S
006	392340	0076	1/30/07	\$303,000	\$258,000	1100	7	1946	3	9793	N	N	3034 S 152ND ST
006	024150	0045	4/3/08	\$250,000	\$216,000	1260	7	1958	3	10170	N	N	2404 S 146TH ST
006	024150	0055	5/20/08	\$249,950	\$220,000	1290	7	1958	3	9028	N	N	14445 25TH AVE S
006	212304	9431	4/4/07	\$298,500	\$250,000	1290	7	1961	3	9072	N	N	2642 S 150TH ST
006	392340	0120	9/17/07	\$280,000	\$232,000	1330	7	1931	4	13276	N	N	2819 S 150TH ST
006	212304	9310	10/26/07	\$340,000	\$282,000	1360	7	1953	3	26601	N	N	2914 S 146TH ST
006	212304	9480	8/13/07	\$250,000	\$206,000	1400	7	1963	3	8682	N	N	14436 28TH LN S
006	212304	9599	5/5/08	\$338,500	\$296,000	1500	7	2002	3	8252	N	N	14615 27TH LN S
006	392340	0042	6/25/07	\$275,000	\$227,000	1600	7	1953	3	7754	N	N	2841 S 148TH ST
006	384260	0045	1/25/07	\$305,000	\$260,000	1640	7	1961	3	7701	N	N	2843 S 152ND ST
006	212304	9555	1/29/07	\$335,000	\$285,000	1680	7	1963	3	7490	N	N	2910 S 148TH ST
006	212304	9011	1/2/07	\$359,000	\$308,000	1960	7	1959	4	11085	N	N	14459 25TH AVE S
006	004000	1041	2/26/07	\$439,000	\$371,000	2250	7	2004	3	9933	N	N	14614 32ND LN S
006	392340	0067	5/1/08	\$446,000	\$389,000	2710	8	2007	3	7800	N	N	2822 S 150TH ST
006	212304	9609	6/25/07	\$514,950	\$426,000	2770	9	2007	3	7927	N	N	15117 26TH LN S
006	212304	9611	7/2/07	\$525,000	\$434,000	2770	9	2007	3	7608	N	N	15105 26TH LN S
006	212304	9607	8/7/07	\$497,862	\$411,000	3020	10	2007	3	11093	N	N	14623 29TH LN S
006	212304	9608	7/19/07	\$515,000	\$425,000	3020	10	2007	3	10874	N	N	14631 29TH LN S
006	212304	9606	7/17/07	\$550,000	\$454,000	3020	10	2007	3	11111	N	N	14617 29TH LN S
007	000300	0064	5/18/07	\$218,000	\$181,000	790	5	1948	3	5898	N	N	13612 52ND AVE S
007	217200	0340	8/8/07	\$350,000	\$289,000	660	6	1954	3	18500	N	Y	13044 57TH AVE S
007	000280	0011	8/11/08	\$224,950	\$206,000	820	6	1955	3	10165	N	N	13957 56TH PL S
007	336590	0270	10/22/08	\$321,000	\$307,000	890	6	1948	3	13000	Y	N	14250 56TH AVE S
007	336590	1090	9/6/07	\$233,000	\$193,000	940	6	1908	3	8947	N	N	14216 58TH AVE S
007	167040	0185	3/5/08	\$260,000	\$222,000	970	6	1947	3	19627	N	N	14115 55TH AVE S
007	000300	0085	8/24/07	\$279,950	\$231,000	1120	6	1929	3	5800	N	N	13616 52ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
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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
007	725520	0250	11/13/07	\$304,000	\$253,000	1130	6	1936	5	6960	N	N	14219 53RD AVE S
007	725520	0256	1/10/08	\$320,000	\$269,000	1370	6	1964	4	7076	N	N	14205 53RD AVE S
007	336590	0290	5/8/08	\$299,950	\$263,000	1680	6	1910	3	13056	N	N	14226 56TH AVE S
007	000300	0102	4/23/07	\$336,000	\$280,000	2020	6	1997	3	27035	N	N	13615 52ND AVE S
007	808860	0060	4/17/07	\$306,500	\$256,000	960	7	1959	3	8820	N	N	5531 S 149TH ST
007	359700	0103	3/12/07	\$319,750	\$269,000	1000	7	1963	3	8700	N	N	14923 62ND AVE S
007	167040	0205	9/18/08	\$307,000	\$287,000	1110	7	1957	3	18967	N	N	14025 55TH AVE S
007	336590	1155	1/4/07	\$375,000	\$322,000	1220	7	1977	3	7440	N	N	14231 59TH AVE S
007	336590	0345	3/6/07	\$460,000	\$387,000	1260	7	1949	3	15387	N	N	14117 57TH AVE S
007	336590	0345	4/30/08	\$480,000	\$419,000	1260	7	1949	3	15387	N	N	14117 57TH AVE S
007	115720	0170	2/27/08	\$405,000	\$345,000	1280	7	2007	3	28115	N	N	14709 56TH AVE S
007	115720	0171	1/8/08	\$417,000	\$351,000	1280	7	2007	3	17416	N	N	14717 56TH AVE S
007	808860	0055	10/6/08	\$324,000	\$306,000	1320	7	1959	3	8260	N	N	5529 S 149TH ST
007	336590	0160	8/28/08	\$382,500	\$354,000	1350	7	1948	3	16320	Y	N	14135 56TH AVE S
007	336590	1130	3/4/07	\$420,000	\$354,000	1550	7	1945	3	12648	N	N	5826 S 144TH ST
007	000280	0016	2/25/08	\$425,000	\$362,000	1560	7	1966	3	8618	N	N	13943 56TH PL S
007	377930	0150	7/3/07	\$428,000	\$354,000	1610	7	2000	3	6799	N	N	5610 S 150TH ST
007	336590	0140	3/13/07	\$330,000	\$277,000	1670	7	1988	3	8250	N	N	14116 55TH AVE S
007	109990	0140	2/23/07	\$400,000	\$338,000	1670	7	1992	3	8700	N	N	5646 S 150TH PL
007	109990	0060	1/4/07	\$385,000	\$330,000	1800	7	1992	3	7229	N	N	5633 S 150TH PL
007	115720	0178	3/13/08	\$420,000	\$360,000	2050	7	2007	3	17416	N	N	14727 56TH AVE S
007	336590	0570	6/16/08	\$380,000	\$338,000	2080	7	1977	3	12864	N	N	14426 57TH AVE S
007	377930	0130	6/10/08	\$390,000	\$346,000	2170	7	2000	3	7268	N	N	5590 S 150TH ST
007	377930	0200	3/6/08	\$407,000	\$348,000	2420	7	2001	3	6579	N	N	14911 57TH AVE S
007	873300	0045	6/4/08	\$399,999	\$354,000	2420	7	2003	3	9566	N	N	5422 S 150TH ST
007	167040	0214	5/1/08	\$356,000	\$311,000	1920	8	2001	3	6529	Y	N	5343 S 140TH ST
007	359700	0077	6/5/07	\$500,000	\$414,000	2790	8	2007	3	7620	N	N	14742 59TH AVE S
007	359700	0076	6/1/07	\$506,000	\$420,000	2790	8	2007	3	8500	N	N	14746 59TH AVE S
007	359700	0078	11/7/07	\$489,950	\$407,000	2830	8	2007	3	6518	N	N	14738 59TH AVE S
007	512210	0030	1/18/07	\$568,000	\$485,000	2030	9	1989	3	12582	N	N	6202 S 151ST PL
007	076100	0046	2/13/07	\$655,000	\$555,000	3480	9	2006	3	9141	N	N	14202 53RD AVE S

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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
007	167040	0067	8/1/07	\$824,000	\$681,000	4460	9	2007	3	10324	N	N	5216 S 142ND ST
010	004100	0296	1/3/07	\$160,000	\$137,000	560	5	1942	3	7716	N	N	3804 S 150TH ST
010	766160	0092	5/4/07	\$200,000	\$166,000	990	5	1915	1	43589	N	N	14940 51ST AVE S
010	004000	0961	10/30/07	\$285,000	\$237,000	620	6	1943	3	8140	N	N	4042 S 148TH ST
010	004100	0555	7/30/08	\$251,250	\$229,000	880	6	1942	3	16867	N	N	4005 S 150TH ST
010	004300	0184	8/8/08	\$350,000	\$320,000	980	6	1946	3	15375	N	N	3736 S 154TH ST
010	004000	0790	1/14/08	\$279,000	\$235,000	1010	6	1958	3	18067	N	N	4252 S 148TH ST
010	004200	0266	8/13/08	\$305,000	\$280,000	1250	6	1959	4	9030	N	N	15022 43RD PL S
010	004000	0370	9/19/08	\$330,000	\$309,000	1320	6	1931	3	40119	N	N	4261 S 144TH ST
010	004100	0264	6/4/07	\$305,950	\$254,000	1410	6	1915	3	10931	N	N	4034 S 150TH ST
010	004100	0245	2/22/08	\$285,000	\$243,000	1740	6	1961	3	11520	N	N	14925 41ST PL S
010	222304	9098	9/5/08	\$256,000	\$238,000	920	7	1959	3	8806	N	N	4914 SOUTHCENTER BLVD
010	004200	0103	6/12/07	\$351,950	\$291,000	1050	7	1965	3	9600	N	N	4216 S 150TH ST
010	766160	0029	6/27/07	\$258,000	\$213,000	1080	7	1906	3	18200	N	N	14702 51ST AVE S
010	004000	0605	3/23/07	\$281,000	\$236,000	1110	7	1958	3	8820	N	N	4623 S 146TH ST
010	004000	0817	2/29/08	\$300,000	\$256,000	1130	7	1968	3	9520	N	N	14642 42ND AVE S
010	004200	0126	7/23/07	\$397,000	\$328,000	1150	7	1968	3	18900	N	N	14824 46TH AVE S
010	004100	0200	7/25/07	\$350,000	\$289,000	1160	7	1992	3	11228	N	N	14829 42ND AVE S
010	004100	0185	8/17/07	\$425,000	\$351,000	1350	7	1961	3	22825	N	N	14911 41ST PL S
010	004200	0072	5/1/07	\$438,000	\$365,000	1430	7	1996	3	10636	N	N	4430 S 150TH ST
010	004000	0625	12/15/08	\$310,000	\$306,000	1610	7	1913	3	25374	N	N	4811 S 146TH ST
010	004000	0967	2/9/07	\$340,000	\$288,000	1710	7	1997	3	11936	N	N	4030 S 148TH ST
010	004000	0969	11/3/08	\$320,000	\$308,000	1710	7	1997	3	7727	N	N	4026 S 148TH ST
010	004200	0361	8/24/07	\$390,000	\$322,000	1810	7	1997	3	10872	N	N	15120 42ND AVE S
010	004200	0225	9/23/08	\$350,000	\$328,000	2430	7	1987	3	20393	N	N	4642 S 150TH ST
010	261000	0140	3/15/07	\$447,000	\$376,000	1330	8	2002	3	6500	Y	N	4812 S 145TH ST
010	261000	0050	6/5/07	\$495,000	\$410,000	1750	8	2002	3	6500	Y	N	4803 S 145TH ST
010	004000	0511	5/7/07	\$430,450	\$358,000	1800	8	2007	3	7288	Y	N	14415 48TH PL S
010	004000	0511	7/24/07	\$462,000	\$382,000	1800	8	2007	3	7288	Y	N	14415 48TH PL S
010	004000	0695	6/27/07	\$519,000	\$429,000	2400	8	2006	3	8990	N	N	4614 S 148TH ST
010	004100	0167	2/13/07	\$430,000	\$364,000	2300	9	2006	3	6642	N	N	4013 S 148TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(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
010	004200	0095	4/28/08	\$599,000	\$522,000	2880	9	2008	3	31295	N	N	4246 S 150TH ST
010	004200	0098	7/18/08	\$530,000	\$479,000	3230	9	2008	3	18786	N	N	4234 S 150TH ST
010	004200	0096	10/16/08	\$510,000	\$485,000	3410	9	2008	3	8709	N	N	4242 S 150TH ST
010	004000	0700	9/7/07	\$709,000	\$586,000	3620	9	2007	3	8825	N	N	4616 S 148TH ST
010	004000	0701	8/16/07	\$720,000	\$595,000	4050	9	2007	3	11691	N	N	4618 S 148TH ST
010	004200	0136	8/25/08	\$717,000	\$662,000	3670	10	2008	3	9180	N	N	4635 S 148TH ST
010	004200	0135	6/26/08	\$600,000	\$537,000	3720	10	2008	3	7859	N	N	4643 S 148TH ST
010	004000	0702	6/20/07	\$960,000	\$794,000	4640	10	2007	3	9714	N	N	4620 S 148TH ST
010	004200	0144	9/12/08	\$929,000	\$866,000	4930	10	2008	3	11951	N	N	4647 S 148TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	013300	0020	7/30/07	\$336,000	EXEMPT FROM EXCISE TAX
001	013300	0095	3/28/08	\$29,071	QUIT CLAIM DEED
001	013300	0122	3/22/07	\$391,900	UNFINISHED AREA CODED
001	013300	0200	4/9/07	\$169,000	QUIT CLAIM DEED
001	013300	0494	6/4/07	\$101,552	QUIT CLAIM DEED
001	042304	9096	12/27/07	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	079700	0128	2/15/07	\$129,898	QUIT CLAIM DEED
001	079900	0015	11/20/08	\$150,000	DOR RATIO
001	092304	9164	9/24/07	\$137,500	QUIT CLAIM DEED
001	092304	9327	2/21/07	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	092304	9347	2/6/08	\$210,000	DIAGNOSTIC OUTLIERS
001	092304	9356	9/4/08	\$208,000	DIAGNOSTIC OUTLIERS
001	092304	9434	9/3/08	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	098500	0474	4/17/08	\$500,000	MULTI-PARCEL SALE
001	278700	0190	4/29/08	\$310,000	ACTIVE PERMIT BEFORE SALE>25K
001	278850	0120	12/28/07	\$339,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	278900	0030	3/28/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	284320	0070	5/15/08	\$232,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	327590	0032	7/28/08	\$167,435	QUIT CLAIM DEED
001	327600	0030	2/8/08	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	349450	0040	1/22/07	\$140,487	DOR RATIO
001	424540	0015	2/22/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	530020	0020	1/11/08	\$169,629	QUIT CLAIM DEED
001	535720	0076	1/31/07	\$210,000	DOR RATIO
001	562420	0551	2/9/07	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	725820	0015	12/3/08	\$104,124	QUIT CLAIM DEED
001	861480	0025	3/10/07	\$134,000	QUIT CLAIM DEED
001	896180	0045	3/26/08	\$140,000	DIAGNOSTIC OUTLIERS
001	896180	0045	3/26/08	\$150,000	DIAGNOSTIC OUTLIERS
002	017900	0140	5/23/07	\$116,301	QUIT CLAIM DEED
002	017900	0310	1/9/08	\$88,211	QUIT CLAIM DEED
002	017900	0870	6/27/07	\$106,750	QUIT CLAIM DEED
002	017900	1370	5/1/07	\$160,000	DOR RATIO
002	334740	0840	5/28/08	\$400,000	OBSOLESCENCE CODED
002	334740	0915	8/14/08	\$412,500	DIAGNOSTIC OUTLIERS
002	335140	0005	4/11/08	\$130,000	DIAGNOSTIC OUTLIERS
002	335140	0720	11/19/08	\$192,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	025700	0037	3/26/07	\$73,538	DOR RATIO
004	025700	0050	4/3/07	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	025700	0135	10/18/07	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	092304	9028	10/22/07	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	092304	9373	8/8/08	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	092304	9390	8/25/08	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	098360	0055	9/19/07	\$276,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	098500	0586	9/29/08	\$79,700	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	098500	1276	9/13/07	\$135,000	DIAGNOSTIC OUTLIERS
004	152304	9121	11/19/08	\$191,500	ACTIVE PERMIT BEFORE SALE>25K
004	162304	9077	6/12/07	\$285,000	QUIT CLAIM DEED
004	162304	9144	5/1/07	\$559,750	MOBILE HOME
004	162304	9189	9/6/08	\$143,000	QUIT CLAIM DEED
004	162304	9308	4/24/07	\$85,193	QUIT CLAIM DEED
004	162304	9325	6/19/08	\$198,812	DIAGNOSTIC OUTLIERS
004	181080	0010	12/29/08	\$152,000	DOR RATIO
004	269360	0100	5/9/07	\$95,039	QUIT CLAIM DEED
004	382600	0155	9/2/08	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	382600	0420	3/14/07	\$202,500	DIAGNOSTIC OUTLIERS
004	382600	0550	2/20/07	\$40,231	DOR RATIO
004	382600	0800	6/29/07	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	500000	0050	6/27/07	\$169,707	DIAGNOSTIC OUTLIERS
004	553160	0005	6/7/07	#####	DOR RATIO
004	608240	0380	11/5/08	\$100,000	DOR RATIO
004	608300	0045	2/2/07	\$88,648	DOR RATIO
004	609940	0250	6/26/07	\$336,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	609940	0275	6/10/08	\$239,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	609940	0275	2/12/08	\$260,261	EXEMPT FROM EXCISE TAX
004	609940	0292	4/9/08	\$206,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	640460	0050	6/7/07	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	640460	0055	6/20/07	\$110,500	QUIT CLAIM DEED
004	734660	0007	7/25/08	\$86,000	QUIT CLAIM DEED
004	734660	0092	3/16/07	\$400,000	IMP COUNT >1
004	734660	0125	11/18/08	\$200,000	DIAGNOSTIC OUTLIERS
004	734660	0276	6/17/08	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	734660	0279	3/3/08	\$108,000	QUIT CLAIM DEED
004	734660	0299	6/28/07	\$269,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	735860	0250	5/23/07	\$101,915	QUIT CLAIM DEED
004	735960	0720	4/24/08	\$162,215	QUIT CLAIM DEED
004	814860	0065	5/15/07	\$277,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0605	7/23/08	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0795	12/15/08	\$212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0805	3/11/08	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	886400	0845	3/25/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0925	7/12/07	\$282,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	000300	0104	1/23/08	\$157,940	QUIT CLAIM DEED
005	152304	9180	6/10/08	\$151,500	DIAGNOSTIC OUTLIERS
005	152304	9203	7/16/07	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	238420	0055	5/29/08	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	322920	0047	9/29/08	\$227,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	733240	0005	7/28/08	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	733240	0005	5/30/08	\$210,680	EXEMPT FROM EXCISE TAX
005	733240	0015	12/15/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	734060	0664	8/16/07	\$208,761	DOR RATIO
005	734060	0685	12/17/07	\$157,000	GOVERNMENT AGENCY
005	734060	0766	10/22/08	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	734060	0806	10/9/07	\$536,420	DIAGNOSTIC OUTLIERS
005	734060	0903	7/6/07	\$88,194	DOR RATIO
005	734060	0904	7/6/07	\$88,194	DOR RATIO
005	734060	0925	10/24/07	\$185,000	DIAGNOSTIC OUTLIERS
005	734160	0215	1/30/07	\$15,000	DOR RATIO
005	734760	0140	11/20/07	\$254,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	734760	0142	11/12/07	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	734760	0525	4/17/07	\$100,000	DOR RATIO
005	734760	0525	4/19/07	\$65,000	DOR RATIO
005	735960	0125	6/29/08	\$250,000	EXEMPT FROM EXCISE TAX
006	004000	0012	5/30/08	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	004000	0085	7/12/07	\$246,010	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	004000	1043	4/8/08	\$142,500	DIAGNOSTIC OUTLIERS
006	004000	1044	4/4/08	\$142,500	DIAGNOSTIC OUTLIERS
006	004000	1062	11/2/07	\$600,000	IMP COUNT>1
006	004000	1065	1/24/07	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	004100	0037	9/28/07	\$308,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	004300	0019	4/6/08	\$270,000	GOVERNMENT AGENCY
006	024150	0035	1/25/08	\$246,501	EXEMPT FROM EXCISE TAX
006	212304	9238	4/5/07	\$210,000	DIAGNOSTIC OUTLIERS
006	212304	9276	10/1/08	\$237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9283	1/13/07	\$117,510	QUIT CLAIM DEED
006	212304	9475	2/6/08	\$298,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	384260	0047	12/11/07	\$199,838	QUIT CLAIM DEED
006	392340	0134	3/27/08	\$66,910	QUIT CLAIM DEED
006	638580	0010	12/10/07	\$92,324	QUIT CLAIM DEED
007	109990	0050	4/2/07	\$395,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	152304	9220	4/16/08	\$265,000	QUIT CLAIM DEED
007	167040	0206	9/30/08	\$297,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	217200	0175	6/5/07	\$65,000	QUIT CLAIM DEED
007	217200	0330	10/6/08	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	336590	0170	4/7/08	\$168,548	QUIT CLAIM DEED
007	336590	0515	7/29/08	\$170,000	PREVIMP<=25K
007	336590	1165	6/28/07	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	734400	0040	12/4/08	\$367,500	PERCENT COMPLETE CODED
010	004000	0362	6/30/08	\$82,171	QUIT CLAIM DEED
010	004000	0490	5/11/07	\$620,000	QUESTIONABLE PER SALES IDENTIFICATION
010	004000	0553	5/9/08	\$235,000	DIAGNOSTIC OUTLIERS
010	004000	0581	4/17/08	\$600,000	DIAGNOSTIC OUTLIERS
010	004000	0696	4/19/07	\$404,950	BANKRUPTCY - RECEIVER OR TRUSTEE
010	004000	0957	3/27/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	004100	0205	5/17/07	\$122,507	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	004200	0136	6/12/07	\$271,300	DOR RATIO
010	004200	0144	6/13/07	\$125,000	DOR RATIO
010	004300	0160	8/15/07	\$325,000	IMP COUNT >1
010	004300	0182	1/22/08	\$226,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	222304	9084	1/22/08	\$308,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	799960	0170	10/25/07	\$194,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	984440	0045	7/7/08	\$141,406	QUIT CLAIM DEED
010	984440	0045	7/7/08	\$106,406	QUIT CLAIM DEED

**Vacant Sales Used in this Annual Update Analysis
Area 24**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	017900	1725	12/09/2008	\$ 325,000	3000	N	N
002	017900	2195	05/07/2008	\$ 200,000	8884	N	N
002	334740	0825	07/24/2008	\$ 202,000	20700	N	N
004	079200	0023	12/10/2008	\$ 67,150	4025	N	N
004	734660	0128	01/23/2007	\$ 140,000	13950	N	N
007	336590	0346	04/25/2008	\$ 150,000	9297	N	N
007	336590	1445	07/06/2007	\$ 39,900	8250	N	N
007	336590	1485	08/27/2007	\$ 80,000	6568	N	N
007	766160	0208	06/19/2008	\$ 180,000	39192	N	N
010	004000	0732	01/30/2008	\$ 130,000	8524	N	N
010	004200	0360	04/03/2008	\$ 105,000	15307	N	N
010	957250	0040	06/11/2007	\$ 130,000	7694	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 24**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	042304	9152	10/16/2008	\$3,250,000	MULTI-PARCEL SALE;
001	092304	9112	12/03/2007	\$ 50,000	STATEMENT TO DOR;
001	535720	0124	01/16/2007	\$ 70,000	DOR RATIO
002	017900	2330	09/13/2007	\$ 32,000	DIAGNOSTIC OUTLIER
002	073300	0005	04/19/2007	\$ 120,270	STATEMENT TO DOR;
002	334740	0875	04/11/2008	\$ 60,000	QUIT CLAIM DEED;
004	025700	0125	04/20/2007	\$ 20,000	DOR RATIO
005	322920	0090	08/24/2007	\$ 600,000	DOR RATIO
005	736060	0271	08/13/2007	\$ 73,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	004000	0094	10/11/2007	\$ 300,000	DIAGNOSTIC OUTLIER
007	336590	0015	03/27/2008	\$ 50,000	DOR RATIO
007	336590	1450	09/10/2007	\$ 39,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Mobile Home sales Used for this Annual Update Analysis

Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	017900	0380	08/29/2007	\$ 243,000	9000	N	N
002	017900	3200	05/27/2008	\$ 127,000	7500	N	N
004	092304	9029	03/03/2008	\$ 305,000	19429	N	N
004	523280	0035	06/20/2007	\$ 226,850	6854	N	N
005	735960	0045	07/15/2008	\$ 212,000	7230	N	N

Mobile Home sales Removed from this Annual Update Analysis

Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	013300	0005	05/12/2008	\$ 130,000	QUIT CLAIM DEED
2	017900	1660	02/21/2007	\$ 135,000	DIAGNOSTIC OUTLIERS
6	004000	0083	01/24/2008	\$ 330,000	DIAGNOSTIC OUTLIERS
6	212304	9562	10/24/2008	\$ 125,878	QUIT CLAIM DEED

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.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



King County

Department of Assessments

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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