

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Fairwood / 30
Previous Physical Inspection: 2003

Improved Sales:401

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$113,700	\$208,400	\$322,100			
2009 Value	\$113,700	\$147,600	\$261,300	\$309,400	84.5%	7.16%
Change	\$0	-\$60,800	-\$60,800			
% Change	0.0%	-29.2%	-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:

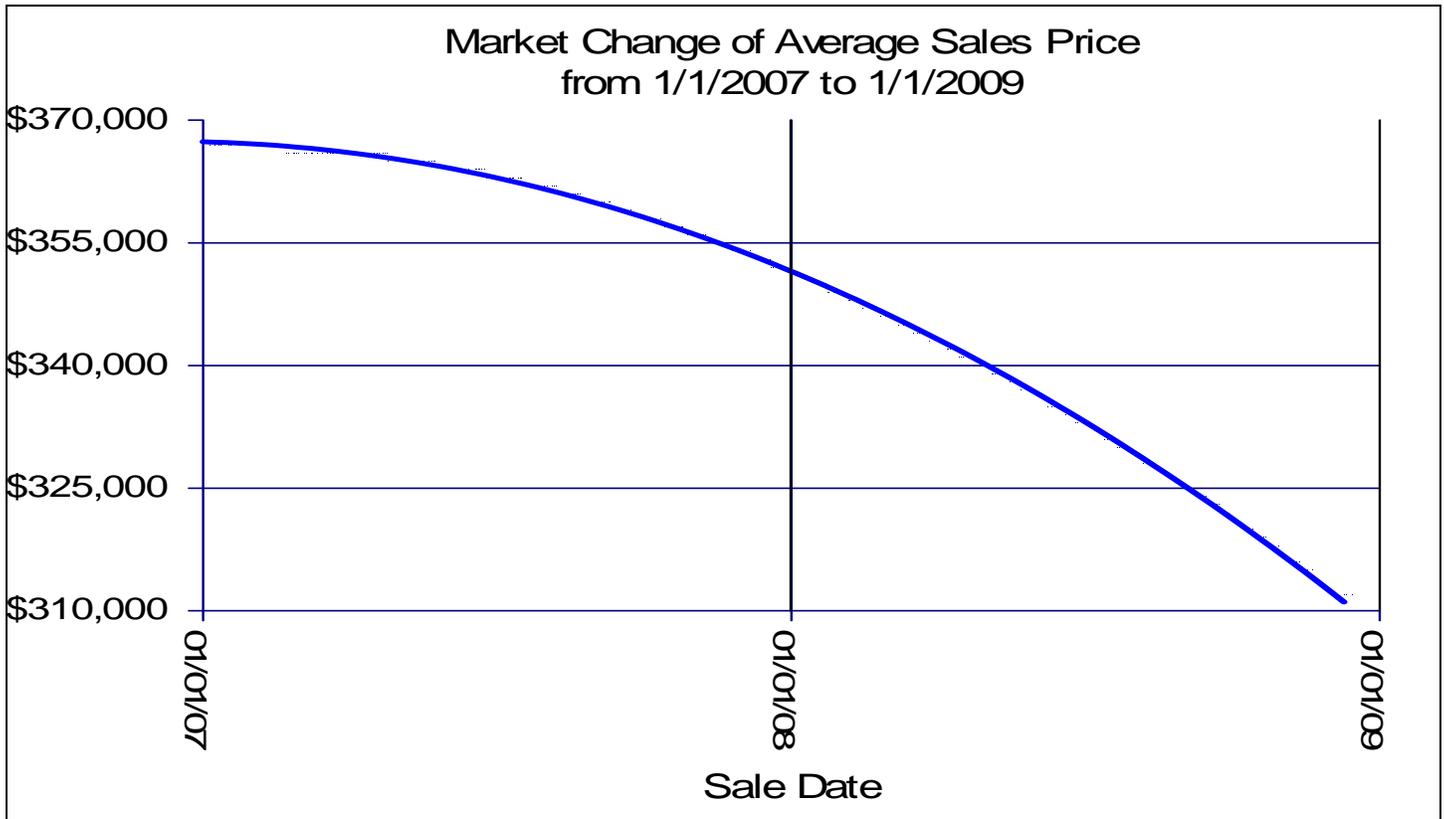
	Land	Imps	Total
2008 Value	\$117,300	\$208,100	\$325,400
2009 Value	\$117,300	\$149,100	\$266,400
Percent Change	0.0%	-28.4%	-18.1%

Number of one to three unit residences in the Population: 6641

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. The analysis results showed that two Townhouse plat variables needed to be included in the update formula in order to improve uniformity of assessments throughout the area. For instance the Townhouse plats of Glacier View. Ph.1 and Glacier View. Ph. 2 had higher average ratios (Assessed Value/Sales Price) and required further downward adjustments. 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.

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

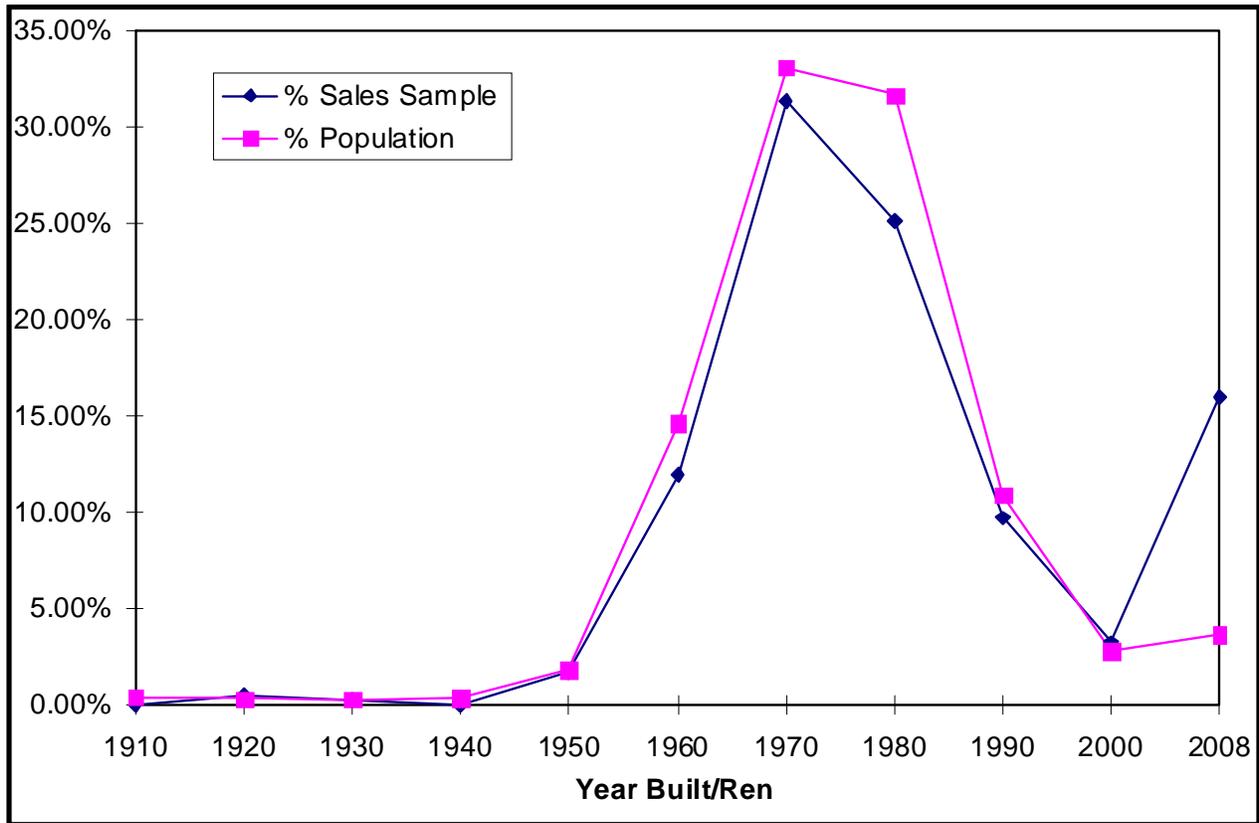
**Market Change of Average Sale Price in Area 30
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.50%
1930	1	0.25%
1940	0	0.00%
1950	7	1.75%
1960	48	11.97%
1970	126	31.42%
1980	101	25.19%
1990	39	9.73%
2000	13	3.24%
2008	64	15.96%
	401	

Population		
Year Built/Ren	Frequency	% Population
1910	26	0.39%
1920	20	0.30%
1930	18	0.27%
1940	24	0.36%
1950	121	1.82%
1960	974	14.67%
1970	2201	33.14%
1980	2105	31.70%
1990	724	10.90%
2000	187	2.82%
2008	241	3.63%
	6641	

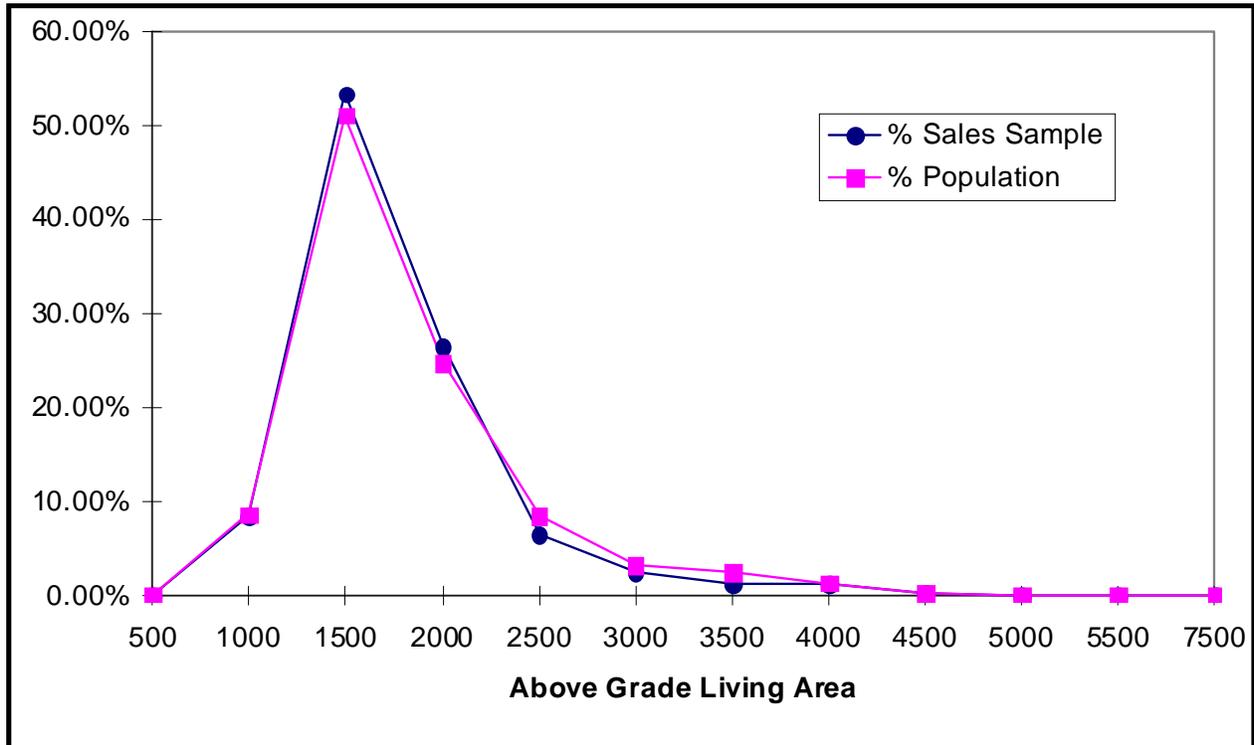


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	34	8.48%
1500	214	53.37%
2000	106	26.43%
2500	26	6.48%
3000	10	2.49%
3500	5	1.25%
4000	5	1.25%
4500	1	0.25%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	401	

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	571	8.60%
1500	3391	51.06%
2000	1635	24.62%
2500	563	8.48%
3000	217	3.27%
3500	163	2.45%
4000	86	1.29%
4500	8	0.12%
5000	1	0.02%
5500	2	0.03%
7500	1	0.02%
	6641	

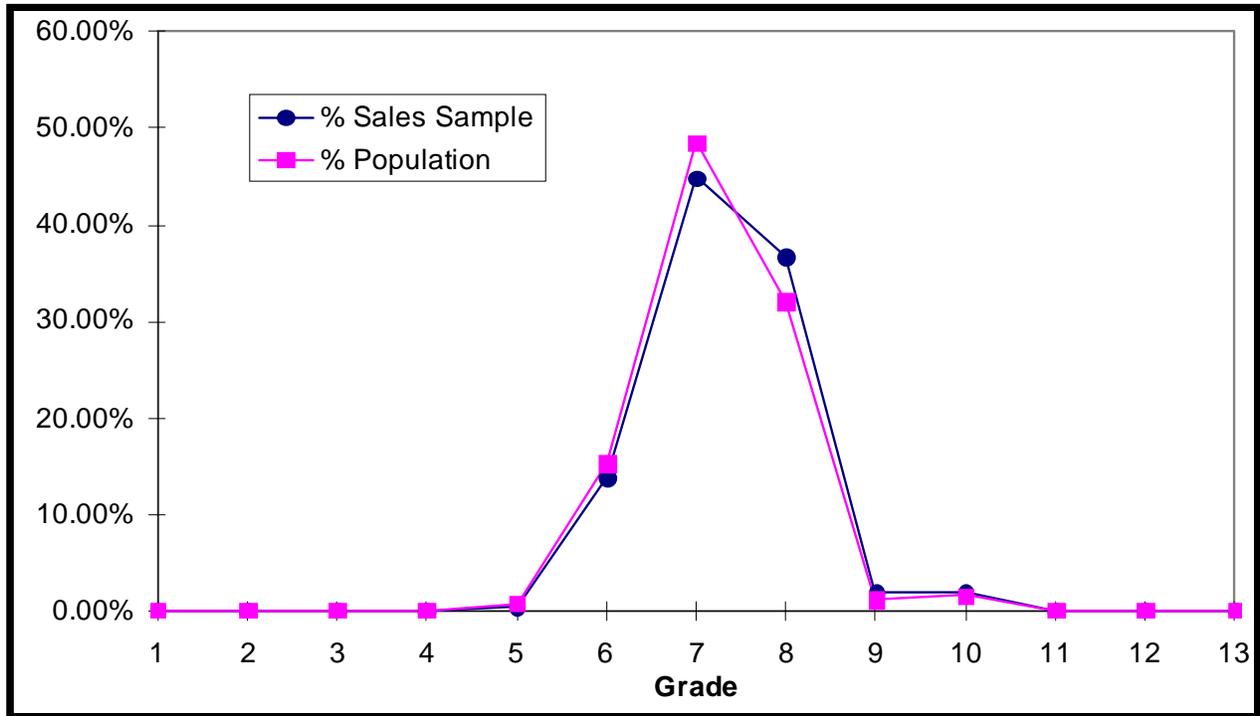


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

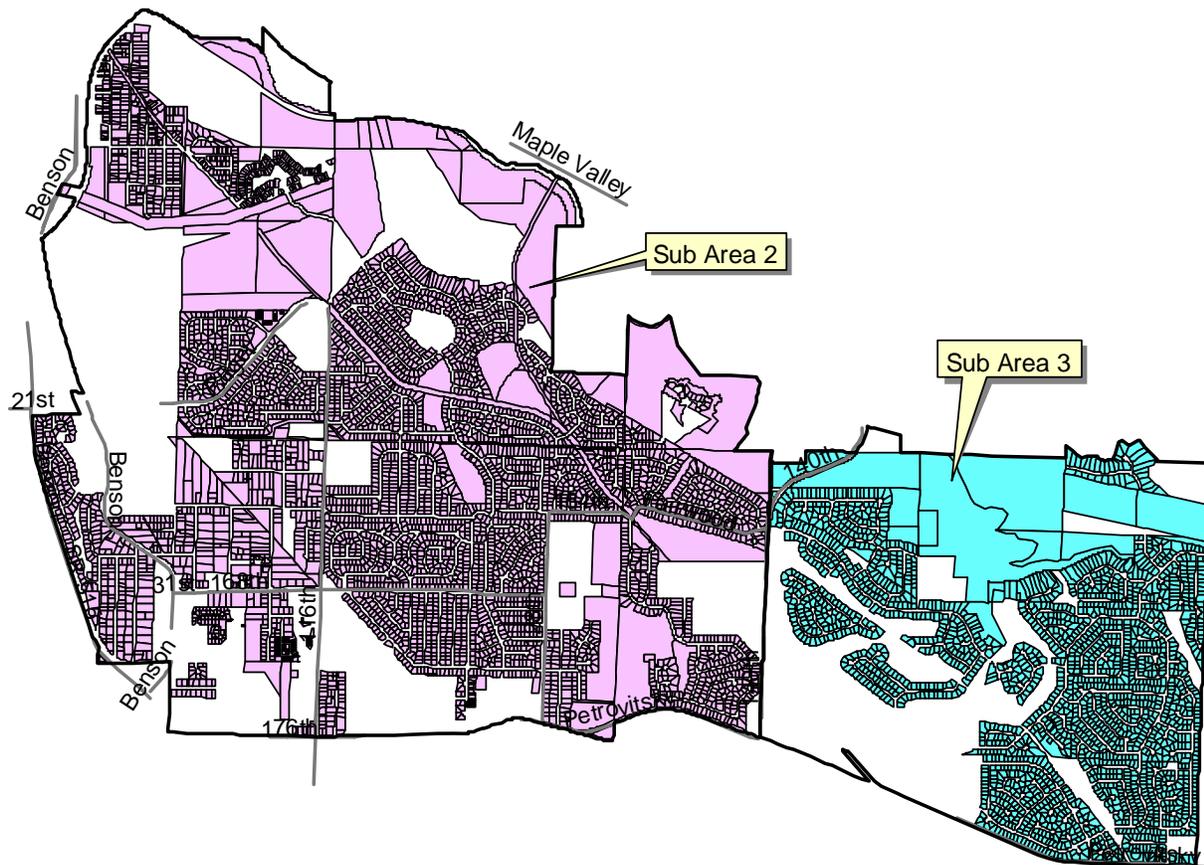
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.50%
6	56	13.97%
7	180	44.89%
8	147	36.66%
9	8	2.00%
10	8	2.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	401	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.09%
5	58	0.87%
6	1021	15.37%
7	3223	48.53%
8	2131	32.09%
9	86	1.29%
10	112	1.69%
11	4	0.06%
12	0	0.00%
13	0	0.00%
	6641	



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.



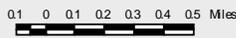
Area 30

Fairwood

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November 27, 2006



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King County

Legend

-  Area 30 outline.shp
-  Area 30 streets.shp
- Area 30 Subs.shp
 -  002
 -  003

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 14, 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 401 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:

$$2009 \text{ Total Value} = 2008 \text{ Total Value} / 1.035472 + .1199054 * \text{Glacier_Vw_1} + .24255 * \text{Glacier_Vw_2}$$

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) * .8191.
- *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) * .8191
- *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 (2009 land Value +Previous Improvement Value)* 1.00 then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Home values received the **Total % change adjustment as indicated by the sales sample (2009 Land Value + Previous Improvement value) * .8191.**

Model Validation

The resulting assessment level is 84.5%. 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 -18.1%. 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 30 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

-17.91%

Glacier Vw. #1	Yes
% Adjustment	-26.43%
Glacier Vw #2	Yes
% Adjustment	-33.49%

Comments

The percentages listed are total adjustments not additive adjustments.

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

For instance, a parcel located within the townhouse plat of Glacier Vw. Phase 1 would receive a -26.43% downward adjustment. There are 42 total parcels of the improved population that would receive this adjustment. There were 25 sales.

Also, a parcel located within the townhouse plat of Glacier Vw. Phase 2 would receive a -33.49% downward adjustment. There are 7 parcels in the improved population that would receive this adjustment. There were 7 sales.

99.3% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 30 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	0.844	-15.6%
2/1/2007	0.844	-15.6%
3/1/2007	0.844	-15.6%
4/1/2007	0.845	-15.5%
5/1/2007	0.847	-15.3%
6/1/2007	0.849	-15.1%
7/1/2007	0.852	-14.8%
8/1/2007	0.855	-14.5%
9/1/2007	0.859	-14.1%
10/1/2007	0.863	-13.7%
11/1/2007	0.868	-13.2%
12/1/2007	0.874	-12.6%
1/1/2008	0.880	-12.0%
2/1/2008	0.887	-11.3%
3/1/2008	0.894	-10.6%
4/1/2008	0.902	-9.8%
5/1/2008	0.911	-8.9%
6/1/2008	0.920	-8.0%
7/1/2008	0.929	-7.1%
8/1/2008	0.940	-6.0%
9/1/2008	0.951	-4.9%
10/1/2008	0.962	-3.8%
11/1/2008	0.974	-2.6%
12/1/2008	0.987	-1.3%
1/1/2009	1.000	0.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.845	\$443,000
Sale 2	\$475,000	10/1/2008	0.962	\$456,000
Sale 3	\$515,000	7/1/2008	0.929	\$478,000
*The adjusted sale price has been rounded to the nearest 1,000				

The time adjustment formula for Area 30 is $(1.035472 + 0.0004607314 * \text{SaleDay} + 0.0000003257075 * \text{SaleDaySq} + 0.1199054 * 0.06234414 + 0.01745636 * 0.01745636) / (1.035472 + 0.1199054 * 0.06234414 + 0.01745636 * 0.01745636)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: SW/Team 1	Appr. Date: 01/01/2008	Date of Report: 5/14/2009	Sales Dates: 1/2007 - 12/2008
Area 30/Fairwood	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	401
Mean Assessed Value	322,100
Mean Adj. Sales Price	309,400
Standard Deviation AV	75,831
Standard Deviation SP	77,510

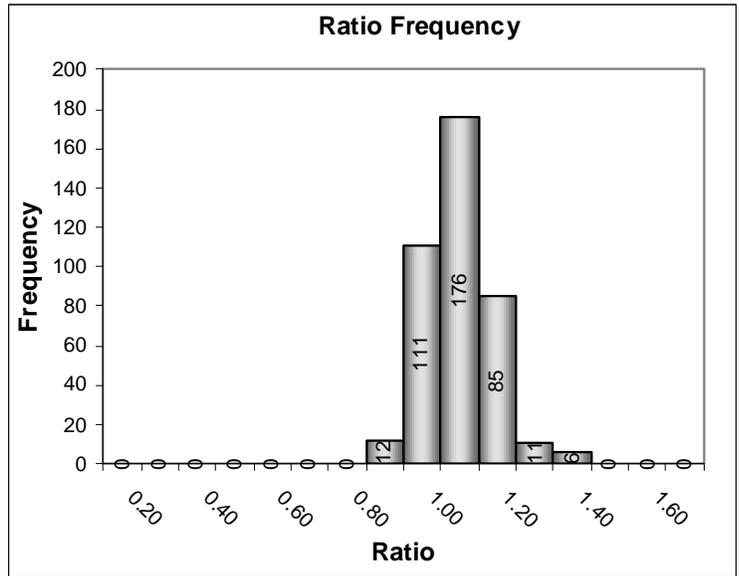
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.048
Median Ratio	1.042
Weighted Mean Ratio	1.041

UNIFORMITY	
Lowest ratio	0.852
Highest ratio:	1.371
Coefficient of Dispersion	6.60%
Standard Deviation	0.089
Coefficient of Variation	8.49%
Price Related Differential (PRD)	1.007

RELIABILITY	
95% Confidence: Median	
Lower limit	1.029
Upper limit	1.048
95% Confidence: Mean	
Lower limit	1.039
Upper limit	1.057

SAMPLE SIZE EVALUATION	
N (population size)	6641
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.089
Recommended minimum:	13
Actual sample size:	401
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	220
# ratios above mean:	181
z:	1.948
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 30

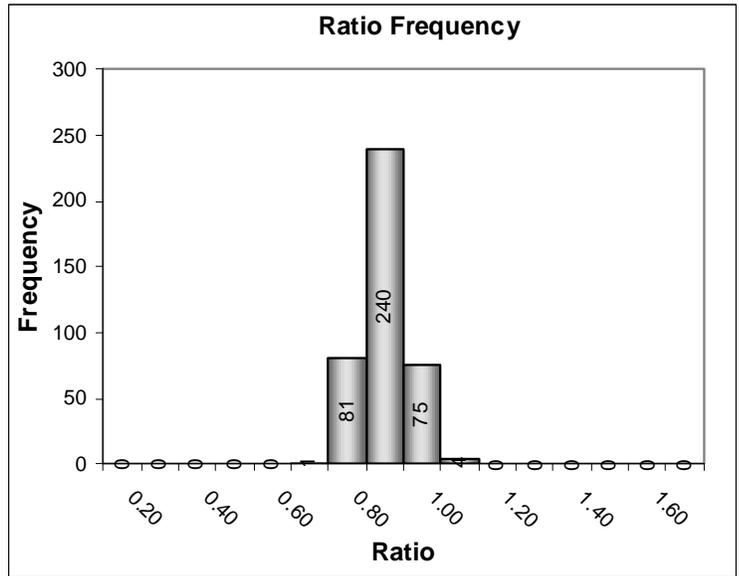
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

SW District SW/Team 1	Lien Date: 01/01/2009	Date of Report: 5/14/2009	Sales Dates: 1/2007 - 12/2008
Area 30 Fairwood 30/Fairwood	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	401
Mean Assessed Value	261,300
Mean Sales Price	309,400
Standard Deviation AV	62,511
Standard Deviation SP	77,510
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.850
Weighted Mean Ratio	0.845
UNIFORMITY	
Lowest ratio	0.696
Highest ratio:	1.031
Coefficient of Dispersion	5.62%
Standard Deviation	0.061
Coefficient of Variation	7.16%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.841
Upper limit	0.857
95% Confidence: Mean	
Lower limit	0.843
Upper limit	0.855
SAMPLE SIZE EVALUATION	
N (population size)	6641
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.061
Recommended minimum:	6
Actual sample size:	401
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	198
# ratios above mean:	203
z:	0.250
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 30

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 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	008800	0426	6/22/07	\$230,000	\$196,000	760	5	1950	3	8400	N	N	16650 111TH AVE SE
002	292305	9122	7/10/07	\$275,000	\$234,000	780	5	1942	4	13165	N	N	11430 SE 176TH ST
002	143240	0500	10/12/07	\$215,000	\$186,000	970	6	1958	3	7560	N	N	16819 123RD AVE SE
002	143270	1450	8/3/07	\$230,000	\$197,000	1210	6	1959	3	9033	N	N	16840 125TH AVE SE
002	008800	0223	5/4/07	\$245,000	\$207,000	960	6	1958	3	8900	N	N	11460 SE 164TH ST
002	142350	0070	1/5/07	\$247,000	\$208,000	800	6	1959	3	9045	N	N	16201 121ST AVE SE
002	143260	0460	5/25/07	\$250,000	\$212,000	860	6	1958	3	7490	N	N	15791 118TH PL SE
002	143240	0365	6/21/07	\$250,000	\$213,000	1010	6	1958	4	7560	N	N	16836 122ND AVE SE
002	143270	0940	2/5/07	\$257,500	\$217,000	940	6	1959	3	7615	N	N	17122 127TH AVE SE
002	143260	0455	6/19/07	\$256,500	\$218,000	1250	6	1958	4	8393	N	N	15795 118TH PL SE
002	143260	0350	10/25/07	\$253,000	\$219,000	920	6	1958	4	7560	N	N	15767 119TH PL SE
002	143270	1310	12/27/07	\$250,000	\$220,000	1100	6	1959	4	8400	N	N	17112 125TH AVE SE
002	142340	0200	11/12/08	\$227,000	\$222,000	1080	6	1958	4	9200	N	N	16165 120TH AVE SE
002	143240	0885	6/11/07	\$265,000	\$225,000	920	6	1958	5	7560	N	N	11902 SE 170TH PL
002	142340	0265	6/16/08	\$245,000	\$226,000	1140	6	1959	4	9045	N	N	16164 120TH AVE SE
002	142340	0255	8/7/07	\$265,000	\$227,000	1200	6	1959	4	9045	N	N	16300 120TH AVE SE
002	143240	0120	9/7/07	\$265,000	\$228,000	1010	6	1958	3	7690	N	N	17011 125TH AVE SE
002	142350	0220	8/11/08	\$243,500	\$230,000	1080	6	1959	4	8418	N	N	16203 122ND AVE SE
002	143240	0100	7/23/07	\$273,000	\$233,000	1250	6	1958	4	7596	N	N	17109 125TH AVE SE
002	143240	0855	6/21/07	\$277,000	\$236,000	1010	6	1958	3	7560	N	N	11838 SE 170TH PL
002	143240	0125	8/14/08	\$250,000	\$236,000	950	6	1958	4	7714	N	N	17003 125TH AVE SE
002	143240	0185	12/19/07	\$270,000	\$237,000	960	6	1958	4	7560	N	N	16820 123RD AVE SE
002	143260	0175	9/6/07	\$277,000	\$238,000	920	6	1958	4	8640	N	N	11871 SE 160TH ST
002	008800	0414	5/23/08	\$262,000	\$240,000	1350	6	1967	3	15375	N	N	16639 113TH AVE SE
002	143240	1055	6/19/07	\$285,000	\$242,000	1170	6	1958	4	7200	N	N	11845 SE 170TH PL
002	863710	0380	10/26/07	\$280,000	\$243,000	1190	6	1994	3	4973	N	N	17029 110TH PL SE
002	143240	0750	5/1/07	\$290,000	\$246,000	1410	6	1958	3	7560	N	N	16819 121ST AVE SE
002	142320	0070	11/28/07	\$283,000	\$247,000	1140	6	1957	3	9297	N	N	16311 119TH AVE SE
002	143240	0535	8/14/07	\$289,888	\$248,000	1150	6	1958	4	7560	N	N	16836 121ST AVE SE
002	143240	0265	7/22/08	\$265,000	\$248,000	960	6	1958	3	7560	N	N	17045 124TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	142350	0190	3/28/07	\$298,650	\$252,000	1330	6	1959	4	8413	N	N	16220 121ST AVE SE
002	863710	0370	1/12/07	\$300,000	\$253,000	1340	6	1994	3	5670	N	N	17025 110TH PL SE
002	008800	0360	5/25/07	\$299,950	\$254,000	1260	6	1947	3	12557	N	N	16407 116TH AVE SE
002	142320	0005	10/5/07	\$295,000	\$255,000	1140	6	1957	3	9450	N	N	11603 SE 163RD ST
002	143270	0750	1/16/08	\$290,000	\$256,000	1250	6	1959	4	7560	N	N	12645 SE 170TH ST
002	143260	0425	3/27/08	\$284,000	\$256,000	1350	6	1958	3	13328	N	N	15868 118TH AVE SE
002	863710	0240	10/14/08	\$265,000	\$256,000	1190	6	1994	3	4380	N	N	10936 SE 169TH PL
002	143240	0780	12/11/08	\$259,000	\$257,000	1010	6	1958	4	9041	N	N	11924 SE 169TH PL
002	863710	0120	6/25/07	\$303,750	\$258,000	1190	6	1994	3	4110	N	N	10955 SE 169TH PL
002	143240	0975	2/20/07	\$307,000	\$259,000	950	6	1958	4	9767	N	N	11909 SE 169TH PL
002	143270	0290	12/19/07	\$298,000	\$261,000	1390	6	1959	4	7560	N	N	12689 SE 169TH ST
002	236920	0005	1/5/07	\$309,950	\$262,000	1300	6	1952	4	9955	N	N	11004 SE 173RD ST
002	142320	0120	3/21/07	\$309,950	\$262,000	1090	6	1958	4	9450	N	N	11626 SE 164TH ST
002	143270	0740	12/26/08	\$263,000	\$262,000	970	6	1959	4	7560	N	N	12651 SE 170TH ST
002	008700	0162	6/1/07	\$309,500	\$263,000	940	6	1947	3	18266	N	N	16616 105TH AVE SE
002	143260	0210	2/10/07	\$320,000	\$270,000	1530	6	1995	3	8280	N	N	15780 119TH PL SE
002	143240	0525	12/13/07	\$314,250	\$275,000	1430	6	1958	5	7560	N	N	16820 121ST AVE SE
002	864550	0720	6/21/07	\$325,000	\$276,000	1060	6	2000	3	7700	N	N	1617 GLENNWOOD AVE SE
002	143270	0760	2/28/07	\$335,000	\$283,000	920	6	1959	3	7560	N	N	12637 SE 170TH ST
002	143270	0100	4/12/07	\$335,900	\$284,000	1200	6	1959	4	7560	N	N	12631 SE 168TH ST
002	236920	0005	9/18/07	\$329,500	\$284,000	1300	6	1952	4	9955	N	N	11004 SE 173RD ST
002	008800	0041	8/26/08	\$299,000	\$284,000	900	6	1958	5	11280	N	N	16005 114TH AVE SE
002	143270	0770	9/23/08	\$305,000	\$292,000	920	6	1959	4	7560	N	N	12631 SE 170TH ST
002	143240	0475	5/21/08	\$339,100	\$311,000	1810	6	1958	4	8926	N	N	16855 123RD AVE SE
002	292305	9037	10/30/07	\$380,000	\$330,000	1720	6	1947	4	77867	N	N	11115 SE 168TH ST
002	329470	0111	7/23/08	\$357,000	\$334,000	1310	6	1995	3	10075	Y	N	816 RENTON AVE S
002	722140	0080	11/8/07	\$390,000	\$339,000	870	6	1927	4	5396	Y	N	329 RENTON AVE S
002	723150	0505	7/16/07	\$423,500	\$361,000	860	6	1994	3	6000	Y	N	501 CEDAR AVE S
002	722921	0020	6/26/07	\$240,000	\$204,000	1060	7	1968	3	8010	N	N	17219 130TH AVE SE
002	143170	0240	7/29/08	\$230,500	\$216,000	1010	7	1962	3	6804	N	N	12647 SE 158TH ST
002	142380	0680	5/11/07	\$262,000	\$222,000	1270	7	1966	3	7700	N	N	12112 SE 168TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	142360	0240	6/11/07	\$265,000	\$225,000	1090	7	1966	3	7278	N	N	16625 126TH AVE SE
002	329470	0030	6/26/07	\$266,000	\$226,000	800	7	1912	5	8700	N	N	814 CEDAR AVE S
002	638700	0010	6/28/07	\$271,500	\$231,000	1530	7	1960	3	8494	N	N	1619 S 27TH ST
002	142370	0020	10/2/07	\$268,000	\$231,000	1280	7	1961	4	8050	N	N	11730 SE 168TH ST
002	142360	0160	12/26/07	\$270,000	\$237,000	1060	7	1966	3	7287	N	N	12514 SE 168TH ST
002	864550	0130	2/13/08	\$268,000	\$239,000	960	7	1963	4	7384	N	N	1409 LAKE YOUNGS WAY SE
002	142370	0560	11/9/07	\$276,000	\$240,000	1240	7	1963	4	7547	N	N	16520 117TH AVE SE
002	142370	0830	1/28/08	\$271,500	\$241,000	1260	7	1963	4	10506	N	N	16511 116TH PL SE
002	142380	0580	5/8/08	\$264,950	\$242,000	1400	7	1965	3	8050	N	N	12008 SE 168TH ST
002	247325	0500	7/25/08	\$258,500	\$242,000	1180	7	1969	4	8400	N	N	13547 SE 161ST PL
002	896000	0110	4/28/08	\$267,000	\$243,000	1180	7	1967	4	7891	N	N	17317 125TH AVE SE
002	247325	1040	10/30/08	\$250,000	\$243,000	1200	7	1969	3	8750	N	N	13611 SE FAIRWOOD BLVD
002	723150	0390	11/17/08	\$250,000	\$245,000	1060	7	1920	4	6000	Y	N	1111 S 4TH ST
002	142370	0340	3/8/08	\$275,000	\$246,000	1180	7	1963	3	9262	N	N	16518 118TH AVE SE
002	684300	0180	3/10/07	\$295,000	\$249,000	1020	7	1962	3	9100	N	N	2609 EDMONDS CT SE
002	142370	0110	8/6/07	\$290,500	\$249,000	1010	7	1963	4	8050	N	N	11735 SE 167TH ST
002	247325	0330	5/29/08	\$271,000	\$249,000	1300	7	1968	4	8715	N	N	16311 134TH AVE SE
002	247310	0800	12/28/07	\$284,000	\$250,000	1240	7	1967	3	7455	N	N	17255 138TH AVE SE
002	143280	0270	4/26/07	\$299,300	\$253,000	1280	7	1961	4	8164	N	N	16105 128TH AVE SE
002	142390	0430	7/27/07	\$296,200	\$253,000	1230	7	1966	4	9170	N	N	12200 SE 166TH ST
002	143150	0070	4/8/08	\$281,140	\$254,000	1010	7	1961	3	8330	N	N	15665 123RD AVE SE
002	142391	0760	1/30/07	\$302,500	\$255,000	1610	7	1968	4	7840	N	N	12615 SE 165TH ST
002	247340	0450	6/11/07	\$300,000	\$255,000	1080	7	1978	3	11544	N	N	16512 132ND PL SE
002	247310	1030	5/8/08	\$279,950	\$255,000	1500	7	1967	4	7313	N	N	13734 SE 172ND ST
002	143150	0370	6/26/08	\$275,000	\$255,000	1480	7	1962	3	9086	N	N	15826 123RD AVE SE
002	864550	1130	3/11/08	\$285,000	\$256,000	1020	7	1963	4	7700	N	N	1633 FERNDAL AVE SE
002	247325	1360	8/4/08	\$272,000	\$256,000	1190	7	1968	3	7560	N	N	13817 SE 161ST PL
002	143150	0270	5/23/08	\$280,000	\$257,000	1720	7	1961	3	7200	N	N	12343 SE 158TH ST
002	143320	0120	6/6/08	\$280,000	\$258,000	1010	7	1967	3	7560	N	N	16412 125TH AVE SE
002	142390	0790	10/19/07	\$299,000	\$259,000	910	7	1967	4	8146	N	N	12325 SE 167TH ST
002	381130	0060	4/15/08	\$286,000	\$259,000	1000	7	1983	3	7490	N	N	17223 109TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	143140	0070	7/12/07	\$304,500	\$260,000	1060	7	2001	3	7900	N	N	15744 120TH AVE SE
002	142390	0080	11/20/08	\$265,000	\$260,000	1360	7	1966	4	7700	N	N	12303 SE 164TH ST
002	896000	0060	8/6/07	\$305,000	\$261,000	1180	7	1967	4	7492	N	N	12408 SE 173RD PL
002	143280	0320	11/26/07	\$299,950	\$262,000	1010	7	1961	4	7700	N	N	12660 SE 162ND ST
002	008700	0111	3/5/08	\$295,000	\$264,000	1270	7	1959	4	8935	N	N	16664 104TH AVE SE
002	142370	0860	8/13/08	\$279,999	\$264,000	940	7	1963	4	8250	N	N	16531 116TH PL SE
002	247325	1010	10/20/08	\$272,000	\$264,000	1370	7	1974	4	8750	N	N	13449 SE FAIRWOOD BLVD
002	247310	0470	6/24/08	\$287,900	\$267,000	1240	7	1967	4	11297	N	N	13817 SE 173RD PL
002	143140	0060	1/18/07	\$317,450	\$268,000	1690	7	1961	3	7400	N	N	15738 120TH AVE SE
002	142391	1100	3/28/07	\$317,000	\$268,000	1400	7	1967	3	7590	N	N	16653 127TH AVE SE
002	247310	1480	7/18/07	\$314,400	\$268,000	1440	7	1966	3	8755	N	N	17005 137TH PL SE
002	143280	0480	3/23/07	\$320,000	\$270,000	1010	7	1961	3	7700	N	N	12647 SE 162ND ST
002	739930	0940	6/7/07	\$318,000	\$270,000	1480	7	1968	4	7210	N	N	2007 EDMONDS DR SE
002	722900	0120	6/25/07	\$317,500	\$270,000	1730	7	1959	3	15200	N	N	17212 129TH AVE SE
002	864550	0140	11/3/08	\$277,000	\$270,000	1120	7	1963	3	8250	N	N	2640 LAKE YOUNGS CT SE
002	889870	0840	4/7/08	\$300,000	\$271,000	820	7	1981	3	8000	N	N	2202 WELLS CT S
002	143290	0100	6/15/07	\$320,000	\$272,000	1010	7	1962	4	8800	N	N	12741 SE 163RD ST
002	795507	0140	7/18/07	\$318,950	\$272,000	1330	7	1979	4	8774	N	N	12834 SE 161ST ST
002	142390	0740	5/12/08	\$298,000	\$272,000	1330	7	1967	4	7700	N	N	16604 124TH AVE SE
002	247336	0130	1/29/07	\$324,000	\$273,000	960	7	1981	3	8792	N	N	13409 SE 171ST PL
002	143290	0280	3/1/07	\$323,000	\$273,000	980	7	1962	4	8462	N	N	12801 SE 164TH ST
002	247325	1080	8/22/07	\$318,000	\$273,000	1170	7	1968	4	8750	N	N	13801 SE FAIRWOOD BLVD
002	246070	0390	11/9/07	\$314,000	\$273,000	1080	7	1981	3	7200	N	N	12926 SE 157TH PL
002	289260	0066	12/12/07	\$313,000	\$274,000	1490	7	1952	4	13041	N	N	11318 SE 169TH ST
002	142391	0910	3/20/08	\$304,500	\$274,000	1500	7	1968	4	6287	N	N	12615 SE 167TH ST
002	143170	0310	4/25/07	\$324,500	\$275,000	1010	7	1962	3	9360	N	N	12610 SE 160TH ST
002	246070	0580	5/14/07	\$325,000	\$275,000	1310	7	2002	3	6000	N	N	15652 129TH CT SE
002	143150	0100	6/8/07	\$325,000	\$276,000	1980	7	1961	3	9288	N	N	16054 123RD AVE SE
002	143170	0320	12/26/07	\$314,000	\$276,000	1670	7	1962	4	10650	N	N	12604 SE 160TH ST
002	142391	0330	12/10/08	\$279,000	\$276,000	1290	7	1966	3	7389	N	N	12701 SE 166TH ST
002	142380	0040	6/7/07	\$325,995	\$277,000	1060	7	1965	4	7700	N	N	11903 SE 164TH ST

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	739930	0270	2/13/07	\$330,000	\$278,000	1480	7	1969	4	8228	N	N	2030 ABERDEEN AVE SE
002	142391	0960	8/13/08	\$295,000	\$278,000	1400	7	1967	5	7726	N	N	16606 126TH PL SE
002	864551	0380	2/22/07	\$330,950	\$279,000	1200	7	1977	3	6825	N	N	1642 LAKE YOUNGS WAY SE
002	722921	0030	8/20/07	\$325,000	\$279,000	1310	7	1968	4	8010	N	N	17227 130TH AVE SE
002	247325	0460	10/29/07	\$322,000	\$279,000	1240	7	1976	4	8025	N	N	13511 SE 161ST PL
002	722920	0250	2/26/08	\$312,500	\$279,000	1460	7	1967	4	7271	N	N	13004 SE 171ST PL
002	246070	0960	2/16/07	\$332,000	\$280,000	1080	7	1979	3	7350	N	N	13024 SE 159TH PL
002	739930	1000	3/13/07	\$332,000	\$280,000	1440	7	1968	4	8625	N	N	1918 EDMONDS DR SE
002	247339	0370	6/1/07	\$329,950	\$280,000	1480	7	1968	3	7684	N	N	16203 132ND PL SE
002	247339	0120	8/11/08	\$296,800	\$280,000	1600	7	1968	3	10472	N	N	13301 SE 160TH PL
002	008800	0425	3/21/08	\$312,000	\$281,000	1320	7	2003	3	8500	N	N	11108 SE 168TH ST
002	246070	0990	8/12/08	\$298,000	\$281,000	1560	7	1979	3	7200	N	N	13011 SE 159TH PL
002	739930	1230	10/24/07	\$325,000	\$282,000	1370	7	1967	4	7869	N	N	1732 ABERDEEN AVE SE
002	246070	0920	3/3/08	\$315,000	\$282,000	1080	7	1979	4	7210	N	N	13048 SE 159TH PL
002	889870	0850	8/8/07	\$330,500	\$283,000	890	7	1984	3	11100	N	N	2208 WELLS CT S
002	247340	0500	11/13/07	\$324,950	\$283,000	1060	7	1977	3	9800	N	N	16623 133RD PL SE
002	864550	0670	1/16/08	\$323,000	\$285,000	1280	7	1979	4	8250	N	N	1603 GLENNWOOD AVE SE
002	247325	0920	5/5/08	\$313,500	\$286,000	1430	7	1977	3	9894	N	N	13418 SE FAIRWOOD BLVD
002	739930	0590	2/26/07	\$340,000	\$287,000	1230	7	1968	4	7200	N	N	1919 CAMAS CT SE
002	142391	0190	7/23/07	\$335,950	\$287,000	1350	7	1966	3	8478	N	N	12744 SE 167TH PL
002	142390	0440	8/14/07	\$335,000	\$287,000	1360	7	1966	4	7688	N	N	16601 122ND AVE SE
002	722920	0140	8/23/07	\$335,000	\$287,000	1400	7	1966	4	7914	N	N	12922 SE 172ND ST
002	247310	0270	1/4/08	\$326,000	\$287,000	1040	7	1967	4	9375	N	N	17141 136TH PL SE
002	246070	0290	1/28/08	\$323,500	\$287,000	1160	7	1981	3	7600	N	N	12937 SE 157TH PL
002	143140	0190	10/21/08	\$296,000	\$287,000	820	7	1996	3	12685	N	N	15704 121ST AVE SE
002	143170	0090	8/28/07	\$335,000	\$288,000	1770	7	1962	4	8030	N	N	12652 SE 158TH ST
002	864552	0230	7/24/07	\$339,000	\$289,000	1390	7	1979	3	7584	N	N	3219 SE 19TH CT
002	739930	1120	5/21/08	\$315,000	\$289,000	1230	7	1967	4	8715	N	N	2224 SE 19TH ST
002	329470	0081	8/26/08	\$305,000	\$289,000	1320	7	1947	4	5850	Y	N	708 RENTON AVE S
002	739930	0040	4/16/08	\$319,500	\$290,000	1480	7	1968	4	8050	N	N	1913 ABERDEEN AVE SE
002	246070	0260	3/16/07	\$344,950	\$291,000	1080	7	1979	4	7125	N	N	15802 129TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722910	0140	8/23/07	\$339,450	\$291,000	1400	7	1963	4	10437	N	N	12904 SE 172ND ST
002	247325	0130	2/15/07	\$346,749	\$293,000	1480	7	1968	4	10500	N	N	13572 SE 161ST PL
002	739930	1150	5/1/07	\$345,500	\$293,000	1240	7	1967	4	10816	N	N	2208 CAMAS CT SE
002	722920	0390	3/4/08	\$328,500	\$294,000	1220	7	1967	4	10571	N	N	16918 130TH AVE SE
002	247340	0340	1/5/07	\$349,950	\$295,000	1130	7	1978	3	9380	N	N	16710 133RD PL SE
002	143140	0260	1/8/07	\$350,000	\$295,000	1010	7	1961	5	8030	N	N	15746 121ST AVE SE
002	247325	0630	7/23/07	\$345,000	\$295,000	1550	7	1968	4	8900	N	N	16219 137TH PL SE
002	142390	1000	8/6/07	\$345,000	\$295,000	1360	7	1966	4	7438	N	N	12304 SE 167TH ST
002	864551	0800	1/2/08	\$335,400	\$295,000	1380	7	1977	3	9450	N	N	1703 MONROE AVE SE
002	247325	1150	7/12/07	\$347,000	\$296,000	1450	7	1968	3	8030	N	N	13845 SE FAIRWOOD BLVD
002	739930	0510	10/9/07	\$345,000	\$298,000	1210	7	1968	3	8100	N	N	2125 BLAINE CIR SE
002	684300	0200	1/24/07	\$353,900	\$299,000	1010	7	1962	3	13440	N	N	2525 EDMONDS CT SE
002	864551	0210	7/24/07	\$349,950	\$299,000	1390	7	1977	3	11392	N	N	3121 SE 17TH CT
002	864552	0200	10/10/08	\$310,000	\$299,000	1160	7	1979	3	7888	N	N	3201 SE 19TH CT
002	246070	0190	3/28/07	\$354,950	\$300,000	1280	7	1981	4	7200	N	N	15817 130TH PL SE
002	247520	1020	8/25/08	\$316,500	\$300,000	1290	7	1989	3	3781	N	N	2057 SE 8TH PL
002	889870	0010	9/24/07	\$349,000	\$301,000	2120	7	1984	3	11440	N	N	3017 MILL AVE S
002	247340	0470	3/28/07	\$357,000	\$302,000	1130	7	1977	3	10500	N	N	13215 SE 166TH PL
002	247338	0440	6/8/07	\$355,000	\$302,000	1280	7	1976	3	7275	N	N	16304 131ST AVE SE
002	247310	0990	2/7/08	\$340,500	\$303,000	1480	7	1967	4	8755	N	N	17121 139TH PL SE
002	247520	0540	7/27/07	\$356,000	\$304,000	1600	7	1986	3	5420	N	N	2056 SE 8TH PL
002	722910	0010	8/21/07	\$355,000	\$304,000	1170	7	1965	4	10264	N	N	12804 SE 172ND ST
002	246070	0630	11/10/08	\$312,200	\$305,000	1600	7	1981	3	7830	N	N	15637 129TH PL SE
002	247338	1230	2/22/07	\$362,000	\$306,000	2190	7	1977	4	8478	N	N	16205 131ST AVE SE
002	247310	1380	3/9/07	\$363,000	\$307,000	1480	7	1966	3	7004	N	N	13628 SE 171ST PL
002	247310	1230	7/6/07	\$360,000	\$307,000	1500	7	1967	4	7210	N	N	13623 SE 171ST PL
002	247310	1200	10/22/07	\$355,000	\$308,000	1400	7	1967	3	9682	N	N	13605 SE 171ST PL
002	864553	0160	5/29/08	\$335,000	\$308,000	1290	7	1979	3	7412	N	N	1610 OLYMPIA AVE SE
002	246070	0450	1/9/08	\$350,000	\$309,000	1280	7	1981	3	13020	N	N	15624 129TH PL SE
002	722900	0060	9/20/07	\$360,000	\$310,000	1970	7	1966	4	12764	N	N	17434 128TH AVE SE
002	142391	0360	8/17/07	\$363,000	\$311,000	1620	7	1968	3	8197	N	N	12744 SE 167TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	739930	1060	3/20/08	\$346,000	\$311,000	1250	7	1968	3	7500	N	N	2400 SE 19TH ST
002	142391	1000	2/15/07	\$369,950	\$312,000	1240	7	1967	4	7809	N	N	16516 126TH PL SE
002	889870	0200	5/29/08	\$340,000	\$312,000	1270	7	1984	3	8700	N	N	2701 MILL AVE S
002	864553	0090	5/3/07	\$370,000	\$313,000	1090	7	1979	3	7568	N	N	1736 OLYMPIA AVE SE
002	864554	0210	9/10/07	\$364,000	\$313,000	1150	7	1980	3	9000	N	N	3624 SE 19TH CT
002	008700	0028	9/10/08	\$328,600	\$314,000	1390	7	1956	4	10272	N	N	16551 106TH AVE SE
002	247342	0090	10/22/08	\$324,000	\$314,000	1240	7	1979	3	7480	N	N	16816 135TH PL SE
002	247340	0150	2/23/07	\$374,000	\$316,000	1060	7	1978	3	8400	N	N	16609 132ND PL SE
002	247339	0400	7/18/07	\$370,000	\$316,000	1480	7	1968	4	13120	N	N	16225 132ND PL SE
002	667307	0330	8/10/07	\$370,000	\$317,000	1390	7	1981	3	10200	N	N	2107 SE 21ST ST
002	247325	0820	5/7/07	\$374,950	\$318,000	1340	7	1968	4	7650	N	N	13632 SE FAIRWOOD BLVD
002	739930	1190	4/19/07	\$380,000	\$321,000	1590	7	1972	4	7896	N	N	2118 SE 19TH ST
002	739930	0810	4/23/07	\$379,950	\$322,000	1210	7	1968	4	6972	N	N	2015 DAYTON CT SE
002	864551	1630	6/15/07	\$380,000	\$323,000	1390	7	1977	3	8120	N	N	1601 INDEX AVE SE
002	008800	0151	6/23/07	\$380,000	\$323,000	1230	7	1995	3	22275	N	N	11233 SE 162ND ST
002	684300	0030	6/9/08	\$350,000	\$323,000	1010	7	1962	4	10132	N	N	1824 EDMONDS WAY SE
002	864553	0340	3/11/08	\$362,136	\$325,000	1390	7	1980	3	6900	N	N	1511 NEWPORT CT SE
002	739930	0670	8/8/07	\$387,000	\$331,000	1710	7	1967	4	7000	N	N	1910 CAMAS CT SE
002	722920	0130	4/22/08	\$364,950	\$331,000	1220	7	2005	3	7500	N	N	17101 130TH AVE SE
002	142391	0850	1/11/07	\$400,000	\$338,000	1110	7	1968	4	7070	N	N	12625 SE 166TH ST
002	864554	0330	9/4/07	\$400,500	\$344,000	1280	7	1980	3	7320	N	N	1720 PIERCE AVE SE
002	329470	0470	9/7/07	\$400,000	\$344,000	1110	7	1964	4	11213	Y	N	1513 S 7TH ST
002	329470	0121	8/7/08	\$365,000	\$344,000	1120	7	1970	4	5394	N	N	1401 S 9TH ST
002	889870	1040	9/25/08	\$370,000	\$355,000	1380	7	1986	3	9520	N	N	2720 MILL AVE S
002	889870	0990	5/24/07	\$423,000	\$359,000	1850	7	1983	3	10672	N	N	1115 S 27TH PL
002	292305	9026	5/21/07	\$435,000	\$369,000	2480	7	1981	3	17172	N	N	10801 SE 170TH ST
002	080600	0120	1/22/08	\$439,000	\$388,000	2150	7	1997	3	12750	N	N	16529 115TH AVE SE
002	247520	0150	5/25/07	\$465,000	\$394,000	1810	7	1994	3	5013	Y	N	2470 SE 8TH PL
002	739910	0190	4/9/08	\$210,000	\$190,000	840	8	1966	3	2002	N	N	1613 BLAINE CT SE
002	739910	0100	8/19/07	\$234,990	\$201,000	840	8	1966	3	1800	N	N	2006 SE 16TH CT
002	278128	0150	2/26/07	\$259,950	\$219,000	1100	8	2006	3	1737	N	N	11412 15 SE 171ST ST

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	278128	0170	2/27/07	\$259,950	\$219,000	1100	8	2006	3	1786	N	N	11418 17 SE 171ST ST
002	278128	0130	3/13/07	\$267,950	\$226,000	1120	8	2006	3	2762	N	N	11402 SE 171ST ST
002	278128	0140	2/16/07	\$269,950	\$228,000	1100	8	2006	3	1735	N	N	11406 14 SE 171ST ST
002	278128	0160	2/27/07	\$269,950	\$228,000	1100	8	2006	3	1741	N	N	11414 16 SE 171ST ST
002	278128	0180	2/23/07	\$271,856	\$229,000	1120	8	2006	3	1951	N	N	11420 18 SE 171ST ST
002	278129	0060	7/18/07	\$272,460	\$232,000	1100	8	2007	3	1639	N	N	11560 SE 170TH CT
002	278129	0020	7/19/07	\$280,275	\$239,000	1120	8	2007	3	2099	N	N	11574 SE 170TH CT
002	278129	0030	2/20/08	\$267,950	\$239,000	1100	8	2007	3	1645	N	N	11572 SE 170TH CT
002	278129	0040	7/19/07	\$281,220	\$240,000	1100	8	2007	3	1577	N	N	11568 SE 170TH CT
002	278129	0070	7/26/07	\$282,100	\$241,000	1120	8	2007	3	2277	N	N	11556 SE 170TH CT
002	278129	0050	7/18/07	\$285,079	\$243,000	1100	8	2007	3	1579	N	N	11564 SE 170TH CT
002	386480	0090	11/19/07	\$288,000	\$251,000	1390	8	2002	3	3633	N	N	17312 125TH AVE SE
002	386480	0100	5/7/07	\$309,000	\$262,000	1550	8	2002	3	4432	N	N	17318 125TH AVE SE
002	278128	0340	5/25/07	\$334,950	\$284,000	1610	8	2005	3	2515	N	N	11416 SE 171ST PL
002	278128	0120	3/20/08	\$322,000	\$289,000	1610	8	2006	3	3848	N	N	17159 114TH AVE SE
002	278128	0290	4/17/08	\$319,000	\$289,000	1610	8	2006	3	3516	N	N	17170 114TH LN SE
002	278129	0010	10/17/07	\$334,950	\$290,000	1830	8	2007	3	8012	N	N	11580 SE 170TH CT
002	278128	0380	2/26/07	\$345,000	\$291,000	1610	8	2006	3	2926	N	N	11413 SE 171ST PL
002	941595	0030	4/24/08	\$319,950	\$291,000	1584	8	2007	3	3509	N	N	16615 113TH AVE SE
002	278128	0010	12/21/07	\$339,950	\$298,000	1610	8	2006	3	4938	N	N	17001 114TH AVE SE
002	278128	0070	6/11/08	\$326,000	\$301,000	1610	8	2006	3	3370	N	N	17119 114TH AVE SE
002	278128	0220	8/15/07	\$352,170	\$302,000	1830	8	2006	3	3300	N	N	17112 114TH LN SE
002	278128	0090	2/29/08	\$337,810	\$302,000	1610	8	2006	3	2889	N	N	17135 114TH AVE SE
002	278128	0110	12/20/07	\$345,000	\$303,000	1830	8	2006	3	2889	N	N	17151 114TH AVE SE
002	278128	0190	2/28/07	\$359,950	\$304,000	1870	8	2006	3	10327	N	N	17010 114TH LN SE
002	941595	0090	12/28/07	\$349,000	\$307,000	1811	8	2007	3	3782	N	N	11210 SE 166TH PL
002	278128	0060	10/25/07	\$354,700	\$308,000	1610	8	2006	3	3370	N	N	17113 114TH AVE SE
002	941595	0020	1/29/08	\$349,950	\$310,000	1811	8	2007	3	4381	N	N	16609 113TH AVE SE
002	941595	0050	1/23/08	\$349,950	\$310,000	1811	8	2007	3	3600	N	N	11226 SE 166TH PL
002	278128	0040	5/17/07	\$366,950	\$311,000	1610	8	2006	3	2889	N	N	17021 114TH AVE SE
002	941595	0080	12/7/07	\$355,000	\$311,000	1807	8	2007	3	3782	N	N	11214 SE 166TH PL

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941595	0040	12/21/07	\$355,000	\$312,000	1811	8	2007	3	3791	N	N	11242 SE 166TH PL
002	278128	0050	2/15/08	\$350,000	\$312,000	1830	8	2006	3	2889	N	N	17105 114TH AVE SE
002	278128	0030	4/24/07	\$369,950	\$313,000	1610	8	2006	3	2889	N	N	17013 114TH AVE SE
002	739900	0250	4/21/08	\$345,000	\$313,000	1780	8	1966	4	7000	N	N	1708 JONES DR SE
002	941595	0010	1/23/08	\$355,000	\$314,000	1967	8	2007	3	3847	N	N	16603 113TH AVE SE
002	739900	0480	6/17/08	\$340,000	\$314,000	1770	8	1965	4	7000	N	N	1717 ROLLING HILLS AVE SE
002	896000	0050	7/5/07	\$370,000	\$315,000	1690	8	2006	3	7792	N	N	12412 SE 173RD PL
002	278128	0080	12/14/07	\$361,950	\$317,000	1830	8	2006	3	2889	N	N	17127 114TH AVE SE
002	278128	0100	6/6/07	\$374,100	\$318,000	1610	8	2006	3	2889	N	N	17143 114TH AVE SE
002	278128	0250	9/22/08	\$333,000	\$319,000	1830	8	2006	3	2809	N	N	17138 114TH LN SE
002	278128	0420	7/19/07	\$375,066	\$320,000	1870	8	2007	3	11135	N	N	11503 SE 169TH PL
002	739920	0230	3/6/07	\$380,000	\$321,000	1740	8	1973	3	8360	N	N	2030 ROLLING HILLS AVE SE
002	278128	0020	5/10/07	\$379,950	\$322,000	1830	8	2006	3	2889	N	N	17007 114TH AVE SE
002	941595	0070	1/24/08	\$369,950	\$327,000	2090	8	2007	3	4332	N	N	11218 SE 166TH PL
002	941595	0100	1/7/08	\$373,450	\$329,000	2090	8	2007	3	4093	N	N	11204 SE 166TH PL
002	941595	0060	2/21/08	\$370,000	\$330,000	2090	8	2007	3	4150	N	N	11222 SE 166TH PL
002	889870	1160	10/26/07	\$385,000	\$334,000	2030	8	1984	3	8400	Y	N	2809 CEDAR AVE S
002	386480	0020	7/26/07	\$397,000	\$339,000	2060	8	2002	3	4365	N	N	17234 125TH AVE SE
002	008800	0633	4/16/08	\$375,000	\$340,000	2680	8	2005	3	5265	N	N	1727 SE 30TH PL
002	739900	0630	7/19/07	\$407,999	\$348,000	1290	8	1964	3	7347	N	N	1614 ROLLING HILLS AVE SE
002	739900	0280	4/21/08	\$383,000	\$348,000	1570	8	1965	4	8096	N	N	1733 SE 16TH PL
002	722140	0165	1/31/07	\$485,000	\$409,000	1220	8	1950	3	6750	Y	N	501 RENTON AVE S
002	739900	0070	6/13/08	\$454,750	\$420,000	1480	8	1965	4	16686	N	N	1708 SE 16TH PL
002	722140	0250	4/25/07	\$555,000	\$470,000	1400	8	1985	3	6075	Y	N	617 CEDAR AVE S
002	008800	0896	6/23/08	\$485,000	\$449,000	2650	9	2007	3	15000	N	N	10930 SE 164TH ST
002	739920	0130	7/11/08	\$485,000	\$452,000	2400	9	1976	3	7400	N	N	1811 LINCOLN CIR SE
002	008800	0891	4/15/08	\$520,000	\$471,000	2650	9	2007	3	54450	N	N	10932 SE 164TH ST
002	722140	0087	7/28/08	\$560,000	\$525,000	2280	9	2007	3	4917	Y	N	323 RENTON AVE S
002	722140	0081	10/26/07	\$630,000	\$546,000	2580	9	2007	3	4993	Y	N	325 RENTON AVE S
002	722140	0086	7/11/07	\$658,888	\$562,000	2420	9	2007	3	5690	Y	N	321 RENTON AVE S
002	326057	0230	9/15/08	\$560,000	\$535,000	3310	10	2003	3	4750	N	N	820 LINCOLN AVE SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	326057	0320	6/27/08	\$593,250	\$551,000	3500	10	2003	3	6015	N	N	712 LINCOLN AVE SE
002	147306	0010	1/21/08	\$660,000	\$584,000	3390	10	2004	3	11641	N	N	13545 SE 159TH PL
002	326057	0240	2/23/07	\$769,950	\$650,000	3520	10	2003	3	5700	N	N	816 LINCOLN AVE SE
002	326057	0500	7/11/07	\$799,950	\$682,000	3730	10	2003	3	9244	N	N	1808 SE 8TH ST
002	326057	0130	4/29/08	\$750,000	\$682,000	3520	10	2003	3	5700	Y	N	825 LINCOLN AVE SE
002	329470	0072	5/3/07	\$889,000	\$753,000	3464	10	2007	3	7244	Y	N	705 RENTON AVE S
002	147306	0120	6/11/07	\$970,000	\$824,000	3640	10	2004	3	21736	N	N	13528 SE 159TH PL
003	132833	0620	1/24/07	\$314,000	\$265,000	1020	7	1980	4	7412	N	N	15319 SE 178TH ST
003	247341	0140	11/21/07	\$317,000	\$276,000	1270	7	1976	3	7560	N	N	17457 158TH AVE SE
003	132830	0920	2/15/07	\$330,000	\$279,000	1080	7	1977	3	8395	N	N	15906 SE 177TH ST
003	132834	0750	5/23/07	\$335,000	\$284,000	1180	7	1980	4	9432	N	N	15319 SE 179TH ST
003	132830	0980	3/21/07	\$338,000	\$286,000	1080	7	1977	3	8280	N	N	15935 SE 177TH ST
003	132830	0990	9/24/07	\$334,950	\$289,000	1530	7	1977	3	7650	N	N	17705 160TH AVE SE
003	132834	0490	5/17/07	\$347,000	\$294,000	1370	7	1983	4	7350	N	N	15233 SE 176TH PL
003	247341	0240	3/5/07	\$356,950	\$301,000	1790	7	1977	3	8034	N	N	15647 SE 175TH PL
003	132834	0430	2/6/08	\$340,000	\$302,000	960	7	1981	4	7350	N	N	17648 152ND PL SE
003	247341	0870	9/29/08	\$315,000	\$303,000	1510	7	1976	4	7070	N	N	17306 159TH AVE SE
003	132834	0480	4/19/07	\$359,500	\$304,000	1130	7	1983	3	7350	N	N	15227 SE 176TH PL
003	132833	0890	5/6/08	\$334,500	\$305,000	1540	7	1981	3	7350	N	N	15417 SE 176TH PL
003	132835	0070	4/17/07	\$372,000	\$315,000	1160	7	1983	3	9005	N	N	15830 SE 180TH CT
003	132831	0780	4/4/07	\$374,000	\$316,000	1100	7	1977	3	9100	N	N	15537 SE 179TH ST
003	132834	0600	10/3/07	\$372,000	\$321,000	1150	7	1983	3	7350	N	N	17649 152ND PL SE
003	132834	0540	6/20/07	\$380,000	\$323,000	1240	7	1983	3	8476	N	N	15210 SE 176TH PL
003	132834	0530	1/11/08	\$366,000	\$323,000	1060	7	1981	4	8475	N	N	15216 SE 176TH PL
003	132830	0510	10/15/07	\$374,000	\$324,000	1240	7	1977	3	6420	N	N	17732 160TH AVE SE
003	247341	0040	1/17/07	\$384,900	\$325,000	1280	7	1976	3	13064	N	N	17327 158TH AVE SE
003	247341	0550	3/5/07	\$384,950	\$325,000	1620	7	1975	3	7038	N	N	17400 158TH AVE SE
003	132834	0140	9/6/07	\$379,950	\$327,000	1120	7	1983	3	9900	N	N	15238 SE 178TH PL
003	132834	0630	8/5/08	\$355,000	\$334,000	1040	7	1980	3	7350	N	N	17803 152ND PL SE
003	247341	0460	4/29/08	\$373,000	\$339,000	2100	7	1976	4	7210	N	N	15800 SE 175TH PL
003	132830	0340	8/6/07	\$400,000	\$342,000	1230	7	1977	4	7632	N	N	17633 161ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 30
(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
003	132834	0240	8/29/08	\$360,000	\$342,000	1640	7	1983	4	8165	N	N	15307 SE 178TH ST
003	247349	0140	10/23/07	\$269,000	\$233,000	1330	8	1969	2	11662	N	N	15018 SE FAIRWOOD BLVD
003	247341	0750	6/1/07	\$326,400	\$277,000	1780	8	1975	3	8880	N	N	15903 SE 175TH ST
003	247341	0710	10/25/07	\$319,950	\$277,000	1460	8	1975	3	7208	N	N	17409 159TH AVE SE
003	247335	1540	7/17/07	\$340,000	\$290,000	1370	8	1970	3	14850	N	N	16207 141ST AVE SE
003	132833	0670	1/25/07	\$347,000	\$293,000	1100	8	1983	3	7072	N	N	17815 154TH AVE SE
003	247350	0100	8/22/07	\$343,450	\$295,000	1500	8	1976	3	7350	N	N	15515 SE 175TH CT
003	247337	0120	7/23/08	\$315,000	\$295,000	1420	8	1968	3	9592	N	N	15047 SE FAIRWOOD BLVD
003	132831	0060	4/28/08	\$325,000	\$296,000	1480	8	1977	3	8190	N	N	15702 SE 178TH CT
003	132833	0210	3/22/07	\$355,000	\$300,000	1560	8	1978	4	6300	N	N	17817 155TH AVE SE
003	132831	0130	3/27/07	\$357,500	\$302,000	1270	8	1977	3	8125	N	N	17722 157TH AVE SE
003	132833	0850	4/9/07	\$359,000	\$304,000	1680	8	1981	3	7910	N	N	15412 SE 176TH PL
003	132831	0840	6/25/08	\$330,000	\$306,000	1730	8	1977	3	13500	N	N	17904 156TH PL SE
003	247341	1040	6/4/07	\$362,000	\$307,000	1300	8	1977	3	7360	N	N	17304 160TH AVE SE
003	132833	0250	1/30/07	\$365,000	\$308,000	1230	8	1978	3	6776	N	N	15418 SE 179TH ST
003	132831	0580	4/20/07	\$365,000	\$309,000	1620	8	1978	3	7280	N	N	15625 SE 178TH PL
003	247341	1090	4/17/07	\$366,000	\$310,000	1270	8	1977	3	7900	N	N	16000 SE 173RD ST
003	247300	2350	1/2/08	\$352,500	\$310,000	1750	8	1967	3	7875	N	N	14618 SE 173RD ST
003	247337	0940	5/19/08	\$340,000	\$311,000	1730	8	1976	3	9025	N	N	17043 159TH PL SE
003	247351	0100	1/23/07	\$369,950	\$312,000	1330	8	1977	4	8400	N	N	15509 SE 176TH ST
003	247346	0650	7/12/07	\$367,000	\$313,000	1330	8	1978	3	7848	N	N	17333 160TH AVE SE
003	247337	0980	7/14/08	\$338,500	\$316,000	1520	8	1973	3	8925	N	N	17046 158TH AVE SE
003	247337	0790	3/13/07	\$375,000	\$317,000	1850	8	1973	3	8400	N	N	17016 159TH PL SE
003	132832	1080	4/2/07	\$374,950	\$317,000	1420	8	1979	3	8360	N	N	16232 SE 179TH ST
003	247341	0750	11/6/07	\$365,000	\$317,000	1780	8	1975	3	8880	N	N	15903 SE 175TH ST
003	247345	0010	1/25/08	\$357,950	\$317,000	1790	8	1980	3	8500	N	N	16009 SE 167TH PL
003	247345	0360	10/17/08	\$329,950	\$319,000	1540	8	1979	3	8147	N	N	16609 163RD PL SE
003	132831	0520	1/29/07	\$380,000	\$321,000	1650	8	1978	3	7840	N	N	15628 SE 178TH PL
003	132833	0190	2/15/07	\$380,000	\$321,000	1400	8	1978	3	9760	N	N	15504 SE 178TH PL
003	247335	0400	8/27/07	\$377,500	\$324,000	1530	8	1976	3	8881	N	N	16212 143RD AVE SE
003	247346	0260	11/19/07	\$375,000	\$327,000	1330	8	1977	3	9350	N	N	16207 SE 174TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(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
003	247335	1260	12/15/08	\$330,000	\$328,000	1690	8	1968	4	12714	N	N	16228 145TH AVE SE
003	247341	1210	10/15/07	\$384,000	\$332,000	1660	8	1974	3	8160	N	N	16000 SE 172ND PL
003	247337	0830	4/17/07	\$394,000	\$333,000	1920	8	1976	3	8400	N	N	16918 159TH PL SE
003	247300	2360	5/10/07	\$393,000	\$333,000	1550	8	1968	4	7875	N	N	14612 SE 173RD ST
003	247345	0930	7/23/07	\$389,950	\$333,000	1480	8	1979	3	11259	N	N	16502 161ST AVE SE
003	132831	0450	10/23/07	\$383,700	\$333,000	1610	8	1977	3	7700	N	N	15603 SE 178TH ST
003	247337	0700	6/25/08	\$360,000	\$334,000	1800	8	1975	4	7350	N	N	15821 SE 171ST PL
003	247348	0500	5/23/08	\$365,000	\$335,000	1610	8	1981	3	7210	N	N	16227 SE 173RD PL
003	247300	1110	5/18/07	\$397,000	\$337,000	1790	8	1966	3	7875	N	N	16802 143RD AVE SE
003	247300	2790	2/21/07	\$399,888	\$338,000	1590	8	1967	4	12540	N	N	16928 150TH AVE SE
003	937870	0060	5/17/07	\$400,000	\$339,000	1870	8	1990	3	8125	N	N	16030 SE 180TH PL
003	247352	0470	10/4/07	\$393,000	\$339,000	1440	8	1978	3	7650	N	N	15757 SE 166TH PL
003	247300	3420	4/9/08	\$374,950	\$339,000	1750	8	1967	3	13875	N	N	14224 SE FAIRWOOD BLVD
003	247346	0300	9/17/08	\$355,000	\$340,000	1590	8	1977	4	9450	N	N	16106 SE 174TH ST
003	132832	0420	8/1/07	\$400,000	\$342,000	1340	8	1979	4	7383	N	N	17715 162ND AVE SE
003	132832	0550	1/30/07	\$407,000	\$343,000	1640	8	1983	4	5950	N	N	16213 SE 178TH PL
003	247337	0970	7/2/08	\$370,000	\$344,000	2340	8	1973	5	7875	N	N	15814 SE 171ST PL
003	247337	1610	5/7/08	\$380,000	\$347,000	2870	8	1974	3	7350	N	N	15645 SE FAIRWOOD BLVD
003	132833	0480	7/24/07	\$407,135	\$348,000	1430	8	1978	4	9860	N	N	17647 156TH AVE SE
003	247348	0930	5/16/08	\$380,000	\$348,000	2120	8	1984	3	7350	N	N	17104 163RD PL SE
003	247337	0440	6/22/07	\$410,000	\$349,000	1720	8	1974	3	10120	N	N	15627 SE 175TH ST
003	247320	0210	6/20/08	\$378,500	\$350,000	1570	8	1968	3	12870	N	N	14607 SE 170TH PL
003	247300	1280	7/10/08	\$375,000	\$350,000	1670	8	1967	4	8787	N	N	14255 SE FAIRWOOD BLVD
003	132834	0230	6/25/08	\$380,000	\$352,000	2150	8	1987	3	9120	N	N	15301 SE 178TH ST
003	247345	0830	5/21/08	\$385,000	\$353,000	2240	8	1979	3	9153	N	N	16204 SE 165TH ST
003	247337	1100	2/1/08	\$401,000	\$356,000	1450	8	1973	3	7350	N	N	17007 158TH PL SE
003	247347	0110	9/11/07	\$415,000	\$357,000	1660	8	1981	4	9775	N	N	16566 162ND PL SE
003	247352	0440	2/16/07	\$425,000	\$359,000	1440	8	1978	3	10000	N	N	16626 157TH CT SE
003	247353	0010	8/13/08	\$380,000	\$359,000	2140	8	1992	3	8741	N	N	17050 160TH PL SE
003	247300	2810	9/12/08	\$380,000	\$363,000	1740	8	1967	3	9504	N	N	16912 150TH AVE SE
003	247300	1950	5/21/07	\$429,000	\$364,000	1670	8	1968	3	9600	N	N	14638 SE 172ND ST

Improved Sales Used in this Annual Update Analysis
Area 30
(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
003	132832	0950	4/1/08	\$406,900	\$367,000	2010	8	1979	4	8190	N	N	17607 163RD PL SE
003	247300	1050	2/4/07	\$437,500	\$369,000	2260	8	1967	4	10004	N	N	16840 142ND AVE SE
003	247337	2571	10/1/07	\$427,500	\$369,000	2390	8	1969	4	12060	N	N	17015 154TH PL SE
003	132831	0190	5/8/07	\$437,950	\$371,000	2260	8	1977	3	8740	N	N	17644 157TH AVE SE
003	247348	0810	4/23/08	\$410,000	\$372,000	1910	8	1984	3	7630	N	N	17310 163RD PL SE
003	247320	0230	10/22/07	\$430,000	\$373,000	1660	8	1967	4	11475	N	N	14615 SE 170TH PL
003	247337	0520	9/18/07	\$434,950	\$375,000	1760	8	1978	3	7875	N	N	17314 156TH AVE SE
003	247300	0050	11/1/07	\$435,000	\$378,000	1740	8	1967	3	9450	N	N	16405 142ND PL SE
003	247345	1160	3/27/07	\$451,000	\$381,000	1460	8	1980	3	21730	N	N	15914 SE 166TH PL
003	247335	0540	10/14/08	\$395,000	\$382,000	1980	8	1968	3	8400	N	N	14342 SE 163RD ST
003	247345	0640	11/29/07	\$438,500	\$383,000	2250	8	1980	3	11060	N	N	16720 163RD PL SE
003	247337	0130	5/2/08	\$422,000	\$384,000	1860	8	1968	3	8932	N	N	15051 SE FAIRWOOD BLVD
003	247352	0610	1/30/07	\$460,000	\$388,000	1620	8	1978	3	24000	N	N	15810 SE 166TH PL
003	247337	1490	3/21/08	\$435,000	\$391,000	2460	8	1978	4	8550	N	N	16975 157TH AVE SE
003	132832	0740	3/17/08	\$437,600	\$393,000	1740	8	1979	3	7500	N	N	16200 SE 178TH ST
003	247352	0650	2/26/08	\$444,000	\$397,000	1470	8	1978	3	16000	N	N	15764 SE 166TH PL
003	247345	0390	3/1/07	\$475,000	\$401,000	1990	8	1980	4	7210	N	N	16633 163RD PL SE
003	247300	0350	3/6/07	\$486,900	\$411,000	2840	8	1967	4	9525	N	N	16809 142ND AVE SE
003	247337	2000	6/9/08	\$446,000	\$411,000	2290	8	1974	4	8250	N	N	15701 SE 168TH ST
003	247352	0880	3/24/08	\$459,950	\$414,000	1830	8	1979	4	21000	N	N	15440 SE 167TH PL
003	247337	2170	7/13/07	\$492,500	\$420,000	2820	8	1976	3	12519	N	N	15543 SE 169TH ST
003	247320	0050	1/12/07	\$500,000	\$422,000	3500	8	1968	3	11528	N	N	14808 SE 170TH ST
003	247352	0830	10/13/08	\$450,000	\$435,000	2050	8	1979	3	10395	N	N	15439 SE 167TH PL
003	247300	0170	7/8/08	\$475,000	\$443,000	1960	8	1966	3	11430	N	N	14138 SE 167TH ST
003	247300	3090	7/16/08	\$475,000	\$444,000	2860	8	1967	4	13432	N	N	14522 SE 167TH ST
003	247350	0010	4/23/07	\$560,000	\$474,000	2550	8	1985	4	9600	N	N	17411 155TH AVE SE
003	247300	0500	6/12/07	\$575,000	\$489,000	3840	8	1968	3	9600	N	N	14317 SE 170TH ST
003	247351	0280	3/19/07	\$610,000	\$515,000	1910	8	1977	3	19810	N	N	17531 152ND PL SE
003	247300	2070	12/27/07	\$553,000	\$486,000	2640	9	1978	4	8400	N	N	17201 146TH AVE SE
003	247320	0060	7/25/08	\$580,000	\$544,000	4445	9	1968	3	18462	N	N	14804 SE 170TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	008700	0298	6/20/07	\$313,000	DIAGNOSTIC OUTLIER
002	008800	0029	4/14/08	\$185,000	DIAGNOSTIC OUTLIER
002	008800	0071	11/16/07	\$38,250	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
002	008800	0173	3/26/08	\$429,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	008800	0190	3/2/07	\$254,200	DIAGNOSTIC OUTLIER
002	008800	0260	8/22/08	\$382,000	ACTIVE PERMIT BEFORE SALE>25K
002	008800	0410	6/14/07	\$480,000	IMP COUNT;STATEMENT TO DOR
002	008800	0550	5/25/07	\$210,000	DIAGNOSTIC OUTLIER
002	008800	0550	6/22/07	\$259,000	DIAGNOSTIC OUTLIER
002	008800	0631	5/16/08	\$360,750	EXEMPT FROM EXCISE TAX
002	073900	0055	10/24/08	\$165,000	DIAGNOSTIC OUTLIER
002	142340	0290	12/9/08	\$222,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	142350	0040	9/18/08	\$175,000	DIAGNOSTIC OUTLIER
002	142350	0790	8/15/07	\$102,907	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST.
002	142370	0710	10/11/07	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	142370	0730	6/9/08	\$66,584	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST.
002	142370	0840	10/30/07	\$220,000	DIAGNOSTIC OUTLIER
002	142380	0120	6/10/08	\$125,489	DOR RATIO
002	142380	0210	10/24/07	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	142390	0070	8/6/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	142390	0750	5/7/07	\$324,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	142391	0260	1/18/08	\$80,000	DOR RATIO
002	142391	0330	9/11/07	\$240,000	DIAGNOSTIC OUTLIER
002	142391	0840	10/22/07	\$268,000	DIAGNOSTIC OUTLIER
002	142391	0840	4/15/08	\$439,000	DIAGNOSTIC OUTLIER
002	143140	0010	5/7/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143140	0230	6/4/08	\$259,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	143240	0020	5/2/07	\$90,781	DOR RATIO;QUIT CLAIM DEED
002	143240	0025	8/9/07	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	143240	0050	7/10/07	\$140,379	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	143240	0155	10/28/08	\$222,600	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143240	0680	11/6/08	\$43,665	DOR RATIO
002	143240	0685	1/25/07	\$337,200	DIAGNOSTIC OUTLIER
002	143240	0925	1/17/07	\$260,000	FORCED SALE
002	143240	1100	10/16/07	\$260,000	DIAGNOSTIC OUTLIER
002	143260	0165	11/19/08	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143260	0605	2/21/07	\$222,000	DIAGNOSTIC OUTLIER
002	143270	1140	12/22/07	\$185,506	DIAGNOSTIC OUTLIER
002	143270	1360	9/26/08	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	143280	0190	9/2/08	\$134,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST.
002	143280	0320	11/26/07	\$299,950	RELOCATION - SALE TO SERVICE
002	143280	0480	11/24/08	\$178,000	EXEMPT FROM EXCISE TAX
002	143280	0520	1/11/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143290	0290	1/17/07	\$88,730	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	143310	0330	6/4/08	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	147306	0010	12/27/07	\$700,000	RELOCATION - SALE TO SERVICE
002	162680	0060	5/22/08	\$281,500	DIAGNOSTIC OUTLIER
002	162680	0060	4/12/07	\$221,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	202305	9025	8/22/07	\$1,200	DOR RATIO;GOVERNMENT AGENCY; EXEMPT
002	202305	9025	8/14/07	\$278,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	202305	9031	1/26/07	\$91,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT.
002	202305	9052	7/19/07	\$820,000	DIAGNOSTIC OUTLIER
002	246070	0590	10/22/07	\$2,705	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	246070	0920	2/28/08	\$315,000	RELOCATION - SALE TO SERVICE
002	247310	0150	3/20/07	\$130,913	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	247310	0470	6/12/08	\$297,500	EXEMPT FROM EXCISE TAX
002	247310	0820	11/27/07	\$112,000	DOR RATIO
002	247325	1070	9/23/08	\$239,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247338	0160	4/7/08	\$263,000	DIAGNOSTIC OUTLIER
002	247338	0660	6/25/07	\$250,000	DIAGNOSTIC OUTLIER
002	247338	0810	12/13/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	247338	1060	11/14/08	\$254,000	DIAGNOSTIC OUTLIER
002	247339	0660	3/4/08	\$239,940	DIAGNOSTIC OUTLIER
002	247340	0110	9/18/08	\$246,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC..
002	247340	0130	1/28/08	\$269,100	EXEMPT FROM EXCISE TAX
002	247340	0540	12/1/08	\$125,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	247520	0630	1/5/07	\$142,360	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	247520	1110	3/9/07	\$275,000	DIAGNOSTIC OUTLIER
002	278128	0230	2/1/07	\$248,291	DIAGNOSTIC OUTLIER
002	278128	0290	3/26/08	\$319,000	RELOCATION - SALE TO SERVICE
002	282305	9049	1/26/07	\$474,950	DIAGNOSTIC OUTLIER
002	289260	0031	1/14/08	\$245,000	DIAGNOSTIC OUTLIER
002	292305	9098	5/9/07	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	326057	0130	12/11/07	\$750,000	RELOCATION - SALE TO SERVICE
002	326057	0320	12/6/07	\$550,000	DIAGNOSTIC OUTLIER
002	329470	0041	3/4/08	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	329470	0070	11/21/07	\$385,000	DIAGNOSTIC OUTLIER
002	329470	0120	9/28/07	\$290,000	OBSOL
002	329470	0190	9/18/07	\$79,840	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST.
002	329470	0250	11/5/08	\$247,000	OBSOL
002	329470	0442	12/4/08	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	337810	0070	7/23/07	\$292,000	OBSOL
002	381130	0110	12/21/07	\$344,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	386480	0030	9/15/08	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	564050	0031	4/19/07	\$660,000	DIAGNOSTIC OUTLIER
002	667305	0220	4/4/07	\$130,402	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	667306	0010	5/21/07	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	667307	0060	5/29/07	\$228,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
002	667307	0160	6/17/08	\$291,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722140	0245	4/25/07	\$550,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	722140	0245	7/7/08	\$277,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722140	0250	10/9/08	\$359,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722910	0140	2/6/07	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	722910	0200	10/7/07	\$234,684	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	723150	0345	8/26/08	\$261,000	DIAGNOSTIC OUTLIER
002	723150	0470	2/1/08	\$332,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	739900	0350	10/28/08	\$196,835	DIAGNOSTIC OUTLIER
002	739920	0770	10/21/08	\$370,000	DIAGNOSTIC OUTLIER
002	739930	0080	7/10/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	739930	0110	9/18/08	\$375,000	DIAGNOSTIC OUTLIER
002	739930	0550	2/27/08	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
002	739930	0860	3/21/07	\$227,000	DIAGNOSTIC OUTLIER
002	863710	0420	10/18/07	\$230,000	DIAGNOSTIC OUTLIER
002	864550	0580	1/22/08	\$234,000	DIAGNOSTIC OUTLIER
002	864550	0690	10/31/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	864550	0690	9/14/07	\$287,900	EXEMPT FROM EXCISE TAX
002	864550	0960	6/5/07	\$120,430	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	864550	1620	9/19/07	\$183,200	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY,
002	864551	0330	8/28/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	864551	1530	5/23/07	\$110,767	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	889870	0120	2/4/08	\$280,000	DIAGNOSTIC OUTLIER
002	889870	0120	9/4/07	\$376,650	EXEMPT FROM EXCISE TAX
002	889870	0440	8/20/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	889870	0820	6/26/08	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	889870	1030	7/13/07	\$275,000	ASSUMP. OF MORT W/NO ADDL CONSIDERATION PD
003	132830	0160	8/9/07	\$100,134	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	132831	0560	1/18/07	\$350,000	DIAGNOSTIC OUTLIER
003	132834	0110	10/1/07	\$250,000	DIAGNOSTIC OUTLIER
003	132834	0190	5/29/07	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
003	247300	0850	9/22/08	\$416,000	UNFIN AREA
003	247300	1110	10/9/07	\$147,890	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	247300	1450	1/3/07	\$570,000	UNFIN AREA
003	247300	1480	11/9/07	\$281,250	DIAGNOSTIC OUTLIER
003	247300	1920	7/10/07	\$413,776	EXEMPT FROM EXCISE TAX
003	247320	0210	6/20/08	\$378,500	RELOCATION - SALE TO SERVICE
003	247335	0230	5/12/08	\$315,000	DIAGNOSTIC OUTLIER
003	247335	1220	3/18/08	\$255,000	DIAGNOSTIC OUTLIER
003	247335	1540	6/15/07	\$277,560	NON-REPRESENTATIVE SALE
003	247337	0730	4/27/07	\$590,000	UNFIN AREA
003	247337	0940	10/1/07	\$275,000	DIAGNOSTIC OUTLIER
003	247337	1020	9/24/07	\$266,650	RELATED PARTY, FRIEND, OR NEIGHBOR
003	247337	1290	9/25/08	\$328,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
003	247337	1670	7/11/07	\$349,950	DIAGNOSTIC OUTLIER
003	247337	2630	12/27/07	\$320,000	DIAGNOSTIC OUTLIER
003	247337	2630	7/1/08	\$518,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	247341	0440	6/4/08	\$143,226	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
003	247341	0920	7/12/07	\$318,000	DIAGNOSTIC OUTLIER
003	247345	0010	1/25/08	\$317,500	DIAGNOSTIC OUTLIER
003	247345	0030	11/1/07	\$305,000	DIAGNOSTIC OUTLIER
003	247345	0060	8/14/07	\$225,000	DIAGNOSTIC OUTLIER
003	247345	0060	2/27/08	\$410,000	DIAGNOSTIC OUTLIER
003	247345	0920	7/11/07	\$96,917	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
003	247346	0300	9/18/08	\$355,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
003	247348	0930	5/8/08	\$380,000	RELOCATION - SALE TO SERVICE
003	247351	0020	12/1/08	\$305,000	DIAGNOSTIC OUTLIER
003	937870	0130	2/19/08	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	951220	0010	12/26/08	\$649,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	951220	0030	10/28/08	\$689,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	951220	0470	11/10/08	\$559,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

**Vacant Sales Used in this Annual Update Analysis
Area 30**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
2	008700	0081	12/12/07	80,000	7600	N	N
2	073900	0020	3/20/08	4,100,000	196507	N	N
2	162680	0010	5/22/08	103,000	10800	N	N
2	394360	0060	9/13/07	225,000	4624	N	N
2	394360	0100	9/13/07	225,000	5415	N	N
2	394360	0110	9/13/07	225,000	4745	N	N
2	394360	0120	9/13/07	225,000	5384	N	N
2	722140	0390	12/7/07	450,000	16696	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 30**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	008700	0116	5/23/07	11,000	DEVELOPMENT RIGHTS PARCEL TO PRVT SECT.
2	073900	0020	8/2/07	2,766,152	DEVELOPMENT RIGHTS PARCEL TO PRVT SECT.
2	202305	9021	11/19/07	410,000	GOV.AGENCY; EXEMPT FROM EXCISE TAX;
2	202305	9023	10/4/07	25,000	GOVERNMENT AGENCY;
2	202305	9024	10/4/07	1,000	GOVERNMENT AGENCY; \$1,000 SALE OR LESS;
2	202305	9036	1/11/08	696,200	GOV. AGENCY; EXEMPT FROM EXCISE TAX;
2	202305	9036	1/11/08	3,800	GOV. AGENCY; EXEMPT FROM EXCISE TAX;
3	247335	0011	11/27/07	242,500	MULTI PARCEL
3	247335	0011	5/1/07	51,930	SEG/MERGE

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

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Scott Noble
Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor