

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** STEEL LAKE/STAR LAKE / 26

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 429

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2008 Value</b>	\$95,900	\$219,400	\$315,300			
<b>2009 Value</b>	\$95,900	\$159,700	\$255,600	\$301,900	84.7%	8.86%
<b>Change</b>	\$0	-\$59,700	-\$59,700			
<b>% Change</b>	0.0%	-27.2%	-18.9%			

\*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.

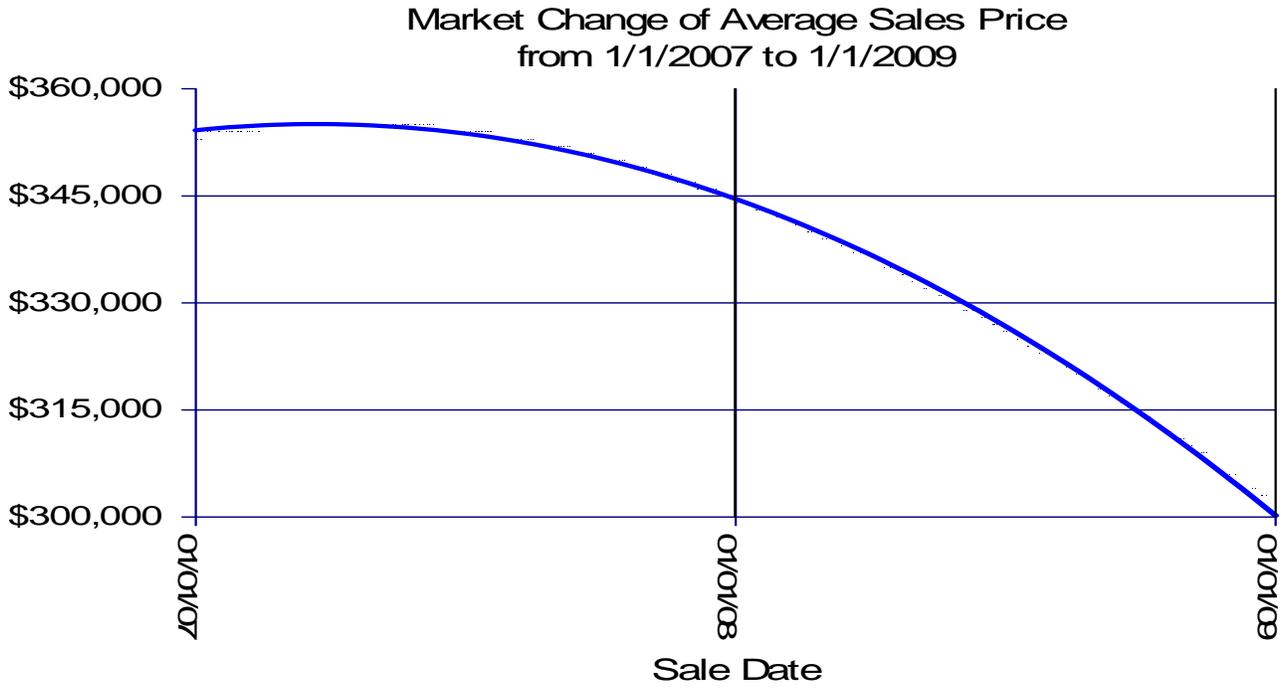
Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$96,200	\$210,000	\$306,200
<b>2009 Value</b>	\$96,200	\$153,000	\$249,200
<b>Percent Change</b>	0.0%	-27.1%	-18.6%

Number of one to three unit residences in the Population: 5771

**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 properties with homes built after 2000 which had higher average ratios (Assessed Value/Sale Price) and required further downward adjustments. Homes situated on waterfront sites had lower average ratios (Assessed Value/Sale Price) and required less downward adjustments.

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

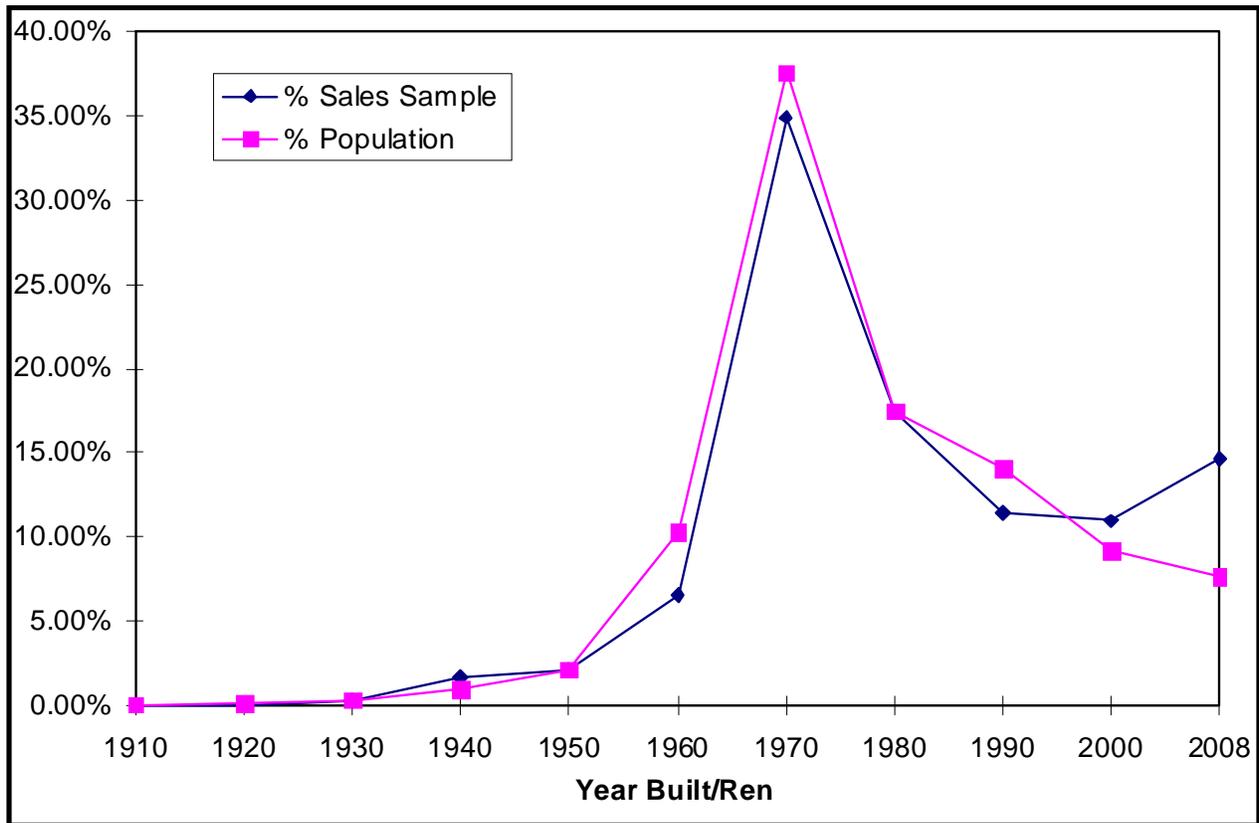
**Market Change of Average Sale Price in Area 26  
From 1/1/07 to 1/1/09**



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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.23%
1940	7	1.63%
1950	9	2.10%
1960	28	6.53%
1970	150	34.97%
1980	75	17.48%
1990	49	11.42%
2000	47	10.96%
2008	63	14.69%
	429	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.05%
1920	9	0.16%
1930	17	0.29%
1940	57	0.99%
1950	123	2.13%
1960	595	10.31%
1970	2172	37.64%
1980	1010	17.50%
1990	814	14.11%
2000	531	9.20%
2008	440	7.62%
	5771	

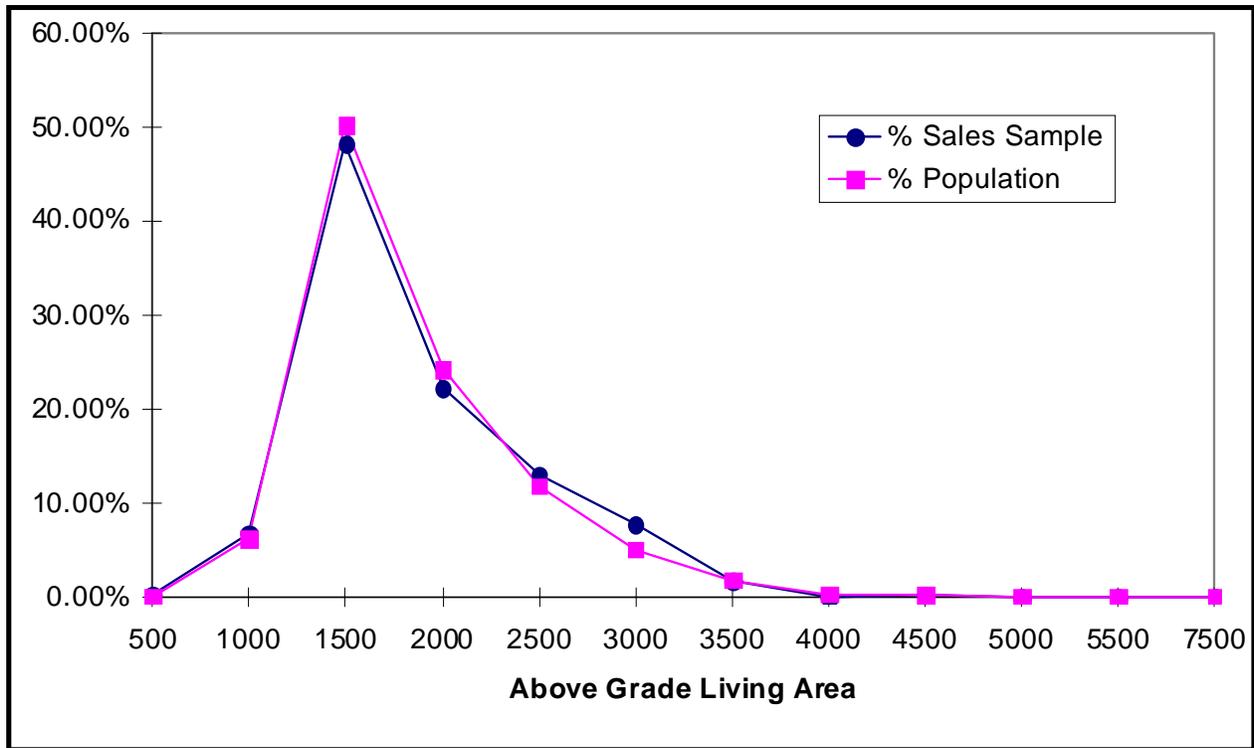


Sales of new homes built in the last eight 8 years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.23%
1000	29	6.76%
1500	207	48.25%
2000	95	22.14%
2500	56	13.05%
3000	33	7.69%
3500	7	1.63%
4000	0	0.00%
4500	1	0.23%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	429	

<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.05%
1000	358	6.20%
1500	2899	50.23%
2000	1397	24.21%
2500	681	11.80%
3000	293	5.08%
3500	105	1.82%
4000	16	0.28%
4500	13	0.23%
5000	1	0.02%
5500	4	0.07%
7500	1	0.02%
	5771	

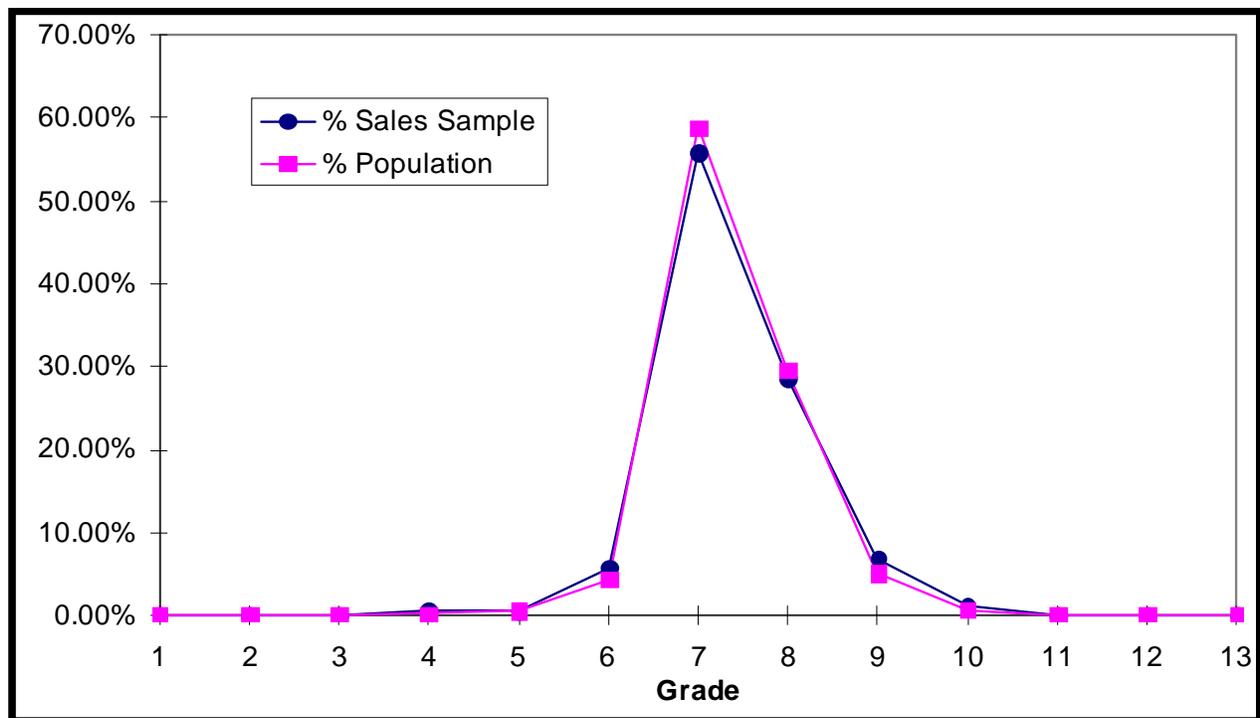


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

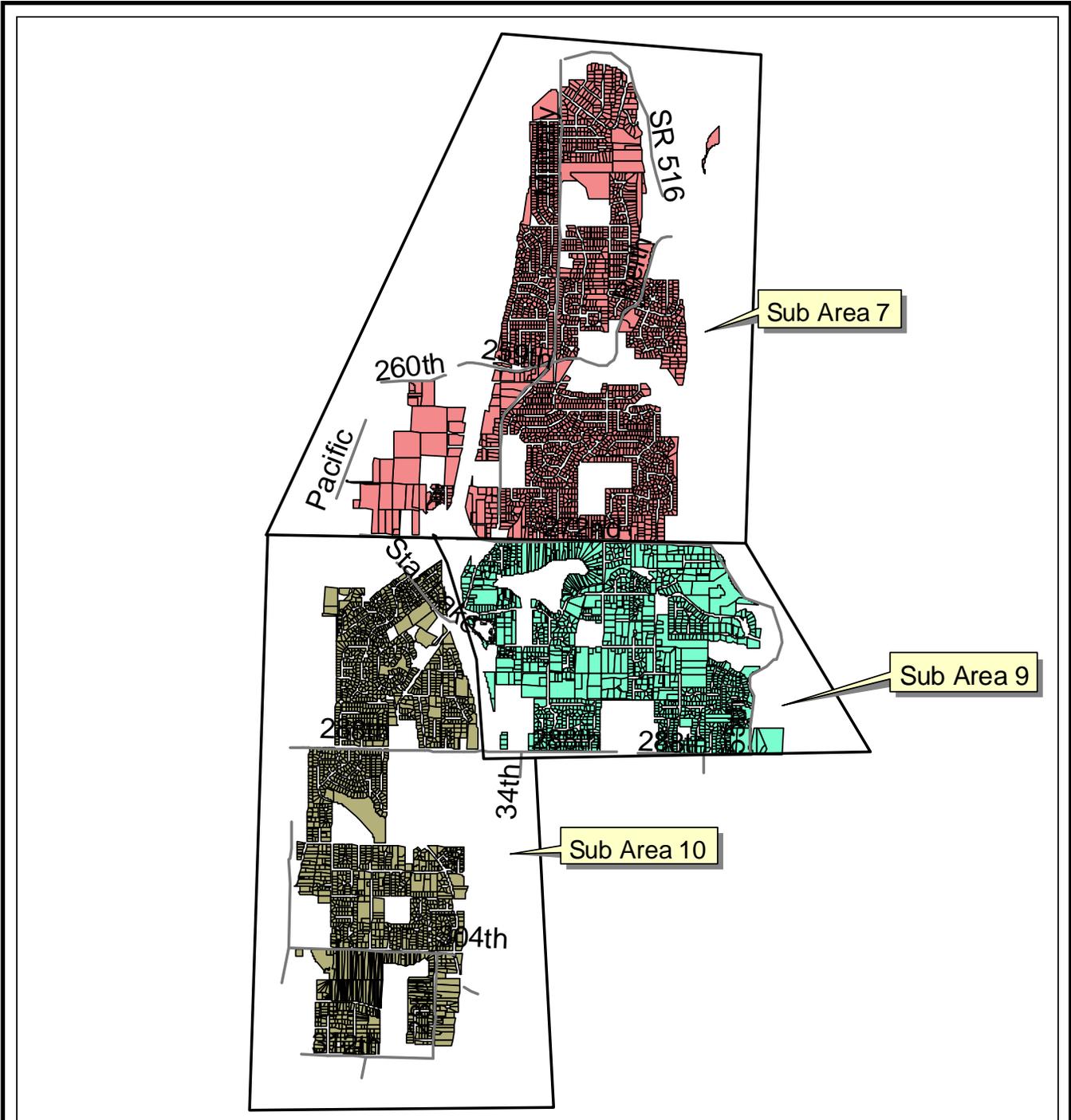
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.70%
5	3	0.70%
6	25	5.83%
7	240	55.94%
8	123	28.67%
9	30	6.99%
10	5	1.17%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	429	

Population		
Grade	Frequency	% Population
1	1	0.02%
2	0	0.00%
3	0	0.00%
4	13	0.23%
5	40	0.69%
6	254	4.40%
7	3400	58.92%
8	1713	29.68%
9	301	5.22%
10	44	0.76%
11	5	0.09%
12	0	0.00%
13	0	0.00%
	5771	



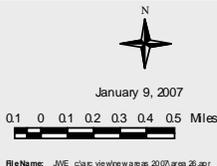
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



# Area 26

## Steel Lake/Star Lake

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### Legend

- Area 26 streets.shp
- Area 26 subs.shp
- 007
- 009
- 010

# Annual Update Process

***Effective Date of Appraisal: January 1, 2009***

***Date of Appraisal Report: June 17, 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***

Analysis indicates land values are at or below current market levels as of 1/1/09. No additional adjustment to land value is required.

2009 Land Value = 2008 Land Value x 1.00, 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 429 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:

$$2009 \text{ Total Value} = 2008 \text{ Total Value} / 1.045338 + 0.03509334 * \text{NewYB} - .1445167 * \text{IsWft}$$

Then total value is factored by .85.

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

$$2009 \text{ Improvements Value} = 2009 \text{ Total Value} \text{ minus } 2009 \text{ Land Value}$$

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 (2009 Land Value + Previous Improvement Value) \* .8110.
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) \* .8110
- \*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***

Mobile Homes received the Total % Change indicated by the sales sample.  
(2009 Land Value+Previous Improvement Value)\*.8110

## ***Model Validation***

The resulting assessment level is 84.7%. 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”.<sup>1</sup> 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.

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<sup>1</sup> “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  
Area 26  
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 -18.60%. 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 26 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

-18.69%

<b>New House &gt; 2000</b>	<b>Yes</b>
% Adjustment	-21.33%
<b>Waterfront</b>	<b>Yes</b>
% Adjustment	-5.64%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House >2000 parcel would *approximately* receive a -21.33% downward adjustment. There are 421 parcels in the improved population that would receive this adjustment. There were 62 sales.

Homes located on *Waterfront* sites would approximately receive a overall -5.64% downward adjustment.

There are 152 parcels in the improved population that would receive this adjustment. There were 11 sales.

### EXCEPTION

There were 6 properties Built after 2000 that are located on *Waterfront* sites. They will receive approximately a -8.20% downward adjustment.

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

**Area 26 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.

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.854	-14.6%
2/1/2007	0.852	-14.8%
3/1/2007	0.851	-14.9%
4/1/2007	0.850	-15.0%
5/1/2007	0.850	-15.0%
6/1/2007	0.851	-14.9%
7/1/2007	0.853	-14.7%
8/1/2007	0.855	-14.5%
9/1/2007	0.858	-14.2%
10/1/2007	0.861	-13.9%
11/1/2007	0.866	-13.4%
12/1/2007	0.871	-12.9%
1/1/2008	0.876	-12.4%
2/1/2008	0.883	-11.7%
3/1/2008	0.890	-11.0%
4/1/2008	0.898	-10.2%
5/1/2008	0.906	-9.4%
6/1/2008	0.915	-8.5%
7/1/2008	0.925	-7.5%
8/1/2008	0.936	-6.4%
9/1/2008	0.947	-5.3%
10/1/2008	0.959	-4.1%
11/1/2008	0.972	-2.8%
12/1/2008	0.986	-1.4%
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.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2007	0.850	\$446,000
Sale 2	\$475,000	10/1/2008	0.959	\$455,000
Sale 3	\$515,000	7/1/2008	0.925	\$476,000

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

The time adjustment formula for Area 26 is =  $(1.045338 + 0.0004993457 * \text{SaleDay} + 0.0000003979413 * \text{SaleDaySq} + 0.03509334 * 0.1445221 - 0.1445167 * 0.02564103) / (1.045338 + 0.03509334 * 0.1445221 - 0.1445167 * 0.02564103)$

SaleDay = SaleDate - 39814

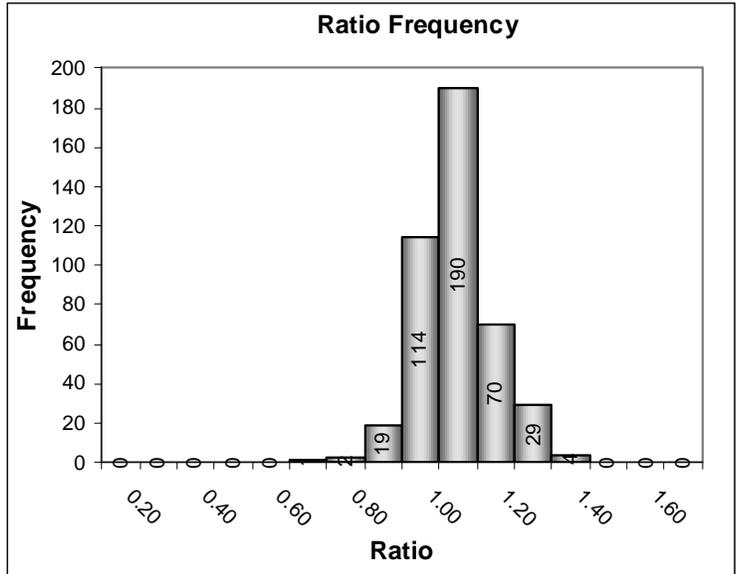
SaleDaySq = (SaleDate - 39814)^2

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

<b>District/Team:</b> SW DISTRICT TEAM 2	<b>Appr. Date:</b> 01/01/2008	<b>Date of Report:</b> 6/18/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> Steel Lk./Star Lk.	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
Sample size (n)	429
Mean Assessed Value	315,300
Mean Adj. Sales Price	301,900
Standard Deviation AV	97,645
Standard Deviation SP	88,041
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	1.047
Median Ratio	1.038
Weighted Mean Ratio	1.044
<b>UNIFORMITY</b>	
Lowest ratio	0.664
Highest ratio:	1.351
Coefficient of Dispersion	7.07%
Standard Deviation	0.097
Coefficient of Variation	9.31%
Price Related Differential (PRD)	1.002
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	1.027
Upper limit	1.047
<b>95% Confidence: Mean</b>	
Lower limit	1.038
Upper limit	1.056
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	5771
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.097
Recommended minimum:	15
Actual sample size:	429
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	234
# ratios above mean:	195
z:	1.883
Conclusion:	Normal*
*i.e. no evidence of non-normality	



**COMMENTS:**

1 to 3 Unit Residences throughout area 26

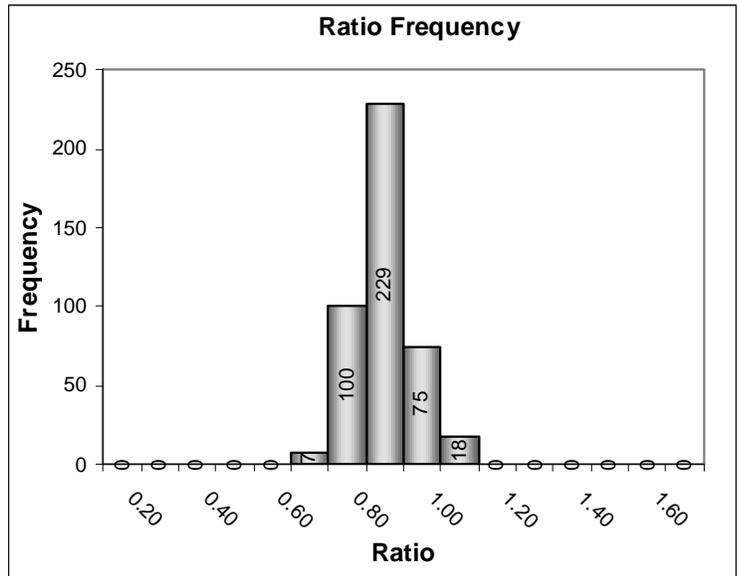
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

# Annual Update Ratio Study Report (After)

## 2009 Assessments

<b>District/Team:</b> SW DISTRICT TEAM 2	<b>Appr. Date:</b> 01/01/2009	<b>Date of Report:</b> 6/18/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> Steel Lk./Star Lk.	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

SAMPLE STATISTICS	
Sample size (n)	429
Mean Assessed Value	255,600
Mean Sales Price	301,900
Standard Deviation AV	79,480
Standard Deviation SP	88,041
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.848
Median Ratio	0.843
Weighted Mean Ratio	0.847
UNIFORMITY	
Lowest ratio	0.626
Highest ratio:	1.063
Coefficient of Dispersion	6.90%
Standard Deviation	0.075
Coefficient of Variation	8.86%
Price Related Differential (PRD)	1.002
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.832
Upper limit	0.849
<b>95% Confidence: Mean</b>	
Lower limit	0.841
Upper limit	0.855
SAMPLE SIZE EVALUATION	
N (population size)	5771
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.075
<b>Recommended minimum:</b>	9
Actual sample size:	429
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	232
# ratios above mean:	197
z:	1.690
<b>Conclusion:</b>	Normal*
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

1 to 3 Unit Residences throughout area 26

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 26  
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1/2/08	\$262,000	\$230,000	730	4	1943	3	92782	N	N	2406 S 272ND ST
9/4/08	\$235,000	\$223,000	1260	5	1937	5	25605	N	N	25823 LAKE FENWICK RD S
4/20/07	\$228,550	\$194,000	1030	6	1978	3	7560	N	N	3820 S 261ST ST
2/11/08	\$239,900	\$212,000	1030	6	1978	3	8400	N	N	26013 42ND AVE S
11/5/08	\$219,000	\$213,000	1030	6	1978	4	7455	N	N	3803 S 261ST ST
4/12/07	\$251,500	\$214,000	1250	6	1978	3	7560	N	N	4002 S 261ST ST
4/20/07	\$251,500	\$214,000	1250	6	1978	3	7560	N	N	3804 S 261ST ST
9/19/07	\$254,000	\$218,000	1250	6	1978	3	7171	N	N	4001 S 261ST ST
11/28/07	\$253,000	\$220,000	1690	6	1978	3	10500	N	N	3627 S 261ST ST
8/17/07	\$286,000	\$245,000	990	6	1953	4	13068	N	N	3212 S 259TH LN
5/3/07	\$290,000	\$247,000	1250	6	1954	3	22475	N	N	23801 41ST AVE S
6/14/07	\$225,000	\$192,000	1150	7	1959	4	7384	N	N	24326 35TH PL S
5/14/08	\$224,000	\$204,000	920	7	1963	4	7000	N	N	25007 35TH PL S
1/31/07	\$240,000	\$205,000	920	7	1962	3	9147	N	N	3636 S 252ND ST
10/30/07	\$245,000	\$212,000	1400	7	1966	3	9460	N	N	3229 S 270TH ST
3/19/08	\$238,900	\$214,000	960	7	1981	3	7700	N	N	25419 38TH PL S
9/24/07	\$250,000	\$215,000	1220	7	1960	3	8613	N	N	25628 33RD AVE S
6/12/08	\$242,000	\$222,000	1010	7	1966	4	6840	N	N	3313 S 250TH PL
11/27/07	\$262,000	\$228,000	980	7	1967	4	8750	N	N	4614 S 256TH ST
7/18/08	\$248,000	\$231,000	1700	7	1961	4	7313	N	N	24104 35TH PL S
11/12/08	\$238,900	\$233,000	1200	7	1951	4	7800	N	N	27111 41ST PL S
5/8/07	\$275,000	\$234,000	1040	7	1966	3	7840	N	N	26020 42ND AVE S
8/27/07	\$274,900	\$236,000	1030	7	1966	3	7000	N	N	25010 34TH AVE S
9/4/08	\$250,000	\$237,000	860	7	1981	3	7371	N	N	26905 35TH AVE S
5/3/07	\$279,900	\$238,000	1580	7	1959	3	8613	N	N	25804 33RD AVE S
7/20/07	\$280,000	\$239,000	1080	7	1968	3	8040	N	N	24910 36TH AVE S
12/19/07	\$276,000	\$241,000	1620	7	1961	4	9568	N	N	24728 35TH AVE S
6/8/07	\$285,000	\$243,000	980	7	1960	3	9108	N	N	25633 33RD AVE S
5/19/08	\$266,900	\$243,000	1030	7	1955	5	9120	N	N	3612 S 242ND ST
10/23/07	\$282,450	\$244,000	1330	7	1981	3	7293	N	N	4514 S 257TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 26  
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3/26/08	\$275,000	\$246,000	1060	7	1962	3	7700	N	N	3612 S 263RD ST
6/14/07	\$289,950	\$247,000	1300	7	1961	4	8466	N	N	24616 35TH AVE S
10/29/07	\$285,000	\$247,000	1340	7	1966	4	9425	N	N	3309 S 250TH PL
3/27/07	\$293,500	\$250,000	1170	7	1980	3	7650	N	N	3421 S 268TH ST
4/18/07	\$298,888	\$254,000	1250	7	1955	3	8866	N	N	3615 S 243RD ST
5/10/07	\$300,000	\$255,000	1020	7	1963	3	14850	N	N	3311 S 262ND ST
6/25/07	\$299,950	\$256,000	1620	7	1961	4	8250	N	N	24716 35TH AVE S
2/6/07	\$300,000	\$256,000	1000	7	1981	3	7281	N	N	27013 35TH AVE S
8/6/08	\$275,000	\$258,000	770	7	1976	3	10275	N	N	3650 S 262ND ST
5/21/07	\$305,000	\$260,000	1490	7	1956	4	17010	N	N	3915 S 236TH ST
9/11/07	\$302,950	\$260,000	1100	7	1980	3	7126	N	N	4503 S 263RD ST
7/31/07	\$305,000	\$261,000	1270	7	1961	4	8712	N	N	25630 34TH AVE S
7/17/07	\$307,500	\$263,000	1420	7	1969	3	9350	N	N	27107 41ST PL S
5/22/07	\$310,000	\$264,000	1000	7	1981	3	7783	N	N	3507 S 269TH ST
11/9/07	\$305,000	\$264,000	1370	7	1983	3	7225	N	N	3805 S 243RD ST
1/10/08	\$302,640	\$266,000	1300	7	1976	3	6000	N	N	3419 S 257TH ST
7/17/08	\$286,000	\$266,000	1110	7	1966	3	7560	N	N	24923 34TH AVE S
2/16/07	\$315,300	\$269,000	1020	7	1963	4	7700	N	N	3319 S 262ND ST
4/9/08	\$298,500	\$269,000	1200	7	1966	4	11839	N	N	4306 S 261ST ST
5/22/07	\$320,000	\$272,000	980	7	1980	3	8009	N	N	26239 43RD AVE S
9/24/07	\$315,950	\$272,000	1540	7	1998	3	3690	N	N	2712 S 269TH ST
5/10/07	\$320,000	\$272,000	1110	7	1963	4	9100	N	N	3414 S 262ND ST
4/30/07	\$319,950	\$272,000	1100	7	1968	5	8160	N	N	3627 S 262ND ST
10/17/07	\$315,500	\$272,000	1070	7	2006	3	7575	N	N	24229 35TH PL S
5/19/08	\$299,950	\$273,000	1040	7	1978	3	7575	N	N	26209 43RD PL S
12/20/07	\$316,000	\$276,000	1010	7	1963	3	7700	N	N	3507 S 251ST ST
3/19/07	\$325,000	\$276,000	1180	7	1964	4	6664	N	N	4628 S 254TH ST
8/9/07	\$323,450	\$277,000	1670	7	1998	3	4216	N	N	2728 S 268TH PL
9/14/07	\$322,950	\$277,000	1240	7	1979	3	7331	N	N	25636 46TH AVE S
3/12/07	\$327,500	\$279,000	1710	7	1961	4	8100	N	N	24314 35TH AVE S
8/23/07	\$326,000	\$279,000	1100	7	1977	4	6180	N	N	25212 45TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4/19/07	\$329,450	\$280,000	1060	7	1962	5	8470	N	N	24411 35TH AVE S
9/5/07	\$329,900	\$283,000	1470	7	1959	3	9648	N	N	3622 S 250TH ST
4/16/07	\$334,950	\$285,000	1180	7	1980	3	7600	N	N	26803 35TH PL S
8/22/07	\$334,900	\$287,000	1670	7	1998	3	4541	N	N	2716 S 269TH ST
2/14/08	\$329,950	\$292,000	1300	7	1985	3	7312	N	N	27123 35TH LN S
6/5/08	\$320,000	\$293,000	1250	7	1965	4	10020	N	N	4315 S 261ST ST
9/15/08	\$308,650	\$294,000	1010	7	1981	3	6876	N	N	3607 S 271ST ST
9/2/08	\$309,950	\$294,000	1250	7	1977	3	6996	N	N	3429 S 261ST ST
2/13/07	\$350,000	\$298,000	1330	7	1961	4	10287	N	N	24503 35TH AVE S
2/20/07	\$350,000	\$298,000	2020	7	1991	3	9652	N	N	27130 41ST PL S
7/25/07	\$349,950	\$299,000	1380	7	1973	3	8400	N	N	26253 39TH PL S
7/11/07	\$350,000	\$299,000	1160	7	1984	4	8000	N	N	25209 45TH PL S
8/17/07	\$350,000	\$300,000	1140	7	1977	4	7841	N	N	26215 43RD PL S
9/23/08	\$314,950	\$301,000	1180	7	1973	4	7345	N	N	26233 39TH PL S
4/30/07	\$360,000	\$306,000	1560	7	1978	4	7701	N	N	4318 S 263RD ST
7/14/08	\$331,950	\$309,000	1580	7	1977	5	6500	N	N	25303 45TH AVE S
8/28/07	\$364,000	\$312,000	1780	7	1961	4	12715	N	N	24005 35TH AVE S
5/2/07	\$367,500	\$313,000	1170	7	1966	4	9600	N	N	4203 S 252ND ST
5/28/08	\$345,000	\$315,000	1270	7	1975	3	8946	N	N	25604 35TH PL S
2/23/07	\$372,500	\$317,000	1260	7	1967	4	8450	N	N	3308 S 262ND ST
12/7/07	\$369,900	\$322,000	1300	7	1990	3	7316	N	N	3623 S 243RD ST
9/18/08	\$340,000	\$324,000	1170	7	1973	4	10000	N	N	26247 39TH PL S
7/25/07	\$388,000	\$331,000	1190	7	1977	5	8750	N	N	3409 S 261ST ST
9/24/08	\$358,500	\$343,000	1540	7	1978	3	7000	N	N	26222 43RD AVE S
7/16/07	\$405,000	\$346,000	1200	7	1955	3	19602	N	N	25007 38TH AVE S
6/23/08	\$395,000	\$364,000	1781	7	1961	4	16445	Y	N	4302 S 239TH PL
4/3/07	\$300,000	\$255,000	1200	8	1978	3	8190	N	N	25507 36TH PL S
6/20/07	\$303,000	\$258,000	1270	8	1979	3	8580	N	N	4516 SOMERSET CT
7/9/07	\$304,950	\$260,000	1560	8	1968	4	7070	N	N	3408 S 256TH ST
5/22/07	\$310,000	\$264,000	1470	8	1967	3	8750	N	N	25225 32ND PL S
1/16/08	\$300,900	\$265,000	1470	8	1967	3	7000	N	N	3417 S 253RD ST

**Improved Sales Used in this Annual Update Analysis  
Area 26  
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7/24/07	\$319,000	\$272,000	1240	8	1978	3	7637	N	N	26206 42ND AVE S
8/16/07	\$319,700	\$274,000	1230	8	1969	3	9380	N	N	4212 S 251ST ST
9/27/07	\$320,000	\$275,000	1130	8	1978	3	7150	N	N	26227 43RD AVE S
9/26/07	\$319,950	\$275,000	1180	8	1967	4	7070	N	N	3402 S 256TH ST
5/10/07	\$325,000	\$276,000	1880	8	1966	3	8250	N	N	26515 PRINCETON AVE
3/16/07	\$324,000	\$276,000	1620	8	1989	3	8680	N	N	27023 37TH AVE S
11/27/07	\$320,000	\$278,000	1380	8	1964	3	8100	N	N	26402 ETON CT
1/17/08	\$317,500	\$279,000	2060	8	1978	4	8480	N	N	3730 S 255TH PL
12/26/08	\$280,000	\$279,000	2390	8	1969	3	9240	N	N	26833 DOWNING AVE
3/8/07	\$330,000	\$281,000	1170	8	1972	3	8085	N	N	26854 CARDIFF AVE
7/6/07	\$330,000	\$281,000	1990	8	1966	4	8800	N	N	3540 CANTERBURY LN
2/28/07	\$335,000	\$285,000	1180	8	1967	4	9000	N	N	25431 35TH PL S
1/2/08	\$325,000	\$285,000	1220	8	1965	4	8625	N	N	3542 HAMPTON WAY
11/9/07	\$330,000	\$286,000	1660	8	1977	3	7210	N	N	26820 ARDEN CT
6/16/08	\$312,500	\$288,000	1310	8	1966	4	8820	N	N	4235 S 249TH ST
2/12/07	\$340,000	\$290,000	1780	8	1992	3	29614	N	N	4602 S 258TH PL
9/10/08	\$310,000	\$295,000	1560	8	1968	4	8750	N	N	25415 32ND PL S
6/18/08	\$320,000	\$295,000	1420	8	1985	3	8647	N	N	26913 36TH CT S
8/8/08	\$317,000	\$297,000	1240	8	1978	3	7637	N	N	26206 42ND AVE S
3/27/07	\$349,950	\$298,000	1570	8	1988	3	7951	N	N	27031 40TH AVE S
12/22/08	\$300,000	\$299,000	2000	8	1993	3	7823	N	N	3726 S 251ST PL
11/23/07	\$346,000	\$301,000	1390	8	1976	3	7280	N	N	26503 MANCHESTER AVE
12/5/07	\$344,950	\$301,000	2330	8	1966	4	8712	N	N	26721 PRINCETON AVE
10/11/07	\$350,000	\$302,000	1470	8	1977	3	7656	N	N	26709 CARNABY WAY
7/29/08	\$325,000	\$304,000	1160	8	1966	4	8760	N	N	3903 CAMBRIDGE CT
7/13/07	\$357,000	\$305,000	1840	8	1963	3	8295	N	N	3530 STRATTFORD CT
6/26/07	\$358,000	\$305,000	1440	8	1978	4	10044	N	N	25729 36TH PL S
5/16/07	\$360,000	\$306,000	1500	8	1978	3	9000	N	N	3719 S 257TH ST
7/10/08	\$330,000	\$306,000	1320	8	1968	4	9317	N	N	26425 SOMERSET LN
2/19/08	\$349,000	\$310,000	2180	8	1964	4	8640	N	N	26534 MANCHESTER AVE
2/25/08	\$349,950	\$311,000	1390	8	1966	4	8125	N	N	25111 43RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10/25/07	\$360,000	\$311,000	1930	8	1978	5	8010	N	N	3705 S 256TH CT
3/10/08	\$349,950	\$312,000	1380	8	1981	4	7210	N	N	26708 BRISTOL CT
6/12/08	\$340,000	\$312,000	2320	8	1980	3	7200	N	N	4422 HAMPTON CT
6/13/07	\$369,000	\$314,000	1440	8	1979	3	7344	N	N	26616 CARNABY WAY
4/24/07	\$369,950	\$315,000	1400	8	1978	3	7381	N	N	26902 SAXON CT
5/14/07	\$372,100	\$317,000	1350	8	1968	3	10890	N	N	26402 CAMBRIDGE DR
5/9/08	\$350,000	\$318,000	1300	8	2004	3	8250	N	N	3431 S 262ND ST
6/12/07	\$375,000	\$319,000	2250	8	1966	4	8250	N	N	26531 PRINCETON AVE
3/13/08	\$357,000	\$319,000	1450	8	1978	3	8300	N	N	26922 SAXON CT
5/15/07	\$379,000	\$322,000	1280	8	1968	3	9300	N	N	24217 39TH AVE S
5/8/07	\$379,950	\$323,000	2050	8	1981	3	7262	N	N	26709 BRISTOL CT
3/22/07	\$380,000	\$323,000	1540	8	1967	3	15265	Y	N	23909 43RD AVE S
3/6/07	\$379,000	\$323,000	1859	8	1998	3	10948	N	N	4405 S 261ST ST
4/10/07	\$383,000	\$326,000	2250	8	1966	4	8025	N	N	26510 PRINCETON AVE
4/24/07	\$386,000	\$328,000	1152	8	1965	4	7350	N	N	4228 S 252ND ST
1/9/08	\$374,000	\$328,000	1240	8	1978	3	8960	N	N	26930 46TH AVE S
7/13/07	\$384,500	\$328,000	1530	8	1979	3	8162	N	N	26410 CARNABY WAY
5/2/07	\$387,000	\$329,000	1220	8	1965	4	8190	N	N	26528 HIGHLAND AVE
2/21/07	\$388,000	\$330,000	1870	8	1982	3	13500	N	N	27108 46TH AVE S
3/19/08	\$370,000	\$331,000	1510	8	1966	4	12320	Y	N	3818 S 243RD ST
5/9/07	\$390,000	\$332,000	2620	8	1977	3	7150	N	N	4610 FENWICK CT
1/29/07	\$390,000	\$332,000	1854	8	1968	4	8100	N	N	4208 S 252ND PL
7/24/08	\$357,950	\$334,000	1330	8	1977	3	13500	N	N	3711 S 257TH ST
8/24/07	\$390,000	\$334,000	1870	8	1982	3	13500	N	N	27108 46TH AVE S
10/9/07	\$390,000	\$336,000	2350	8	1988	3	6934	N	N	3661 S 271ST ST
2/1/07	\$395,000	\$337,000	2670	8	1966	3	11275	N	N	3636 MANCHESTER WAY
5/30/07	\$400,000	\$340,000	1610	8	1979	4	7350	N	N	3713 S 253RD ST
7/19/07	\$400,000	\$342,000	2230	8	1965	4	8840	N	N	26508 HIGHLAND AVE
6/4/07	\$409,000	\$348,000	3380	8	1979	3	8400	N	N	26615 CARNABY WAY
1/26/07	\$415,000	\$354,000	2360	8	1993	3	7237	N	N	27028 CARDIFF AVE
12/1/08	\$364,000	\$359,000	1380	8	1967	4	12600	N	N	4030 HAMPTON WAY

**Improved Sales Used in this Annual Update Analysis  
Area 26  
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8/17/07	\$421,450	\$361,000	1330	8	1980	4	12600	N	N	4315 S 253RD ST
7/17/07	\$427,500	\$365,000	3070	8	1981	3	8640	N	N	4623 KENT CT
9/24/08	\$386,500	\$370,000	1570	8	1960	3	23100	N	N	3841 S 243RD ST
8/31/07	\$460,000	\$395,000	3020	9	1994	3	7280	N	N	3811 S 252ND ST
4/24/07	\$519,500	\$442,000	2030	9	1964	3	18000	Y	N	24902 43RD AVE S
3/22/07	\$578,888	\$492,000	2810	9	2007	3	76801	N	N	4303 S 254TH ST
4/23/08	\$625,000	\$565,000	1790	10	1978	3	48489	Y	N	3912 S 253RD PL
12/23/08	\$580,000	\$578,000	4190	10	2006	3	9600	N	N	27104 41ST PL S
12/18/08	\$231,000	\$229,000	1626	6	1947	4	43995	N	N	27507 MILITARY RD S
9/27/07	\$278,000	\$239,000	830	6	1946	4	10000	N	N	4421 S 272ND ST
2/13/07	\$235,000	\$200,000	1040	7	1982	3	10650	N	N	3055 S STAR LAKE RD
7/11/07	\$250,000	\$213,000	1440	7	1965	3	10560	N	N	28025 45TH AVE S
6/10/08	\$235,000	\$216,000	1040	7	1981	3	7808	N	N	28539 36TH AVE S
10/29/08	\$229,950	\$223,000	1630	7	1968	3	9810	N	N	3041 S STAR LAKE RD
3/1/07	\$267,000	\$227,000	1370	7	1968	3	7200	N	N	4619 S 285TH PL
7/26/07	\$268,500	\$229,000	1230	7	1961	3	9680	N	N	3815 S 287TH ST
4/17/07	\$272,500	\$232,000	1370	7	1968	3	7030	N	N	4702 S 285TH PL
3/27/07	\$273,000	\$232,000	1400	7	2004	3	3355	N	N	27834 31ST PL S
10/31/08	\$239,797	\$233,000	1060	7	1981	3	11875	N	N	27218 43RD CT S
8/21/07	\$276,000	\$236,000	1430	7	2004	3	2145	N	N	27931 30TH WAY S
7/18/07	\$277,000	\$236,000	1315	7	2005	3	2728	N	N	3022 S 278TH PL
3/26/07	\$277,950	\$236,000	1440	7	1981	3	7400	N	N	28540 36TH AVE S
11/30/07	\$270,900	\$236,000	1490	7	1978	3	12840	N	N	27536 43RD AVE S
6/21/07	\$277,500	\$236,000	1020	7	1962	4	9680	N	N	3720 S 287TH ST
6/3/08	\$257,800	\$236,000	1020	7	1961	3	13036	N	N	3700 S 287TH ST
2/20/08	\$266,000	\$236,000	1120	7	1968	4	7241	N	N	3524 S 281ST ST
6/24/08	\$260,000	\$240,000	1480	7	1968	4	11524	N	N	4419 S 272ND ST
3/5/07	\$283,500	\$241,000	1360	7	1961	3	9680	N	N	3727 S 287TH ST
3/12/07	\$284,000	\$242,000	1210	7	1968	4	7107	N	N	28702 47TH PL S
4/15/07	\$288,500	\$245,000	1190	7	1966	3	11000	N	N	28440 49TH AVE S
7/17/07	\$291,000	\$248,000	1060	7	1965	3	9471	N	N	4918 S 284TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7/25/08	\$265,500	\$248,000	1490	7	1978	3	11000	N	N	4313 S 275TH CT
2/26/07	\$293,000	\$249,000	1650	7	2004	3	2485	N	N	3036 S 278TH PL
3/6/08	\$282,000	\$251,000	1460	7	1966	3	9675	N	N	4407 S 282ND ST
4/18/08	\$277,999	\$251,000	1315	7	2005	3	3689	N	N	3016 S 278TH PL
4/13/07	\$299,900	\$255,000	1650	7	2004	3	2475	N	N	3042 S 278TH PL
1/22/07	\$300,000	\$256,000	1960	7	1967	3	15681	N	N	4417 S 272ND ST
2/22/08	\$290,000	\$257,000	1650	7	2004	3	2339	N	N	27846 31ST PL S
2/23/07	\$302,950	\$258,000	1650	7	2004	3	3253	N	N	27923 31ST PL S
7/12/07	\$305,000	\$260,000	1650	7	2005	3	3343	N	N	27822 31ST PL S
8/28/07	\$303,000	\$260,000	1230	7	1978	3	17250	N	N	4630 S 282ND ST
1/11/07	\$305,500	\$261,000	1650	7	2004	3	2250	N	N	27930 31ST PL S
6/26/08	\$285,000	\$263,000	1490	7	1966	3	10525	N	N	27223 42ND AVE S
10/22/07	\$305,000	\$264,000	1650	7	2004	3	2475	N	N	3065 S 279TH PL
7/14/07	\$309,500	\$264,000	1800	7	1969	3	7200	N	N	28638 46TH AVE S
3/29/07	\$313,600	\$267,000	1210	7	1981	3	7411	N	N	3611 S 285TH PL
8/20/08	\$283,435	\$267,000	1360	7	1987	3	9625	N	N	28412 41ST AVE S
6/25/08	\$298,000	\$275,000	1650	7	2004	3	2583	N	N	3059 S 279TH PL
5/1/07	\$324,000	\$276,000	1590	7	1987	3	9608	N	N	28434 37TH AVE S
6/20/07	\$330,500	\$282,000	2580	7	1962	3	14330	N	N	28704 41ST AVE S
6/15/07	\$361,000	\$307,000	1200	7	1969	3	11700	N	N	3046 S STAR LAKE RD
9/30/08	\$320,000	\$307,000	1230	7	1978	3	17250	N	N	4630 S 282ND ST
10/11/07	\$368,000	\$317,000	2200	7	1982	3	14863	N	N	3615 S 280TH ST
3/19/08	\$356,000	\$318,000	1460	7	1998	3	9625	N	N	3727 S 284TH PL
9/29/08	\$343,500	\$329,000	2240	7	2007	3	10454	N	N	4545 S 280TH ST
4/11/08	\$396,000	\$357,000	1740	7	1991	3	9608	N	N	3902 S 284TH PL
4/24/07	\$553,000	\$470,000	1090	7	1938	4	9220	Y	Y	3922 S STAR LAKE RD
2/25/07	\$350,000	\$298,000	1790	8	1994	3	6000	N	N	27240 32ND PL S
8/1/07	\$379,650	\$325,000	1710	8	1993	3	11657	N	N	5003 S 279TH ST
1/23/08	\$380,000	\$335,000	2460	8	1998	3	7143	N	N	4415 S 275TH PL
12/9/07	\$395,000	\$344,000	2185	8	2006	3	4500	N	N	3265 S 280TH PL
8/20/07	\$404,000	\$346,000	2494	8	2006	3	4785	N	N	3305 S 280TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6/7/07	\$409,000	\$348,000	2020	8	1993	3	11657	N	N	4813 S 279TH ST
6/25/07	\$410,000	\$349,000	2494	8	2006	3	4501	N	N	3271 S 280TH PL
5/4/07	\$425,000	\$361,000	1940	8	2001	3	7081	N	N	27601 44TH PL S
10/2/07	\$419,000	\$361,000	2415	8	2006	3	4924	N	N	3277 S 280TH PL
3/30/07	\$430,000	\$366,000	2181	8	2006	3	6622	N	N	3330 S 280TH PL
9/29/08	\$395,000	\$379,000	2140	8	1993	3	11244	N	N	27738 48TH AVE S
8/29/07	\$454,500	\$390,000	2250	8	2002	3	8488	N	N	27600 44TH PL S
6/4/07	\$462,000	\$393,000	2070	8	1993	3	11336	N	N	27816 49TH AVE S
8/16/07	\$460,000	\$394,000	2258	8	2006	3	5143	N	N	28017 33RD AVE S
9/19/07	\$459,500	\$395,000	2430	8	1999	3	6840	N	N	4421 S 275TH PL
8/12/08	\$425,000	\$399,000	2740	8	2000	3	10874	N	N	3215 S STAR LAKE RD
7/23/07	\$470,000	\$401,000	2258	8	2006	3	4627	N	N	28003 33RD AVE S
12/7/07	\$480,000	\$418,000	2980	8	2001	3	6328	N	N	28032 39TH AVE S
1/4/07	\$519,500	\$444,000	2557	8	2006	3	5238	N	N	28011 33RD AVE S
9/26/08	\$487,500	\$467,000	2940	8	2001	3	22173	N	N	28005 39TH AVE S
4/11/08	\$620,000	\$558,000	1456	8	1971	4	16619	Y	Y	3204 S STAR LAKE RD
7/23/07	\$664,950	\$568,000	1400	8	1997	3	9840	Y	Y	3213 S 273RD PL
9/7/07	\$690,000	\$592,000	2330	8	1994	3	27925	Y	Y	3621 S 272ND ST
12/16/08	\$409,000	\$406,000	3000	9	2007	3	6371	N	N	28658 53RD AVE S
5/22/07	\$522,000	\$444,000	2380	9	2003	3	7634	N	N	28204 52ND AVE S
5/5/08	\$490,000	\$444,000	2780	9	2007	3	6054	N	N	28427 53RD AVE S
7/20/07	\$525,000	\$448,000	2300	9	2000	3	8263	N	N	5331 S 283RD PL
8/14/08	\$480,000	\$452,000	2896	9	2005	3	8603	Y	N	28429 54TH AVE S
7/3/08	\$498,950	\$462,000	2670	9	2006	3	7254	N	N	28617 53RD AVE S
4/2/07	\$545,000	\$463,000	2650	9	2000	3	7833	N	N	28336 54TH AVE S
1/30/07	\$545,000	\$465,000	2660	9	2003	3	7947	N	N	28203 52ND AVE S
2/1/08	\$535,000	\$472,000	2730	9	2003	3	9316	N	N	28225 51ST PL S
5/24/07	\$557,500	\$474,000	2780	9	2000	3	8574	N	N	5325 S 283RD PL
11/6/07	\$549,000	\$476,000	2940	9	2007	3	22860	N	N	27824 32ND PL S
8/30/07	\$560,000	\$480,000	2650	9	2001	3	9050	N	N	4903 S 283RD PL
6/28/07	\$579,500	\$494,000	3160	9	2007	3	7992	N	N	28664 53RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11/29/07	\$575,000	\$500,000	2990	9	2007	3	7469	N	N	5231 S 286TH CT
6/18/07	\$587,400	\$500,000	2780	9	2007	3	6093	N	N	28435 53RD AVE S
4/19/07	\$595,500	\$506,000	2940	9	2003	3	9901	N	N	5112 S 282ND WAY
2/29/08	\$570,000	\$507,000	3190	9	2004	3	8150	N	N	5118 S 282ND WAY
1/17/07	\$610,000	\$520,000	2650	9	2006	3	7932	N	N	28629 53RD AVE S
8/21/07	\$609,950	\$522,000	2730	9	2000	3	9385	N	N	5332 S 283RD PL
8/27/07	\$610,000	\$523,000	2900	9	2007	3	7177	N	N	5225 S 286TH CT
2/5/07	\$624,000	\$532,000	2650	9	2006	3	9356	N	N	28537 53RD AVE S
1/30/07	\$641,868	\$547,000	3090	9	2006	3	8612	N	N	5230 S 286TH CT
10/29/07	\$672,916	\$582,000	2930	9	2007	3	5464	N	N	28411 53RD AVE S
4/5/07	\$689,000	\$586,000	2210	9	2006	3	8537	Y	N	28514 53RD AVE S
11/15/08	\$600,000	\$587,000	2260	9	2001	3	8699	N	N	28304 54TH AVE S
7/2/07	\$740,105	\$631,000	2374	9	2007	3	9455	Y	N	28530 53RD AVE S
4/3/07	\$746,900	\$635,000	2990	9	2007	3	9404	Y	N	28536 53RD AVE S
11/19/07	\$700,000	\$608,000	3250	10	2007	3	17913	Y	N	27842 53RD PL S
2/21/07	\$758,000	\$645,000	2130	10	2006	3	14653	N	N	27868 53RD PL S
2/14/08	\$185,000	\$164,000	450	4	1940	3	29970	N	N	29632 18TH AVE S
6/28/07	\$246,000	\$210,000	1170	4	1949	3	19851	N	N	2814 S 288TH ST
9/12/07	\$219,950	\$189,000	800	5	1945	3	7200	N	N	2044 S 312TH ST
1/18/08	\$477,000	\$420,000	880	5	1940	3	11808	Y	Y	2661 S 304TH ST
11/27/07	\$187,950	\$163,000	780	6	1955	4	9480	N	N	29615 18TH AVE S
2/22/07	\$215,000	\$183,000	1000	6	1952	3	6660	N	N	29633 18TH AVE S
1/9/07	\$245,000	\$209,000	1050	6	1943	3	15181	N	N	30802 18TH AVE S
7/1/08	\$232,650	\$215,000	1290	6	1979	3	7772	N	N	2820 S 284TH PL
3/21/08	\$245,000	\$219,000	1570	6	1970	4	8742	N	N	2022 S 282ND PL
9/18/07	\$266,650	\$229,000	1420	6	1969	4	14328	N	N	31046 22ND AVE S
3/7/07	\$290,000	\$247,000	2400	6	1951	3	12460	N	N	30829 22ND AVE S
2/22/07	\$295,000	\$251,000	1207	6	2006	3	7500	N	N	30831 20TH AVE S
3/27/08	\$282,000	\$253,000	960	6	1970	4	7600	N	N	28224 20TH AVE S
12/12/07	\$300,000	\$262,000	1090	6	1940	3	22651	N	N	29605 MILITARY RD S
5/10/07	\$330,000	\$281,000	1130	6	1948	4	33376	N	N	31029 22ND AVE S

**Improved Sales Used in this Annual Update Analysis  
Area 26  
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7/30/07	\$394,000	\$337,000	850	6	1941	4	12833	Y	Y	2018 S 308TH ST
6/4/07	\$450,000	\$383,000	1070	6	1935	5	8733	Y	Y	2226 S 308TH ST
6/26/08	\$505,000	\$466,000	1050	6	1930	4	15200	Y	Y	2218 S 308TH ST
11/2/07	\$210,400	\$182,000	1160	7	1967	3	7194	N	N	2042 S 298TH ST
7/7/08	\$220,000	\$204,000	1690	7	1959	3	27878	N	N	30228 MILITARY RD S
7/26/07	\$239,950	\$205,000	1140	7	1956	3	8554	N	N	29047 18TH AVE S
12/26/08	\$206,350	\$206,000	1610	7	1967	3	8000	N	N	29641 21ST AVE S
9/19/07	\$241,000	\$207,000	1800	7	1958	3	10800	N	N	30846 20TH AVE S
6/23/08	\$225,000	\$208,000	980	7	1955	3	11100	N	N	2627 S 310TH ST
3/5/07	\$247,300	\$210,000	1100	7	1959	4	7200	N	N	2241 S 298TH ST
2/26/08	\$238,000	\$211,000	1000	7	1968	3	8580	N	N	2003 S 301ST ST
12/23/08	\$213,000	\$212,000	1440	7	1961	3	16117	N	N	30052 MILITARY RD S
1/24/07	\$250,000	\$213,000	1170	7	1966	4	8393	N	N	2012 S 310TH ST
5/25/07	\$254,950	\$217,000	1100	7	1959	4	7200	N	N	2241 S 298TH ST
3/16/07	\$255,000	\$217,000	1400	7	1962	4	9825	N	N	28608 27TH PL S
5/16/07	\$256,500	\$218,000	1050	7	1969	3	10595	Y	N	2214 S 282ND ST
10/27/08	\$225,000	\$218,000	1220	7	1968	4	7800	N	N	28413 22ND AVE S
3/9/07	\$257,500	\$219,000	970	7	1985	4	8226	N	N	30138 29TH AVE S
2/8/07	\$258,500	\$220,000	1260	7	1968	3	9310	N	N	2214 S 283RD ST
10/10/07	\$255,000	\$220,000	1530	7	1960	4	9880	N	N	2212 S 298TH ST
4/30/08	\$245,000	\$222,000	1010	7	1963	4	7260	N	N	28855 23RD PL S
9/25/07	\$260,000	\$224,000	1080	7	1986	3	7287	N	N	2648 S 276TH ST
8/22/07	\$262,750	\$225,000	1100	7	1968	3	7225	N	N	2228 S 292ND ST
3/2/07	\$264,900	\$225,000	1290	7	1979	3	7216	N	N	2804 S 284TH PL
4/3/07	\$267,000	\$227,000	1120	7	1968	3	7668	N	N	2023 S 301ST PL
8/21/08	\$245,000	\$231,000	1240	7	1966	3	8000	N	N	29914 26TH AVE S
9/4/07	\$269,950	\$232,000	1220	7	1968	3	7420	N	N	28313 22ND AVE S
8/25/07	\$271,000	\$232,000	870	7	1975	4	7980	N	N	2008 S 280TH PL
1/29/07	\$273,000	\$233,000	1190	7	1967	3	8400	N	N	29637 21ST AVE S
12/6/07	\$269,000	\$234,000	1240	7	1966	3	7950	N	N	2004 S 287TH PL
3/8/07	\$275,000	\$234,000	1270	7	1994	3	8393	N	N	2020 S 310TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1/16/07	\$275,000	\$235,000	1070	7	1975	2	16752	N	N	30859 22ND AVE S
3/16/07	\$279,000	\$237,000	1100	7	1979	3	7644	N	N	28409 29TH PL S
11/6/07	\$275,000	\$238,000	1090	7	1963	3	17859	N	N	2329 S 302ND ST
3/1/07	\$281,250	\$239,000	990	7	1968	3	7410	N	N	2313 S 286TH ST
9/20/07	\$278,000	\$239,000	1160	7	1974	3	7220	N	N	28202 20TH AVE S
10/8/08	\$249,500	\$240,000	860	7	1964	3	7350	N	N	28815 23RD AVE S
6/21/07	\$283,000	\$241,000	1610	7	1967	3	8000	N	N	29641 21ST AVE S
5/21/07	\$285,000	\$242,000	980	7	1962	4	19602	N	N	30230 23RD AVE S
5/29/07	\$284,000	\$242,000	1360	7	1999	3	9782	N	N	28207 27TH AVE S
4/24/08	\$268,000	\$242,000	1940	7	1986	3	7954	N	N	29024 28TH PL S
7/9/07	\$285,000	\$243,000	1650	7	1968	3	7980	N	N	2009 S 301ST PL
6/12/07	\$285,000	\$243,000	1080	7	1976	3	8633	N	N	2231 S 308TH ST
3/9/07	\$286,000	\$243,000	1230	7	1976	4	10728	N	N	28015 20TH AVE S
11/19/07	\$280,000	\$243,000	1080	7	1964	3	8824	N	N	28856 22ND AVE S
4/15/08	\$270,000	\$243,000	1180	7	1978	3	9485	N	N	31014 20TH AVE S
3/2/07	\$289,000	\$246,000	1650	7	1968	3	6956	N	N	28527 24TH AVE S
10/4/07	\$285,000	\$246,000	1720	7	1962	4	9600	N	N	28617 27TH PL S
9/3/08	\$260,000	\$247,000	2320	7	1962	4	9438	N	N	28441 26TH AVE S
7/8/08	\$267,450	\$248,000	1040	7	1967	3	7210	N	N	2218 S 284TH PL
3/13/07	\$292,300	\$249,000	1230	7	1968	3	10440	N	N	28501 24TH AVE S
4/18/07	\$292,500	\$249,000	1290	7	1966	4	8725	N	N	1928 S 289TH ST
6/23/08	\$269,975	\$249,000	1440	7	1964	4	7210	N	N	2201 S 291ST ST
7/9/07	\$293,500	\$250,000	980	7	1967	4	7848	N	N	28615 21ST AVE S
8/30/07	\$291,000	\$250,000	1290	7	1965	4	9890	N	N	29824 25TH PL S
3/3/08	\$282,000	\$251,000	1360	7	1956	3	9000	N	N	30915 28TH AVE S
5/23/07	\$295,000	\$251,000	1370	7	1960	3	9990	N	N	28256 27TH AVE S
4/12/07	\$295,000	\$251,000	1590	7	1958	4	14985	N	N	28241 29TH AVE S
6/22/07	\$295,000	\$251,000	1380	7	1968	4	7223	N	N	2220 S 292ND ST
2/28/07	\$298,650	\$254,000	1010	7	1968	3	7000	N	N	30222 25TH PL S
3/20/07	\$299,900	\$255,000	1210	7	1962	3	12600	N	N	29811 MILITARY RD
3/22/07	\$300,000	\$255,000	1640	7	1986	3	5435	N	N	27610 26TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1/16/07	\$300,000	\$256,000	1040	7	1967	4	7210	N	N	2224 S 284TH PL
11/15/07	\$295,000	\$256,000	1040	7	1968	3	7526	N	N	2317 S 284TH PL
1/26/07	\$299,950	\$256,000	1560	7	1990	3	5621	N	N	2006 S 279TH PL
2/8/07	\$300,000	\$256,000	1430	7	1967	3	8580	N	N	28514 23RD AVE S
7/30/07	\$299,950	\$256,000	2510	7	1961	4	9396	N	N	28630 26TH AVE S
7/17/08	\$276,600	\$257,000	870	7	1972	4	8568	N	N	2020 S 282ND ST
11/29/07	\$295,000	\$257,000	1640	7	1966	4	7200	N	N	1911 S 289TH ST
12/5/08	\$260,000	\$257,000	1010	7	1968	3	8400	N	N	30213 26TH PL S
5/23/07	\$303,000	\$258,000	1290	7	1966	4	8697	N	N	28917 20TH AVE S
4/13/07	\$304,000	\$259,000	1410	7	1969	4	7332	N	N	2025 S 300TH ST
3/13/07	\$305,000	\$259,000	1140	7	1973	4	13967	N	N	2351 S 292ND ST
1/24/08	\$293,500	\$259,000	1700	7	1966	4	8839	N	N	2228 S 291ST ST
1/29/08	\$295,000	\$260,000	1050	7	1977	3	10726	N	N	29237 20TH WAY S
10/4/07	\$302,750	\$261,000	1650	7	1966	4	9299	N	N	1921 S 291ST PL
12/24/07	\$298,600	\$261,000	2020	7	1962	4	12360	N	N	2625 S 287TH ST
11/13/08	\$269,000	\$263,000	1530	7	1971	4	7632	N	N	2011 S 284TH PL
6/1/07	\$310,000	\$264,000	1290	7	1965	4	8181	N	N	29209 20TH AVE S
4/30/07	\$310,000	\$264,000	840	7	1969	4	7448	Y	N	2209 S 282ND ST
3/12/07	\$310,000	\$264,000	1650	7	1989	3	8595	N	N	27736 23RD AVE S
6/24/08	\$286,500	\$264,000	1010	7	1969	4	7100	N	N	30200 26TH PL S
5/2/07	\$312,500	\$266,000	1070	7	1983	3	10326	N	N	2012 S 304TH ST
2/20/08	\$300,000	\$266,000	1450	7	1968	3	7650	N	N	2224 S 284TH ST
5/10/07	\$314,000	\$267,000	1240	7	1966	3	8000	N	N	29914 26TH AVE S
3/12/07	\$315,000	\$268,000	1710	7	1988	3	5913	N	N	27738 25TH DR S
3/17/08	\$300,000	\$268,000	1140	7	1973	4	7826	N	N	2017 S 281ST ST
6/26/07	\$314,000	\$268,000	1550	7	1968	4	7668	N	N	2037 S 301ST PL
5/2/07	\$315,000	\$268,000	2290	7	1979	3	6675	N	N	28825 28TH PL S
4/9/07	\$316,000	\$269,000	1470	7	1984	3	10530	N	N	2809 S 301ST ST
7/19/07	\$315,000	\$269,000	1150	7	1990	3	10875	N	N	28216 MILITARY RD S
8/1/07	\$317,000	\$271,000	1250	7	1964	3	7521	N	N	28855 22ND AVE S
4/26/07	\$319,950	\$272,000	1570	7	1968	3	8843	N	N	1825 S 293RD ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6/25/07	\$319,900	\$273,000	1540	7	1992	3	7056	N	N	2030 S 302ND PL
9/24/08	\$285,000	\$273,000	1050	7	1969	4	7904	Y	N	28203 22ND AVE S
9/16/08	\$288,500	\$275,000	1650	7	1988	3	5238	Y	N	27840 25TH DR S
6/4/07	\$324,950	\$277,000	1620	7	1988	3	7772	N	N	27732 25TH DR S
8/7/07	\$328,500	\$281,000	1040	7	1977	3	7488	Y	N	28015 22ND AVE S
5/14/08	\$310,000	\$282,000	1680	7	1987	3	5278	Y	N	2507 S 279TH PL
2/22/08	\$320,000	\$284,000	1690	7	1988	3	8079	N	N	27657 26TH AVE S
3/7/07	\$334,950	\$285,000	1190	7	1987	3	8050	Y	N	27908 21ST AVE S
6/11/07	\$335,000	\$285,000	2016	7	2000	3	10000	N	N	1830 S 310TH ST
2/25/07	\$337,000	\$287,000	1240	7	1980	3	8000	N	N	2806 S 285TH PL
1/5/07	\$337,000	\$288,000	1700	7	1993	3	7337	N	N	31012 24TH CT S
4/2/07	\$340,000	\$289,000	1540	7	1992	3	7184	N	N	2022 S 302ND PL
7/10/07	\$340,000	\$290,000	1410	7	1951	4	14798	N	N	31612 28TH AVE S
7/19/07	\$339,950	\$290,000	1520	7	1990	3	7963	N	N	2113 S 277TH PL
7/6/07	\$340,950	\$291,000	1370	7	1988	3	7605	N	N	2123 S 279TH PL
9/5/07	\$339,000	\$291,000	1968	7	1967	3	9583	N	N	29225 18TH AVE S
6/26/07	\$345,000	\$294,000	1090	7	1955	3	32165	N	N	1846 S 296TH ST
2/22/07	\$349,990	\$298,000	1060	7	1964	3	7500	N	N	28840 22ND AVE S
1/4/07	\$350,000	\$299,000	1770	7	1986	3	5235	N	N	27818 25TH DR S
8/19/08	\$320,000	\$302,000	1220	7	1969	4	7130	N	N	29903 20TH AVE S
12/17/07	\$347,000	\$303,000	1640	7	1967	3	12558	N	N	30232 20TH AVE S
3/27/08	\$355,000	\$318,000	1840	7	1989	3	5166	N	N	27708 23RD AVE S
6/4/08	\$357,000	\$327,000	1640	7	1986	3	11079	Y	N	27841 25TH DR S
9/18/07	\$415,000	\$357,000	1500	7	1974	4	19166	N	N	30518 28TH AVE S
12/20/07	\$415,000	\$363,000	2580	7	1984	3	12632	N	N	28805 28TH PL S
6/14/07	\$570,000	\$485,000	1360	7	1934	5	8733	Y	Y	2222 S 308TH ST
10/22/08	\$527,000	\$510,000	1680	7	1941	5	13939	Y	Y	2649 S 304TH ST
8/14/07	\$285,000	\$244,000	1290	8	1966	4	8284	N	N	2712 S 301ST ST
3/13/07	\$289,950	\$247,000	1330	8	1966	4	7979	N	N	2810 S 301ST ST
11/29/07	\$296,000	\$258,000	1290	8	1963	3	12960	N	N	2206 S 304TH ST
1/17/07	\$329,950	\$282,000	1580	8	1961	4	10125	N	N	2807 S 282ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2/21/07	\$347,000	\$295,000	1990	8	1991	3	13984	N	N	27808 20TH PL S
2/13/07	\$355,000	\$302,000	2020	8	1961	4	21300	N	N	2220 S 288TH ST
11/16/07	\$350,000	\$304,000	1970	8	1995	3	8239	N	N	29331 19TH PL S
12/12/07	\$350,000	\$305,000	1680	8	1974	4	16000	N	N	2035 S 308TH ST
5/29/07	\$360,000	\$306,000	2140	8	2003	3	5001	N	N	2928 S 298TH ST
10/31/07	\$353,950	\$306,000	1840	8	1989	3	6755	Y	N	27916 21ST AVE S
8/9/07	\$360,000	\$308,000	1920	8	1995	3	7217	N	N	29312 19TH PL S
1/2/07	\$379,000	\$324,000	1890	8	1991	3	9881	N	N	1909 S 294TH PL
1/25/07	\$383,500	\$327,000	2620	8	2003	3	5000	N	N	29840 30TH AVE S
2/26/07	\$395,000	\$336,000	2020	8	2000	3	8645	N	N	28280 26TH AVE S
1/25/07	\$395,000	\$337,000	2080	8	2000	3	8995	N	N	28358 26TH AVE S
7/12/07	\$400,000	\$341,000	1980	8	1997	3	7205	N	N	28018 24TH PL S
3/20/07	\$407,000	\$346,000	2050	8	1999	3	11078	N	N	2402 S 280TH PL
10/15/07	\$406,000	\$350,000	2200	8	1998	3	8733	N	N	2338 S 280TH PL
9/10/07	\$415,000	\$356,000	2100	8	2007	3	9723	N	N	2639 S 296TH PL
5/8/07	\$420,000	\$357,000	2080	8	2000	3	9026	N	N	28210 26TH AVE S
1/15/08	\$410,000	\$360,000	2100	8	2007	3	8915	N	N	2622 S 296TH PL
10/18/07	\$420,000	\$363,000	2240	8	1999	3	7269	N	N	2377 S 284TH CT
8/23/07	\$424,950	\$364,000	2010	8	1999	3	12633	N	N	2344 S 284TH CT
6/19/07	\$430,000	\$366,000	2530	8	2007	3	8919	N	N	2624 S 296TH PL
1/2/08	\$429,000	\$376,000	2360	8	1998	3	8222	N	N	28144 24TH PL S
5/27/08	\$415,000	\$379,000	2420	8	2003	3	10875	N	N	2660 S 298TH ST
6/6/08	\$417,500	\$383,000	2370	8	1999	3	10631	N	N	2432 S 284TH PL
10/10/08	\$399,950	\$385,000	2050	8	2000	3	7205	N	N	28251 23RD AVE S
11/27/07	\$444,000	\$386,000	2670	8	2007	3	9996	Y	N	28516 24TH AVE S
5/8/08	\$457,328	\$415,000	2170	8	2008	3	10223	N	N	2633 S 296TH PL
5/18/08	\$775,000	\$706,000	2870	10	1997	3	23522	Y	Y	30609 28TH AVE S

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**Improved Sales Removed from this Annual Update Analysis  
Area 26  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	125320	0225	9/22/08	\$311,000	DIAGNOSTIC OUTLIER
007	125320	0225	5/13/08	\$165,000	DIAGNOSTIC OUTLIER
007	131050	0530	5/11/07	\$333,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
007	131090	0520	5/7/07	\$372,100	RELOCATION - SALE TO SERVICE
007	155520	0150	5/14/08	\$224,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
007	155520	0310	7/3/07	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
007	155520	0470	9/5/07	\$289,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
007	155520	0680	10/7/08	\$201,040	BANKRUPTCY - RECOR TRUSTEE; STMENT TO DOR
007	155520	0680	1/7/08	\$276,000	EXEMPT FROM EXCISE TAX
007	155530	0240	1/19/07	\$268,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
007	155530	0350	5/23/07	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
007	222204	9021	2/8/08	\$228,500	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
007	222204	9116	8/27/08	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	272204	9231	10/9/08	\$73,815	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	272204	9238	6/12/07	\$270,000	DIAGNOSTIC OUTLIER
007	282204	9200	7/3/07	\$56,500	DOR RATIO;NO MARKET EXPOSURE
007	282204	9210	4/28/08	\$55,000	DOR RATIO;EXEMPT FROM EXCISE TAX
007	289470	0130	6/5/07	\$313,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
007	289470	0150	12/1/08	\$205,000	DIAGNOSTIC OUTLIER
007	289480	0010	12/16/08	\$267,900	BANKRUPTCY - RECEIVER OR TRUSTEE
007	289510	0340	6/25/07	\$311,000	DIAGNOSTIC OUTLIER
007	383231	0440	7/25/08	\$250,000	DIAGNOSTIC OUTLIER
007	383250	0030	8/21/08	\$210,000	QUIT CLAIM DEED; STATEMENT TO DOR
007	383250	0140	9/10/08	\$171,000	DIAGNOSTIC OUTLIER
007	383250	0150	2/4/08	\$269,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
007	383250	0830	3/27/07	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	383260	0170	4/25/07	\$99,571	DOR RATIO;QUIT CLAIM DEED; REL PARTY, NEIGH
007	383260	0280	11/18/08	\$142,250	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	383270	0040	1/30/07	\$174,500	DOR RATIO;QUIT CLAIM DEED; REL PARTY, NEIGH
007	383271	0100	6/16/08	\$293,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	383271	0740	8/27/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	383271	0850	7/2/08	\$67,902	DOR RATIO;QUIT CLAIM DEED; REL PARTY,NEIGHB.
007	432450	0010	1/23/07	\$212,000	DIAGNOSTIC OUTLIER
007	432450	0290	10/1/07	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	538760	0040	3/2/07	\$114,245	DOR RATIO;QUIT CLAIM DEED; RELPARTY,NEIGHB
007	714940	0040	11/4/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	714940	0190	1/17/08	\$25,687	DOR RATIO;QUIT CLAIM DEED; REL PARTY, NEIGH
007	714941	0040	4/20/07	\$228,550	DIAGNOSTIC OUTLIER
007	714941	0130	8/4/07	\$95,237	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	796770	0070	1/12/07	\$255,300	EXEMPT FROM EXCISE TAX
007	796770	0280	7/31/08	\$221,000	EXEMPT FROM EXCISE TAX
007	807540	0620	5/21/08	\$210,000	ESTATE ADMINIS, GUARDIAN, OR EXECUTOR
007	886000	0020	11/14/07	\$269,000	ESTATE ADMIN GUARDIAN, OR EXECUTOR
007	926590	0050	12/9/08	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	983580	0530	11/19/07	\$306,710	ESTATE ADMIN, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis  
Area 26  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	983580	0810	8/3/07	\$40,946	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	983580	0940	10/15/07	\$235,000	DIAGNOSTIC OUTLIER
007	983610	0180	8/15/08	\$169,834	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
009	026950	0100	4/2/08	\$33,152	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	154750	0010	1/4/08	\$307,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	154750	0080	8/20/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	154760	0008	5/4/07	\$248,000	DIAGNOSTIC OUTLIER
009	330403	0070	3/29/07	\$726,300	DOR RATIO;PREVIMP<=25K
009	330403	0130	11/19/08	\$470,000	DIAGNOSTIC OUTLIER
009	330403	0130	7/5/08	\$495,000	RELOCATION - SALE TO SERVICE
009	330403	0210	10/17/08	\$450,000	DIAGNOSTIC OUTLIER
009	330403	0290	5/1/08	\$499,500	DIAGNOSTIC OUTLIER
009	330403	0390	5/21/08	\$481,500	DIAGNOSTIC OUTLIER
009	342204	9065	5/24/07	\$950,000	IMP COUNT
009	342204	9065	10/8/08	\$760,000	IMP COUNT
009	342204	9089	10/1/08	\$225,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXEC
009	342204	9090	6/21/07	\$928,000	DIAGNOSTIC OUTLIER
009	342204	9095	2/22/07	\$189,000	DOR RATIO
009	342204	9151	6/8/07	\$366,000	DIAGNOSTIC OUTLIER
009	387390	0010	11/3/08	\$120,818	DOR RATIO;EXEMPT FROM EXCISE TAX
009	387390	0310	6/12/07	\$235,000	DIAGNOSTIC OUTLIER
009	387401	0700	6/9/08	\$260,000	DIAGNOSTIC OUTLIER
009	397760	0270	4/27/07	\$202,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	397760	0470	7/18/08	\$192,140	EXEMPT FROM EXCISE TAX
009	397761	0030	6/14/07	\$59,591	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	397761	0030	6/14/07	\$59,591	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	440115	0220	8/11/08	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	546210	0050	11/6/07	\$61,750	DOR RATIO;QUIT CLAIM DEED; REL. FRIEND, OR NEIG
009	572900	0100	1/4/08	\$15,000	DOR RATIO
009	723759	0150	4/13/07	\$291,000	RELOCATION - SALE TO SERVICE
009	723759	0160	2/16/07	\$293,000	RELOCATION - SALE TO SERVICE
009	796760	0236	4/23/08	\$262,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	796765	0170	9/26/08	\$487,500	RELOCATION - SALE TO SERVICE
009	796780	0110	1/22/08	\$120,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED
009	951096	0290	12/1/08	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	027120	0090	12/20/07	\$127,043	DOR RATIO
010	042104	9183	2/14/07	\$207,600	EXEMPT FROM EXCISE TAX
010	042104	9244	3/31/08	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	053700	0145	3/11/08	\$320,825	RELATED PARTY, FRIEND, OR NEIGHBOR
010	053700	0210	5/12/07	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	053700	0320	12/10/08	\$335,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	053700	0641	2/16/07	\$167,450	DOR RATIO
010	053700	0642	2/16/07	\$167,450	DOR RATIO
010	092104	9188	10/24/08	\$140,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
010	092104	9188	10/29/08	\$140,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)

**Improved Sales Removed from this Annual Update Analysis  
Area 26  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	092104	9188	11/4/08	\$140,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
010	092104	9244	5/18/08	\$775,000	RELOCATION - SALE TO SERVICE
010	231240	0130	11/27/07	\$261,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	332204	9214	7/16/07	\$160,000	DOR RATIO;%COMPL
010	332204	9223	12/12/07	\$175,000	DOR RATIO;%COMPL
010	365500	0270	4/3/07	\$320,000	QUIT CLAIM DEED
010	422220	0550	10/7/08	\$165,000	DIAGNOSTIC OUTLIER
010	422231	0340	9/4/08	\$94,204	DOR RATIO;QUIT CLAIM DEED
010	422231	0360	7/31/08	\$175,000	DIAGNOSTIC OUTLIER
010	422250	0020	5/14/07	\$215,500	RELATED PARTY, FRIEND, OR NEIGHBOR
010	422250	0180	5/30/08	\$177,361	DIAGNOSTIC OUTLIER
010	422260	0180	4/10/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	422270	0030	11/18/08	\$228,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	422270	0270	8/27/07	\$125,625	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
010	422280	0190	2/15/07	\$328,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	422290	0130	3/9/07	\$220,000	DIAGNOSTIC OUTLIER
010	422300	0260	6/28/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECU
010	422300	0280	12/27/07	\$264,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	726320	0020	1/7/08	\$123,000	DIAGNOSTIC OUTLIER
010	746690	0150	4/28/08	\$224,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	757561	0080	2/26/07	\$10,786	DOR RATIO;QUIT CLAIM DEED; REL PARTY, NEIGH
010	757561	0110	6/9/08	\$345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	768220	0340	7/13/07	\$258,635	EXEMPT FROM EXCISE TAX
010	768380	0192	5/15/07	\$224,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	768380	0270	3/18/08	\$300,000	IMP COUNT
010	768380	0270	4/4/07	\$220,000	IMP COUNT
010	785360	0003	3/7/08	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	785360	0121	7/7/08	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATMNT
010	785360	0121	2/12/08	\$253,188	EXEMPT FROM EXCISE TAX
010	796820	0120	5/15/07	\$410,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	798280	0020	4/27/07	\$333,200	QUIT CLAIM DEED
010	798300	0010	9/26/08	\$229,500	EXEMPT FROM EXCISE TAX
010	798310	0030	6/16/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	798310	0030	9/4/07	\$286,816	EXEMPT FROM EXCISE TAX
010	798380	0030	10/26/07	\$242,358	EXEMPT FROM EXCISE TAX
010	798380	0030	4/10/08	\$250,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	798480	0140	12/8/08	\$209,000	DIAGNOSTIC OUTLIER
010	931510	0180	10/7/08	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE

***Vacant Sales Used in this Annual Update Analysis  
Area 26***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
7	222204	9214	2/11/2008	20000	8595	N	N
9	342204	9056	10/19/2007	285000	81021	N	N
10	768380	0210	4/1/2008	75000	5550	N	N
10	768380	0210	3/7/2007	60000	5550	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 26**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	000200	0006	2/21/2007	220000	BUILDER SALE
7	282204	9142	3/4/2008	20000	STATEMENT TO DOR;
7	282204	9142	1/26/2008	31000	BUILDER SALE
7	282204	9257	9/17/2007	390000	BUILDER SALE
7	293660	0065	6/3/2008	132500	DOR RATIO
7	768280	0145	2/5/2008	360000	DOR RATIO
8	812868	0010	11/2/2007	85000	QUIT CLAIM DEED;
8	812868	0020	11/2/2007	85000	QUIT CLAIM DEED;
8	812868	0040	9/9/2008	439950	BUILDER SALE
8	812868	0090	9/16/2008	439000	BUILDER SALE
8	812868	0110	8/28/2008	436000	BUILDER SALE
9	743620	0160	3/8/2007	111000	BUILDER SALE

### **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](mailto: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**