

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: West Kent / 27

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 356

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$97,000	\$219,300	\$316,300			
2009 Value	\$97,000	\$155,300	\$252,300	\$298,800	84.4%	8.07%
Change	\$0	-\$64,000	-\$64,000			
% Change	0.0%	-29.2%	-20.2%			

*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.

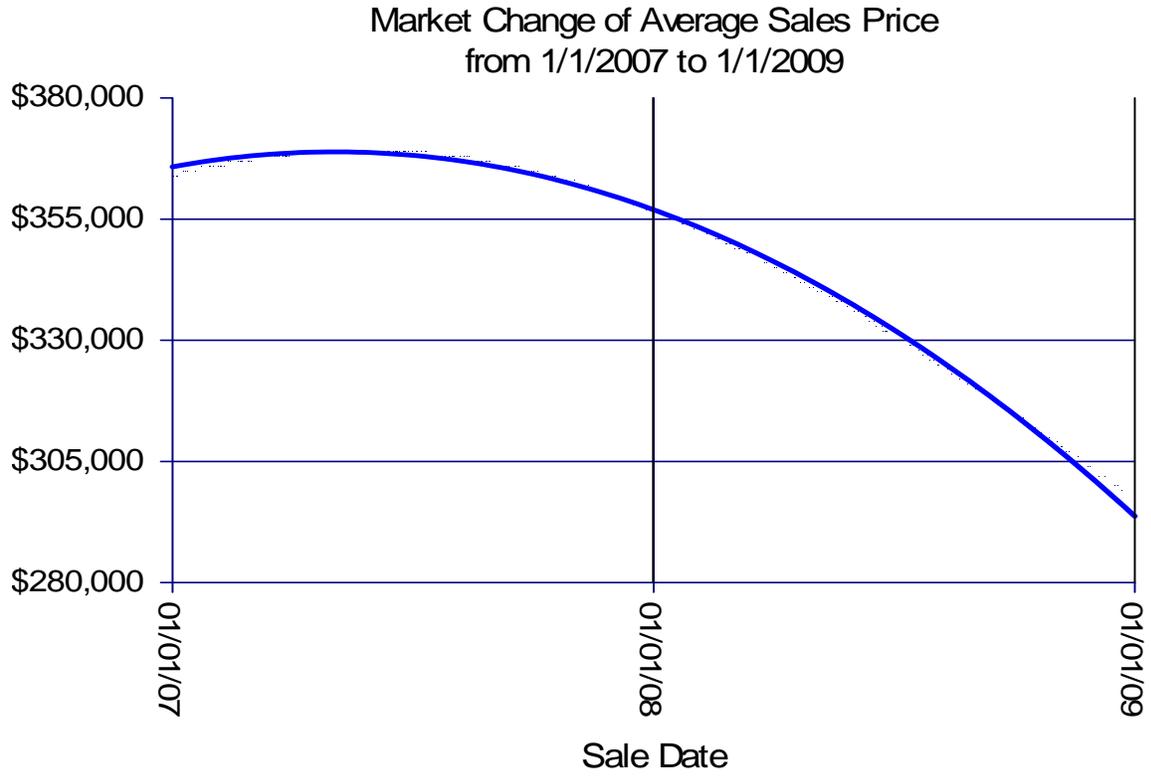
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$101,100	\$211,100	\$312,200
2009 Value	\$101,100	\$150,600	\$251,700
Percent Change	0.0%	-28.7%	-19.4%

Number of one to three unit residences in the Population: 4653

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 those improved parcels situated in the plat “RiverPointe” (major 733822) which had higher average ratios (Assessed Value/Sales Price) and required further downward adjustments.

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

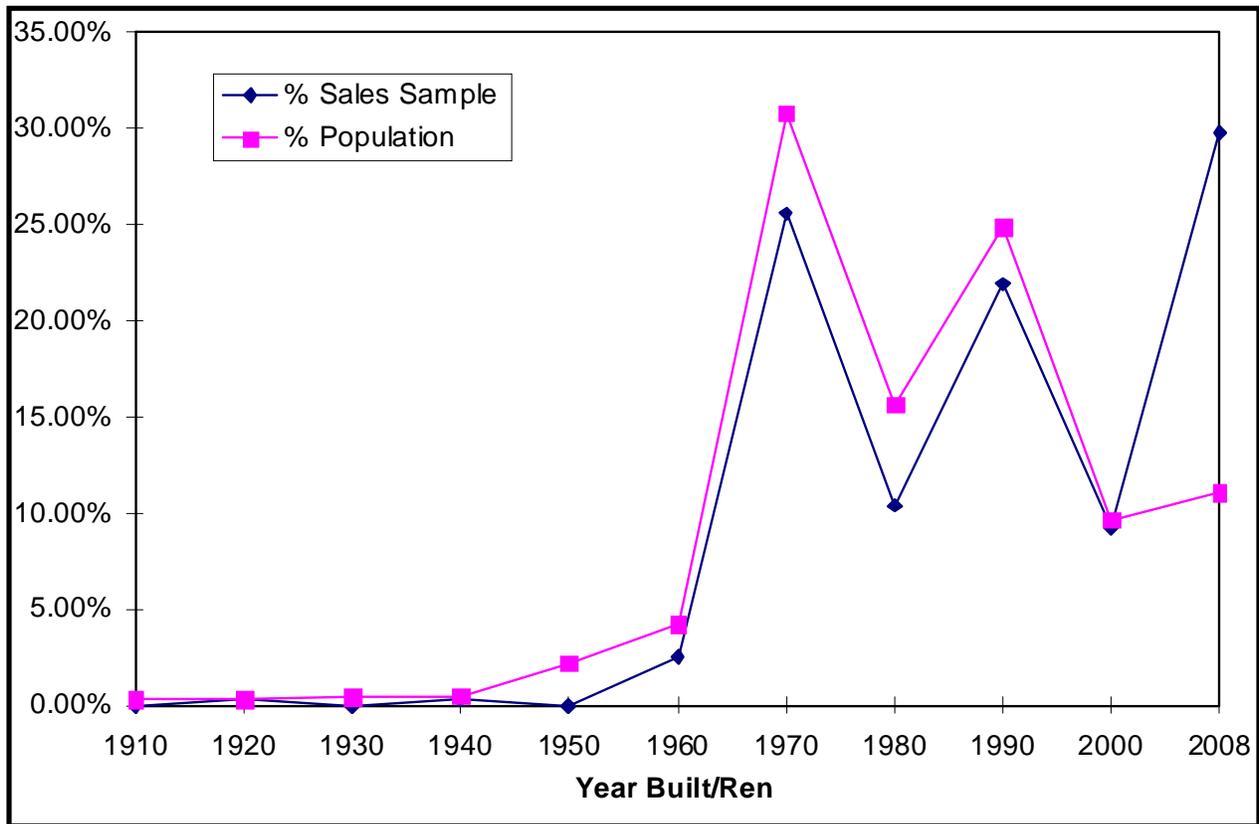
**Market Change of Average Sale Price in Area 27
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.28%
1930	0	0.00%
1940	1	0.28%
1950	0	0.00%
1960	9	2.53%
1970	91	25.56%
1980	37	10.39%
1990	78	21.91%
2000	33	9.27%
2008	106	29.78%
	356	

Population		
Year Built/Ren	Frequency	% Population
1910	15	0.32%
1920	15	0.32%
1930	21	0.45%
1940	23	0.49%
1950	103	2.21%
1960	196	4.21%
1970	1432	30.78%
1980	727	15.62%
1990	1156	24.84%
2000	450	9.67%
2008	515	11.07%
	4653	

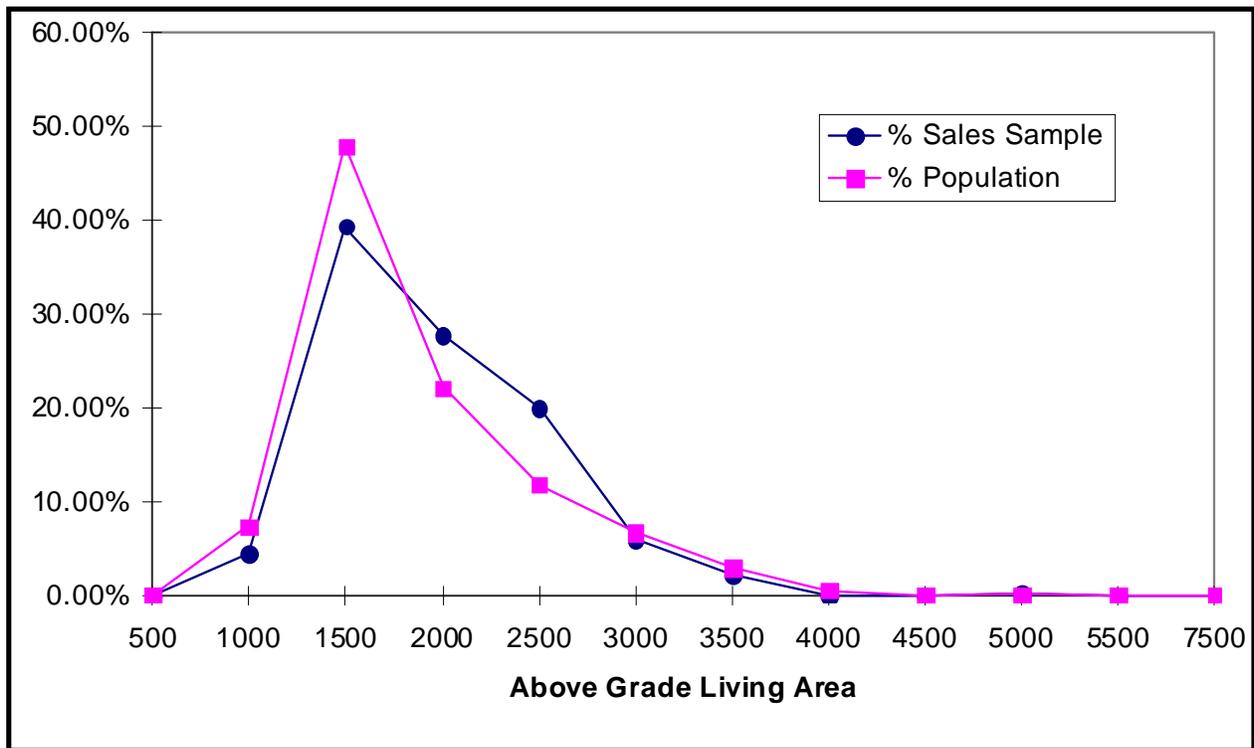


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	4.49%
1500	140	39.33%
2000	99	27.81%
2500	71	19.94%
3000	21	5.90%
3500	8	2.25%
4000	0	0.00%
4500	0	0.00%
5000	1	0.28%
5500	0	0.00%
7500	0	0.00%
	356	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	346	7.44%
1500	2229	47.90%
2000	1031	22.16%
2500	551	11.84%
3000	314	6.75%
3500	137	2.94%
4000	27	0.58%
4500	5	0.11%
5000	6	0.13%
5500	0	0.00%
7500	3	0.06%
	4653	

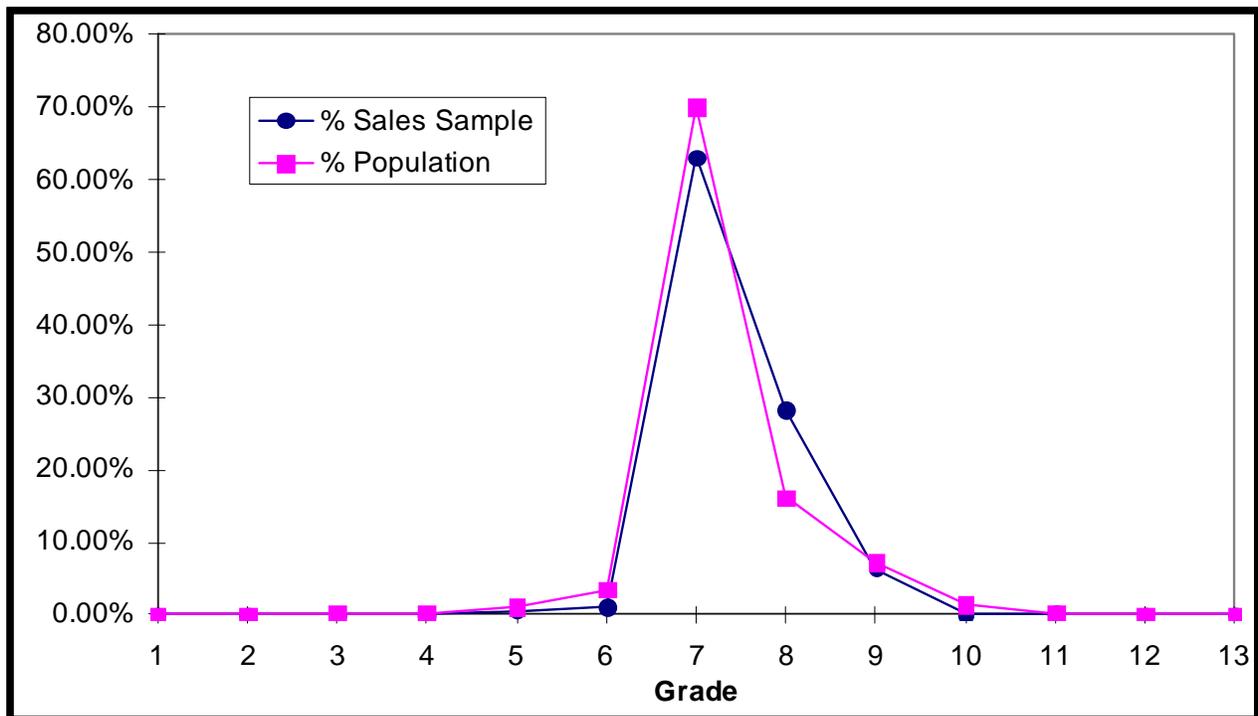


The sales sample frequency distribution follows the population distribution with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

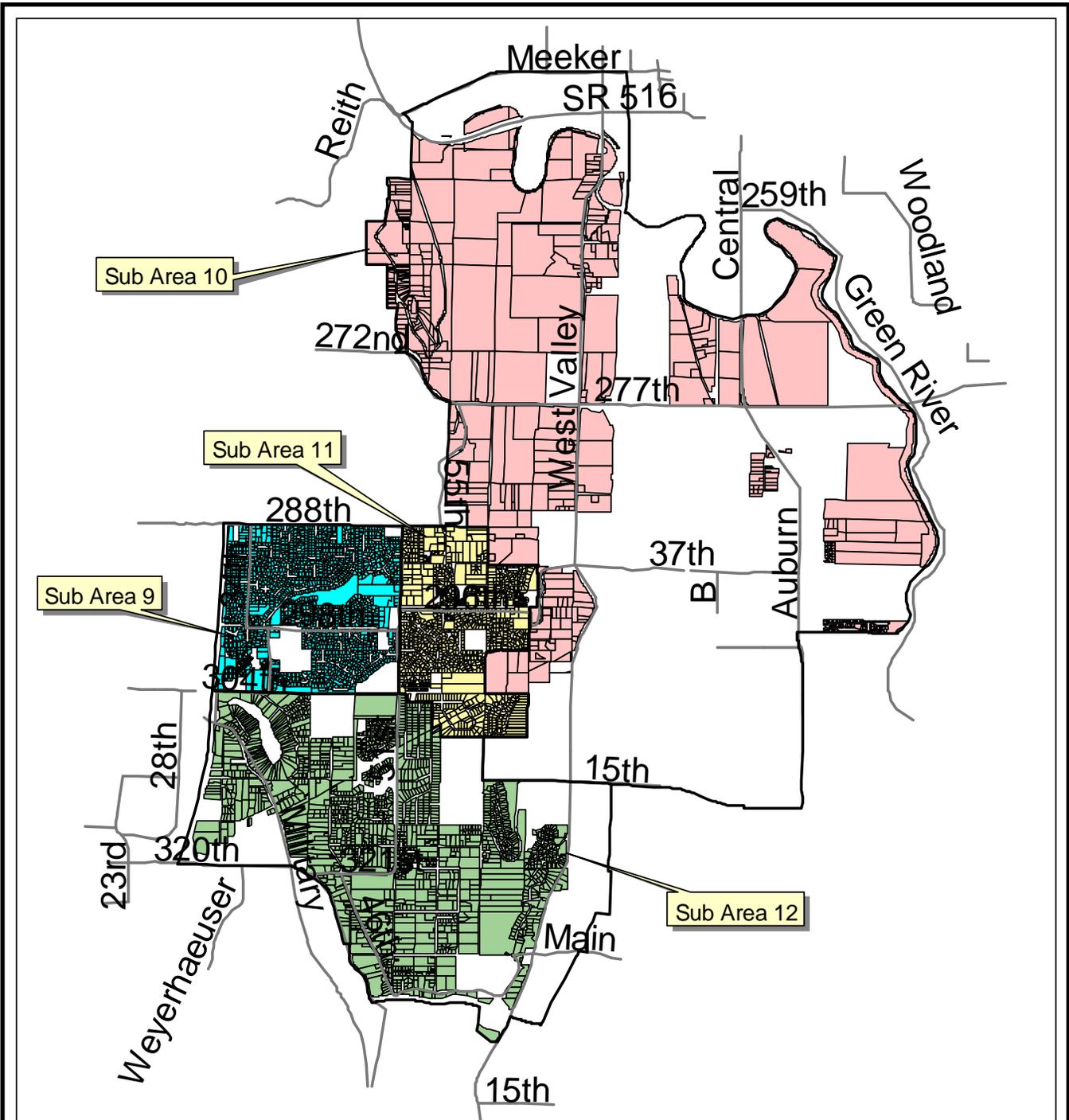
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.56%
6	4	1.12%
7	225	63.20%
8	101	28.37%
9	23	6.46%
10	0	0.00%
11	1	0.28%
12	0	0.00%
13	0	0.00%
	356	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.06%
4	15	0.32%
5	48	1.03%
6	162	3.48%
7	3263	70.13%
8	753	16.18%
9	335	7.20%
10	65	1.40%
11	7	0.15%
12	1	0.02%
13	1	0.02%
	4653	



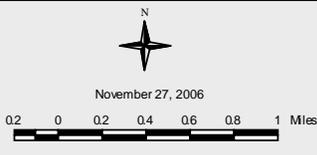
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 27

West Kent

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Legend

- 27 shape.shp
- Area 27 streets.shp
- Area 27 Subs.shp
 - 009
 - 010
 - 011
 - 012

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: JUNE 22,2009

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 356 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 / 1.049444+.1776693*RiverPointe

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .7980
- *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) * .7980.
- *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)*.7980

Model Validation

The resulting assessment level is 84.4%. 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 -19.04%. 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 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

-19.00%

**RiverPointe
Major 733822**

Yes

% Adjustment

-30.73%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in the plat of RiverPointe (Major number 733822) would *approximately* receive a -30.73% downward adjustment. 71 parcels in the improved population would receive this adjustment. There were 33 sales.

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 27 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	0.836	-16.4%
2/1/2007	0.838	-16.2%
3/1/2007	0.841	-15.9%
4/1/2007	0.844	-15.6%
5/1/2007	0.847	-15.3%
6/1/2007	0.851	-14.9%
7/1/2007	0.855	-14.5%
8/1/2007	0.860	-14.0%
9/1/2007	0.865	-13.5%
10/1/2007	0.870	-13.0%
11/1/2007	0.876	-12.4%
12/1/2007	0.882	-11.8%
1/1/2008	0.889	-11.1%
2/1/2008	0.896	-10.4%
3/1/2008	0.903	-9.7%
4/1/2008	0.911	-8.9%
5/1/2008	0.919	-8.1%
6/1/2008	0.928	-7.2%
7/1/2008	0.937	-6.3%
8/1/2008	0.947	-5.3%
9/1/2008	0.957	-4.3%
10/1/2008	0.967	-3.3%
11/1/2008	0.977	-2.3%
12/1/2008	0.988	-1.2%
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	0.844	\$442,000
Sale 2	\$475,000	10/1/2008	0.967	\$459,000
Sale 3	\$515,000	7/1/2008	0.937	\$482,000

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

The time adjustment formula for Area 27 is $(1.049444 + 0.0004064305 * \text{SaleDay} + 0.0000002297568 * \text{SaleDaySq} + 0.1776693 * 0.07022472) / (1.049444 + 0.1776693 * 0.07022472)$

SaleDay = SaleDate - 39814

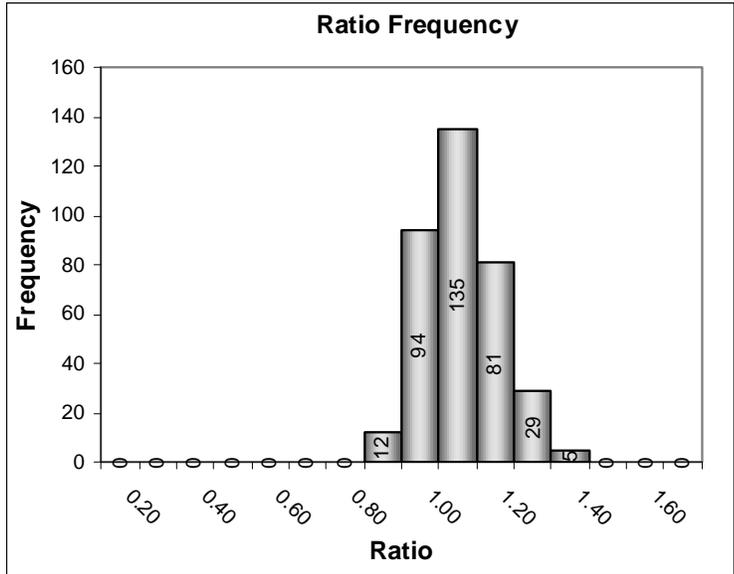
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: SW TEAM 2	Appr. Date: 01/01/2008	Date of Report: 6/23/2009	Sales Dates: 1/2007 - 12/2008
Area AREA 27/ WEST KENT	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	356
<i>Mean Assessed Value</i>	316,300
<i>Mean Adj. Sales Price</i>	298,800
<i>Standard Deviation AV</i>	90,359
<i>Standard Deviation SP</i>	90,121
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	1.062
<i>Median Ratio</i>	1.047
<i>Weighted Mean Ratio</i>	1.059
UNIFORMITY	
<i>Lowest ratio</i>	0.843
<i>Highest ratio:</i>	1.379
<i>Coefficient of Dispersion</i>	7.57%
<i>Standard Deviation</i>	0.099
<i>Coefficient of Variation</i>	9.33%
<i>Price Related Differential (PRD)</i>	1.003
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	1.034
<i>Upper limit</i>	1.064
95% Confidence: Mean	
<i>Lower limit</i>	1.052
<i>Upper limit</i>	1.072
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4653
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.099
Recommended minimum:	16
<i>Actual sample size:</i>	356
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	196
<i># ratios above mean:</i>	160
<i>z:</i>	1.908
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 27

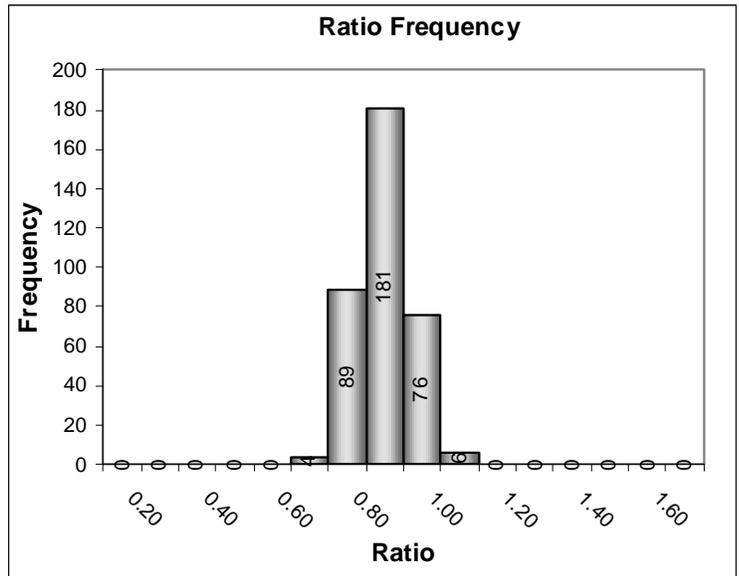
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: SW TEAM 2	Appr. Date: 01/01/2009	Date of Report: 6/23/2009	Sales Dates: 1/2007 - 12/2008
Area AREA 27/ WEST KENT	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	356
Mean Assessed Value	252,300
Mean Sales Price	298,800
Standard Deviation AV	70,576
Standard Deviation SP	90,121
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.848
Median Ratio	0.842
Weighted Mean Ratio	0.844
UNIFORMITY	
Lowest ratio	0.681
Highest ratio:	1.036
Coefficient of Dispersion	6.57%
Standard Deviation	0.068
Coefficient of Variation	8.07%
Price Related Differential (PRD)	1.004
RELIABILITY	
95% Confidence: Median	
Lower limit	0.831
Upper limit	0.850
95% Confidence: Mean	
Lower limit	0.841
Upper limit	0.855
SAMPLE SIZE EVALUATION	
N (population size)	4653
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.068
Recommended minimum:	7
Actual sample size:	356
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	190
# ratios above mean:	166
z:	1.272
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 27

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 27
(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
009	032104	9094	10/2/08	\$260,000	\$251,000	1690	6	1958	4	13647	N	N	3421 S 288TH ST
009	032104	9075	3/16/07	\$367,000	\$309,000	1200	6	1952	4	33105	N	N	3429 S 288TH ST
009	769650	0050	11/21/07	\$213,000	\$187,000	970	7	1968	3	7200	N	N	29833 45TH PL S
009	131291	0170	9/18/07	\$215,000	\$187,000	950	7	1983	3	7920	N	N	4026 S 302ND PL
009	555680	0340	9/19/07	\$230,000	\$200,000	1350	7	1967	4	10146	N	N	28808 40TH AVE S
009	769660	0150	10/31/07	\$230,000	\$201,000	970	7	1971	3	7420	N	N	4501 S 300TH ST
009	769650	0040	2/26/08	\$226,000	\$204,000	970	7	1968	3	7200	N	N	29827 45TH PL S
009	555690	0210	3/5/07	\$244,000	\$205,000	910	7	1968	4	7035	N	N	3507 S 292ND ST
009	949180	0090	10/1/07	\$237,500	\$207,000	1100	7	1990	3	6820	N	N	3313 S 298TH ST
009	555690	0040	3/15/07	\$249,950	\$210,000	900	7	1970	3	6300	N	N	3504 S 291ST ST
009	387670	0140	10/30/07	\$242,000	\$212,000	1370	7	1967	4	9000	N	N	3217 S 296TH PL
009	131110	0560	3/24/08	\$234,500	\$213,000	1170	7	1962	3	7590	N	N	3524 S 293RD PL
009	131160	0050	9/24/08	\$224,000	\$216,000	1250	7	1965	4	7245	N	N	29015 45TH PL S
009	555690	0240	12/15/08	\$220,000	\$219,000	1010	7	1969	3	6175	N	N	3525 S 292ND ST
009	769650	0100	1/30/07	\$265,000	\$222,000	1450	7	1968	3	8460	N	N	29856 45TH PL S
009	131191	0050	3/17/08	\$245,000	\$222,000	1170	7	1967	3	7200	N	N	29638 41ST PL S
009	387650	0070	4/4/07	\$265,000	\$224,000	1160	7	1967	3	7920	N	N	29319 33RD AVE S
009	131120	0220	2/26/07	\$268,000	\$225,000	1450	7	1963	3	7350	N	N	29010 43RD AVE S
009	131160	0440	5/1/08	\$245,000	\$225,000	1160	7	1966	4	7350	N	N	29310 45TH PL S
009	204800	0100	1/11/07	\$270,000	\$226,000	1610	7	2003	3	2780	N	N	30102 36TH PL S
009	769662	0260	3/9/08	\$250,000	\$226,000	1620	7	1976	3	7200	N	N	4529 S 300TH PL
009	131100	0140	7/16/07	\$265,000	\$227,000	1100	7	1962	4	9600	N	N	29035 38TH AVE S
009	387670	0020	11/7/07	\$259,000	\$227,000	1370	7	1967	4	7410	N	N	3236 S 296TH PL
009	815961	0070	4/6/07	\$270,000	\$228,000	1510	7	1974	4	8010	N	N	29023 50TH PL S
009	131291	0310	10/14/08	\$236,000	\$229,000	1070	7	1985	3	7458	N	N	4049 S 302ND PL
009	131130	0020	2/22/07	\$274,000	\$230,000	1250	7	1963	3	7210	N	N	28812 37TH AVE S
009	204800	0070	2/1/07	\$275,000	\$230,000	1560	7	2003	3	3046	N	N	30114 36TH PL S
009	769650	0310	7/1/07	\$269,950	\$231,000	1320	7	1971	4	7380	N	N	29800 47TH PL S
009	337600	0050	5/16/07	\$272,950	\$232,000	1010	7	1967	4	7665	N	N	28910 45TH PL S
009	131140	0230	3/29/07	\$275,000	\$232,000	1050	7	1964	3	7350	N	N	29004 45TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	204800	0190	8/27/08	\$242,500	\$232,000	1280	7	2001	3	2407	N	N	30035 34TH PL S
009	769650	0280	10/14/08	\$239,900	\$233,000	910	7	1971	3	7194	N	N	29806 47TH PL S
009	261670	0140	2/14/07	\$278,000	\$233,000	1330	7	1987	3	7497	N	N	4724 S 301ST DR
009	769660	0100	1/3/07	\$280,000	\$234,000	1280	7	1973	4	7912	N	N	30013 45TH PL S
009	894725	0120	9/14/07	\$269,950	\$234,000	900	7	2006	3	3991	N	N	3433 S 297TH ST
009	131111	0070	2/21/08	\$259,950	\$234,000	1290	7	1997	3	6600	N	N	3240 S 302ND PL
009	949180	0010	3/7/07	\$279,000	\$235,000	1100	7	1990	3	6679	N	N	3203 S 298TH ST
009	246050	0040	5/22/08	\$253,700	\$235,000	1200	7	1968	4	7800	N	N	29712 45TH AVE S
009	131110	0390	5/8/07	\$278,000	\$236,000	1050	7	1963	3	7725	N	N	3611 S 294TH PL
009	131191	0070	6/6/07	\$278,500	\$237,000	1150	7	1967	3	7200	N	N	29622 41ST PL S
009	131181	0030	2/14/07	\$286,000	\$240,000	1260	7	1968	3	8820	N	N	29631 36TH PL S
009	131160	0560	7/17/08	\$255,000	\$240,000	1050	7	1965	4	6798	N	N	29102 45TH PL S
009	387650	0030	9/18/07	\$278,000	\$241,000	1170	7	1966	4	9509	N	N	29306 33RD AVE S
009	131120	0570	11/19/08	\$245,000	\$241,000	950	7	1963	4	7350	N	N	29223 45TH AVE S
009	131190	0210	3/7/07	\$286,000	\$241,000	1050	7	1968	4	7000	N	N	29619 40TH PL S
009	541320	0010	10/30/07	\$275,000	\$241,000	1530	7	1990	3	7484	N	N	3402 S 298TH PL
009	131100	0690	4/13/07	\$286,000	\$242,000	1460	7	1962	4	7125	N	N	29032 38TH AVE S
009	131200	0260	5/24/07	\$285,000	\$242,000	1450	7	1964	4	7990	N	N	4111 S 288TH PL
009	131100	0250	5/22/07	\$285,000	\$242,000	1320	7	1962	3	8000	N	N	3646 S 292ND PL
009	246060	0150	5/20/08	\$262,000	\$242,000	1560	7	1975	3	8100	N	N	29824 45TH AVE S
009	337600	0160	7/5/07	\$284,000	\$243,000	1460	7	1967	3	5950	N	N	28913 44TH PL S
009	753120	0080	6/11/07	\$285,000	\$243,000	770	7	1968	3	7500	N	N	3501 S 295TH ST
009	131190	0240	2/15/07	\$290,000	\$243,000	1560	7	1968	4	7000	N	N	29637 40TH PL S
009	131100	0270	5/16/07	\$286,000	\$243,000	1060	7	1962	4	9350	N	N	3637 S 292ND PL
009	387650	0320	6/27/07	\$285,000	\$243,000	1450	7	1967	4	6500	N	N	29416 33RD AVE S
009	131291	0090	2/20/07	\$290,000	\$244,000	840	7	1985	3	7200	N	N	3909 S 302ND ST
009	131100	0430	10/29/07	\$278,500	\$244,000	1080	7	1962	4	7500	N	N	29110 39TH AVE S
009	873235	0070	10/23/08	\$250,000	\$244,000	1210	7	1978	3	7050	N	N	3629 S 298TH PL
009	131120	0010	11/2/07	\$279,500	\$245,000	1060	7	1963	3	7350	N	N	3914 S 293RD ST
009	204800	0300	7/10/07	\$285,800	\$245,000	1600	7	2003	3	3000	N	N	3308 S 301ST PL
009	387670	0090	5/21/07	\$289,950	\$246,000	1370	7	1967	4	9021	N	N	29609 32ND PL S

**Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	131100	0570	12/17/07	\$278,000	\$246,000	1450	7	1962	4	11200	N	N	28808 39TH AVE S
009	131160	0220	9/7/07	\$285,000	\$247,000	1050	7	1966	3	9100	N	N	29317 44TH PL S
009	131160	0650	11/12/08	\$252,000	\$247,000	1460	7	1965	4	7245	N	N	3949 S 293RD ST
009	769660	0020	3/9/07	\$296,000	\$249,000	1540	7	1973	3	7300	N	N	30047 45TH PL S
009	131110	0340	10/15/07	\$285,000	\$249,000	1590	7	1965	3	8470	N	N	29362 38TH PL S
009	131200	0250	8/1/07	\$289,950	\$249,000	1450	7	1964	4	7990	N	N	4107 S 288TH PL
009	131110	0300	7/19/07	\$290,000	\$249,000	1120	7	1963	4	7700	N	N	29320 38TH PL S
009	131291	0050	11/15/07	\$283,000	\$249,000	1620	7	1985	4	7200	N	N	3811 S 302ND ST
009	131160	0580	3/27/08	\$275,000	\$250,000	1250	7	1965	4	7220	N	N	29014 45TH PL S
009	131120	0360	1/31/07	\$300,000	\$251,000	1450	7	1963	3	7210	N	N	4311 S 291ST ST
009	131150	0380	8/8/07	\$291,800	\$251,000	1750	7	1966	4	7350	N	N	4015 S 294TH ST
009	131100	0300	10/9/07	\$287,500	\$251,000	1020	7	1962	4	7490	N	N	3801 S 292ND PL
009	873235	0140	4/3/07	\$297,000	\$251,000	1180	7	1979	3	10150	N	N	3604 S 299TH PL
009	246060	0160	11/14/07	\$286,900	\$252,000	970	7	1974	3	8584	N	N	29820 45TH AVE S
009	387671	0200	2/22/07	\$299,950	\$252,000	1810	7	1978	3	7200	N	N	29719 32ND PL S
009	131180	0040	8/7/07	\$295,000	\$254,000	1140	7	1967	3	7200	N	N	29624 47TH AVE S
009	131110	0030	11/7/07	\$290,000	\$254,000	1080	7	1962	4	8030	N	N	29304 34TH AVE S
009	815962	0320	10/31/08	\$260,000	\$254,000	1840	7	1976	3	9222	N	N	4904 S 293RD ST
009	131280	0150	1/30/07	\$304,000	\$255,000	1150	7	1966	3	7878	N	N	3235 S 291ST ST
009	949180	0060	5/20/07	\$300,000	\$255,000	1390	7	1990	3	8434	N	N	3233 S 298TH ST
009	131160	0360	4/6/07	\$303,000	\$256,000	1250	7	1966	4	8085	N	N	4221 S 294TH ST
009	769660	0080	8/16/07	\$297,500	\$256,000	1800	7	1974	4	7280	N	N	30019 45TH PL S
009	131291	0230	7/21/08	\$272,000	\$257,000	1560	7	1984	3	10395	N	N	4003 S 302ND PL
009	131160	0310	1/10/08	\$289,127	\$258,000	1450	7	1966	4	7350	N	N	4119 S 294TH ST
009	131180	0090	8/25/08	\$270,000	\$258,000	1050	7	1967	3	7665	N	N	29520 47TH AVE S
009	204800	0240	5/23/08	\$280,000	\$259,000	1340	7	2001	3	2592	N	N	3338 S 301ST PL
009	769662	0100	8/16/07	\$299,950	\$259,000	1000	7	1976	4	7560	N	N	30025 45TH CT S
009	131160	0510	4/24/07	\$307,000	\$260,000	1110	7	1968	3	7125	N	N	29210 45TH PL S
009	131160	0130	7/25/08	\$275,000	\$260,000	1450	7	1965	4	7350	N	N	29225 45TH PL S
009	261670	0010	1/30/08	\$290,000	\$260,000	1570	7	1985	4	8562	N	N	5018 S 301ST DR
009	131180	0160	10/3/07	\$299,950	\$261,000	1160	7	1967	3	5850	N	N	4736 S 295TH PL

**Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	789550	0150	3/6/07	\$309,950	\$261,000	1230	7	2006	3	6420	N	N	29856 42ND AVE S
009	769661	0210	4/26/07	\$309,950	\$262,000	1680	7	1975	3	7700	N	N	29939 48TH PL S
009	131150	0220	8/1/08	\$278,250	\$263,000	1450	7	1966	3	10350	N	N	29520 38TH PL S
009	555680	0180	10/19/07	\$302,500	\$264,000	1740	7	1990	3	7360	N	N	4017 S 291ST ST
009	025558	0100	6/18/07	\$310,000	\$264,000	1180	7	1999	3	7104	N	N	4105 S 292ND PL
009	894725	0110	7/24/07	\$308,000	\$264,000	1771	7	2006	3	4610	N	N	29722 34TH CT S
009	387650	0380	5/7/08	\$289,000	\$266,000	1460	7	1966	4	7725	N	N	29417 34TH AVE S
009	131110	0190	7/26/07	\$309,950	\$266,000	1020	7	1998	3	10400	N	N	29209 37TH PL S
009	131160	0600	8/13/07	\$310,000	\$267,000	1750	7	1965	3	7277	N	N	29002 45TH PL S
009	131150	0150	5/10/07	\$315,000	\$267,000	1180	7	1966	4	8640	N	N	29401 39TH AVE S
009	261670	0470	4/30/07	\$315,000	\$267,000	1200	7	1985	3	8939	N	N	30111 46TH AVE S
009	949180	0320	1/4/08	\$300,000	\$267,000	1540	7	1990	3	9921	N	N	3309 S 299TH ST
009	541320	0060	6/24/08	\$285,500	\$267,000	1580	7	1990	3	7542	N	N	3415 S 298TH PL
009	949180	0270	10/17/08	\$275,000	\$267,000	1540	7	1990	3	7323	N	N	3211 S 299TH ST
009	894725	0100	4/24/07	\$318,450	\$269,000	1640	7	2006	3	4561	N	N	29728 34TH CT S
009	769663	0320	7/20/07	\$314,098	\$269,000	1060	7	1976	4	7620	N	N	30220 42ND PL S
009	555680	0150	6/14/07	\$318,000	\$271,000	1670	7	1967	4	8450	N	N	29031 40TH AVE S
009	131292	0070	2/27/07	\$323,000	\$271,000	1100	7	1966	3	13954	N	N	3818 S 303RD CT
009	769663	0350	10/16/07	\$310,000	\$271,000	1580	7	1976	3	9660	N	N	30214 42ND PL S
009	204800	0390	8/15/08	\$284,950	\$271,000	1550	7	2001	3	3115	N	N	30060 34TH AVE S
009	789550	0590	9/12/08	\$283,668	\$272,000	1580	7	1971	3	8550	N	N	29813 43RD PL S
009	131150	0040	3/10/08	\$300,000	\$272,000	1050	7	1966	4	10000	N	N	29317 41ST AVE S
009	894725	0060	2/21/07	\$324,950	\$273,000	1610	7	2006	3	4568	N	N	29733 34TH CT S
009	789550	0090	3/25/08	\$300,000	\$273,000	1810	7	1969	3	7000	N	N	29847 42ND AVE S
009	769663	0230	3/25/08	\$300,000	\$273,000	1100	7	1976	3	7140	N	N	30227 42ND PL S
009	131111	0100	10/8/07	\$315,000	\$274,000	1150	7	1996	3	6250	N	N	3252 S 302ND PL
009	261670	0420	3/27/07	\$326,500	\$275,000	1540	7	1986	3	8304	N	N	4421 S 301ST DR
009	387660	0080	4/25/07	\$325,000	\$275,000	1170	7	1967	4	7000	N	N	3229 S 295TH PL
009	769663	0080	5/23/07	\$324,600	\$276,000	1060	7	1976	4	7735	N	N	30020 43RD PL S
009	131210	0080	1/30/08	\$309,000	\$277,000	1410	7	1967	4	7200	N	N	29014 34TH AVE S
009	815961	0160	2/6/08	\$309,990	\$278,000	1350	7	1975	4	8560	N	N	4918 S 290TH PL

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	545070	0060	8/17/07	\$325,000	\$280,000	1580	7	1998	3	5944	N	N	29833 48TH AVE S
009	261670	0310	8/14/07	\$326,618	\$281,000	1750	7	1985	3	8537	N	N	30050 44TH PL S
009	131180	0440	3/6/07	\$334,950	\$282,000	1160	7	1967	4	7200	N	N	29612 45TH PL S
009	800121	0100	3/19/07	\$340,000	\$286,000	1230	7	1978	3	7200	N	N	4647 S 288TH PL
009	800110	0050	9/7/07	\$330,000	\$286,000	1880	7	1996	3	6640	N	N	3344 S 300TH PL
009	661850	0050	3/28/08	\$315,000	\$287,000	1180	7	1991	3	8387	N	N	29729 48TH AVE S
009	949180	0120	6/20/08	\$308,000	\$288,000	2050	7	1990	4	9942	N	N	29819 34TH AVE S
009	789550	0390	4/23/08	\$315,000	\$289,000	1720	7	1970	3	7700	N	N	29920 43RD AVE S
009	894725	0130	2/23/07	\$349,950	\$294,000	1882	7	2005	3	3842	N	N	29710 34TH CT S
009	894725	0040	1/25/07	\$357,650	\$300,000	1220	7	2006	3	4604	N	N	29721 34TH CT S
009	815962	0360	4/4/07	\$360,000	\$304,000	2400	7	1975	4	8010	N	N	4921 S 292ND ST
009	894725	0030	9/19/08	\$320,000	\$308,000	1424	7	2006	3	4540	N	N	29715 34TH CT S
009	815962	0300	5/8/07	\$400,000	\$339,000	1480	7	1976	4	11088	N	N	4928 S 293RD ST
009	387650	0410	3/27/08	\$310,000	\$282,000	1520	8	1959	2	29025	N	N	29261 34TH AVE S
010	352204	9043	10/22/07	\$315,000	\$275,000	1080	5	1920	4	97138	N	N	6214 S 287TH ST
010	889290	0040	7/2/07	\$296,000	\$253,000	1330	7	1998	3	6004	N	N	3838 I PL NE
010	889290	0120	9/24/07	\$303,800	\$264,000	1160	7	1998	3	6051	N	N	3824 I PL NE
010	889290	0190	3/29/07	\$322,000	\$272,000	1330	7	1998	3	12651	N	N	3808 I PL NE
010	352204	9078	6/11/07	\$435,000	\$371,000	2070	7	1990	3	29269	N	N	27235 51ST PL S
010	062105	9011	8/21/07	\$440,000	\$380,000	2816	7	2007	3	9800	N	N	3506 I ST NE
010	062105	9010	10/30/07	\$445,000	\$390,000	2816	7	2007	3	7200	N	N	3504 I ST NE
010	866915	0190	3/17/08	\$286,350	\$260,000	1550	8	2008	3	3479	N	N	1317 NE 50TH ST
010	866915	0230	3/17/08	\$291,330	\$264,000	1550	8	2008	3	3479	N	N	1245 NE 50TH ST
010	866915	0150	3/18/08	\$292,698	\$266,000	1550	8	2008	3	3379	N	N	1312 NE 51ST ST
010	866915	0200	3/19/08	\$294,545	\$267,000	1550	8	2008	3	3479	N	N	1313 NE 50TH ST
010	866915	0250	4/30/08	\$297,000	\$273,000	1550	8	2008	3	3815	N	N	1237 NE 50TH ST
010	866915	0210	3/19/08	\$302,334	\$274,000	1805	8	2008	3	3479	N	N	1309
010	866915	0280	9/26/08	\$285,000	\$275,000	1550	8	2008	3	3479	N	N	1225 NE 50TH ST
010	866915	0300	8/14/08	\$290,700	\$276,000	1550	8	2008	3	3479	N	N	1217 NE 50TH ST
010	866915	0270	5/21/08	\$301,035	\$278,000	1550	8	2008	3	3479	N	N	1229 50TH ST NE
010	866915	0110	6/5/08	\$302,709	\$281,000	1550	8	2008	3	3379	N	N	1242 NE 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 27
(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	866915	0070	9/8/08	\$305,647	\$293,000	1805	8	2008	3	3379	N	N	1226
010	866915	0160	3/13/08	\$328,250	\$297,000	1805	8	2008	3	3379	N	N	1316
010	866915	0180	4/4/08	\$327,000	\$298,000	1805	8	2008	3	3533	N	N	1321
010	866915	0050	10/13/08	\$307,027	\$298,000	1805	8	2008	3	3379	N	N	1218
010	733822	0680	8/5/08	\$319,950	\$303,000	2026	8	2006	3	4398	N	N	1321 32ND ST NE
010	866915	0540	6/6/08	\$330,000	\$307,000	2477	8	2008	3	4039	N	N	4917 M ST NE
010	733822	0410	2/2/07	\$367,950	\$308,000	2238	8	2006	3	3398	N	N	1162 32ND PL NE
010	733822	0060	2/2/07	\$368,950	\$309,000	2238	8	2006	3	3721	N	N	1155 32ND PL NE
010	866915	0060	8/7/08	\$327,005	\$310,000	2095	8	2008	3	3379	N	N	1222
010	866915	0480	9/26/08	\$322,710	\$311,000	2477	8	2008	3	5676	N	N	4904 L CT NE
010	733822	0630	7/11/08	\$331,239	\$311,000	2150	8	2007	3	3802	N	N	1217 32ND ST NE
010	733822	0380	7/24/08	\$329,600	\$311,000	2150	8	2006	3	3398	N	N	1152 32ND PL NE
010	866915	0020	9/19/08	\$325,230	\$313,000	2095	8	2008	3	3456	N	N	1206
010	866915	0500	9/5/08	\$326,990	\$313,000	2437	8	2008	3	4612	N	N	4912 L CT NE
010	866915	0520	10/6/08	\$324,990	\$315,000	2437	8	2008	3	4922	N	N	4920 L CT NE
010	866915	0510	6/16/08	\$339,365	\$316,000	2477	8	2008	3	4157	N	N	4916 L CT NE
010	866915	0560	9/24/08	\$327,990	\$316,000	2477	8	2008	3	4746	N	N	4909 M ST NE
010	866915	0460	3/6/08	\$350,000	\$317,000	2477	8	2008	3	4170	N	N	4909 L CT NE
010	733822	0450	9/18/08	\$329,950	\$317,000	2026	8	2006	3	4899	N	N	1151 32ND ST NE
010	866915	0080	8/12/08	\$334,450	\$318,000	2095	8	2008	3	3379	N	N	1230
010	866915	0550	3/26/08	\$350,000	\$318,000	2437	8	2008	3	4234	N	N	4913 M ST NE
010	733822	0480	2/16/07	\$379,950	\$319,000	2139	8	2006	3	3398	N	N	1163 32ND ST NE
010	866915	0490	8/15/08	\$334,990	\$319,000	2437	8	2008	3	4109	N	N	4905 L CT NE
010	866915	0530	9/12/08	\$334,645	\$321,000	2200	8	2008	3	4037	N	N	4921 M ST NE
010	866915	0170	3/11/08	\$354,689	\$321,000	2095	8	2008	3	3617	N	N	1320 NE 51ST ST
010	733822	0500	4/4/07	\$379,950	\$321,000	2150	8	2006	3	3398	N	N	1167 32ND ST NE
010	733822	0560	1/12/07	\$384,950	\$322,000	2026	8	2006	3	3970	N	N	1210 32ND PL NE
010	866915	0260	6/17/08	\$346,567	\$323,000	2095	8	2008	3	3479	N	N	1233
010	733822	1070	4/23/07	\$381,950	\$323,000	2235	8	2006	3	3703	N	N	1204 32ND ST NE
010	733822	0670	5/24/07	\$383,950	\$326,000	2026	8	2006	3	4113	N	N	1311 32ND PL NE
010	733822	1020	6/11/08	\$349,950	\$326,000	2150	8	2007	3	3703	N	N	1216 32ND ST NE

Improved Sales Used in this Annual Update Analysis
Area 27
(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	733822	0640	5/21/07	\$384,950	\$327,000	2117	8	2006	3	3802	N	N	1219 32ND ST NE
010	866915	0470	8/1/08	\$346,558	\$328,000	2437	8	2008	3	6408	N	N	4909 L CT NE
010	733822	0520	7/3/07	\$384,950	\$329,000	2150	8	2007	3	3714	N	N	1209 32ND ST NE
010	866915	0140	6/4/08	\$355,467	\$330,000	1550	8	2008	3	3379	N	N	1308 NE 51ST ST
010	733822	0510	4/15/07	\$390,950	\$330,000	2235	8	2006	3	3398	N	N	1169 32ND ST NE
010	733822	0660	4/9/07	\$392,950	\$332,000	2026	8	2006	3	4113	N	N	1259 32ND ST NE
010	733822	0170	7/6/07	\$389,500	\$333,000	2117	8	2006	3	3721	N	N	1215 32ND PL NE
010	866915	0440	8/4/08	\$351,335	\$333,000	2477	8	2008	3	4124	N	N	4917 L CT NE
010	866915	0220	3/17/08	\$369,603	\$335,000	2095	8	2008	3	3479	N	N	1305
010	733822	0200	7/20/07	\$390,500	\$335,000	2150	8	2007	3	3721	N	N	1243 32ND PL NE
010	733822	0910	3/9/08	\$370,000	\$335,000	2235	8	2007	3	3703	N	N	1412 32ND ST NE
010	866915	0570	3/11/08	\$374,586	\$339,000	2099	8	2008	3	4958	N	N	4905 M ST NE
010	733822	0240	12/20/07	\$393,950	\$349,000	2139	8	2006	3	3794	N	N	1327 32ND PL NE
010	733822	1000	9/16/08	\$365,000	\$351,000	2672	8	2007	3	4938	N	N	1222 32ND ST NE
010	733822	1010	7/25/07	\$409,633	\$352,000	2117	8	2006	3	3703	N	N	1218 32ND ST NE
010	733822	0960	5/28/08	\$379,950	\$352,000	2672	8	2007	3	4938	N	N	1312 32ND ST NE
010	866915	0420	8/19/08	\$372,981	\$355,000	2477	8	2008	3	4194	N	N	1208 NE 50TH ST
010	733822	1040	6/3/08	\$392,500	\$364,000	2728	8	2006	3	4938	N	N	1212 32ND ST NE
010	866915	0450	3/6/08	\$405,743	\$367,000	2200	8	2008	3	4170	N	N	4913 L CT NE
010	733822	0980	7/17/07	\$437,000	\$375,000	2672	8	2007	3	4938	N	N	1242 32ND ST NE
010	401680	0112	4/11/07	\$445,000	\$376,000	2260	8	1988	3	20310	N	Y	26520 LAKE FENWICK RD S
010	401680	0230	6/17/08	\$450,000	\$420,000	3280	9	2001	3	15063	N	N	26531 LAKE FENWICK RD S
010	401680	0240	6/13/08	\$488,000	\$455,000	3380	9	2001	3	15611	N	N	26605 LAKE FENWICK RD S
010	401680	0280	8/29/07	\$540,000	\$467,000	3130	9	2001	3	16754	N	N	26629 LAKE FENWICK RD S
011	030300	0291	5/18/07	\$280,000	\$238,000	1520	7	1966	3	15000	N	N	30521 58TH AVE S
011	564790	0700	2/6/07	\$295,000	\$247,000	1730	7	1984	3	8432	N	N	2401 T ST NW
011	564790	0700	5/14/08	\$271,100	\$250,000	1730	7	1984	3	8432	N	N	2401 T ST NW
011	332953	0410	4/13/07	\$298,000	\$252,000	1410	7	1985	3	13300	N	N	30019 58TH PL S
011	332953	0600	4/23/07	\$300,000	\$254,000	1410	7	1986	3	8181	N	N	29941 57TH PL S
011	221480	0830	3/14/08	\$280,000	\$254,000	1060	7	1979	3	7260	N	N	29417 60TH PL S
011	332950	0040	4/2/07	\$302,500	\$255,000	1290	7	1982	3	7437	N	N	5120 S 297TH PL

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Area 27
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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
011	332953	0400	8/13/07	\$296,500	\$255,000	1410	7	1986	3	9196	N	N	30015 58TH PL S
011	332953	0350	10/26/07	\$295,000	\$258,000	1170	7	1986	3	7153	N	N	5719 S 300TH PL
011	332951	0040	12/24/08	\$260,000	\$259,000	1310	7	1984	3	7823	N	N	5210 S 298TH CT
011	030300	0105	4/16/07	\$309,000	\$261,000	2012	7	1968	3	16600	N	N	5410 S 305TH ST
011	289555	0190	3/20/07	\$310,000	\$261,000	1700	7	2000	3	4268	N	N	5170 S 303RD PL
011	221480	0440	12/10/07	\$295,000	\$261,000	1280	7	1979	3	8265	Y	N	29235 62ND PL S
011	332951	0110	2/20/07	\$314,950	\$264,000	1410	7	1984	3	6874	N	N	5223 S 298TH CT
011	332681	0030	9/29/08	\$273,500	\$264,000	1730	7	2002	3	3881	N	N	29130 53RD PL S
011	289555	0040	9/5/07	\$306,000	\$265,000	1700	7	2000	3	4985	N	N	5137 S 303RD PL
011	332951	0600	10/12/07	\$305,000	\$266,000	1410	7	1984	3	7642	N	N	30012 53RD AVE S
011	332953	0480	4/13/07	\$315,000	\$266,000	1770	7	1986	3	7000	N	N	30026 58TH PL S
011	030300	0095	1/23/07	\$317,500	\$266,000	1800	7	1969	3	16600	N	N	5400 S 305TH ST
011	564790	0300	7/19/07	\$312,950	\$268,000	1080	7	1981	3	10597	N	N	2011 21ST ST NW
011	332953	0100	5/29/07	\$321,000	\$273,000	1490	7	1986	3	7334	N	N	5621 S 300TH PL
011	289555	0100	2/26/07	\$325,000	\$273,000	1700	7	2000	3	4488	N	N	5161 S 303RD PL
011	221480	0150	9/5/07	\$318,000	\$275,000	1440	7	1979	3	7800	N	N	6119 S 294TH ST
011	564790	0260	1/5/07	\$329,999	\$276,000	1000	7	1982	3	8107	N	N	2201 V ST NW
011	332954	0010	8/14/07	\$330,000	\$284,000	1600	7	1986	3	8857	N	N	29722 56TH CT S
011	332681	0040	8/15/07	\$330,000	\$284,000	1730	7	2002	3	4128	N	N	29124 53RD PL S
011	332953	0730	7/25/07	\$335,000	\$288,000	2100	7	1985	3	8134	N	N	5560 S 300TH PL
011	564790	0920	5/10/07	\$339,900	\$288,000	1911	7	1982	4	16407	N	N	2210 24TH ST NW
011	564790	0490	7/11/08	\$306,000	\$288,000	1230	7	1983	3	9015	N	N	2221 T ST NW
011	332952	0070	10/8/08	\$299,000	\$290,000	1270	7	1985	3	9615	N	N	29918 53RD PL S
011	289555	0310	5/29/08	\$315,000	\$292,000	1700	7	2000	3	4726	N	N	5118 S 303RD PL
011	030410	0150	1/4/08	\$329,900	\$293,000	1680	7	1999	3	5586	Y	N	29418 58TH AVE S
011	664220	0670	3/4/08	\$325,000	\$294,000	1240	7	1986	3	10496	Y	N	5827 S 296TH ST
011	332950	0330	6/28/07	\$346,000	\$296,000	1080	7	1983	3	9751	N	N	29712 53RD PL S
011	332953	0550	5/21/07	\$350,000	\$297,000	1410	7	1987	3	7315	Y	N	5726 S 300TH PL
011	564790	0830	3/18/08	\$327,500	\$297,000	1280	7	1983	3	8915	N	N	1901 24TH ST NW
011	286560	0050	10/22/08	\$308,950	\$301,000	1177	7	1979	3	7353	N	N	5119 S 302ND PL
011	564790	0690	5/22/07	\$360,000	\$306,000	1400	7	1984	3	9281	N	N	2411 T ST NW

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Area 27
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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
011	221480	0260	9/16/08	\$324,950	\$312,000	1440	7	1980	3	11800	N	N	29213 63RD PL S
011	564790	0460	11/27/07	\$354,900	\$313,000	1090	7	1983	3	8627	N	N	2220 V ST NW
011	332953	0180	11/9/07	\$375,000	\$329,000	1410	7	1986	3	10596	N	N	5610 S 301ST ST
011	332953	0210	8/2/07	\$385,000	\$331,000	1380	7	1986	3	8747	N	N	30119 57TH PL S
011	332681	0070	8/28/08	\$349,000	\$333,000	2190	7	2002	3	5231	N	N	29108 53RD PL S
011	030300	0260	5/24/07	\$425,250	\$361,000	1520	7	1981	3	17800	N	N	30506 56TH AVE S
011	022104	9042	11/26/07	\$550,000	\$485,000	1940	7	1999	3	87991	N	N	5728 S 296TH ST
011	332850	0460	4/25/08	\$325,000	\$298,000	1500	8	1987	3	9727	N	N	5113 S 288TH PL
011	332850	0310	1/4/07	\$365,000	\$305,000	2240	8	1987	3	8050	N	N	28924 52ND PL S
011	332850	0120	8/20/07	\$390,000	\$336,000	2260	8	1987	3	11546	N	N	5116 S 291ST ST
011	664220	0020	8/1/08	\$365,000	\$345,000	1580	8	1986	3	12148	N	N	29605 57TH PL S
011	332850	0400	5/17/07	\$420,000	\$357,000	2440	8	1987	3	10193	N	N	5140 S 288TH PL
011	664876	0100	3/10/08	\$409,000	\$370,000	1600	8	1993	3	9830	N	N	29244 54TH PL S
011	022104	9225	10/28/08	\$390,000	\$381,000	2400	8	1991	3	15069	N	N	5123 S 292ND ST
011	111545	0320	6/1/07	\$384,250	\$327,000	1960	9	1990	3	11353	N	N	6216 S 300TH ST
011	664925	0350	1/10/07	\$401,950	\$336,000	1850	9	1990	3	7092	N	N	6039 S 298TH PL
011	664877	0030	5/7/07	\$421,000	\$357,000	1590	9	1991	3	9375	N	N	29315 55TH AVE S
011	541900	0110	8/29/07	\$450,000	\$389,000	2464	9	2005	3	4680	N	N	29508 54TH CT S
011	541900	0120	1/23/07	\$468,900	\$393,000	2328	9	2005	3	5774	N	N	29502 54TH CT S
011	541900	0090	3/12/07	\$468,000	\$394,000	2328	9	2005	3	4500	N	N	29520 54TH CT S
011	664925	0510	2/21/08	\$450,000	\$405,000	2920	9	1989	3	7910	N	N	6040 S 298TH PL
011	541900	0040	2/7/07	\$567,000	\$475,000	2464	9	2004	3	4841	N	N	29550 54TH CT S
011	664925	0260	8/27/08	\$500,000	\$477,000	2490	9	1988	3	11175	N	N	5916 S 300TH ST
012	926280	0051	2/6/07	\$297,000	\$249,000	1340	5	1983	3	43500	N	N	31815 56TH AVE S
012	926280	0136	8/14/07	\$269,588	\$232,000	1150	6	1953	3	41000	N	N	32225 56TH AVE S
012	030300	0440	4/26/07	\$310,000	\$262,000	1395	6	1939	5	14850	N	N	30557 55TH AVE S
012	152104	9069	1/25/07	\$209,000	\$175,000	880	7	1978	3	17387	N	N	4719 S 321ST ST
012	248250	0050	8/31/07	\$230,000	\$199,000	1430	7	1967	4	10175	N	N	30648 MILITARY RD S
012	401380	0210	10/23/07	\$235,000	\$205,000	1440	7	1961	4	8379	N	N	3822 S 312TH ST
012	401280	0060	4/21/08	\$225,000	\$206,000	1480	7	1961	3	13158	N	N	4414 S 318TH ST
012	934650	0030	4/17/07	\$246,950	\$209,000	1010	7	1966	3	8960	N	N	31504 44TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
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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
012	401440	0007	3/26/07	\$253,400	\$214,000	1060	7	1961	4	10162	N	N	4233 S 308TH ST
012	608500	0130	8/20/07	\$249,500	\$215,000	1140	7	1967	4	9639	N	N	5624 S 324TH PL
012	286810	0040	4/10/07	\$263,000	\$222,000	1150	7	1960	3	12200	N	N	5108 S 331ST ST
012	401440	0365	1/29/08	\$262,000	\$235,000	1300	7	1967	3	9630	N	N	4729 S 318TH ST
012	401440	0282	3/20/07	\$280,000	\$236,000	1170	7	1976	3	13500	N	N	31707 46TH PL S
012	030200	0425	9/6/07	\$275,000	\$238,000	980	7	1962	4	14850	N	N	31452 54TH AVE S
012	030200	0005	3/23/07	\$291,000	\$245,000	1330	7	1968	4	14850	N	N	5212 S 310TH ST
012	152104	9092	6/21/07	\$300,000	\$256,000	1890	7	1994	3	8712	N	N	32866 46TH PL S
012	608500	0030	7/30/08	\$274,500	\$260,000	1140	7	1967	4	9639	N	N	5625 S 324TH PL
012	401200	0080	6/6/07	\$306,800	\$261,000	1090	7	1969	3	11470	N	N	3855 S 306TH PL
012	553000	0010	6/26/07	\$305,000	\$261,000	1690	7	1968	4	9030	N	N	32817 51ST AVE S
012	608460	1100	4/19/07	\$314,950	\$266,000	1650	7	1985	3	8216	N	N	4913 S 308TH ST
012	401440	0092	6/5/07	\$315,000	\$268,000	1740	7	1958	3	20129	N	N	4207 S 308TH ST
012	608460	0340	10/21/08	\$278,000	\$271,000	1630	7	1986	3	7217	N	N	30813 47TH AVE S
012	608460	0040	6/5/07	\$320,000	\$272,000	1190	7	1985	3	7226	N	N	4934 S 308TH ST
012	030200	0050	1/18/08	\$314,950	\$281,000	1600	7	1969	3	14850	N	N	30850 54TH AVE S
012	553001	0070	6/6/07	\$330,000	\$281,000	1770	7	1978	3	26040	N	N	33043 46TH PL S
012	030200	0535	4/27/07	\$334,000	\$283,000	1950	7	1978	3	22860	N	N	31448 55TH AVE S
012	608460	0570	10/29/07	\$323,000	\$283,000	1432	7	1986	3	12004	N	N	30838 50TH AVE S
012	926280	0091	10/18/07	\$325,000	\$284,000	1570	7	1985	4	17607	N	N	32019 56TH AVE S
012	608460	0980	12/27/07	\$319,500	\$284,000	1580	7	1985	3	7200	N	N	30812 47TH AVE S
012	896196	0310	11/17/08	\$291,000	\$286,000	1200	7	2004	3	6539	N	N	1102 R ST NW
012	608460	0580	5/1/07	\$345,000	\$292,000	1432	7	1985	3	12004	N	N	30832 50TH AVE S
012	896196	0300	11/1/07	\$335,000	\$293,000	1570	7	2004	3	6539	Y	N	1026 R ST NW
012	608460	0060	6/4/08	\$318,000	\$295,000	1480	7	1985	3	9535	N	N	4922 S 308TH ST
012	608460	0420	2/23/07	\$353,051	\$297,000	2190	7	1986	3	9113	N	N	30865 47TH AVE S
012	030300	0030	11/6/08	\$306,500	\$300,000	1540	7	1965	4	18908	N	N	30553 52ND AVE S
012	030200	0620	5/21/07	\$359,900	\$306,000	1610	7	1964	4	22680	N	N	30852 55TH AVE S
012	608460	0130	2/1/07	\$365,000	\$306,000	2180	7	1986	3	9232	N	N	4810 S 308TH ST
012	001100	0065	7/25/07	\$359,000	\$308,000	1710	7	1977	3	15600	N	N	506 AABY DR
012	769600	0120	10/24/07	\$376,000	\$329,000	1380	7	1963	4	9592	N	N	31822 47TH 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
012	926280	0101	8/1/07	\$504,000	\$433,000	1880	7	1983	4	37516	N	N	5701 S 320TH ST
012	401440	0206	6/5/07	\$510,000	\$434,000	2370	7	1968	3	56628	N	N	31835 44TH AVE S
012	401320	0110	8/22/07	\$515,000	\$444,000	2190	7	2006	3	19211	Y	Y	30632 34TH PL S
012	401320	0145	5/8/08	\$485,000	\$447,000	1090	7	1959	4	37950	Y	Y	30666 34TH PL S
012	001100	0005	4/6/07	\$326,400	\$276,000	1380	8	1960	3	30000	Y	N	521 AABY DR
012	800140	0030	3/16/07	\$329,950	\$278,000	1550	8	1989	3	9890	N	N	5008 S 310TH PL
012	240860	0030	1/5/07	\$334,950	\$280,000	1616	8	1996	3	18000	N	N	3218 S 316TH ST
012	570860	0110	4/3/07	\$341,000	\$288,000	1340	8	1966	3	33915	N	N	3805 S 316TH ST
012	800140	0360	3/17/08	\$325,000	\$295,000	2540	8	1988	4	9550	N	N	4909 S 310TH PL
012	240860	0180	7/22/08	\$334,900	\$316,000	1844	8	1996	3	20460	N	N	3237 S 312TH ST
012	240860	0080	8/1/07	\$370,000	\$318,000	1920	8	1996	3	17525	N	N	3227 S 314TH PL
012	669930	0030	6/16/07	\$377,950	\$322,000	1990	8	2003	3	4794	N	N	31823 52ND AVE S
012	800160	0270	12/4/08	\$329,950	\$326,000	2025	8	1989	3	8208	N	N	4819 S 315TH PL
012	102104	9071	2/4/08	\$368,300	\$330,000	2364	8	2006	3	12500	N	N	31672 MILITARY RD S
012	769600	0080	11/14/08	\$340,000	\$334,000	1472	8	2007	3	11751	N	N	31856 47TH AVE S
012	896196	0340	11/3/08	\$342,500	\$335,000	2400	8	2004	3	6782	N	N	1120 R ST NW
012	800145	0420	3/20/07	\$399,000	\$336,000	1350	8	1990	3	16150	N	N	31321 47TH AVE S
012	800160	0210	5/20/08	\$364,950	\$337,000	1700	8	1990	3	13186	N	N	4931 S 315TH PL
012	102104	9072	3/27/07	\$400,500	\$338,000	2090	8	2006	3	12510	N	N	31674 MILITARY RD S
012	896195	0380	8/14/07	\$407,000	\$351,000	1970	8	1996	3	9213	N	N	1501 8TH ST NW
012	669930	0170	4/13/07	\$425,000	\$359,000	2450	8	2002	3	8166	N	N	32024 52ND AVE S
012	001100	0041	3/20/08	\$400,000	\$363,000	1290	8	1960	3	30775	Y	N	539 AABY DR
012	896195	0070	9/10/07	\$425,000	\$368,000	2460	8	1997	3	11644	N	N	904 PIKE ST NW
012	896195	0110	12/8/08	\$376,000	\$373,000	2680	8	1998	3	9057	N	N	1510 8TH ST NW
012	669930	0390	7/29/08	\$402,500	\$381,000	2740	8	2003	3	5816	N	N	31931 53RD PL S
012	800145	0100	10/31/08	\$398,000	\$389,000	2410	8	1989	3	21693	N	N	4720 S 313TH ST
012	896195	0430	4/24/08	\$430,000	\$394,000	3360	8	1998	3	8813	N	N	1003 PIKE ST NW
012	327570	0070	1/25/08	\$450,000	\$402,000	2120	8	1970	4	17100	Y	N	214 HI CREST DR
012	896195	0030	4/20/07	\$479,000	\$405,000	3060	8	2000	3	12292	N	N	912 PIKE ST NW
012	327570	0020	8/8/07	\$489,950	\$422,000	1590	8	1977	5	18750	Y	N	207 HI CREST DR
012	896196	0210	5/29/07	\$500,000	\$425,000	2640	8	2002	3	10086	Y	N	1003 R ST NW

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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
012	896195	0520	7/24/08	\$460,000	\$434,000	2570	8	1997	3	7854	N	N	1513 10TH CT NW
012	551560	0105	5/7/08	\$475,000	\$437,000	1656	8	1977	3	85141	N	N	31632 32ND AVE S
012	391400	0086	2/14/08	\$500,000	\$450,000	2896	8	2006	3	63598	N	N	1628 KNICKERBOCKER DR
012	896195	0260	5/31/07	\$537,500	\$457,000	3200	8	2004	3	9702	N	N	1621 9TH CT NW
012	926401	0030	8/24/07	\$461,000	\$398,000	2380	9	1992	3	9866	N	N	906 W ST NW
012	926403	0010	5/25/07	\$504,950	\$429,000	2510	9	2002	3	8965	Y	N	1103 V ST NW
012	926403	0220	1/11/07	\$530,000	\$443,000	2800	9	2001	3	7688	N	N	1431 U CT NW
012	926403	0700	2/4/08	\$526,000	\$472,000	3240	9	2002	3	6418	Y	N	1007 U ST NW
012	926403	0730	12/11/07	\$565,000	\$500,000	2960	9	2003	3	7647	N	N	1015 U ST NW
012	926403	0450	3/27/08	\$555,000	\$505,000	2730	9	2000	3	14602	Y	N	1130 U ST NW
012	896195	0280	1/9/07	\$627,500	\$525,000	2876	9	2006	3	14800	N	N	1613 9TH CT NW
012	926403	0500	7/2/07	\$635,000	\$543,000	3170	9	2000	3	16229	Y	N	1104 U ST NW
012	926403	0430	8/23/07	\$648,000	\$559,000	2940	9	2002	3	14286	Y	N	1140 U ST NW
012	926403	0300	5/18/07	\$678,000	\$576,000	2870	9	1999	3	17359	Y	N	1412 U CT NW
012	926400	0090	5/28/08	\$630,000	\$584,000	2820	9	1989	3	16400	Y	N	1318 W ST NW
012	102104	9024	7/26/07	\$1,650,000	\$1,417,000	4900	11	1989	3	265280	N	N	31244 MILITARY RD S

**Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	131100	0220	12/3/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131100	0470	3/7/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131100	0760	8/1/08	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131110	0410	9/8/07	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131110	0470	1/21/08	\$81,666	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	131120	0010	4/30/07	\$242,000	EXEMPT FROM EXCISE TAX
009	131120	0020	12/19/08	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131120	0350	6/22/07	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
009	131120	0540	6/27/07	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131140	0170	12/9/08	\$225,000	DIAGNOSTIC OUTLIER
009	131150	0150	3/31/07	\$315,000	RELOCATION - SALE TO SERVICE
009	131160	0270	1/18/07	\$210,000	DIAGNOSTIC OUTLIER
009	131191	0060	10/30/08	\$299,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131191	0100	5/8/08	\$320,000	OBSOL
009	261670	0170	12/10/07	\$102,392	DOR RATIO;QUIT CLAIM DEED
009	387671	0110	6/4/07	\$298,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
009	555680	0200	9/22/08	\$175,000	DIAGNOSTIC OUTLIER
009	555690	0200	11/5/08	\$212,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	661850	0090	6/14/07	\$98,068	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	789550	0490	1/13/07	\$99,419	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	800110	0010	1/12/07	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
009	800121	0190	6/18/08	\$61,097	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	800122	0100	7/27/07	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMNT
009	800122	0100	1/30/07	\$324,652	EXEMPT FROM EXCISE TAX
009	815961	0160	2/6/08	\$309,990	RELOCATION - SALE TO SERVICE
009	815962	0360	3/23/07	\$360,000	RELOCATION - SALE TO SERVICE
009	815963	0160	11/11/08	\$205,000	DIAGNOSTIC OUTLIER
009	815963	0240	11/19/08	\$174,399	DIAGNOSTIC OUTLIER
009	856324	0020	9/7/08	\$161,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	856324	0020	8/14/07	\$207,909	CORRECTION DEED; EXEMPT FROM EXCISE TAX
009	949180	0220	12/1/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	000220	0007	11/26/07	\$308,000	DIAGNOSTIC OUTLIER
010	000680	0026	11/19/07	\$350,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTIN
010	000680	0027	11/19/07	\$350,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTIN
010	019700	0020	4/21/08	\$525,000	DIAGNOSTIC OUTLIER
010	158060	0019	8/21/08	\$250,000	DIAGNOSTIC OUTLIER
010	158060	0020	10/31/07	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
010	252204	9018	1/5/07	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
010	272204	9101	10/29/07	\$419,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
010	362204	9014	10/16/08	\$224,000	DOR RATIO;OBSOL;ESTATE ADMINISTRATOR,
010	401680	0240	5/9/07	\$486,900	EXEMPT FROM EXCISE TAX
010	401680	0290	11/8/07	\$618,000	DIAGNOSTIC OUTLIER
010	401680	0390	5/12/08	\$350,000	OBSOL
010	733822	0100	6/19/07	\$365,000	DIAGNOSTIC OUTLIER
010	733822	0150	2/20/08	\$328,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	733822	0180	9/26/08	\$320,000	DIAGNOSTIC OUTLIER
010	733822	0190	5/5/08	\$339,950	DIAGNOSTIC OUTLIER
010	733822	0210	9/30/08	\$316,000	DIAGNOSTIC OUTLIER
010	733822	0390	8/6/08	\$328,000	DIAGNOSTIC OUTLIER
010	733822	0570	8/7/08	\$315,500	DIAGNOSTIC OUTLIER
010	733822	0610	6/21/07	\$386,950	DOR RATIO;PREVIMP<=25K
010	733822	1050	4/24/08	\$317,950	DIAGNOSTIC OUTLIER
010	733822	1150	6/11/08	\$391,000	EXEMPT FROM EXCISE TAX; RELATED PARTY,
010	866915	0040	9/29/08	\$320,555	DIAGNOSTIC OUTLIER
010	866915	0100	12/23/08	\$324,215	PREVIMP<=25K
010	866915	0120	11/24/08	\$299,265	PREVIMP<=25K
010	866915	0290	10/10/08	\$332,189	DIAGNOSTIC OUTLIER
010	866915	0310	11/4/08	\$296,937	PREVIMP<=25K
010	866915	0320	11/4/08	\$299,877	DIAGNOSTIC OUTLIER
010	866915	0330	10/2/08	\$317,870	DIAGNOSTIC OUTLIER
010	866915	0410	11/13/08	\$306,045	DIAGNOSTIC OUTLIER
010	866915	0430	12/1/08	\$382,715	DOR RATIO;PREVIMP<=25K
010	866915	0580	11/26/08	\$335,893	DIAGNOSTIC OUTLIER
010	866915	0670	10/30/08	\$318,545	DIAGNOSTIC OUTLIER
010	866915	0680	10/15/08	\$373,685	DIAGNOSTIC OUTLIER
011	019265	0050	12/10/07	\$280,000	DIAGNOSTIC OUTLIER
011	022104	9094	6/27/07	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
011	022104	9101	5/16/07	\$236,000	DIAGNOSTIC OUTLIER
011	022104	9125	2/2/07	\$855,000	DIAGNOSTIC OUTLIER
011	022104	9193	3/1/07	\$165,576	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	030300	0200	1/25/08	\$100,000	DOR RATIO;QUIT CLAIM DEED
011	030300	0200	12/27/07	\$70,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	030300	0270	11/26/07	\$53,312	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	146090	0040	6/16/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMN
011	146090	0040	3/26/08	\$397,171	EXEMPT FROM EXCISE TAX
011	221480	0050	3/27/08	\$263,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
011	332950	0340	8/28/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332950	0340	2/2/07	\$302,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	332951	0020	9/19/07	\$260,000	DIAGNOSTIC OUTLIER
011	371700	0090	2/27/07	\$130,000	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM
011	371700	0130	3/14/07	\$147,930	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM
011	541900	0020	10/17/08	\$364,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	664876	0020	2/5/07	\$331,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	664925	0350	7/21/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	030200	0035	4/23/08	\$235,000	IMP COUNT
012	030200	0040	8/26/08	\$260,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTO
012	030200	0235	11/17/08	\$240,000	DIAGNOSTIC OUTLIER
012	030200	0345	4/13/07	\$254,000	DIAGNOSTIC OUTLIER
012	030200	0490	5/27/08	\$192,000	DIAGNOSTIC OUTLIER
012	102104	9048	2/6/07	\$213,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	142104	9032	3/15/07	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	142104	9047	7/13/07	\$78,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
012	152104	9020	11/14/07	\$639,558	%NETCOND;PREVIMP<=25K
012	248250	0070	11/28/07	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
012	390830	0020	9/30/08	\$232,500	DOR RATIO;OBSOL;QUIT CLAIM DEED; REL PARTY,
012	390830	0020	3/21/07	\$390,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR
012	391400	0086	2/14/08	\$500,000	RELOCATION - SALE TO SERVICE
012	401380	0090	7/13/07	\$219,000	DOR RATIO
012	401440	0056	1/18/08	\$205,984	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV.
012	401440	0056	2/25/08	\$205,984	EXEMPT FROM EXCISE TAX
012	401440	0066	4/7/08	\$150,367	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
012	551560	0139	1/19/07	\$315,000	DIAGNOSTIC OUTLIER
012	608460	0780	4/29/08	\$141,747	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
012	790540	0160	10/2/08	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	896195	0290	12/9/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	896195	0520	7/31/08	\$460,000	RELOCATION - SALE TO SERVICE
012	926280	0155	5/27/08	\$359,950	DIAGNOSTIC OUTLIER
012	926280	0226	3/23/07	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	926280	0345	6/10/08	\$300,000	GOVERNMENT AGENCY
012	926403	0030	3/8/07	\$370,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
012	926403	0300	2/25/07	\$678,000	RELOCATION - SALE TO SERVICE
012	926403	0410	6/6/07	\$20,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGH
012	926403	0430	8/23/07	\$648,000	RELOCATION - SALE TO SERVICE
012	926403	0700	9/10/07	\$662,446	EXEMPT FROM EXCISE TAX

**Vacant Sales Used in this Annual Update Analysis
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
10	272204	9028	6/5/2007	\$150,000	158122	Y	N
10	352204	9038	7/16/2008	\$200,000	411206	N	N
11	022104	9122	1/5/2007	\$270,000	126512	N	N
11	022104	9179	1/5/2007	\$145,000	38500	N	N
12	030200	0615	9/27/2007	\$44,000	20260	N	N
12	152104	9215	7/12/2007	\$250,000	283140	N	N
12	248250	0060	2/15/2007	\$25,000	25145	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	032104	9111	12/10/2007	\$10,000	BUILDER
6	693370	0010	3/28/2008	\$170,000	BUILDER
12	030300	0430	6/15/2007	\$75,000	BUILDER
10	232204	9020	6/9/2008	\$192,500	GOVERNMENT AGENCY;
10	252204	9023	2/23/2007	\$231,000	GOVERNMENT AGENCY; QUIT CLAIM DEED;
12	926280	0247	10/8/2007	\$125,000	MOBILE HOME;
9	032104	9111	8/6/2008	\$74,534	BUILDER
12	030300	0430	11/2/2007	\$66,000	BUILDER
10	352204	9003	2/8/2007	\$250,000	OPEN SPACE DESIGNATION CONTINUED
12	030300	0430	1/19/2007	\$30,000	DOR RATIO;PREVIMP<=25K

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

***RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

***WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

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

Email: assessor.info@kingcounty.gov

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

Scott Noble
Assessor

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

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

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

Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with federal, state or local laws or regulations

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

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

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

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

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

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

Scott Noble
Assessor