

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: East Renton & Suburbs / 32

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 686

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$150,100	\$303,500	\$453,600			
2009 Value	\$127,300	\$243,100	\$370,400	\$438,900	84.4%	7.48%
Change	-\$22,800	-\$60,400	-\$83,200			
% Change	-15.2%	-19.9%	-18.3%			

*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.

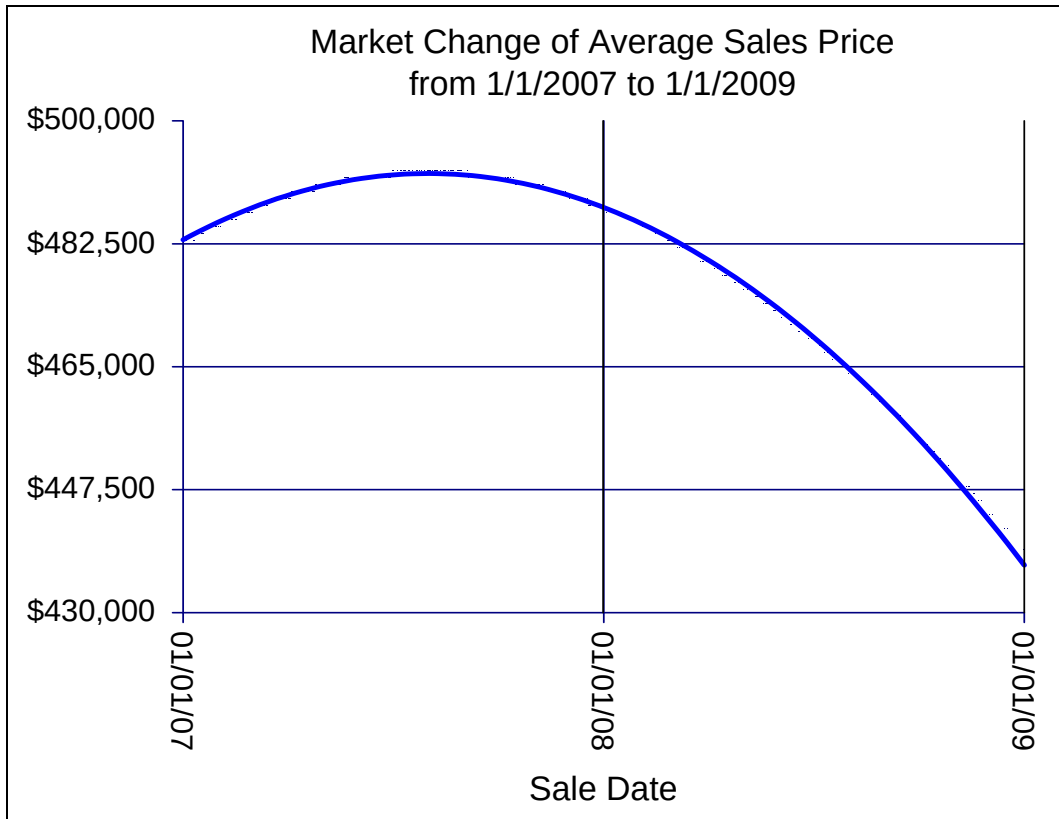
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$143,400	\$249,400	\$392,800
2009 Value	\$121,600	\$208,800	\$330,400
Percent Change	-15.2%	-16.3%	-15.9%

Number of one to three unit residences in the Population: 6749

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 houses built or renovated after 2005 which had a higher average ratio in comparison to the rest of the population; therefore, resulting in a larger downward adjustment. The formula adjusts for these differences thus improving equalization.

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

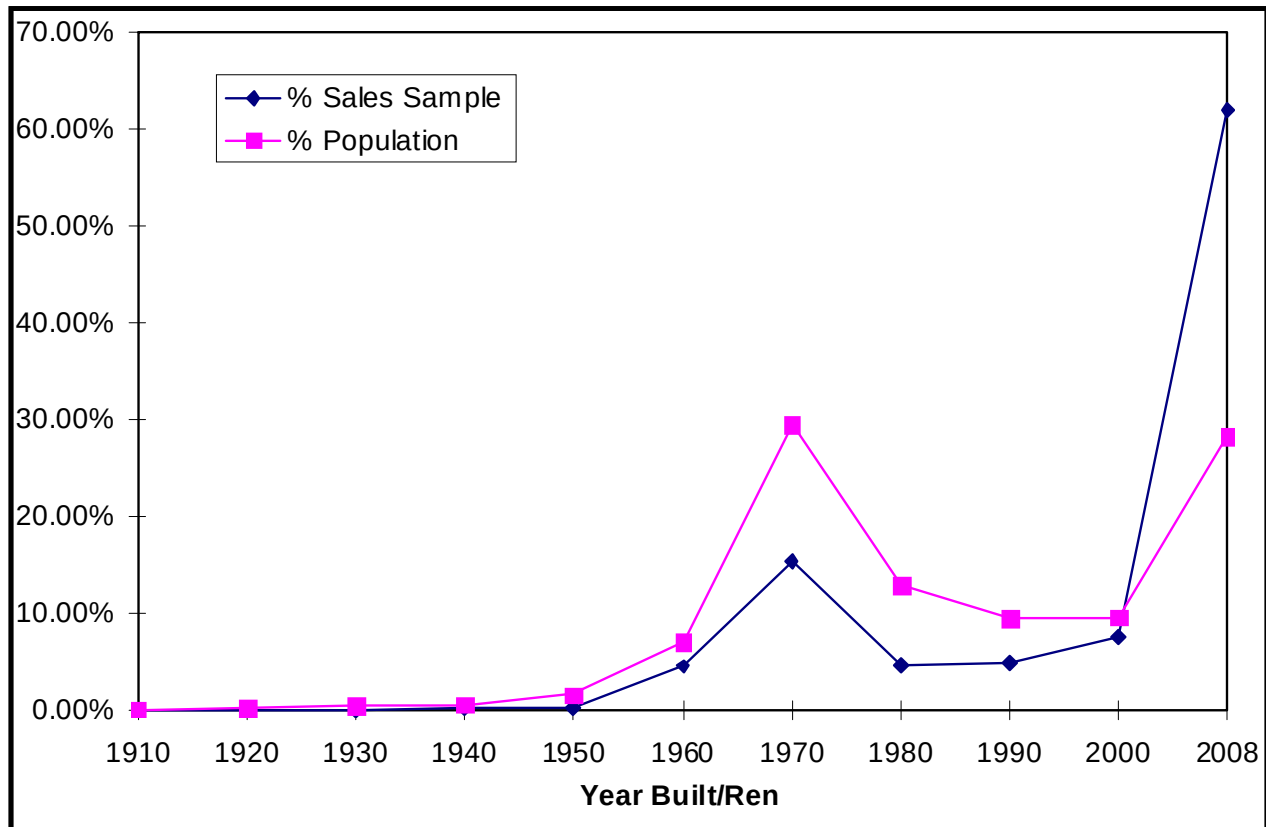
**Market Change of Average Sale Price in Area 32
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.15%
1930	0	0.00%
1940	2	0.29%
1950	2	0.29%
1960	31	4.52%
1970	106	15.45%
1980	32	4.66%
1990	34	4.96%
2000	52	7.58%
2008	426	62.10%
	686	

Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	19	0.28%
1930	31	0.46%
1940	39	0.58%
1950	110	1.63%
1960	481	7.13%
1970	1995	29.56%
1980	868	12.86%
1990	645	9.56%
2000	647	9.59%
2008	1912	28.33%
	6749	

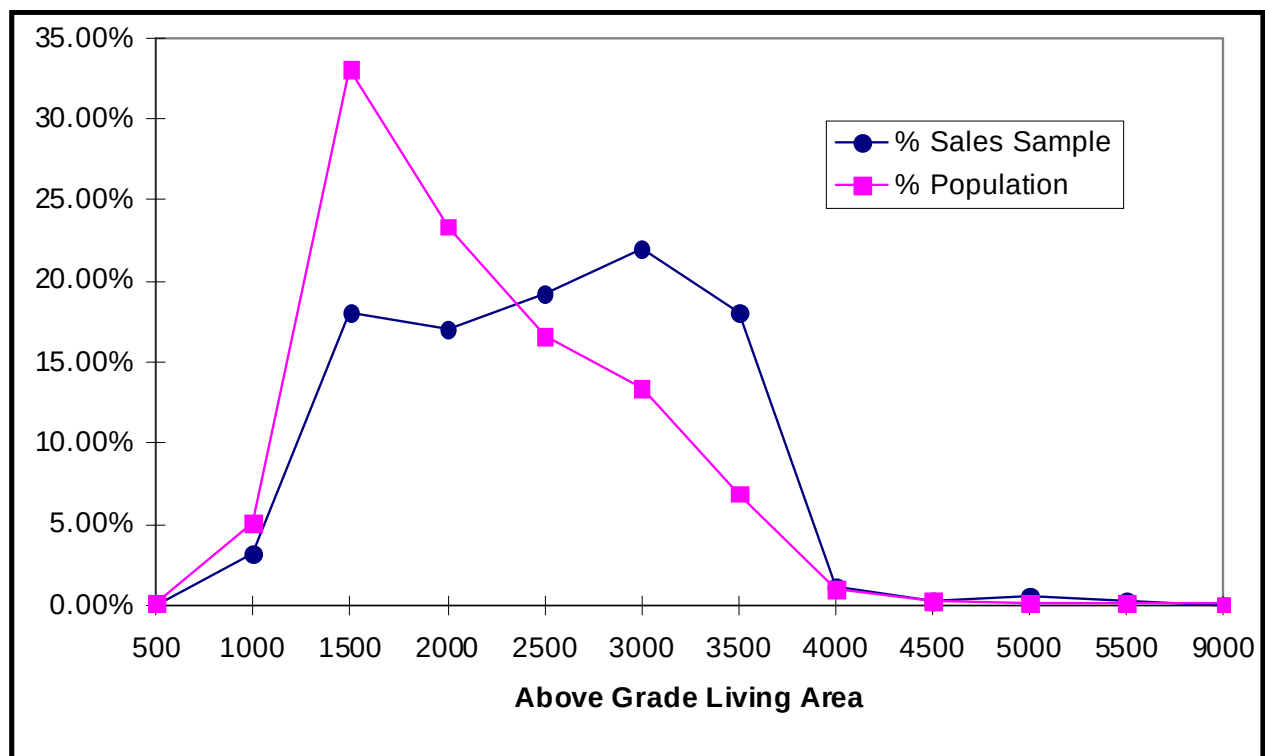


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	22	3.21%
1500	124	18.08%
2000	117	17.06%
2500	132	19.24%
3000	151	22.01%
3500	124	18.08%
4000	8	1.17%
4500	2	0.29%
5000	4	0.58%
5500	2	0.29%
9000	0	0.00%
	686	

Population		
AGLA	Frequency	% Population
500	6	0.09%
1000	342	5.07%
1500	2230	33.04%
2000	1576	23.35%
2500	1122	16.62%
3000	905	13.41%
3500	464	6.88%
4000	67	0.99%
4500	18	0.27%
5000	9	0.13%
5500	6	0.09%
9000	4	0.06%
	6749	

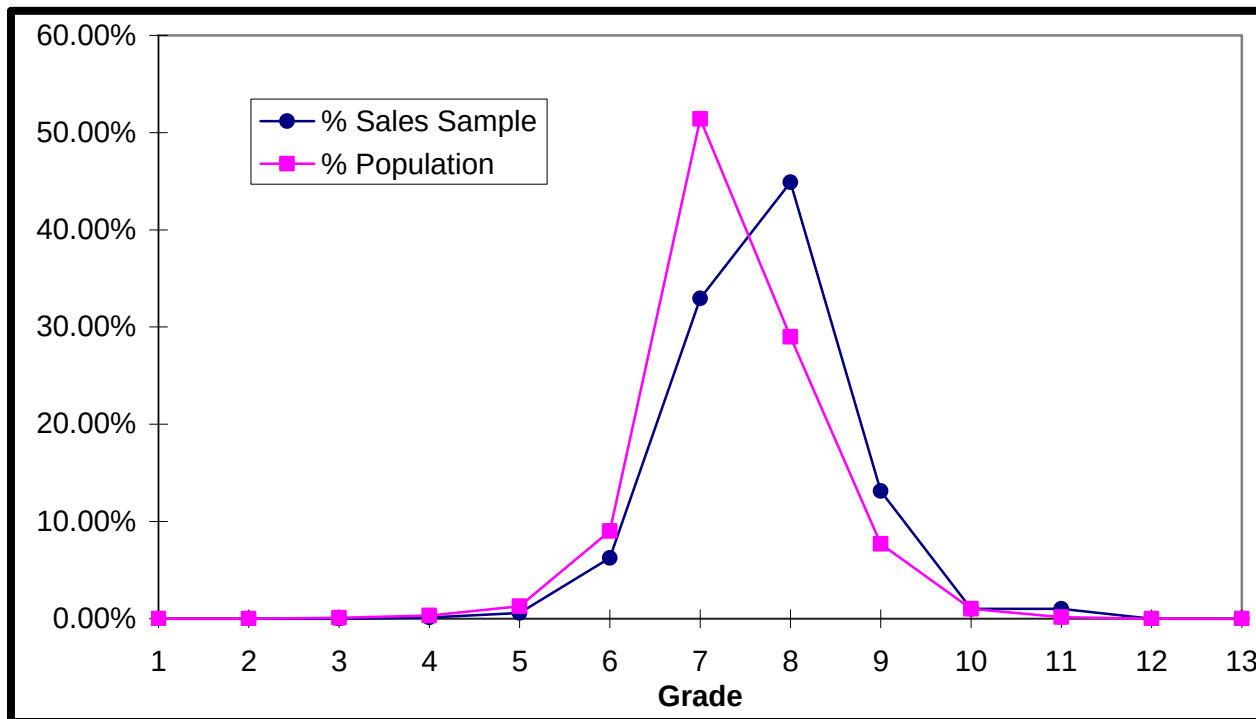


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

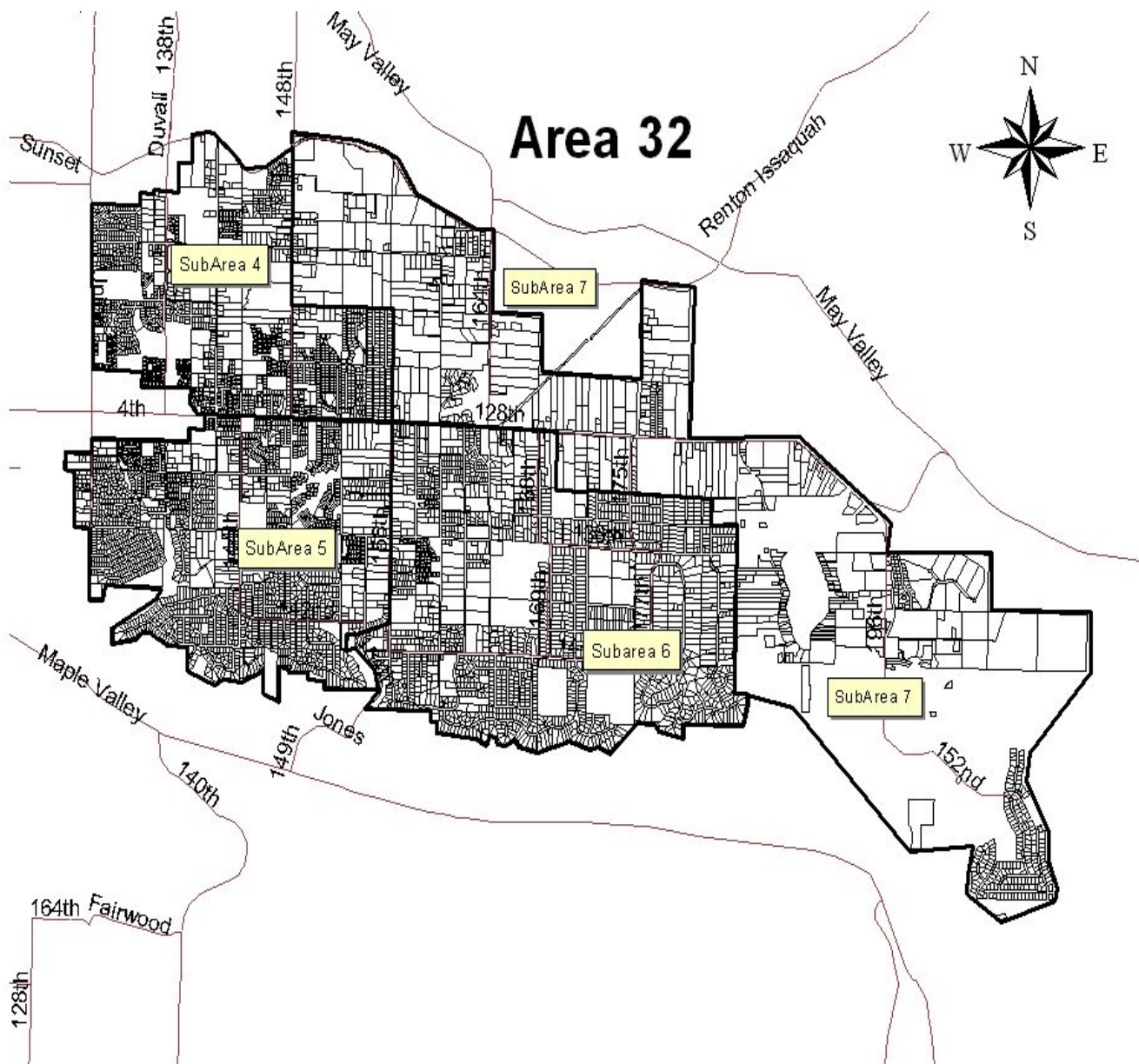
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.15%
5	4	0.58%
6	43	6.27%
7	226	32.94%
8	308	44.90%
9	90	13.12%
10	7	1.02%
11	7	1.02%
12	0	0.00%
13	0	0.00%
686		

Population		
Grade	Frequency	% Population
1	1	0.01%
2	1	0.01%
3	7	0.10%
4	23	0.34%
5	86	1.27%
6	608	9.01%
7	3469	51.40%
8	1956	28.98%
9	519	7.69%
10	68	1.01%
11	11	0.16%
12	0	0.00%
13	0	0.00%
6749		



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



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 13, 2009

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2007 through 12/31/08 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 17 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15.2% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x .85, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 686 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 / .9989646 + .0700383*NewYrBltRen

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 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .817$.
- *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. $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .817$.
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ 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.
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .817$

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 -15.9%. 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 32 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

-14.91%

New House > 2005	Yes
% Adjustment	-20.49%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House built after 2005 would *approximately* receive a -20.49% downward adjustment. 795 parcels in the improved population would receive this adjustment. There were 353 sales.

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

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

88% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 32 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	0.909	-9.1%
2/1/2007	0.904	-9.6%
3/1/2007	0.900	-10.0%
4/1/2007	0.897	-10.3%
5/1/2007	0.894	-10.6%
6/1/2007	0.892	-10.8%
7/1/2007	0.891	-10.9%
8/1/2007	0.891	-10.9%
9/1/2007	0.891	-10.9%
10/1/2007	0.892	-10.8%
11/1/2007	0.894	-10.6%
12/1/2007	0.897	-10.3%
1/1/2008	0.900	-10.0%
2/1/2008	0.904	-9.6%
3/1/2008	0.909	-9.1%
4/1/2008	0.915	-8.5%
5/1/2008	0.921	-7.9%
6/1/2008	0.928	-7.2%
7/1/2008	0.936	-6.4%
8/1/2008	0.945	-5.5%
9/1/2008	0.954	-4.6%
10/1/2008	0.965	-3.5%
11/1/2008	0.976	-2.4%
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	0.897	\$470,000
Sale 2	\$475,000	10/1/2008	0.965	\$458,000
Sale 3	\$515,000	7/1/2008	0.936	\$482,000

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

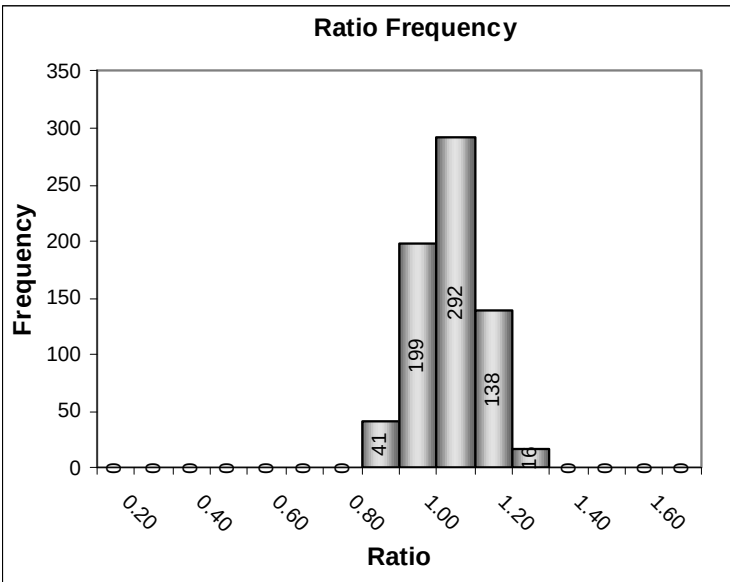
The time adjustment formula for Area 32 is $(0.9989646 + 0.0004377539 * \text{SaleDay} + 0.0000004234239 * \text{SaleDaySq} + 0.0700383 * 0.5072886) / (0.9989646 + 0.0700383 * 0.5072886)$

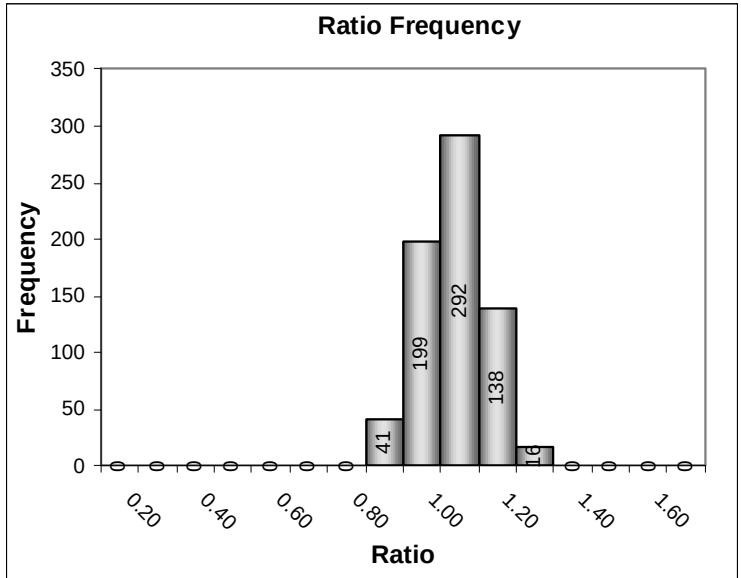
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: S.E./Team 2	Appr. Date: 01/01/2008	Date of Report: 05/14/2009	Sales Dates: 1/2007 - 12/2008
Area 32 - EAST RENTON & SUBURBS	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	686		
Mean Assessed Value	453,600		
Mean Adj. Sales Price	438,900		
Standard Deviation AV	125,452		
Standard Deviation SP	119,159		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.035		
Median Ratio	1.037		
Weighted Mean Ratio	1.033		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 32 Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lowest ratio	0.814		
Highest ratio:	1.270		
Coefficient of Dispersion	6.78%		
Standard Deviation	0.086		
Coefficient of Variation	8.35%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.028		
Upper limit	1.046		
95% Confidence: Mean			
Lower limit	1.028		
Upper limit	1.041		
SAMPLE SIZE EVALUATION			
N (population size)	6749		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.086		
Recommended minimum:	12		
Actual sample size:	686		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	333		
# ratios above mean:	353		
z:	0.764		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 32

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team:	S.E./Team 2	Appr. Date:	01/01/2009	Date of Report:	05/14/2009	Sales Dates:	1/2007 - 12/2008
Area	32 - EAST RENTON & SUBURBS	Appr ID:	JMET	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES
SAMPLE STATISTICS							
Sample size (n)		686					
Mean Assessed Value		370,400					
Mean Sales Price		438,900					
Standard Deviation AV		95,821					
Standard Deviation SP		119,159					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.849					
Median Ratio		0.852					
Weighted Mean Ratio		0.844					
UNIFORMITY							
Lowest ratio		0.692					
Highest ratio:		1.010					
Coefficient of Dispersion		6.06%					
Standard Deviation		0.063					
Coefficient of Variation		7.48%					
Price Related Differential (PRD)		1.006					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.844					
Upper limit		0.859					
95% Confidence: Mean							
Lower limit		0.844					
Upper limit		0.854					
SAMPLE SIZE EVALUATION							
N (population size)		6749					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.063					
Recommended minimum:		6					
Actual sample size:		686					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		333					
# ratios above mean:		353					
z:		0.764					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.50-0.60	10
0.60-0.70	153
0.70-0.80	385
0.80-0.90	142
0.90-1.00	10

COMMENTS:

1 to 3 Unit Residences throughout area 32

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

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

COMMENTS:

1 to 3 Unit Residences throughout area 32

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

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	112305	9075	3/13/08	\$243,000	\$221,000	1050	6	1963	4	9600	N	N	12250 148TH AVE SE
004	102305	9206	6/7/07	\$340,000	\$303,000	1090	6	1920	4	20382	N	N	5640 NE 4TH ST
004	102305	9308	6/21/07	\$520,000	\$464,000	1360	6	1982	3	39250	N	N	5224 NE 5TH PL
004	032305	9174	2/12/07	\$353,000	\$319,000	1630	6	1955	4	18673	N	N	1201 HOQUIAM AVE NE
004	345030	0210	9/25/08	\$255,000	\$245,000	960	7	1963	4	7700	N	N	4209 NE 11TH ST
004	345030	0280	3/23/07	\$265,000	\$238,000	990	7	1963	4	7260	N	N	4216 NE 10TH PL
004	345030	0120	8/16/07	\$328,500	\$293,000	1110	7	1963	4	7700	N	N	4208 NE 11TH ST
004	102305	9091	4/26/07	\$240,000	\$215,000	1140	7	1955	3	11325	N	N	635 HOQUIAM AVE NE
004	344900	0010	5/22/08	\$315,000	\$292,000	1140	7	1960	4	8400	N	N	11226 147TH AVE SE
004	344900	0080	5/1/07	\$329,950	\$295,000	1140	7	1960	4	6825	N	N	11216 146TH AVE SE
004	344900	0200	4/28/08	\$355,000	\$327,000	1150	7	1960	4	8750	N	N	14503 SE 114TH PL
004	102305	9293	10/9/08	\$330,000	\$319,000	1170	7	1965	4	13500	N	N	853 HOQUIAM AVE NE
004	527470	0040	10/7/08	\$259,000	\$250,000	1300	7	1960	4	10081	N	N	4915 NE 7TH PL
004	527470	0040	8/2/07	\$289,000	\$257,000	1300	7	1960	4	10081	N	N	4915 NE 7TH PL
004	345030	0310	11/2/07	\$300,000	\$268,000	1320	7	1965	4	7260	N	N	4124 NE 10TH PL
004	273920	0170	7/3/07	\$270,000	\$241,000	1330	7	1968	4	9629	N	N	12414 149TH AVE SE
004	344870	0020	6/19/07	\$465,000	\$415,000	1370	7	2003	3	5110	N	N	485 JERICHO AVE NE
004	427920	0080	10/11/07	\$320,000	\$286,000	1410	7	1967	4	12284	N	N	921 GRAHAM AVE NE
004	935330	1200	4/25/07	\$320,000	\$286,000	1640	7	1964	3	10726	N	N	12033 155TH AVE SE
004	345030	0150	4/9/07	\$397,500	\$356,000	1650	7	1963	5	8833	N	N	4120 NE 10TH PL
004	947570	0030	1/10/07	\$399,000	\$362,000	1650	7	2001	3	4349	N	N	5042 NE 4TH PL
004	113740	0360	5/4/07	\$440,000	\$393,000	1650	7	2005	3	5543	N	N	1075 ILWACO PL NE
004	113740	0260	5/22/07	\$446,000	\$398,000	1650	7	2005	3	4502	N	N	5110 NE 11TH ST
004	894641	0070	8/27/07	\$395,000	\$352,000	1720	7	2004	3	4088	N	N	4225 NE 5TH CT
004	947793	0070	2/26/08	\$415,000	\$377,000	1800	7	2001	3	5340	N	N	558 QUINCY AVE NE
004	421550	0120	2/13/07	\$388,950	\$351,000	1820	7	2001	3	4500	N	N	4931 GRAHAM AVE NE
004	421550	0010	8/22/07	\$420,000	\$374,000	1820	7	2001	3	15063	N	N	978 GRAHAM AVE NE
004	947571	0240	11/27/07	\$394,000	\$353,000	1880	7	2002	3	4040	N	N	469 HOQUIAM PL NE
004	947570	0400	2/28/07	\$405,500	\$365,000	1880	7	2001	3	4411	N	N	5041 NE 4TH PL
004	421550	0060	2/7/08	\$415,000	\$376,000	1960	7	2001	3	5754	N	N	953 GRAHAM AVE NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	951094	0020	8/3/07	\$400,000	\$356,000	2010	7	2000	3	4502	N	N	808 BREMERTON AVE NE
004	113740	0350	11/5/07	\$400,000	\$358,000	2050	7	2005	3	5011	N	N	5217 NE 11TH ST
004	947570	0010	3/5/08	\$394,250	\$359,000	2050	7	2001	3	4029	N	N	505 NE 4TH PL
004	947570	0200	8/9/07	\$430,000	\$383,000	2050	7	2001	3	4661	N	N	499 FIELD PL NE
004	113740	0300	9/6/07	\$446,000	\$397,000	2050	7	2005	3	4955	N	N	5123 NE 11TH ST
004	935330	1190	11/13/08	\$275,000	\$270,000	2070	7	1963	3	10726	N	N	12041 155TH AVE SE
004	951094	0150	4/25/07	\$402,000	\$360,000	2220	7	2001	3	4538	N	N	873 BREMERTON AVE NE
004	947793	0250	9/27/07	\$475,000	\$424,000	2340	7	2001	3	5340	N	N	551 QUINCY AVE NE
004	344900	0240	9/25/08	\$325,000	\$313,000	2420	7	1960	5	11340	N	N	11406 146TH AVE SE
004	947570	0290	10/15/07	\$409,000	\$365,000	2420	7	2001	3	4909	N	N	4925 NE 4TH PL
004	947792	0180	2/27/07	\$499,950	\$450,000	2610	7	2001	3	5700	N	N	611 ROSARIO AVE NE
004	113740	0060	1/4/08	\$443,500	\$399,000	2950	7	2005	3	4504	N	N	5131 NE 10TH PL
004	102305	9456	6/20/08	\$450,000	\$420,000	2950	7	2006	3	5342	N	N	5122 NE 5TH ST
004	947794	0260	4/2/07	\$500,000	\$448,000	3170	7	2002	3	5638	N	N	627 PASCO PL NE
004	947792	0080	5/15/07	\$549,950	\$491,000	3170	7	2000	3	5340	N	N	508 ROSARIO AVE NE
004	947793	0210	7/3/07	\$575,000	\$512,000	3170	7	2001	3	6586	N	N	575 QUINCY AVE NE
004	086970	0560	6/25/07	\$350,000	\$312,000	1220	8	1999	3	1928	N	N	555 ELMA PL NE
004	086970	0180	4/24/08	\$320,000	\$294,000	1260	8	1999	3	3135	N	N	4818 NE 5TH ST
004	086970	0250	7/31/08	\$330,000	\$312,000	1260	8	1999	3	3000	N	N	4827 NE 5TH ST
004	086970	0320	6/25/07	\$361,000	\$322,000	1260	8	1999	3	3855	N	N	512 ELMA AVE NE
004	086970	0570	8/21/08	\$340,000	\$323,000	1260	8	1999	3	2515	N	N	559 ELMA PL NE
004	086970	0380	5/13/08	\$329,900	\$305,000	1310	8	1999	3	2661	N	N	556 ELMA PL NE
004	086970	0410	4/17/07	\$345,000	\$309,000	1310	8	1999	3	2956	N	N	576 ELMA PL NE
004	086970	0110	7/18/08	\$335,000	\$315,000	1310	8	1999	3	2148	N	N	529 ELMA AVE NE
004	086970	0430	10/29/07	\$360,000	\$322,000	1420	8	1999	3	5810	N	N	4834 NE 5TH CT
004	086970	0480	8/11/08	\$340,000	\$322,000	1420	8	1999	3	2671	N	N	4810 NE 5TH CT
004	086970	0280	5/22/07	\$370,000	\$330,000	1430	8	1999	3	5016	N	N	4845 NE 5TH ST
004	156087	0550	10/10/07	\$375,000	\$335,000	1490	8	1998	3	3268	N	N	4509 NE 5TH PL
004	086970	0140	11/10/07	\$375,000	\$335,000	1560	8	1999	3	2740	N	N	515 ELMA PL NE
004	156087	0070	7/12/07	\$399,000	\$355,000	1630	8	1999	3	3953	N	N	4615 NE 5TH ST
004	156087	0200	4/26/07	\$400,000	\$358,000	1630	8	1998	3	3813	N	N	568 CHELAN PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	156087	0380	9/8/08	\$379,000	\$363,000	1630	8	1999	3	3944	N	N	501 BREMERTON PL NE
004	156087	0330	3/6/07	\$405,000	\$364,000	1630	8	1998	3	3950	N	N	557 BREMERTON PL NE
004	156087	0320	10/22/08	\$375,000	\$365,000	1630	8	1998	3	3950	N	N	563 BREMERTON PL NE
004	156087	0610	5/29/08	\$397,800	\$369,000	1690	8	1998	3	2999	N	N	561 CHELAN PL NE
004	156087	0570	4/4/08	\$350,000	\$320,000	1750	8	1998	3	2999	N	N	4610 NE 5TH PL
004	156087	0480	8/16/07	\$430,000	\$383,000	1750	8	1998	3	2999	N	N	523 CHELAN PL NE
004	640351	0380	8/24/07	\$425,000	\$379,000	1870	8	1997	3	8258	N	N	724 BREMERTON PL NE
004	156087	0290	4/25/07	\$468,000	\$419,000	1890	8	1998	3	5084	N	N	581 BREMERTON PL NE
004	640350	0490	6/27/07	\$475,000	\$423,000	1930	8	1997	3	9618	N	N	742 UNION AVE NE
004	770820	0890	5/7/08	\$464,950	\$429,000	1930	8	2008	3	4693	N	N	12248 146TH AVE SE
004	770820	0560	2/8/07	\$519,950	\$470,000	1950	8	2006	3	4290	N	N	12253 146TH AVE SE
004	156087	0160	12/18/07	\$386,000	\$347,000	1960	8	1998	3	4103	N	N	530 CHELAN PL NE
004	556145	0250	3/6/07	\$430,000	\$387,000	1960	8	1995	3	7470	N	N	957 ANACORTES AVE NE
004	521450	0740	10/22/08	\$385,000	\$374,000	1980	8	2005	3	9034	N	N	401 SHADOW AVE NE
004	521450	0170	5/1/07	\$519,950	\$465,000	1980	8	2005	3	8181	N	N	6218 NE 5TH CIR
004	029381	0430	5/24/07	\$410,405	\$366,000	2010	8	2007	3	5315	N	N	5131 NE 8TH CT
004	029381	0030	6/4/07	\$413,597	\$369,000	2020	8	2007	3	5847	N	N	5130 NE 8TH CT
004	761250	0040	5/8/08	\$424,980	\$392,000	2020	8	1999	3	6417	N	N	5001 9TH PL NE
004	029381	0360	7/9/08	\$426,353	\$400,000	2020	8	2008	3	4752	N	N	5108 NE 8TH PL
004	029381	0100	7/7/08	\$437,593	\$410,000	2020	8	2008	3	6328	N	N	874 ILWACO PL NE
004	029381	0370	11/5/07	\$459,950	\$411,000	2020	8	2007	3	5836	N	N	5102 NE 8TH PL
004	156087	0430	1/30/08	\$383,000	\$346,000	2080	8	1998	3	3148	N	N	4612 NE 5TH ST
004	177623	0270	11/22/08	\$419,000	\$412,000	2080	8	2008	3	3047	N	N	1415 ELMA PL NE
004	640350	0250	10/26/07	\$460,000	\$411,000	2090	8	1996	3	8041	N	N	4315 NE 6TH PL
004	640351	0290	3/6/08	\$426,000	\$388,000	2100	8	1997	3	7248	N	N	4621 NE 7TH PL
004	640350	0300	4/23/07	\$482,000	\$431,000	2100	8	1996	3	8111	N	N	4314 NE 6TH PL
004	344990	0190	3/29/07	\$486,000	\$436,000	2160	8	2004	3	4975	N	N	907 VASHON PL NE
004	770820	0940	5/15/07	\$529,950	\$473,000	2220	8	2006	3	3944	N	N	12278 146TH AVE SE
004	770820	0540	5/21/07	\$549,950	\$491,000	2220	8	2006	3	4295	N	N	12265 146TH AVE SE
004	556145	0130	2/23/07	\$472,000	\$425,000	2260	8	1997	3	8020	N	N	4317 NE 9TH PL
004	770820	0900	5/23/08	\$499,950	\$463,000	2260	8	2007	3	4028	N	N	12254 146TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	770820	0530	2/7/07	\$539,950	\$488,000	2260	8	2006	3	4311	N	N	12271 146TH AVE SE
004	770820	0920	8/3/07	\$553,950	\$493,000	2260	8	2007	3	4081	N	N	12266 146TH AVE SE
004	770820	0870	1/29/08	\$582,950	\$527,000	2260	8	2008	3	5026	N	N	12236 146TH AVE SE
004	770820	0010	5/28/08	\$519,950	\$482,000	2310	8	2007	3	8360	N	N	12302 147TH AVE SE
004	770820	0030	9/8/08	\$530,000	\$507,000	2350	8	2008	3	5075	N	N	12314 147TH AVE SE
004	770820	0200	6/5/07	\$618,658	\$552,000	2350	8	2007	3	5027	N	N	14652 SE 146TH PL
004	177623	0250	10/28/08	\$410,000	\$399,000	2360	8	2007	3	2995	N	N	1403 ELMA PL NE
004	770820	0180	3/4/08	\$529,950	\$482,000	2370	8	2006	3	4551	N	N	14640 SE 124TH PL
004	770820	0160	6/4/07	\$549,950	\$491,000	2370	8	2006	3	4764	N	N	14628 SE 124TH PL
004	770820	0190	3/13/07	\$548,000	\$493,000	2370	8	2006	3	4551	N	N	14646 SE 124TH PL
004	640350	0430	7/11/07	\$510,000	\$454,000	2380	8	1996	3	7589	N	N	4310 NE 7TH ST
004	029381	0410	5/7/07	\$431,568	\$386,000	2400	8	2007	3	5152	N	N	5119 NE 8TH CT
004	029381	0380	5/7/07	\$435,392	\$389,000	2400	8	2007	3	5803	N	N	5101 NE 8TH CT
004	029381	0440	7/6/07	\$442,223	\$394,000	2400	8	2007	3	5344	N	N	5137 NE 8TH CT
004	029381	0040	6/30/07	\$449,840	\$401,000	2400	8	2007	3	5846	N	N	5136 NE 8TH CT
004	029381	0350	5/12/08	\$440,000	\$406,000	2400	8	2008	3	4752	N	N	5114 NE 8TH PL
004	029381	0080	8/7/07	\$460,252	\$410,000	2400	8	2007	3	6799	N	N	5250 NE 8TH CT
004	029381	0160	8/10/07	\$479,270	\$427,000	2400	8	2007	3	5546	N	N	802 ILWACO PL NE
004	029381	0310	10/1/07	\$494,700	\$441,000	2400	8	2007	3	5345	N	N	5138 NE 8TH PL
004	029381	0260	10/5/07	\$502,889	\$449,000	2400	8	2007	3	5314	N	N	5139 NE 8TH PL
004	029381	0240	10/17/07	\$512,758	\$458,000	2400	8	2007	3	5283	N	N	5127 NE 8TH PL
004	521450	0120	12/17/07	\$512,000	\$460,000	2400	8	2005	3	7439	N	N	6210 NE 4TH CT
004	029381	0110	12/6/07	\$520,019	\$466,000	2400	8	2007	3	5847	N	N	868 ILWACO PL NE
004	029381	0210	2/27/08	\$514,950	\$468,000	2400	8	2007	3	5308	N	N	5109 NE 8TH PL
004	029381	0190	9/6/07	\$530,665	\$473,000	2400	8	2007	3	6811	N	N	5140 NE 8TH ST
004	521450	0320	3/13/07	\$527,000	\$474,000	2400	8	2005	3	7980	N	N	521 SHADOW AVE NE
004	029381	0130	10/17/07	\$539,967	\$482,000	2400	8	2007	3	5799	N	N	856 ILWACO PL NE
004	521450	0150	3/13/07	\$560,000	\$503,000	2400	8	2005	3	7460	N	N	6207 NE 5TH CIR
004	521450	0340	9/25/08	\$465,000	\$448,000	2410	8	2005	3	7220	N	N	509 SHADOW AVE NE
004	521451	0280	4/23/07	\$552,000	\$494,000	2410	8	2005	3	7200	N	N	757 ROSARIO PL NE
004	521450	0310	4/11/07	\$570,000	\$511,000	2410	8	2005	3	7326	N	N	555 SHADOW AVE NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	029381	0090	8/16/07	\$457,299	\$407,000	2420	8	2007	3	6960	N	N	5256 NE 8TH CT
004	521451	0270	8/4/07	\$539,950	\$481,000	2420	8	2005	3	7200	N	N	751 ROSARIO PL NE
004	521452	0120	6/15/07	\$543,000	\$484,000	2420	8	2006	3	9391	N	N	750 SHADOW PL NE
004	521450	0040	4/16/07	\$542,000	\$485,000	2420	8	2005	3	10287	N	N	6214 NE 4TH CIR
004	770820	0910	4/19/07	\$543,000	\$486,000	2450	8	2007	3	4041	N	N	12260 146TH AVE SE
004	770820	0140	7/13/07	\$554,950	\$494,000	2450	8	2007	3	5421	N	N	12424 146TH PL SE
004	770820	1130	10/15/08	\$489,950	\$475,000	2460	8	2008	3	6196	N	N	14710 SE 123RD ST
004	770820	0040	3/21/07	\$569,950	\$512,000	2460	8	2006	3	4703	N	N	12320 147TH AVE SE
004	770820	0970	7/17/07	\$629,950	\$561,000	2460	8	2007	3	5023	N	N	12261 147TH AVE SE
004	770820	1170	4/26/07	\$562,950	\$504,000	2470	8	2007	3	6377	N	N	14734 SE 123RD ST
004	770820	0270	5/22/07	\$595,950	\$532,000	2470	8	2007	3	4399	N	N	14647 SE 124TH PL
004	770820	0320	1/2/07	\$524,950	\$477,000	2480	8	2006	3	5084	N	N	14617 SE 124TH PL
004	770820	0290	3/8/07	\$549,950	\$495,000	2480	8	2006	3	4399	N	N	14635 SE 146TH PL
004	770820	0820	9/12/08	\$519,000	\$497,000	2480	8	2008	3	5515	N	N	14502 SE 122ND ST
004	770820	0850	9/18/07	\$597,950	\$533,000	2480	8	2007	3	4903	N	N	14520 122ND PL SE
004	521450	0510	6/18/07	\$519,000	\$463,000	2490	8	2005	3	9129	N	N	564 ROSARIO PL NE
004	770820	0120	5/22/07	\$564,950	\$504,000	2510	8	2007	3	7112	N	N	12412 146TH PL SE
004	770820	0050	12/13/07	\$569,950	\$512,000	2510	8	2007	3	4913	N	N	12326 147TH AVE SE
004	770820	0100	2/9/07	\$595,000	\$537,000	2510	8	2006	3	5145	N	N	14707 SE124TH ST
004	770820	0860	11/15/07	\$608,950	\$545,000	2520	8	2007	3	5455	N	N	14526 122ND PL SE
004	177623	0240	10/3/08	\$459,950	\$444,000	2530	8	2007	3	4325	N	N	ELMA PL NE
004	921101	0990	6/4/08	\$515,045	\$478,000	2540	8	2008	3	5503	N	N	884 JERICHO PL NE
004	921101	0980	4/11/08	\$522,474	\$479,000	2540	8	2008	3	5006	N	N	902 JERICHO PL NE
004	921101	0780	6/30/08	\$522,129	\$489,000	2540	8	2008	3	5531	N	N	975 JERICHO PL NE
004	029381	0060	7/9/07	\$474,647	\$423,000	2580	8	2007	3	5786	N	N	5208 NE 8TH CT
004	029381	0330	6/9/08	\$456,000	\$424,000	2580	8	2008	3	5345	N	N	5126 NE 8TH PL
004	029381	0390	6/16/07	\$476,149	\$425,000	2580	8	2007	3	4817	N	N	5107 NE 8TH CT
004	029381	0150	12/27/07	\$474,950	\$427,000	2580	8	2007	3	5671	N	N	808 ILWACO PL NE
004	521450	0490	7/18/08	\$460,000	\$433,000	2580	8	2005	3	7575	N	N	552 ROSARIO PL NE
004	029381	0200	2/4/08	\$480,876	\$435,000	2580	8	2008	3	6516	N	N	5103 NE 8TH PL
004	029381	0300	9/12/07	\$519,015	\$463,000	2580	8	2007	3	5345	N	N	5204 NE 8TH PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	029381	0120	12/19/07	\$516,898	\$464,000	2580	8	2007	3	5798	N	N	862 ILWACO PL NE
004	029381	0220	11/14/07	\$547,952	\$490,000	2580	8	2007	3	5308	N	N	5115 NE 8TH PL
004	029381	0180	8/28/07	\$554,994	\$494,000	2580	8	2007	3	5611	N	N	5206 NE 8TH ST
004	029381	0140	11/1/07	\$570,625	\$510,000	2580	8	2007	3	6677	N	N	850 ILWACO PL NE
004	029381	0020	6/11/07	\$452,775	\$404,000	2590	8	2007	3	5856	N	N	5124 NE 8TH CT
004	521450	0710	12/17/08	\$417,000	\$414,000	2590	8	2004	3	7560	N	N	6107 NE 4TH PL
004	521450	0200	5/22/08	\$470,000	\$435,000	2590	8	2005	3	10438	N	N	6200 NE 5TH CIR
004	029381	0250	5/5/08	\$479,030	\$442,000	2590	8	2008	3	5309	N	N	5133 NE 8TH PL
004	029381	0270	12/19/07	\$492,000	\$442,000	2590	8	2007	3	5314	N	N	5205 NE 8TH PL
004	521450	0220	12/17/07	\$500,000	\$449,000	2590	8	2005	3	7460	N	N	6209 NE 5TH CT
004	664950	0110	8/21/07	\$515,000	\$459,000	2590	8	2006	3	6569	N	N	4716 NE 7TH PL
004	521451	0150	7/17/07	\$555,000	\$494,000	2590	8	2005	3	9067	N	N	659 SHADOW AVE NE
004	664950	0060	4/18/07	\$579,950	\$519,000	2610	8	2006	3	8256	N	N	4810 NE 7TH PL
004	770820	0840	11/29/07	\$598,950	\$537,000	2660	8	2007	3	4392	N	N	14514 122ND PL SE
004	770820	0980	2/16/07	\$660,120	\$596,000	2670	8	2007	3	5008	N	N	12255 147TH AVE SE
004	770820	1030	3/11/08	\$679,950	\$619,000	2670	8	2008	3	4849	N	N	12219 147TH AVE SE
004	770820	1000	7/11/07	\$655,950	\$584,000	2690	8	2007	3	5028	N	N	12241 147TH AVE SE
004	921101	0650	2/28/08	\$510,000	\$463,000	2700	8	2008	3	5752	N	N	5231 NE 8TH PL
004	921101	0920	6/4/08	\$566,638	\$526,000	2700	8	2008	3	5000	N	N	964 JERICHO PL NE
004	029381	0450	7/9/07	\$491,268	\$438,000	2710	8	2007	3	5293	N	N	5203 NE 8TH CT
004	029381	0280	9/12/07	\$503,001	\$448,000	2710	8	2007	3	6051	N	N	5211 NE 8TH PL
004	921101	0690	2/7/08	\$505,244	\$457,000	2710	8	2008	3	5003	N	N	871 JERICHO PL NE
004	029381	0070	8/7/07	\$556,430	\$496,000	2710	8	2007	3	6454	N	N	5214 NE 8TH CT
004	029381	0170	9/12/07	\$570,329	\$508,000	2710	8	2007	3	6659	N	N	5212 NE 8TH ST
004	344990	0140	1/18/07	\$534,990	\$485,000	2750	8	2006	3	7630	N	N	4124 NE 9TH PL
004	770820	0170	5/14/07	\$606,000	\$541,000	2770	8	2007	3	4551	N	N	14634 SE 124TH PL
004	770820	0020	6/13/07	\$649,274	\$579,000	2770	8	2007	3	5970	N	N	12308 147TH AVE SE
004	112305	9116	2/1/07	\$579,000	\$524,000	2790	8	2003	3	9910	N	N	418 ORCAS PL NE
004	770820	1140	11/14/07	\$589,950	\$528,000	2880	8	2007	3	6545	N	N	14716 SE 123RD ST
004	770820	0990	4/26/07	\$649,950	\$581,000	2880	8	2007	3	5075	N	N	12249 147TH AVE SE
004	770820	1020	4/11/08	\$650,000	\$596,000	2880	8	2008	3	5108	N	N	12225 147TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	770820	0260	2/1/07	\$663,370	\$600,000	2880	8	2007	3	4521	N	N	14653 SE 124TH PL
004	102305	9423	8/22/07	\$515,000	\$459,000	2890	8	1998	3	6001	N	N	763 VASHON PL NE
004	664950	0090	7/9/08	\$518,000	\$486,000	2910	8	2007	3	7637	N	N	753 DUVALL PL NE
004	770820	0150	8/15/07	\$579,950	\$517,000	2920	8	2006	3	6579	N	N	12430 146TH PL SE
004	770820	0060	1/29/07	\$579,950	\$525,000	2920	8	2006	3	7161	N	N	12332 147TH AVE SE
004	770820	1160	10/1/07	\$589,950	\$526,000	2920	8	2007	3	6545	N	N	14728 SE 123RD ST
004	770820	0130	10/8/07	\$592,950	\$529,000	2920	8	2007	3	5482	N	N	12418 146TH PL SE
004	770820	1120	7/30/07	\$609,032	\$542,000	2920	8	2007	3	7572	N	N	14704 SE 123RD ST
004	770820	0650	3/11/08	\$599,950	\$546,000	2920	8	2008	3	4990	N	N	12287 145TH AVE SE
004	770820	0880	12/26/07	\$619,000	\$557,000	2920	8	2007	3	6327	N	N	12242 146TH AVE SE
004	770820	0960	6/19/07	\$649,950	\$579,000	2920	8	2007	3	5138	N	N	12267 147TH AVE SE
004	770820	1010	10/12/07	\$705,398	\$630,000	2920	8	2007	3	5760	N	N	12233 147TH AVE SE
004	102305	9459	9/30/08	\$530,000	\$511,000	2940	8	2008	3	6755	N	N	5024 NE 8TH PL
004	640351	0030	12/19/07	\$529,000	\$475,000	2990	8	1997	3	9095	N	N	4403 NE 7TH PL
004	640350	0140	3/23/07	\$540,000	\$485,000	2990	8	1996	3	7420	N	N	4318 NE 6TH CT
004	770820	0590	7/10/08	\$619,950	\$582,000	2990	8	2008	3	3997	N	N	12250 145TH AVE SE
004	921101	0840	10/13/08	\$483,000	\$468,000	3010	8	2008	3	9000	N	N	974 JERICHO PL NE
004	921101	0680	2/7/08	\$538,278	\$487,000	3010	8	2008	3	5668	N	N	865 JERICHO PL NE
004	921101	0700	2/27/08	\$537,900	\$489,000	3010	8	2008	3	5879	N	N	877 JERICHO PL NE
004	921101	1030	1/9/08	\$512,040	\$461,000	3030	8	2008	3	4876	N	N	860 JERICHO PL NE
004	921101	0660	1/9/08	\$540,803	\$487,000	3030	8	2008	3	5548	N	N	853 JERICHO PL NE
004	921101	0640	5/21/08	\$529,900	\$490,000	3030	8	2008	3	8342	N	N	5225 NE 8TH PL
004	921101	1020	5/21/08	\$529,900	\$490,000	3030	8	2008	3	5003	N	N	866 JERICHO PL NE
004	921101	0720	3/3/08	\$539,900	\$491,000	3030	8	2008	3	5804	N	N	901 JERICHO PL NE
004	921101	0740	2/27/08	\$551,289	\$501,000	3030	8	2008	3	6332	N	N	913 JERICHO PL NE
004	921101	0750	6/4/08	\$543,446	\$505,000	3030	8	2008	3	5266	N	N	5239 NE 9TH PL
004	921101	0790	6/4/08	\$559,231	\$519,000	3030	8	2008	3	5507	N	N	981 JERICHO PL NE
004	921101	1000	2/28/08	\$584,111	\$531,000	3030	8	2008	3	5003	N	N	878 JERICHO PL NE
004	921101	0910	6/27/08	\$568,807	\$532,000	3030	8	2008	3	5000	N	N	970 JERICHO PL NE
004	921101	0970	6/27/08	\$590,706	\$552,000	3030	8	2008	3	5006	N	N	906 JERICHO PL NE
004	921101	0940	6/27/08	\$632,383	\$591,000	3030	8	2008	3	5000	N	N	924 JERICHO PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	921101	0930	2/28/08	\$660,308	\$600,000	3030	8	2008	3	5000	N	N	952 JERICHO PL NE
004	640351	0060	11/16/07	\$518,000	\$464,000	3060	8	1997	3	8981	N	N	4301 NE 7TH PL
004	029381	0420	6/11/07	\$472,645	\$421,000	3070	8	2007	3	5312	N	N	5125 NE 8TH CT
004	029381	0050	7/10/07	\$489,165	\$436,000	3070	8	2007	3	5844	N	N	5202 NE 8TH CT
004	029381	0400	6/14/07	\$489,047	\$436,000	3070	8	2007	3	5207	N	N	5113 NE 8TH CT
004	029381	0290	8/15/07	\$506,275	\$451,000	3070	8	2007	3	6061	N	N	5210 NE 8TH PL
004	521452	0130	5/21/08	\$500,000	\$463,000	3070	8	2006	3	8783	N	N	6215 NE 7TH PL
004	029381	0010	5/23/07	\$521,976	\$466,000	3070	8	2007	3	7322	N	N	5118 NE 8TH CT
004	029381	0320	12/3/07	\$543,111	\$487,000	3070	8	2007	3	5345	N	N	5132 NE 8TH PL
004	029381	0460	8/8/07	\$557,787	\$497,000	3070	8	2007	3	6140	N	N	5209 NE 8TH CT
004	029381	0340	12/24/07	\$560,742	\$504,000	3070	8	2008	3	5345	N	N	5120 NE 8TH PL
004	521450	0700	8/3/07	\$608,000	\$542,000	3070	8	2004	3	8400	N	N	6101 NE 4TH PL
004	770820	0490	12/2/08	\$560,000	\$553,000	3080	8	2008	3	5239	N	N	14531 SE 124TH ST
004	664950	0091	9/18/07	\$577,000	\$514,000	3090	8	2007	3	7777	N	N	751 DUVALL PL NE
004	921101	0800	9/16/08	\$519,888	\$499,000	3250	8	2008	3	6574	N	N	987 JERICHO PL NE
004	921101	0730	6/27/08	\$539,900	\$505,000	3250	8	2008	3	5581	N	N	907 JERICHO PL NE
004	921101	0670	2/7/08	\$559,512	\$506,000	3250	8	2008	3	4958	N	N	859 JERICHO PL NE
004	921101	0710	4/7/08	\$565,388	\$518,000	3250	8	2008	3	5424	N	N	883 JERICHO PL NE
004	921101	1010	3/21/08	\$586,852	\$535,000	3250	8	2008	3	5003	N	N	872 JERICHO PL NE
004	664950	0100	3/25/08	\$500,000	\$457,000	3300	8	2007	3	5349	N	N	749 DUVALL PL NE
004	238520	0070	12/3/07	\$478,000	\$429,000	2380	9	1999	3	5876	N	N	819 CHELAN PL NE
004	238520	0090	5/18/07	\$500,000	\$447,000	2380	9	1999	3	5284	N	N	807 CHELAN PL NE
004	029385	0180	7/13/07	\$519,950	\$463,000	2560	9	2006	3	6184	N	N	1208 LYONS AVE NE
004	231680	0010	5/10/07	\$549,950	\$491,000	2590	9	2003	3	6008	N	N	12346 149TH AVE SE
004	935330	1090	4/30/07	\$553,900	\$495,000	2730	9	2007	3	10726	N	N	12267 155TH AVE SE
004	935330	1100	7/3/07	\$628,900	\$560,000	2730	9	2007	3	10726	N	N	12259 155TH AVE SE
004	029385	0150	6/5/07	\$565,000	\$504,000	2800	9	2006	3	7974	N	N	1221 LYONS AVE NE
004	112305	9017	12/21/07	\$584,000	\$525,000	2810	9	2007	3	13027	N	N	466 NILE AVE NE
004	770821	0080	7/3/07	\$595,000	\$530,000	2880	9	2006	3	7324	N	N	5357 NE 4TH CT
004	102305	9441	7/27/07	\$624,950	\$557,000	2920	9	2005	3	4876	N	N	602 UNION AVE NE
004	029385	0340	5/24/07	\$580,000	\$518,000	2970	9	2006	3	8452	N	N	5511 NE 13TH PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	029385	0080	1/26/07	\$575,000	\$521,000	2970	9	2006	3	7373	N	N	5418 NE 13TH PL
004	029385	0140	4/20/07	\$585,000	\$524,000	2970	9	2006	3	8119	N	N	1227 LYONS AVE NE
004	770821	0110	1/18/07	\$640,000	\$580,000	2980	9	2006	3	10379	N	N	482 KITSAP AVE NE
004	770821	0010	5/8/07	\$640,000	\$572,000	3010	9	2006	3	7544	N	N	422 KITSAP AVE NE
004	770821	0030	4/5/07	\$645,000	\$578,000	3010	9	2006	3	7926	N	N	412 KITSAP AVE NE
004	770821	0100	6/29/07	\$629,990	\$561,000	3030	9	2007	3	7641	N	N	481 KITSAP AVE NE
004	770821	0060	5/9/07	\$639,990	\$572,000	3070	9	2006	3	8409	N	N	407 KITSAP AVE NE
004	770821	0070	4/10/07	\$639,990	\$573,000	3070	9	2006	3	7201	N	N	5351 NE 4TH CT
004	921100	0110	8/27/08	\$499,950	\$476,000	3130	9	2008	3	5795	N	N	1010 HOQUIAM AVE NE
004	921100	0120	4/25/08	\$566,960	\$521,000	3130	9	2008	3	6095	N	N	5102 NE 10TH ST
004	029385	0280	5/28/08	\$519,000	\$481,000	3190	9	2006	3	6826	N	N	5515 NE 13TH ST
004	029385	0060	5/25/07	\$584,999	\$522,000	3190	9	2006	3	7587	N	N	14662 SE 110TH PL
004	921100	0130	8/29/08	\$549,950	\$524,000	3190	9	2008	3	4729	N	N	5108 NE 10TH ST
004	029385	0040	7/3/07	\$638,000	\$568,000	3190	9	2006	3	7828	N	N	5516 NE 13TH PL
004	921100	0150	8/26/08	\$590,000	\$562,000	3230	9	2008	3	7187	N	N	5120 NE 10TH ST
004	921100	0140	6/4/08	\$609,950	\$567,000	3320	9	2008	3	7188	N	N	5114 NE 10TH ST
004	921100	0160	3/31/08	\$634,950	\$581,000	3320	9	2008	3	7187	N	N	5126 NE 10TH ST
004	770821	0090	1/17/07	\$669,990	\$607,000	3370	9	2006	3	8773	N	N	5365 NE 4TH CT
004	770821	0040	1/4/07	\$669,990	\$609,000	3370	9	2006	3	10315	N	N	415 KITSAP AVE NE
004	935330	1120	4/13/07	\$607,900	\$545,000	3430	9	2007	3	10726	N	N	12245 155TH AVE SE
004	112305	9030	1/23/07	\$659,900	\$598,000	3460	9	2006	3	11501	N	N	5904 NE 4TH ST
004	921100	0180	6/17/08	\$620,000	\$578,000	3510	9	2008	3	7905	N	N	5204 NE 10TH ST
005	084710	0070	10/22/08	\$232,000	\$226,000	720	5	1941	5	7100	N	N	167 LYONS AVE NE
005	518210	0074	1/11/08	\$249,900	\$225,000	820	6	1952	4	7700	N	N	218 UNION AVE NE
005	934790	0200	6/28/07	\$287,000	\$256,000	880	6	1967	4	8160	N	N	14119 144TH AVE SE
005	512710	0220	10/19/07	\$274,000	\$245,000	920	6	1970	3	9870	N	N	14225 146TH PL SE
005	142305	9040	5/9/07	\$292,800	\$262,000	980	6	1968	3	9583	N	N	13425 156TH AVE SE
005	510420	0140	1/24/07	\$336,000	\$304,000	980	6	1969	4	10101	N	N	14645 SE 140TH PL
005	510420	0270	3/1/07	\$350,000	\$315,000	980	6	1969	4	9600	N	N	14001 147TH PL SE
005	084710	0019	3/13/07	\$278,500	\$250,000	1010	6	1966	3	9750	N	N	5409 NE 4TH ST
005	934790	0090	1/12/07	\$302,000	\$274,000	1010	6	1968	4	10350	N	N	14113 143RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	321110	1010	2/23/07	\$335,000	\$302,000	1190	6	1961	5	8450	N	N	300 CHELAN AVE SE
005	510420	0650	12/4/08	\$320,000	\$316,000	1200	6	1968	4	7500	N	N	13942 145TH AVE SE
005	512710	0250	11/7/07	\$326,950	\$292,000	1230	6	1971	4	10011	N	N	14245 146TH PL SE
005	934790	0050	3/28/07	\$299,950	\$269,000	1240	6	1967	4	8880	N	N	14205 SE 141ST ST
005	146340	0039	2/28/07	\$329,000	\$296,000	1390	6	1989	3	31745	N	N	15240 SE 142ND PL
005	510420	0180	6/8/07	\$327,000	\$292,000	1440	6	1969	5	9625	N	N	14016 147TH PL SE
005	510420	0250	4/25/07	\$335,000	\$300,000	1440	6	1969	3	9600	N	N	13937 147TH PL SE
005	510420	0010	5/15/07	\$365,000	\$326,000	1540	6	1969	3	9676	N	N	14708 SE 142ND ST
005	510420	0150	5/22/07	\$380,000	\$339,000	1630	6	1969	4	11780	N	N	14651 SE 140TH PL
005	510420	0100	10/29/07	\$349,950	\$313,000	1660	6	1969	4	9638	N	N	14611 SE 140TH PL
005	221610	0220	4/24/08	\$361,000	\$332,000	1820	6	1969	4	11730	N	N	14305 141ST CT SE
005	533670	0030	7/11/08	\$283,000	\$266,000	890	7	1959	4	10500	N	N	15436 SE 142ND PL
005	321100	0060	4/17/08	\$290,000	\$266,000	950	7	1959	4	7800	N	N	252 VASHON AVE SE
005	321110	0950	5/19/08	\$330,000	\$305,000	950	7	1962	5	8450	N	N	414 CHELAN AVE SE
005	152305	9174	8/6/07	\$339,900	\$303,000	1000	7	1971	4	10454	N	N	14313 SE 138TH ST
005	321110	0840	9/2/08	\$369,000	\$352,000	1010	7	1962	4	8450	N	N	4503 SE 4TH PL
005	321100	0880	2/20/07	\$299,950	\$270,000	1020	7	1959	4	7800	N	N	4421 SE 3RD PL
005	533670	0035	7/24/08	\$279,000	\$263,000	1030	7	1961	4	10500	N	N	15428 SE 142ND PL
005	252500	0580	7/14/08	\$336,800	\$316,000	1040	7	1983	4	9200	N	N	102 VASHON AVE SE
005	252500	0580	6/20/07	\$359,950	\$321,000	1040	7	1983	4	9200	N	N	102 VASHON AVE SE
005	108030	0050	8/1/08	\$310,000	\$293,000	1100	7	1978	4	9800	N	N	14708 SE 138TH PL
005	321110	0200	5/8/08	\$334,000	\$308,000	1120	7	1981	3	8040	N	N	4500 SE 4TH ST
005	152305	9135	9/12/08	\$274,950	\$263,000	1130	7	1964	4	9360	N	N	4512 SE 2ND PL
005	692800	0530	2/5/07	\$285,000	\$258,000	1140	7	1991	3	10800	N	N	5005 SE 2ND ST
005	252550	0680	2/16/07	\$283,000	\$255,000	1150	7	1952	3	16465	N	N	174 UNION AVE NE
005	321110	0660	10/25/07	\$349,950	\$313,000	1160	7	1982	3	8470	N	N	4113 SE 4TH PL
005	152305	9109	4/28/08	\$318,500	\$293,000	1180	7	1958	3	9583	N	N	5112 NE 3RD ST
005	321110	0790	7/30/07	\$365,000	\$325,000	1180	7	1979	4	8450	N	N	4401 SE 4TH PL
005	512700	0540	12/3/07	\$332,950	\$299,000	1190	7	1966	3	9570	N	N	13820 SE 142ND ST
005	252500	0620	7/25/08	\$345,000	\$325,000	1220	7	1981	3	8190	N	N	229 BREMERTON AVE SE
005	252500	0240	6/10/08	\$372,000	\$346,000	1220	7	1981	3	8625	N	N	4126 SE 1ST PL

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	215550	0050	3/14/07	\$390,000	\$351,000	1230	7	1969	3	12040	N	N	13921 SE 141ST ST
005	108030	0020	10/4/07	\$355,000	\$317,000	1260	7	1978	4	9548	N	N	13910 147TH PL SE
005	252550	0480	12/12/07	\$363,000	\$326,000	1260	7	1986	3	7210	N	N	179 WHITMAN CT NE
005	512710	0190	11/1/07	\$298,000	\$266,000	1280	7	1969	3	10716	N	N	14521 SE 142ND ST
005	252550	0080	1/24/07	\$432,500	\$392,000	1280	7	1985	4	9314	N	N	123 VASHON CT NE
005	108030	0260	5/30/08	\$399,000	\$370,000	1300	7	1978	3	11620	N	N	13909 147TH PL SE
005	321100	0360	6/8/07	\$329,450	\$294,000	1320	7	1959	3	10800	N	N	4411 SE 2ND PL
005	321100	0350	6/20/07	\$297,000	\$265,000	1350	7	1959	4	9600	N	N	4333 SE 3RD ST
005	512700	1210	10/9/08	\$315,000	\$305,000	1360	7	1966	3	11861	N	N	14408 141ST PL SE
005	512700	0320	7/16/08	\$350,000	\$329,000	1450	7	1968	4	12640	N	N	13708 SE 141ST ST
005	512700	1050	9/29/08	\$315,000	\$304,000	1530	7	1966	4	12116	Y	N	14415 141ST PL SE
005	219590	0010	1/29/07	\$354,950	\$321,000	1540	7	1972	4	13475	N	N	14003 SE 141ST ST
005	232540	0340	1/2/07	\$377,249	\$343,000	1580	7	2006	3	4600	N	N	4410 NE 2ND LN
005	512700	0680	8/22/07	\$385,000	\$343,000	1580	7	1968	4	9600	N	N	14235 140TH AVE SE
005	327615	0240	2/6/07	\$365,900	\$331,000	1590	7	1968	5	12075	N	N	13710 139TH AVE SE
005	252500	0420	7/2/08	\$375,000	\$351,000	1590	7	1983	4	8775	N	N	207 VASHON AVE SE
005	152305	9142	10/10/07	\$315,000	\$281,000	1620	7	1963	4	7405	N	N	13504 138TH AVE SE
005	731210	0130	1/16/08	\$400,000	\$361,000	1630	7	2007	3	4065	N	N	342 ANACORTES AVE NE
005	731210	0050	5/10/07	\$399,950	\$357,000	1640	7	2006	3	3345	N	N	4417 NE 3RD LN
005	731210	0060	3/12/07	\$399,950	\$360,000	1640	7	2006	3	2849	N	N	4413 NE 3RD LN
005	327615	0250	5/14/08	\$390,000	\$360,000	1680	7	1968	5	13750	N	N	13706 139TH AVE SE
005	252550	0360	9/17/07	\$400,000	\$357,000	1690	7	1985	4	9152	N	N	165 BREMERTON PL NE
005	232540	0470	3/19/07	\$389,950	\$350,000	1700	7	2006	3	3600	N	N	225 BREMERTON PL NE
005	232540	0350	3/13/07	\$389,950	\$351,000	1700	7	2006	3	3710	N	N	222 ANACORTES PL NE
005	232540	0450	3/13/07	\$389,950	\$351,000	1700	7	2006	3	3500	N	N	237 BREMERTON AVE NE
005	232540	0370	4/24/07	\$394,950	\$353,000	1700	7	2006	3	3410	N	N	230 ANACORTES PL NE
005	232540	0410	1/26/07	\$407,950	\$369,000	1700	7	2006	3	4070	N	N	264 ANACORTES PL NE
005	512700	1370	9/13/08	\$310,000	\$297,000	1730	7	1967	4	10902	N	N	14221 143RD AVE SE
005	232540	0150	2/13/07	\$405,950	\$366,000	1770	7	2006	3	4930	N	N	271 WHITMAN PL NE
005	232540	0240	4/3/07	\$409,950	\$368,000	1770	7	2006	3	4750	N	N	4403 NE 2ND LN
005	233629	0090	5/28/08	\$419,999	\$389,000	1790	7	2005	3	7842	N	N	5508 SE 1ST PL

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	563720	0030	5/13/08	\$389,800	\$360,000	1830	7	2002	3	7891	N	N	312 MOUNT BAKER PL NE
005	232540	0460	3/27/07	\$396,950	\$356,000	1900	7	2006	3	3520	N	N	231 BREMERTON PL NE
005	232540	0510	4/9/07	\$399,950	\$358,000	1900	7	2006	3	3840	N	N	4314 NE 2ND LN
005	232540	0480	3/21/07	\$399,950	\$359,000	1900	7	2006	3	3730	N	N	219 BREMERTON PL NE
005	232540	0360	3/25/07	\$405,200	\$364,000	1900	7	2006	3	3550	N	N	226 ANACORTES PL NE
005	232540	0380	4/13/07	\$410,000	\$367,000	1900	7	2006	3	3390	N	N	236 ANACORTES PL NE
005	232540	0610	3/9/07	\$409,950	\$369,000	1900	7	2006	3	4180	N	N	251 ANACORTES PL NE
005	232540	0600	1/23/07	\$409,950	\$371,000	1900	7	2006	3	4620	N	N	4403 NE 2ND CT
005	232540	0420	1/19/07	\$414,950	\$376,000	1900	7	2006	3	4220	N	N	267 BREMERTON AVE NE
005	232540	0200	3/26/08	\$417,000	\$381,000	1900	7	2006	3	3980	N	N	227 WHITMAN PL NE
005	232540	0440	3/3/08	\$421,500	\$383,000	1950	7	2006	3	4830	N	N	255 BREMERTON AVE NE
005	232540	0250	5/1/07	\$429,950	\$384,000	1950	7	2006	3	4750	N	N	4409 NE 2ND LN
005	232540	0400	4/12/07	\$429,950	\$385,000	1950	7	2006	3	4680	N	N	258 ANACORTES PL NE
005	232540	0440	4/1/07	\$429,950	\$386,000	1950	7	2006	3	4830	N	N	255 BREMERTON AVE NE
005	232540	0270	2/12/07	\$429,950	\$388,000	1950	7	2006	3	4750	N	N	4421 NE 2ND LN
005	232540	0230	10/28/07	\$439,000	\$392,000	1950	7	2006	3	4860	N	N	4333 NE 2ND LN
005	233629	0080	4/2/08	\$439,900	\$402,000	1960	7	2005	3	7842	N	N	5514 SE 1ST PL
005	233629	0050	9/23/08	\$420,000	\$404,000	1960	7	2005	3	7825	N	N	5605 SE 1ST PL
005	731210	0040	6/1/07	\$419,950	\$375,000	2000	7	2006	3	3371	N	N	4421 NE 3RD LN
005	731210	0070	5/4/07	\$419,950	\$375,000	2000	7	2006	3	3188	N	N	4409 NE 3RD LN
005	152305	9062	11/29/07	\$415,000	\$372,000	2020	7	1990	3	24000	N	N	263 JERICHO AVE NE
005	731210	0150	5/2/08	\$395,000	\$364,000	2050	7	2007	3	2726	N	N	4412 NE 3RD LN
005	152305	9224	7/3/07	\$455,000	\$405,000	2060	7	1984	4	17301	N	N	14037 SE 141ST ST
005	731210	0030	3/13/07	\$429,950	\$387,000	2070	7	2006	3	4893	N	N	313 BREMERTON AVE NE
005	321110	0040	2/6/07	\$394,950	\$357,000	2080	7	1983	3	7800	N	N	4120 SE 4TH ST
005	731210	0180	9/11/07	\$439,950	\$392,000	2090	7	2007	3	4835	N	N	325 BREMERTON AVE NE
005	731210	0200	11/4/08	\$382,800	\$374,000	2100	7	2007	3	4105	N	N	337 BREMERTON AVE NE
005	731210	0090	6/19/07	\$432,950	\$386,000	2100	7	2006	3	3928	N	N	318 ANACORTES AVE NE
005	731210	0140	2/20/08	\$425,000	\$386,000	2100	7	2007	3	3117	N	N	4408 NE 3RD LN
005	731210	0170	12/19/07	\$435,000	\$391,000	2100	7	2007	3	3684	N	N	4420 NE 3RD LN
005	162305	9085	6/12/07	\$355,000	\$317,000	2140	7	1965	2	11325	N	N	221 UNION AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	232540	0050	7/24/07	\$419,950	\$374,000	2190	7	2006	3	3990	N	N	4414 NE 2ND CT
005	232540	0310	8/27/07	\$419,950	\$374,000	2190	7	2006	3	3840	N	N	4428 NE 2ND LN
005	232540	0330	3/14/07	\$425,000	\$382,000	2190	7	2006	3	3850	N	N	4416 NE 2ND LN
005	232540	0590	3/20/07	\$429,950	\$386,000	2190	7	2006	3	3800	N	N	4335 NE 2ND CT
005	232540	0070	5/2/07	\$434,950	\$389,000	2190	7	2006	3	3800	N	N	4402 NE 2ND CT
005	731210	0010	8/21/07	\$441,950	\$394,000	2240	7	2006	3	4447	N	N	301 BREMERTON AVE NE
005	731210	0100	8/24/07	\$451,500	\$402,000	2240	7	2006	3	4119	N	N	324 ANACORTES AVE NE
005	731210	0020	4/24/07	\$439,950	\$394,000	2250	7	2006	3	3601	N	N	307 BREMERTON AVE NE
005	731210	0080	3/28/07	\$450,000	\$404,000	2270	7	2007	3	5829	N	N	4403 NE 3RD LN
005	252550	0010	5/8/07	\$485,000	\$433,000	2330	7	1996	4	9789	N	N	106 UNION AVE NE
005	563720	0130	3/13/08	\$445,000	\$405,000	2380	7	2002	3	8983	N	N	351 MOUNT BAKER PL NE
005	232540	0260	11/18/08	\$390,000	\$383,000	2470	7	2006	3	4750	N	N	4415 NE 2ND LN
005	232540	0280	5/9/07	\$489,950	\$438,000	2470	7	2006	3	4750	N	N	4427 NE 2ND LN
005	232540	0430	1/26/07	\$489,950	\$444,000	2470	7	2006	3	4830	N	N	261 ANACORTES PL NE
005	232540	0390	1/19/07	\$529,980	\$480,000	2470	7	2006	3	4680	N	N	252 ANACORTES PL NE
005	233629	0020	6/27/08	\$475,000	\$444,000	2480	7	2005	3	8402	N	N	5509 SE 1ST PL
005	107200	0260	6/1/07	\$369,000	\$329,000	1350	8	1977	3	11440	N	N	15011 SE 143RD PL
005	107201	0070	3/7/08	\$415,000	\$378,000	1470	8	1978	3	12060	N	N	15123 SE 140TH PL
005	107201	0130	1/23/07	\$482,500	\$437,000	1480	8	1979	3	12060	N	N	15107 SE 141ST PL
005	512700	0630	4/21/08	\$363,000	\$333,000	1660	8	1967	4	11125	N	N	13837 SE 142ND ST
005	107945	0380	5/16/07	\$470,000	\$420,000	1700	8	1983	3	10400	N	N	14408 149TH PL SE
005	107945	0390	5/16/07	\$467,500	\$418,000	1820	8	1983	4	10720	N	N	14407 149TH PL SE
005	512700	1290	3/3/08	\$464,000	\$422,000	2040	8	1966	3	11499	N	N	14204 SE 146TH ST
005	421961	0070	7/9/08	\$486,000	\$456,000	2140	8	2008	3	5905	N	N	185 ELMA PL NE
005	421961	0460	5/17/07	\$527,000	\$471,000	2140	8	2007	3	5910	N	N	4715 SE 2ND ST
005	421961	0620	10/10/07	\$530,000	\$473,000	2140	8	2007	3	6663	N	N	4852 NE 1ST CT
005	512631	0890	8/30/07	\$390,000	\$347,000	2170	8	2007	3	6136	N	N	171 ORCAS AVE NE
005	512630	1020	2/20/08	\$480,000	\$435,000	2170	8	2002	3	6245	N	N	5933 NE 1ST PL
005	107203	0090	3/28/08	\$467,000	\$427,000	2320	8	1981	4	12384	N	N	15129 SE 139TH PL
005	329590	0480	3/24/07	\$445,000	\$400,000	2330	8	2004	3	4254	N	N	304 ROSARIO PL SE
005	329590	0020	4/9/07	\$449,500	\$403,000	2330	8	2004	3	4277	N	N	6107 SE 2ND PL

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	107203	0420	9/29/08	\$460,000	\$443,000	2390	8	1983	3	12354	N	N	14830 SE 138TH PL
005	329590	0150	4/6/07	\$440,000	\$394,000	2400	8	2004	3	4754	N	N	6120 SE 2ND LN
005	214150	0050	6/19/08	\$435,000	\$406,000	2400	8	2002	3	7350	N	N	375 NILE PL NE
005	421960	0620	1/19/07	\$624,000	\$566,000	2420	8	2006	3	4500	N	N	117 BREMERTON AVE NE
005	107203	0430	4/30/07	\$488,000	\$436,000	2430	8	1983	3	12600	N	N	14824 SE 138TH PL
005	152305	9242	1/30/08	\$550,981	\$498,000	2460	8	2007	3	4688	N	N	4621 NE 1ST ST
005	421961	0170	5/15/08	\$530,000	\$490,000	2580	8	2008	3	5701	N	N	4711 NE 1ST CT
005	421961	0100	11/20/07	\$562,000	\$503,000	2580	8	2007	3	4898	N	N	4802 NE 1ST CT
005	421961	0360	4/18/07	\$563,000	\$504,000	2580	8	2007	3	5001	N	N	4805 NE 1ST ST
005	421960	0130	5/3/07	\$581,000	\$519,000	2580	8	2006	3	5339	N	N	218 CHELAN AVE NE
005	421961	0120	12/15/07	\$583,000	\$524,000	2580	8	2007	3	5731	N	N	4718 NE 1ST CT
005	421961	0090	3/3/08	\$594,502	\$541,000	2580	8	2008	3	5661	N	N	173 ELMA PL NE
005	421961	0040	8/1/08	\$585,000	\$553,000	2580	8	2008	3	5731	N	N	4719 NE 2ND ST
005	666903	0060	11/19/07	\$478,000	\$428,000	2590	8	2003	3	7253	N	N	5530 SE 2ND CT
005	666903	0140	10/30/07	\$515,000	\$460,000	2590	8	2003	3	8093	N	N	5609 SE 2ND CT
005	512630	0710	3/2/07	\$500,000	\$450,000	2600	8	2003	3	10225	N	N	6014 NE 1ST CT
005	512631	0990	6/30/08	\$485,000	\$454,000	2600	8	2006	3	4958	N	N	5813 NE 1ST ST
005	512630	0020	1/19/07	\$506,000	\$459,000	2600	8	2005	3	5000	N	N	209 ORCAS PL SE
005	512630	0260	3/6/07	\$534,000	\$481,000	2600	8	2002	3	9905	N	N	6035 SE 2ND CT
005	512631	1040	7/10/07	\$549,950	\$490,000	2600	8	2007	3	5000	N	N	127 ORCAS AVE NE
005	152305	9234	4/6/07	\$515,000	\$462,000	2650	8	2003	3	4784	N	N	4115 SE 2ND ST
005	421960	0600	4/14/08	\$686,000	\$629,000	2700	8	2008	3	6096	N	N	105 BREMERTON AVE NE
005	421960	0590	7/12/07	\$569,950	\$508,000	2720	8	2006	3	7852	N	N	114 BREMERTON AVE NE
005	107945	0020	2/8/08	\$412,000	\$373,000	2730	8	1984	3	10900	N	N	14732 SE 145TH PL
005	152305	9005	8/23/07	\$609,703	\$543,000	2760	8	2007	3	6533	N	N	4615 NE 1ST ST
005	421960	0610	2/15/08	\$673,000	\$610,000	2770	8	2008	3	4687	N	N	111 BREMERTON AVE NE
005	512631	1150	2/26/07	\$524,950	\$473,000	2820	8	2006	3	4998	N	N	5725 NE 1ST PL
005	512631	0190	4/3/07	\$549,950	\$493,000	2820	8	2007	3	9272	N	N	215 PASCO DR NE
005	152305	9243	5/7/08	\$515,000	\$475,000	2830	8	2007	3	5495	N	N	4627 NE 1ST ST
005	512631	0870	11/16/07	\$549,000	\$491,000	2830	8	2004	3	8502	N	N	192 NILE PL NE
005	512631	0210	4/4/07	\$589,950	\$529,000	2830	8	2007	3	8092	N	N	253 PASCO DR NE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	512631	1100	5/17/07	\$619,950	\$554,000	2830	8	2006	3	9006	N	N	5712 NE 1ST PL
005	512631	0180	6/26/07	\$639,950	\$570,000	2830	8	2007	3	12629	N	N	211 PASCO DR NE
005	512631	0150	6/27/07	\$580,000	\$517,000	2840	8	2005	3	8566	N	N	254 NILE AVE NE
005	421961	0640	4/3/08	\$534,000	\$489,000	2860	8	2008	3	6323	N	N	172 ELMA PL NE
005	421961	0220	6/2/08	\$539,000	\$500,000	2860	8	2008	3	5701	N	N	4720 NE 1ST PL
005	421961	0430	3/7/07	\$631,000	\$568,000	2860	8	2007	3	6994	N	N	4716 SE 2ND ST
005	512631	1070	2/19/07	\$559,950	\$505,000	2870	8	2006	3	4950	N	N	5724 NE 1ST PL
005	421961	0210	11/19/07	\$615,000	\$551,000	2900	8	2007	3	6511	N	N	4726 NE 1ST PL
005	778789	0460	3/7/07	\$610,000	\$549,000	2930	8	2004	3	7380	N	N	5427 NE 3RD ST
005	421961	0390	3/2/07	\$629,000	\$566,000	2930	8	2006	3	6310	N	N	117 ELMA PL SE
005	421961	0600	8/9/07	\$632,000	\$563,000	2940	8	2007	3	6923	N	N	4812 NE 1ST ST
005	512630	1010	5/13/08	\$525,000	\$485,000	2970	8	2002	3	6000	N	N	5927 NE 1ST PL
005	512631	0270	5/7/07	\$585,000	\$523,000	2970	8	2006	3	7500	N	N	311 PASCO DR NE
005	421961	0570	8/31/07	\$558,098	\$497,000	3000	8	2007	3	7622	N	N	102 ELMA PL SE
005	421961	0260	7/12/07	\$626,000	\$558,000	3020	8	2007	3	5675	N	N	4703 NE 1ST PL
005	421961	0650	11/6/07	\$626,000	\$560,000	3020	8	2007	3	6130	N	N	178 ELMA PL NE
005	421961	0420	2/1/07	\$652,038	\$590,000	3020	8	2007	3	6016	N	N	4722 SE 2ND ST
005	421961	0580	3/15/07	\$617,000	\$555,000	3060	8	2007	3	6614	N	N	4824 NE 1ST ST
005	512631	0240	12/20/07	\$559,950	\$503,000	3070	8	2006	3	7500	N	N	271 PASCO DR NE
005	512631	0160	7/25/07	\$628,000	\$559,000	3070	8	2007	3	7479	N	N	203 PASCO DR NE
005	421961	0190	2/19/08	\$600,000	\$544,000	3100	8	2007	3	6651	N	N	4723 NE 1ST CT
005	421960	0390	4/14/08	\$599,000	\$549,000	3110	8	2005	3	5701	N	N	4613 NE 2ND ST
005	421961	0180	10/1/07	\$618,000	\$551,000	3110	8	2007	3	5701	N	N	4717 NE 1ST CT
005	421961	0330	5/24/07	\$637,000	\$569,000	3110	8	2007	3	6588	N	N	4713 NE 1ST ST
005	421961	0410	1/11/07	\$628,000	\$570,000	3110	8	2006	3	6001	N	N	4728 SE 2ND ST
005	421961	0590	2/15/07	\$634,000	\$572,000	3110	8	2007	3	7087	N	N	4818 NE 1ST ST
005	421961	0400	1/2/07	\$637,000	\$579,000	3120	8	2006	3	6001	N	N	4802 SE 2ND ST
005	778789	0570	9/13/07	\$556,500	\$496,000	3130	8	2004	3	8158	N	N	5322 NE 2ND ST
005	421961	0270	9/13/07	\$621,000	\$554,000	3130	8	2007	3	5701	N	N	4709 NE 1ST PL
005	421961	0230	2/4/08	\$624,000	\$564,000	3130	8	2008	3	5701	N	N	4714 NE 1ST PL
005	421961	0340	4/24/07	\$637,000	\$570,000	3130	8	2007	3	6002	N	N	4719 NE 1ST ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	421961	0660	10/18/07	\$646,000	\$577,000	3130	8	2007	3	6922	N	N	184 ELMA PL NE
005	421961	0080	12/10/07	\$683,000	\$613,000	3130	8	2007	3	6958	N	N	179 ELMA PL NE
005	421961	0300	6/22/07	\$687,732	\$613,000	3130	8	2007	3	6507	N	N	4727 NE 1ST PL
005	778789	0110	10/14/08	\$535,000	\$518,000	3140	8	2003	3	7284	N	N	5403 NE 2ND CT
005	778789	0490	5/22/07	\$615,000	\$549,000	3140	8	2004	3	8317	N	N	5507 NE 3RD ST
005	421961	0200	7/19/07	\$637,000	\$567,000	3180	8	2007	3	6523	N	N	4729 NE 1ST CT
005	421961	0130	3/3/08	\$626,000	\$569,000	3180	8	2008	3	5731	N	N	4712 NE 1ST CT
005	421961	0470	1/26/07	\$669,531	\$606,000	3180	8	2007	3	5718	N	N	4721 SE 2ND ST
005	421961	0630	10/15/07	\$629,000	\$562,000	3200	8	2008	3	7897	N	N	4858 NE 1ST CT
005	421961	0060	1/30/08	\$629,000	\$569,000	3200	8	2008	3	5976	N	N	4803 NE 2ND ST
005	421961	0250	12/15/07	\$654,651	\$588,000	3200	8	2007	3	5679	N	N	4702 NE 1ST PL
005	421961	0290	8/13/07	\$692,109	\$616,000	3200	8	2007	3	5701	N	N	4721 NE 1ST PL
005	421961	0320	9/4/08	\$589,900	\$564,000	3260	8	2008	3	6902	N	N	4707 NE 1ST ST
005	421961	0240	9/5/07	\$668,000	\$595,000	3260	8	2007	3	6651	N	N	4708 NE 1ST PL
005	421961	0350	7/25/07	\$670,000	\$597,000	3260	8	2007	3	7001	N	N	4725 NE 1ST ST
005	421961	0110	11/29/07	\$671,000	\$601,000	3260	8	2007	3	6810	N	N	4724 NE 1ST CT
005	421961	0440	2/2/07	\$710,000	\$642,000	3260	8	2007	3	7663	N	N	4710 SE 2ND ST
005	421961	0280	7/24/07	\$675,000	\$601,000	3270	8	2007	3	6651	N	N	4715 NE 1ST PL
005	421961	0480	1/3/07	\$673,000	\$612,000	3270	8	2006	3	6716	N	N	4727 SE 2ND ST
005	421961	0310	8/29/07	\$695,422	\$620,000	3370	8	2007	3	8370	N	N	4701 NE 1ST ST
005	421961	0450	6/8/07	\$716,000	\$639,000	3370	8	2007	3	9828	N	N	4704 SE 2ND ST
005	778789	0280	12/17/07	\$629,950	\$566,000	3400	8	2004	3	7200	N	N	264 LYONS PL NE
005	107201	0310	3/13/07	\$439,950	\$396,000	1670	9	1978	3	11340	N	N	14132 149TH PL SE
005	107203	0470	3/3/08	\$437,000	\$397,000	2150	9	1983	3	12160	N	N	13825 148TH PL SE
005	370295	0100	1/17/08	\$450,000	\$406,000	2400	9	2007	3	5241	N	N	5100 NE 3RD PL
005	084710	0021	9/28/07	\$523,888	\$467,000	2670	9	2006	3	8765	N	N	5407 NE 3RD PL
005	370295	0110	3/28/08	\$455,000	\$416,000	2680	9	2007	3	4474	N	N	5106 NE 3RD PL
005	370295	0080	8/27/07	\$510,000	\$454,000	2680	9	2007	3	4600	N	N	5133 NE 3RD PL
005	370295	0180	5/7/07	\$530,000	\$474,000	2740	9	2007	3	4725	N	N	5232 NE 3RD PL
005	084710	0027	3/14/07	\$580,000	\$521,000	2850	9	2006	3	8740	N	N	5400 NE 3RD PL
005	370295	0220	3/3/08	\$440,000	\$400,000	2900	9	2007	3	5968	N	N	5244 NE 3RD PL

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	370295	0130	11/6/07	\$490,000	\$438,000	2900	9	2007	3	4574	N	N	5130 NE 3RD PL
005	370295	0020	5/1/07	\$548,000	\$490,000	2900	9	2007	3	4600	N	N	5243 SE 3RD PL
005	370295	0060	5/7/07	\$553,000	\$494,000	2900	9	2007	3	4600	N	N	5215 NE 3RD PL
005	370295	0350	10/8/08	\$470,000	\$454,000	2950	9	2008	3	4852	N	N	5003 NE 3RD PL
005	370295	0260	12/17/07	\$465,000	\$418,000	2970	9	2007	3	6467	N	N	5112 NE 3RD PL
005	370295	0150	5/14/08	\$492,000	\$455,000	2970	9	2007	3	4574	N	N	5202 NE 3RD PL
005	370295	0010	4/30/08	\$499,950	\$460,000	2970	9	2006	3	5478	N	N	5255 NE 3RD PL
005	370295	0140	8/1/07	\$563,000	\$501,000	2970	9	2007	3	4574	N	N	5136 NE 3RD PL
005	370295	0030	2/8/07	\$560,000	\$506,000	2970	9	2007	3	4600	N	N	5235 NE 3RD PL
005	370295	0070	1/18/07	\$560,000	\$508,000	2970	9	2007	3	4600	N	N	5139 NE 3RD PL
005	370295	0090	3/6/07	\$570,000	\$513,000	2970	9	2007	3	4600	N	N	5127 NE 3RD PL
005	370295	0050	5/24/07	\$575,960	\$514,000	2970	9	2007	3	4600	N	N	5221 NE 3RD PL
005	778705	0530	9/17/08	\$750,000	\$720,000	3050	9	2007	3	7638	N	N	104 HOQUIAM AVE SE
005	730290	0050	3/13/07	\$645,750	\$581,000	3070	9	1994	3	21817	N	N	14518 152ND PL SE
005	730290	0160	5/31/07	\$690,000	\$616,000	3080	9	1994	3	21925	N	N	14429 152ND PL SE
005	084710	0026	4/23/07	\$580,000	\$519,000	3090	9	2006	3	9152	N	N	5408 NE 3RD PL
005	020091	0060	11/27/07	\$652,000	\$584,000	3140	9	2007	3	8514	N	N	346 ROSARIO PL NE
005	020091	0100	12/11/07	\$660,000	\$592,000	3140	9	2007	3	7275	N	N	322 ROSARIO PL NE
005	563720	0380	4/24/07	\$669,000	\$599,000	3140	9	2002	3	7910	N	N	5522 NE 4TH CT
005	370295	0160	1/25/08	\$495,000	\$447,000	3190	9	2007	3	5574	N	N	5220 NE 3RD PL
005	370295	0250	9/11/07	\$545,000	\$486,000	3190	9	2007	3	6006	N	N	5118 NE 3RD PL
005	370295	0240	7/16/07	\$550,000	\$490,000	3190	9	2007	3	6288	N	N	5208 NE 3RD PL
005	370295	0190	6/6/07	\$571,000	\$509,000	3190	9	2007	3	6018	N	N	5238 NE 3RD PL
005	020091	0080	2/20/08	\$668,000	\$606,000	3210	9	2007	3	7279	N	N	334 ROSARIO PL NE
005	020091	0120	4/4/08	\$665,000	\$609,000	3220	9	2007	3	7709	N	N	310 ROSARIO PL NE
005	020090	0090	12/31/08	\$518,000	\$518,000	3440	9	2003	3	7537	N	N	315 QUINCY AVE NE
005	020091	0030	5/29/08	\$648,000	\$601,000	3480	9	2007	3	7620	N	N	6112 NE 3RD CT
005	020091	0020	7/8/08	\$645,000	\$605,000	3480	9	2007	3	7200	N	N	6106 NE 3RD CT
005	020091	0160	8/20/08	\$650,000	\$618,000	3480	9	2007	3	7881	N	N	337 ROSARIO PL NE
005	144260	0040	12/11/07	\$650,000	\$583,000	3490	9	2007	3	12560	N	N	15227 SE 132ND ST
005	144260	0030	11/1/07	\$655,888	\$586,000	3490	9	2007	3	12560	N	N	15219 SE 132ND ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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
005	020091	0070	2/20/08	\$658,000	\$597,000	3640	9	2007	3	7282	N	N	340 ROSARIO PL NE
005	020091	0090	2/20/08	\$660,000	\$599,000	3640	9	2007	3	7288	N	N	328 ROSARIO PL NE
005	020091	0150	11/14/08	\$648,000	\$635,000	3659	9	2007	3	7879	N	N	331 ROSARIO PL NE
005	020091	0110	2/20/08	\$660,000	\$599,000	3690	9	2007	3	7790	N	N	318 ROSARIO PL NE
005	020091	0130	4/9/08	\$686,000	\$629,000	3690	9	2007	3	7625	N	N	304 ROSARIO PL NE
005	084710	0089	8/8/07	\$700,000	\$623,000	3450	10	2007	3	9537	N	N	5517 NE 2ND ST
005	084710	0091	6/15/07	\$749,950	\$669,000	3510	10	2007	3	10947	N	N	5523 NE 2ND ST
005	084710	0092	8/22/07	\$749,950	\$668,000	3580	10	2007	3	10933	N	N	5529 NE 2ND ST
005	666450	0020	1/17/08	\$899,800	\$812,000	4350	11	2007	3	8110	N	N	5506 NE 1ST PL
005	666450	0090	12/18/07	\$859,800	\$772,000	4500	11	2007	3	8130	N	N	5507 NE 1ST PL
005	666450	0030	2/26/08	\$899,800	\$817,000	4680	11	2007	3	8110	N	N	5512 NE 1ST PL
005	666450	0100	4/15/08	\$1,075,000	\$986,000	4680	11	2007	3	7996	N	N	5513 NE 1ST PL
005	666450	0060	7/24/08	\$915,000	\$862,000	4710	11	2007	3	8861	N	N	5610 NE 1ST PL
005	666450	0010	2/5/08	\$1,040,000	\$941,000	4730	11	2007	3	9579	N	N	5500 NE 1ST PL
005	666450	0080	3/10/08	\$1,050,000	\$956,000	5140	11	2007	3	9567	N	N	5501 NE 1ST PL
006	232305	9120	6/20/07	\$265,000	\$236,000	750	5	1938	4	15681	N	N	14427 156TH AVE SE
006	366450	0280	9/10/08	\$275,000	\$263,000	1430	5	1943	3	28749	N	N	13436 156TH AVE SE
006	722980	0482	10/23/08	\$268,500	\$261,000	910	6	1968	4	16830	N	N	17122 SE 142ND ST
006	142305	9053	12/28/07	\$254,000	\$228,000	990	6	1961	4	6000	N	N	13730 156TH AVE SE
006	324300	0100	9/8/08	\$325,000	\$311,000	1040	6	1960	4	9648	N	N	16048 SE 131ST ST
006	142305	9084	4/7/08	\$339,000	\$310,000	1220	6	1968	5	10865	N	N	15802 SE 144TH ST
006	200600	0130	3/19/07	\$299,950	\$269,000	1230	6	1963	3	10452	N	N	16032 SE 135TH ST
006	324320	0380	8/29/07	\$293,500	\$261,000	1300	6	1968	4	7200	N	N	16314 SE 131ST PL
006	722980	0260	1/30/07	\$352,450	\$319,000	1310	6	1966	3	22671	N	N	14063 171ST AVE SE
006	722990	0115	5/10/08	\$349,950	\$323,000	1770	6	1961	3	16896	N	N	13515 175TH AVE SE
006	142305	9030	8/14/08	\$375,000	\$356,000	2180	6	1963	5	21668	N	N	6704 SE 8TH ST
006	366450	0071	7/29/08	\$345,000	\$326,000	2280	6	1964	4	13920	N	N	13112 158TH AVE SE
006	519540	0040	8/20/07	\$290,000	\$258,000	980	7	1969	3	10575	N	N	14425 158TH PL SE
006	722990	0725	5/24/07	\$325,000	\$290,000	1060	7	1967	3	29106	N	N	13215 180TH AVE SE
006	324310	0130	7/15/08	\$366,000	\$344,000	1060	7	1967	3	8250	N	N	13108 162ND AVE SE
006	722980	0235	10/1/08	\$348,000	\$336,000	1070	7	1958	4	28611	N	N	14034 169TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
006	723010	0190	10/20/08	\$375,000	\$364,000	1070	7	1962	3	51169	N	N	14056 180TH AVE SE
006	725370	0140	10/25/07	\$345,000	\$308,000	1080	7	1976	4	10001	N	N	16032 SE 142ND PL
006	723010	0040	3/9/07	\$323,500	\$291,000	1110	7	1968	4	27796	N	N	17836 SE 137TH ST
006	723010	0460	7/16/08	\$420,000	\$395,000	1150	7	1966	4	56628	N	N	13705 177TH AVE SE
006	723000	0310	9/19/07	\$339,000	\$302,000	1170	7	1968	4	36520	N	N	14029 183RD AVE SE
006	324310	0160	2/22/08	\$307,400	\$279,000	1250	7	1961	3	8250	N	N	13016 162ND AVE SE
006	108131	0010	5/10/07	\$315,000	\$281,000	1250	7	1970	4	12075	N	N	16105 SE 145TH PL
006	366450	0066	4/21/08	\$300,000	\$276,000	1260	7	1960	3	7475	N	N	13119 160TH AVE SE
006	519540	0160	9/5/08	\$318,000	\$304,000	1270	7	1969	3	11040	N	N	14402 158TH PL SE
006	722980	0330	4/2/07	\$412,000	\$369,000	1300	7	1958	3	22852	N	N	13851 171ST AVE SE
006	723030	0210	2/16/07	\$309,000	\$279,000	1320	7	1966	4	20582	N	N	14724 173RD AVE SE
006	723040	0760	8/21/07	\$363,000	\$323,000	1330	7	1968	4	12900	N	N	18305 SE 145TH ST
006	723010	0111	3/21/08	\$315,000	\$287,000	1340	7	1969	4	12400	N	N	13812 180TH AVE SE
006	722990	0210	7/2/08	\$305,000	\$286,000	1380	7	1962	4	16376	N	N	17333 SE 133RD ST
006	769550	0260	3/31/07	\$310,000	\$278,000	1400	7	1956	3	15001	N	N	14333 165TH PL SE
006	722990	0135	8/28/08	\$315,000	\$300,000	1420	7	1960	3	16020	N	N	17341 SE 134TH ST
006	722990	0630	10/9/08	\$450,000	\$435,000	1460	7	1961	4	15840	N	N	13434 178TH AVE SE
006	722980	0335	12/19/07	\$368,000	\$331,000	1500	7	1957	4	22852	N	N	13607 171ST AVE SE
006	324320	0220	2/8/08	\$325,000	\$294,000	1510	7	1967	3	8960	N	N	12821 163RD AVE SE
006	723020	0371	9/18/07	\$338,000	\$301,000	1510	7	2006	3	15040	N	N	17255 SE 142ND ST
006	722990	0485	6/13/08	\$318,000	\$296,000	1520	7	1959	3	16732	N	N	17532 SE 134TH ST
006	723020	0180	8/4/07	\$455,000	\$405,000	1560	7	1968	3	47360	N	N	17440 SE 142ND ST
006	132305	9130	6/12/08	\$452,500	\$421,000	1580	7	1983	4	35325	N	N	17331 SE 136TH ST
006	722990	0035	9/2/08	\$395,000	\$377,000	1600	7	1961	3	20970	N	N	17205 SE 134TH ST
006	139751	0070	5/1/08	\$400,000	\$368,000	1620	7	1983	3	12000	N	N	15811 SE 143RD ST
006	240790	0190	7/2/07	\$420,000	\$374,000	1650	7	2006	3	5774	N	N	347 YAKIMA PL SE
006	723030	0700	2/27/08	\$382,000	\$347,000	1730	7	1967	4	21170	N	N	16954 SE 149TH ST
006	366450	0225	11/27/07	\$575,000	\$515,000	1730	7	1958	3	47044	N	N	13220 156TH AVE SE
006	722990	0110	6/7/07	\$397,000	\$354,000	1800	7	1979	4	16100	N	N	17357 SE 135TH ST
006	240790	0230	4/19/07	\$369,676	\$331,000	1860	7	2006	3	3977	N	N	6717 SE 4TH ST
006	240790	0650	4/19/07	\$369,676	\$331,000	1860	7	2006	3	3801	N	N	349 ZILLAH PL SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
006	608420	0040	4/16/07	\$390,000	\$349,000	1860	7	2006	3	3757	N	N	6828 SE 5TH ST
006	240790	0540	7/29/08	\$398,450	\$376,000	1860	7	2006	3	4436	N	N	6731 SE 3RD ST
006	430650	0110	2/26/07	\$429,950	\$387,000	1870	7	1985	3	12481	N	N	16211 SE 137TH PL
006	305680	0170	5/10/07	\$439,000	\$392,000	1950	7	2005	3	4840	N	N	6823 NE 1ST PL
006	305680	0150	8/29/07	\$449,950	\$401,000	1950	7	2005	3	7040	N	N	6831 NE 1ST PL
006	240790	0680	2/20/07	\$404,950	\$365,000	2030	7	2006	3	4853	N	N	331 ZILLAH PL SE
006	741800	0140	8/10/07	\$525,000	\$468,000	2080	7	1967	4	10449	N	N	6517 SE 4TH PL
006	240790	0260	3/1/07	\$423,710	\$382,000	2090	7	2006	3	3867	N	N	6735 SE 4TH ST
006	139750	0090	3/22/07	\$470,000	\$422,000	2100	7	1984	3	17914	N	N	15616 SE 143RD ST
006	608420	0020	2/15/07	\$381,000	\$344,000	2120	7	2006	3	3757	N	N	6840 SE 5TH ST
006	608420	0150	5/1/07	\$510,000	\$456,000	2480	7	2006	3	5263	N	N	6713 SE 5TH ST
006	240790	0040	1/25/07	\$425,000	\$385,000	2730	7	2006	3	3675	N	N	6607 SE 2ND PL
006	723010	0330	4/9/07	\$545,000	\$488,000	2850	7	1968	3	23784	N	N	14207 177TH AVE SE
006	608420	0160	1/25/07	\$446,000	\$404,000	2950	7	2006	3	5317	N	N	6719 SE 5TH ST
006	608420	0220	11/26/07	\$476,000	\$427,000	2950	7	2006	3	5050	N	N	6757 SE 5TH ST
006	108132	0080	4/10/07	\$420,000	\$376,000	1490	8	1972	4	10952	N	N	16163 SE 146TH PL
006	108180	0500	4/14/08	\$415,000	\$381,000	1590	8	1972	4	11060	N	N	14404 157TH PL SE
006	108130	0400	4/27/07	\$375,000	\$335,000	1600	8	1969	3	11050	N	N	14628 165TH AVE SE
006	723030	0780	3/13/08	\$370,000	\$337,000	1620	8	1972	3	17600	N	N	14519 171ST AVE SE
006	108131	0160	4/12/07	\$445,000	\$399,000	1630	8	1972	4	12000	N	N	14420 162ND AVE SE
006	723020	0720	3/21/08	\$363,000	\$331,000	1700	8	1977	3	17100	N	N	14441 178TH AVE SE
006	108180	0490	12/18/07	\$420,000	\$377,000	1830	8	1974	4	10920	N	N	14412 157TH PL SE
006	139751	0050	10/28/07	\$419,000	\$374,000	1980	8	1982	4	15001	N	N	15721 SE 143RD ST
006	108130	0130	11/25/08	\$392,000	\$386,000	2080	8	1971	3	11310	N	N	14634 164TH PL SE
006	132305	9027	8/6/08	\$528,500	\$500,000	2220	8	2000	3	28431	N	N	13200 164TH AVE SE
006	366450	0070	6/26/07	\$500,000	\$446,000	2240	8	1970	4	17040	N	N	13128 158TH AVE SE
006	108133	0410	4/17/08	\$482,500	\$443,000	2570	8	1978	4	27200	N	N	16725 SE 149TH ST
006	240790	0530	6/6/07	\$515,555	\$460,000	2570	8	2006	3	4731	N	N	6727 SE 2ND PL
006	240790	0370	7/3/07	\$525,000	\$468,000	2570	8	2007	3	6651	N	N	6740 SE 3RD ST
006	240790	0500	4/15/08	\$500,000	\$459,000	2660	8	2007	3	5489	N	N	6709 SE 2ND PL
006	240790	0510	9/15/08	\$460,000	\$441,000	2940	8	2007	3	5244	N	N	6715 SE 2ND PL

Improved Sales Used in this Annual Update Analysis
Area 32
(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
006	723000	0250	5/22/07	\$1,050,000	\$937,000	5220	8	1985	3	51193	N	N	14245 183RD AVE SE
006	780650	0090	4/30/07	\$575,000	\$514,000	2600	9	1989	3	12827	N	N	16126 SE 149TH ST
006	780650	0240	7/23/07	\$597,900	\$533,000	2600	9	1989	3	18954	N	N	16015 SE 149TH ST
006	430560	0070	7/17/08	\$550,000	\$517,000	2730	9	2007	3	5667	N	N	16044 SE 137TH TER
006	780650	0290	1/26/07	\$617,000	\$559,000	2790	9	1990	3	19485	N	N	16111 SE 149TH ST
006	722990	0580	2/8/07	\$799,950	\$723,000	3310	9	2000	3	32563	N	N	17504 SE 136TH ST
006	430550	0150	5/8/08	\$725,000	\$669,000	3410	9	2008	3	6995	N	N	6739 SE 2ND ST
007	404840	0185	8/20/07	\$370,000	\$330,000	760	4	1931	4	25175	Y	Y	14633 200TH AVE SE
007	063810	0275	5/17/07	\$265,000	\$237,000	720	5	2001	3	10437	N	N	11815 160TH AVE SE
007	122305	9016	5/17/07	\$315,000	\$281,000	940	6	1954	4	21344	N	N	17604 SE 128TH ST
007	522930	0258	2/27/07	\$287,000	\$259,000	1000	6	1959	4	8000	N	N	11624 164TH AVE SE
007	108850	0180	11/25/08	\$340,000	\$335,000	1120	6	1963	3	10000	N	N	13816 197TH AVE SE
007	404840	0204	3/27/08	\$290,000	\$265,000	1140	6	1970	4	7500	N	N	14630 200TH AVE SE
007	379360	0440	8/20/07	\$400,000	\$356,000	1250	6	1962	4	11868	N	N	18800 SE 134TH ST
007	108840	0170	3/19/07	\$342,000	\$307,000	1280	6	1962	3	8820	N	N	13632 197TH AVE SE
007	172306	9054	10/31/07	\$299,999	\$268,000	1330	6	1971	5	10010	N	N	13502 196TH AVE SE
007	722990	0355	4/24/07	\$310,000	\$277,000	1400	6	1963	3	15029	N	N	12861 175TH AVE SE
007	182306	9205	6/8/07	\$350,000	\$312,000	1470	6	1967	4	16554	N	N	12815 193RD LN SE
007	182306	9204	2/23/07	\$344,950	\$311,000	1490	6	1967	3	17699	N	N	12811 193RD LN SE
007	182306	9119	4/6/07	\$577,000	\$517,000	980	7	1957	4	23958	Y	Y	14112 W LAKE KATHLEEN DR SE
007	182306	9168	9/27/08	\$262,500	\$253,000	1060	7	1961	4	17625	N	N	12848 LAKE KATHLEEN RD SE
007	509560	0290	3/13/07	\$429,950	\$387,000	1130	7	1962	4	13500	N	N	15636 203RD AVE SE
007	379360	0390	7/19/07	\$432,000	\$385,000	1150	7	1962	5	13094	N	N	13251 LAKE KATHLEEN RD SE
007	522930	0330	4/24/07	\$525,000	\$470,000	1160	7	1966	5	67953	N	N	17321 SE 121ST PL
007	025140	0100	10/27/08	\$310,000	\$302,000	1190	7	1968	4	9520	N	N	12462 177TH PL SE
007	379380	0420	2/16/07	\$450,000	\$406,000	1220	7	1977	4	12000	N	N	13445 191ST AVE SE
007	509560	0340	7/10/07	\$330,000	\$294,000	1230	7	1977	3	13300	N	N	15608 203RD AVE SE
007	147170	0670	1/29/07	\$323,000	\$292,000	1250	7	1968	4	12470	N	N	15709 207TH PL NE
007	147170	1380	12/27/07	\$377,500	\$340,000	1250	7	1962	3	14969	N	N	15808 205TH AVE SE
007	720690	0055	11/19/08	\$270,000	\$265,000	1270	7	1958	5	13365	N	N	15044 SE 113TH ST
007	404840	0389	3/24/08	\$320,000	\$292,000	1270	7	1957	3	9869	N	N	19820 SE 150TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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
007	509560	0030	6/6/07	\$419,950	\$375,000	1290	7	1976	4	12920	N	N	15241 204TH AVE SE
007	509540	0410	4/9/07	\$360,575	\$323,000	1300	7	1968	4	12960	N	N	14659 203RD AVE SE
007	509540	1050	5/29/08	\$440,000	\$408,000	1320	7	1976	4	22000	N	N	20136 SE 146TH ST
007	720700	0070	8/23/07	\$298,000	\$265,000	1360	7	1967	4	10395	N	N	14813 SE 113TH ST
007	509560	0360	12/6/07	\$339,000	\$304,000	1360	7	1985	3	13320	N	N	20305 SE 156TH ST
007	660020	0040	9/5/07	\$359,000	\$320,000	1380	7	1969	5	9600	N	N	11106 148TH PL SE
007	523030	0070	8/17/07	\$298,000	\$265,000	1400	7	1969	4	9310	N	N	17647 SE 121ST PL
007	720690	0115	2/23/07	\$310,000	\$279,000	1400	7	1957	4	15525	N	N	14840 SE 113TH ST
007	523030	0320	6/13/08	\$330,500	\$308,000	1400	7	1969	4	9514	Y	N	17606 SE 121ST PL
007	379370	0060	11/5/07	\$397,000	\$355,000	1460	7	1962	4	14223	N	N	18445 SE 135TH ST
007	660020	0150	8/18/08	\$273,980	\$260,000	1480	7	1967	4	9548	N	N	11032 148TH AVE SE
007	063810	0138	3/13/07	\$364,000	\$327,000	1530	7	1968	4	11136	N	N	15859 SE 116TH ST
007	182306	9101	3/21/08	\$623,000	\$568,000	1550	7	1980	3	19602	Y	Y	14101 E LAKE KATHLEEN DR SE
007	182306	9166	11/12/08	\$535,000	\$524,000	1560	7	1961	4	22651	Y	Y	13620 W LAKE KATHLEEN DR SE
007	182306	9212	6/28/07	\$394,950	\$352,000	1580	7	1979	4	17556	N	N	13720 184TH AVE SE
007	147170	1020	5/16/07	\$361,000	\$322,000	1590	7	1978	4	13800	N	N	20513 SE 159TH ST
007	063810	0048	3/24/08	\$490,000	\$447,000	1620	7	1969	5	29185	N	N	11324 152ND AVE SE
007	660020	0110	12/15/08	\$346,000	\$344,000	1630	7	1968	5	11075	N	N	11101 148TH PL SE
007	736260	0090	4/16/08	\$373,000	\$342,000	1760	7	1979	3	11745	N	N	15126 SE 114TH ST
007	147170	0510	3/7/07	\$351,500	\$316,000	1770	7	1972	4	12835	N	N	15549 206TH AVE SE
007	379360	0160	11/25/08	\$290,000	\$286,000	1870	7	1962	4	10445	N	N	18817 SE 134TH ST
007	660020	0050	4/2/08	\$342,000	\$313,000	1890	7	1968	4	10080	N	N	14819 SE 111TH PL
007	509560	0270	11/9/07	\$350,000	\$313,000	2010	7	1962	3	13600	N	N	15710 203RD AVE SE
007	147170	1860	12/3/07	\$355,000	\$318,000	2100	7	1968	4	15977	N	N	15709 203RD PL SE
007	509540	1410	6/22/07	\$394,000	\$351,000	1140	8	1978	4	15000	N	N	14640 204TH AVE SE
007	404560	0070	6/26/07	\$702,490	\$626,000	2570	8	1998	3	26353	N	N	18530 SE 144TH ST
007	172306	9092	2/12/07	\$700,000	\$632,000	2580	9	1990	3	88862	Y	N	14231 200TH AVE SE
007	165660	0210	3/23/07	\$660,000	\$593,000	2630	9	1996	3	22234	N	N	12418 160TH AVE SE
007	165660	0210	5/7/08	\$645,000	\$595,000	2630	9	1996	3	22234	N	N	12418 160TH AVE SE
007	165660	0060	3/7/07	\$679,500	\$611,000	3060	9	1995	3	19636	N	N	16040 SE 127TH PL
007	165660	0180	6/20/07	\$774,950	\$691,000	3060	9	1995	3	24499	N	N	16038 SE 125TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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
007	172306	9095	3/21/08	\$1,100,000	\$1,004,000	3280	9	1989	3	219978	N	N	20025 SE 138TH ST
007	192306	9078	5/30/07	\$900,000	\$803,000	3100	10	2005	3	194278	N	N	14611 196TH AVE SE
007	510330	0240	8/27/07	\$850,000	\$757,000	3230	10	2003	3	25324	N	N	20715 SE 162ND WAY
007	510330	0170	1/4/07	\$760,000	\$691,000	3400	10	2003	3	21093	N	N	20616 SE 162ND WAY
007	510330	0080	2/16/07	\$740,000	\$668,000	3440	10	2003	3	23054	N	N	16260 205TH PL SE

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	026850	0020	5/30/07	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
004	029381	0230	8/19/08	549933	IMPROVED SALE - NO IMP CHARACTERISTICS
004	032305	9132	2/2/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	086970	0110	7/18/08	\$335,000	RELOCATION - SALE TO SERVICE
004	102305	9056	8/12/08	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	102305	9056	6/20/08	\$429,239	EXEMPT FROM EXCISE TAX
004	102305	9112	5/11/08	\$365,000	UNFIN AREA
004	102305	9113	3/9/07	\$1,399,678	DIAGNOSTIC OUTLIER
004	102305	9179	3/9/07	\$1,413,002	PERS MH;SEGREGATION AND/OR MERGER
004	102305	9218	8/26/08	\$180,000	DIAGNOSTIC OUTLIER
004	102305	9338	2/14/08	\$225,000	DIAGNOSTIC OUTLIER
004	102305	9347	7/10/07	\$605,000	DIAGNOSTIC OUTLIER
004	102305	9368	3/22/07	\$1,650,000	DIAGNOSTIC OUTLIER
004	102305	9371	3/9/07	\$310,000	DOR RATIO;SEGREGATION AND/OR MERGER
004	102305	9442	3/31/08	\$408,000	EXEMPT FROM EXCISE TAX
004	112305	9078	8/26/08	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	112305	9107	4/3/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	177623	0090	6/17/08	\$470,000	DIAGNOSTIC OUTLIER
004	177623	0260	5/2/08	\$450,000	DIAGNOSTIC OUTLIER
004	521450	0310	12/3/08	\$335,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	521450	0350	5/20/08	\$400,000	DIAGNOSTIC OUTLIER
004	521450	0440	10/20/08	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	664950	0101	8/10/07	\$565,000	ACTIVE PERMIT BEFORE SALE>25K
004	770820	0350	3/10/08	\$480,000	DIAGNOSTIC OUTLIER
004	770820	0360	10/24/08	\$405,920	EXEMPT FROM EXCISE TAX
004	770820	0770	10/27/08	\$625,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770820	0800	11/21/08	550000	IMPROVED SALE - NO IMP CHARACTERISTICS
004	770820	1070	12/18/08	543000	IMPROVED SALE - NO IMP CHARACTERISTICS
004	770820	1150	12/14/08	\$489,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770821	0020	12/18/07	\$533,000	DIAGNOSTIC OUTLIER
004	770821	0050	3/31/08	\$519,888	DIAGNOSTIC OUTLIER
004	921100	0110	8/27/07	\$239,631	DOR RATIO
004	921101	0190	12/10/08	\$490,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0210	7/25/08	\$520,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0270	8/29/08	\$526,657	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0300	10/12/08	517474	IMPROVED SALE - NO IMP CHARACTERISTICS
004	921101	0310	9/16/08	\$531,568	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0340	10/31/08	529005	IMPROVED SALE - NO IMP CHARACTERISTICS
004	921101	0360	9/16/08	\$536,690	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0370	9/16/08	\$513,247	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0550	11/10/08	\$495,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0880	10/7/08	\$601,194	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0890	10/31/08	\$578,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0900	10/3/08	\$502,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	921101	0950	8/6/08	\$631,304	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	921101	0960	10/12/08	\$583,275	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	935330	0280	9/4/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	935330	0280	1/4/07	\$20,990	DOR RATIO;QUIT CLAIM DEED
004	935330	0640	8/14/07	\$202,950	DOR RATIO
004	935330	1160	8/20/08	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
004	947570	0010	12/19/07	\$394,250	RELOCATION - SALE TO SERVICE
004	947571	0060	12/1/08	\$224,595	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
004	947793	0010	5/31/07	\$440,000	DIAGNOSTIC OUTLIER
004	947794	0160	6/28/07	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	084710	0048	8/5/08	\$298,888	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
005	084710	0075	10/10/07	\$750,000	PERS MOBILE HOME
005	146340	0039	2/28/07	\$299,200	DIAGNOSTIC OUTLIER
005	152305	9075	12/16/08	\$499,000	BANKRUPTCY; MOBILE HOME
005	152305	9138	1/12/07	\$920,000	DIAGNOSTIC OUTLIER
005	152305	9237	4/29/08	\$400,000	DIAGNOSTIC OUTLIER
005	152305	9244	9/12/08	\$531,700	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	162305	9102	6/11/08	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
005	221610	0050	12/23/08	\$189,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	221610	0090	12/14/07	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
005	252500	0170	3/28/08	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
005	252550	0540	3/18/08	\$81,170	DOR RATIO;QUIT CLAIM DEED
005	252550	0540	3/18/08	\$81,170	DOR RATIO;QUIT CLAIM DEED
005	321100	0510	12/13/07	\$200,000	DIAGNOSTIC OUTLIER
005	321100	0510	12/7/07	\$132,294	DOR RATIO;CORPORATE AFFILIATES; DIVORCE
005	321110	0310	2/18/08	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	330430	0070	12/9/08	559950	IMPROVED SALE - NO IMP CHARACTERISTICS
005	370295	0040	1/15/08	\$440,000	DIAGNOSTIC OUTLIER
005	370295	0200	4/25/07	\$545,000	PREVIMP<=25K
005	370295	0210	5/12/08	\$400,000	DIAGNOSTIC OUTLIER
005	370295	0230	1/14/08	\$440,000	DIAGNOSTIC OUTLIER
005	421960	0220	10/6/08	\$530,000	PREVIMP<=25K
005	421960	0360	12/3/08	510000	IMPROVED SALE - NO IMP CHARACTERISTICS
005	421960	0370	10/14/08	\$544,647	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	421960	0380	11/11/08	\$415,000	DIAGNOSTIC OUTLIER
005	421960	0590	7/10/07	\$569,950	RELOCATION - SALE TO SERVICE
005	421961	0050	9/19/08	\$573,850	PREVIMP<=25K
005	421961	0140	12/9/08	549000	IMPROVED SALE - NO IMP CHARACTERISTICS
005	421961	0150	11/12/08	539000	IMPROVED SALE - NO IMP CHARACTERISTICS
005	421961	0160	9/14/08	\$536,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	421961	0360	10/31/08	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	421961	0360	6/20/08	\$533,118	EXEMPT FROM EXCISE TAX
005	504570	0010	11/19/08	\$477,500	ACTIVE PERMIT BEFORE SALE>25K
005	512630	0710	3/2/07	\$500,000	RELOCATION - SALE TO SERVICE
005	512631	0170	9/4/07	\$629,950	DIAGNOSTIC OUTLIER
005	512631	0220	4/10/07	\$609,950	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	512631	0890	2/18/08	\$499,950	DIAGNOSTIC OUTLIER
005	512631	0900	2/25/08	\$559,950	DIAGNOSTIC OUTLIER
005	512631	0990	11/21/07	\$484,500	RELOCATION - SALE TO SERVICE
005	512631	1030	7/28/08	\$291,505	QUIT CLAIM DEED; PARTIAL INTEREST
005	512631	1110	6/12/08	\$550,000	DIAGNOSTIC OUTLIER
005	512631	1120	9/25/07	\$600,000	DIAGNOSTIC OUTLIER
005	512631	1130	3/28/08	\$580,000	DIAGNOSTIC OUTLIER
005	512700	0010	9/24/08	\$256,250	DIAGNOSTIC OUTLIER
005	512700	0170	12/1/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	512700	0360	3/28/07	\$392,950	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
005	512700	0760	6/2/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	512700	0760	1/22/08	\$297,000	EXEMPT FROM EXCISE TAX
005	512700	1040	11/5/08	\$165,711	DOR RATIO;QCD; EXEMPT FROM EXCISE TAX
005	512700	1550	4/30/07	\$114,932	DOR RATIO;QUIT CLAIM DEED
005	512710	0280	2/22/07	\$130,913	DOR RATIO;RELATED PARTY, FRIEND, NEIGHBOR
005	512870	0040	6/26/07	\$332,948	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
005	518210	0039	9/13/07	\$590,000	DIAGNOSTIC OUTLIER
005	666450	0040	10/1/08	929000	IMPROVED SALE - NO IMP CHARACTERISTICS
005	692800	0270	10/15/07	\$145,000	%COMPL
005	778705	0020	4/3/08	\$637,000	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0100	5/29/08	\$849,000	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0180	7/22/08	\$629,000	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0230	5/13/08	\$683,000	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0240	5/15/08	\$724,999	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0250	9/3/08	\$740,000	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0290	9/10/08	\$689,232	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0340	6/30/08	\$600,000	ACTIVE PERMIT BEFORE SALE>25K
005	778705	0610	8/1/08	\$718,000	ACTIVE PERMIT BEFORE SALE>25K
005	859820	0010	9/13/07	\$360,000	DIAGNOSTIC OUTLIER
005	859820	0070	9/22/08	\$321,500	DIAGNOSTIC OUTLIER
005	859820	0110	9/20/07	\$349,950	DIAGNOSTIC OUTLIER
006	108130	0130	10/6/08	\$392,000	RELOCATION - SALE TO SERVICE
006	108180	0190	2/26/08	\$367,000	DIAGNOSTIC OUTLIER
006	108180	0190	11/6/07	\$361,895	EXEMPT FROM EXCISE TAX
006	132305	9050	12/12/07	\$402,300	EXEMPT FROM EXCISE TAX
006	132305	9094	3/25/08	\$217,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	142305	9056	6/8/07	\$156,000	DOR RATIO;QCD; RELATED PARTY, FRIEND, NHBR
006	145750	0049	8/13/07	\$250,000	DIAGNOSTIC OUTLIER
006	145750	0135	6/11/07	\$850,500	DIAGNOSTIC OUTLIER
006	200600	0120	7/17/08	\$168,000	DOR RATIO;FULL SALES PRICE NOT REPORTED
006	232305	9146	11/16/07	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	240790	0460	4/20/07	\$410,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	324300	0150	4/25/08	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
006	366450	0127	9/8/08	\$410,000	DOR RATIO
006	366450	0205	6/1/07	\$625,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	430550	0210	9/10/08	\$685,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	430560	0360	6/1/07	331000	IMPROVED SALE - NO IMP CHARACTERISTICS
006	608420	0220	11/26/07	\$476,000	RELOCATION - SALE TO SERVICE
006	722970	0250	1/17/07	\$100,636	DOR RATIO;QCD; RELATED PARTY, FRIEND, NHBR
006	722970	0310	3/6/07	\$245,000	%COMPL
006	722980	0110	4/8/08	\$321,500	DIAGNOSTIC OUTLIER
006	722990	0560	1/11/07	\$297,000	DIAGNOSTIC OUTLIER
006	723000	0190	12/10/07	\$425,000	DIAGNOSTIC OUTLIER
006	723000	0250	5/19/08	\$931,053	EXEMPT FROM EXCISE TAX
006	723000	0265	2/20/07	\$735,000	DIAGNOSTIC OUTLIER
006	723000	0265	11/10/08	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	723010	0400	5/13/08	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	723010	0400	10/29/07	\$389,250	BANKRUPTCY; EXEMPT FROM EXCISE TAX
006	723010	0770	3/9/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	723020	0330	6/4/08	\$260,000	DIAGNOSTIC OUTLIER
006	723020	0980	2/20/07	\$290,000	DIAGNOSTIC OUTLIER
006	723030	0550	11/16/07	\$450,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	723030	0550	8/31/07	\$318,751	EXEMPT FROM EXCISE TAX
006	723030	0640	4/10/08	\$210,000	DIAGNOSTIC OUTLIER
006	725370	0140	5/18/07	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	063810	0146	6/5/07	\$920,900	UNFIN AREA
007	063810	0177	3/9/07	\$370,000	DIAGNOSTIC OUTLIER
007	063810	0193	4/26/07	\$669,420	DIAGNOSTIC OUTLIER
007	063810	0279	4/9/08	\$530,000	DIAGNOSTIC OUTLIER
007	122305	9033	8/3/07	\$207,500	DOR RATIO;%COMPL
007	147170	0130	3/10/07	\$1,500	DOR RATIO;QUIT CLAIM DEED
007	147170	0510	3/7/07	\$351,500	RELOCATION - SALE TO SERVICE
007	165650	0585	3/21/08	\$357,000	DIAGNOSTIC OUTLIER
007	165650	0585	3/20/07	\$220,000	DIAGNOSTIC OUTLIER
007	165660	0060	3/7/07	\$740,000	RELOCATION - SALE TO SERVICE
007	182306	9035	12/19/08	\$130,000	DIAGNOSTIC OUTLIER
007	182306	9069	11/5/08	\$455,000	DIAGNOSTIC OUTLIER
007	182306	9100	2/14/08	\$439,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
007	192306	9023	10/15/08	\$5,327	DOR RATIO
007	192306	9042	3/27/07	\$410,000	IMP COUNT
007	379360	0260	5/2/07	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	379380	0580	11/7/08	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	379380	0720	5/14/08	\$360,000	DIAGNOSTIC OUTLIER
007	404840	0120	2/6/07	\$470,000	DIAGNOSTIC OUTLIER
007	404840	0125	8/8/08	\$662,500	IMP COUNT
007	404840	0180	4/23/07	\$218,250	OBSOL;PREVIMP<=25K
007	509540	1970	2/8/07	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	510330	0240	7/21/07	\$850,000	RELOCATION - SALE TO SERVICE
007	522930	0260	7/3/08	\$500,000	DIAGNOSTIC OUTLIER
007	522930	0330	10/27/07	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	720690	0085	8/25/08	\$138,924	DOR RATIO;QCD; RELATED PARTY, FRIEND, NHBR
007	743660	0060	6/18/07	\$335,000	UNFIN AREA

***Vacant Sales Used in this Annual Update Analysis
Area 32***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
4	032305	9119	5/30/07	\$250,000	48351	N	N
4	102305	9151	3/9/07	\$322,900	15246	N	N
5	146340	0023	7/31/07	\$200,000	49658	N	N
5	146340	0023	10/27/08	\$255,000	49658	N	N
6	142305	9091	1/26/07	\$305,000	63597	N	N
6	366450	0046	12/5/07	\$175,000	23280	N	N
6	722980	0210	7/23/07	\$105,000	21582	N	N
6	723010	0440	4/2/07	\$205,000	48989	N	N
7	147170	0480	12/6/07	\$15,000	17325	N	N
7	165650	0200	1/9/07	\$80,000	16150	N	N
7	182306	9015	11/6/08	\$380,000	359370	N	N
7	182306	9259	5/9/07	\$150,000	58370	N	N
7	379360	0200	10/27/07	\$15,000	19805	N	N
7	509540	1070	3/14/07	\$100,000	12410	N	N
7	509550	0370	3/16/07	\$36,000	22100	N	N
7	509560	0150	7/2/08	\$15,000	15040	N	N
7	522930	0326	5/9/08	\$215,000	39000	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 32***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	102305	9049	3/9/07	\$2,998,000	MULTI-PARCEL SALE;
4	102305	9222	3/9/07	\$2,998,000	MULTI-PARCEL SALE;
4	102305	9367	10/19/07	\$235,000	DOR RATIO - WAS CODED NON-PERC
4	177623	0280	6/4/07	\$300,000	BUILDER OR DEVELOPER SALES;
4	935330	0010	10/11/07	\$150,000	DOR RATIO - WAS CODED NON-PERC
4	935330	0030	12/10/07	\$160,000	DOR RATIO - WAS CODED NON-PERC
4	935330	0550	11/9/07	\$140,000	DOR RATIO - WAS CODED NON-PERC
5	152305	9030	8/6/07	\$1,300,000	DOR RATIO - DEVELOPER SALE
5	692800	0560	6/6/07	\$100,000	NON-PERC LOT
5	692800	0640	3/30/07	\$140,000	DOR RATIO - WAS CODED NON-PERC
6	145750	0140	6/6/07	\$1,269,277	CORPORATE AFFILIATES;
6	722970	0155	2/6/07	\$5,500	DOR RATIO
6	722980	0255	8/7/08	\$100,000	DOR RATIO - WAS CODED NON-PERC
7	122305	9017	11/1/07	\$17,700	GOVERNMENT AGENCY; QUIT CLAIM DEED;
7	147170	0500	1/30/07	\$70,000	NO MARKET EXPOSURE; CHANGE OF USE;
7	147170	0840	11/6/07	\$66,000	DOR RATIO - WAS CODED NON-PERC
7	147170	1950	1/29/07	\$60,500	CORPORATE AFFILIATES;
7	165650	0590	8/2/07	\$450,000	ESTATE ADMINISTRATOR; MULTI-PARCEL SALE;
7	192306	9004	7/25/07	\$21,600	O S CONT'D AFTER SALE; RELATVE/FRIEND/NHBR
7	509550	0370	8/26/08	\$70,400	CODED NON-PERC

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.